



## *Planning & Zoning*

Agendas & Minutes

AUGUST 23, 2007

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 23, 2007, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of August 9, 2007
- IV. Old Business
  - 1. C/U #1697 – Dansk, LLC RS
  - 2. Subdivision #2006-26 – Gravel Hill Properties, L.L.C. MJ  
Preliminary
- V. Public Hearings
  - 1. C/U #1760 – Francis B. Prekup, Jr. IGB
  - 2. Subdivision #2006-27 – O. A. Newton IGB
  - 3. Subdivision #2006-28 – Sussex Ventures, Inc. RW
  - 4. Subdivision #2006-29 – Thomas Head IGB  
WITHDRAWN
  - 5. Subdivision #2007-17 – Seaside Baptist Church, Inc. MJ
  - 6. Ordinance Amendment Chapter 115-160 – Illegal Signs
- V. Other Business
  - 1. Comprehensive Land Use Plan – Time Extension

Pursuant to 29 Del.C. 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: AUGUST 13, 2007

REVISED: AUGUST 14, 2007

(Revised to include Other Business)

## OLD BUSINESS

1. C/U #1697 -- application of **DANSK, LLC** to consider the Conditional Use of land in a C-1 General Commercial District for a waterpark and miniature golf course to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.352 acres, more or less, lying north of Route 54, west of Virginia Avenue, approximately 350 feet west of Route One.
2. Subdivision #2006-26 -- application of **GRAVEL HILL PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 204.47 acres into 276 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Route 30, 200 feet north of Road 251.

## PUBLIC HEARINGS

1. C/U #1760 -- application of **FRANCIS B. PREKUP, JR.** to consider the Conditional Use of land in a GR General Residential District for a produce and landscaping business to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.508 acres, more or less, lying at the northwest corner of Route 16 and Slim Street, 1,100 feet west of Road 212.
2. Subdivision #2006-27 -- application of **O. A. NEWTON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 95.24 acres into 137 lots, (Cluster Development), located north of Road 404, 1,900 feet west of Road 525.
3. Subdivision #2006-28 -- application of **SUSSEX VENTURES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 61.17 acres into 44 lots, located east of Road 550, ½ mile south of Route 20.
4. Subdivision #2006-29 -- application of **THOMAS HEAD** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 47.22 acres into 47 lots, (Cluster Development), located north of Road 224A, 1,250 feet west of Road 224.  
WITHDRAWN JULY 24, 2007
5. Subdivision #2007-17 -- application of **SEASIDE BAPTIST CHURCH, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 4.99 acres into 2 lots, located west of Road 277 (Robinsonville Road), 125 feet north of Gosling Creek Road within Gosling Creek Subdivision.
6. Ordinance Amendment -- AN ORDINANCE TO AMEND SECTION 115-160 OF THE CODE OF SUSSEX COUNTY WITH RESPECT TO ILLEGAL SIGNS.