



# PLANNING & ZONING

## AGENDAS & MINUTES

AUGUST 28, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 28, 2008, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of August 6, 2008  
Approval of Minutes of August 14, 2008
- IV. Old Business
  1. C/U #1792 – Tidewater Environmental Services, Inc. MJ
  2. C/Z #1649 – Rodney W. Smith MJ
  3. C/U #1781 – Rodney W. Smith MJ
  4. C/U #1742 – Pine Acres, Inc. MJ
  5. C/U #1807 – Tidewater Environmental Services, Inc. BG
- V. Public Hearings
  1. C/U #1743 – John and Michelle Beaver MJ
  2. C/U #1810 – Artesian Water Company, Inc. IGB
  3. Subdivision #2007-2 – Evans E. Norwood MJ
  4. Subdivision #2007-3 – Donald K. Miller RW
  5. Subdivision #2006-35 – 2416 Joppa Road, LLC RW  
(Rehearing)

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 15, 2008

OLD BUSINESS

1. C/U #1792 -- application of **TIDEWATER ENVIRONMENTAL SERVICES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional wastewater collection, treatment and disposal facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 320.21 acres, more or less, lying on both sides of Route 24 (John J. Williams Highway), southeast of Road 277 (Robinsonville Road), both sides of Road 289 (Jolyns Way) and both sides of Road 279 (Camp Arrowhead Road).
2. C/Z #1649 -- application of **RODNEY W. SMITH** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, land lying southwest of Zoar Road (Road 48), 1,000 feet south of Sussex Pines Road (Road 324), to be located on 39.73 acres, more or less.
3. C/U #1781 -- application of **RODNEY W. SMITH** to consider the Conditional Use of land in a CR-1 Commercial Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 39.73 acres, more or less, lying southwest of Zoar Road (Road 48), 1,000 feet south of Sussex Pines Road (Road 324).
4. C/U #1742 -- application of **PINE ACRES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an expansion of existing manufactured home park/campground by adding 24 campsites to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.0 acres, more or less, lying south of Dogwood Lane (the access road into Leisure Point Resort), 2,900 feet north of Long Neck Road.
5. C/U #1807 -- application of **TIDEWATER ENVIRONMENTAL SERVICES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for public utilities (water and wastewater) to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 13.228 acres, more or less, lying northwest of Road 462 (Trussum Pond Road) approximately 1.8 miles southeast of Road 461 (Old Stage Road).

PUBLIC HEARINGS

1. C/U #1743 -- application of **JOHN AND MICHELLE BEAVER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for motor vehicle service, restoration, towing, and sales to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.0 acres, more or less, lying east of Road 277 (Robinsville Road), 1,130 feet north of Road 277A (Harts Road).

2. C/U #1810 -- application of **ARTESIAN WATER COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional water facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 74.61 acres, more or less, lying east of Route 30, 0.6 mile south of Reynolds Pond Road (Road 231).
3. Subdivision #2007-2 -- application of **EVANS E. NORWOOD** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 28.70 acres into 4 lots, located south of Road 280, 2,821 feet west of Road 285.
4. Subdivision #2007-3 -- application of **DONALD K. MILLER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 127.76 acres into 49 lots, located north of Road 488, 650 feet west of U.S. Route 13A.
5. Subdivision #2006-35 -- application of **2416 JOPPA ROAD, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 109.45 acres into 56 lots, located north of Road 553, 1,820 feet west of Road 558 and 900 feet east of the Delaware/Maryland State Line.