



Planning & Zoning

Agendas & Minutes

OCTOBER 12, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 12, 2006, 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 September 28, 2006
- IV. Public Hearings
 1. C/U #1667 – Douglas Hitchens RW
 2. Subdivision #2005-69 – Wright Brothers Properties IGB
 3. Subdivision #2005-70 – Steve Diniakos MJ
 4. Subdivision #2005-71 – Delaware Land Associates, L.L.C. MJ
 5. Subdivision #2005-72 – Baywood, L.L.C. MJ
 6. Subdivision #2005-73 – Landlock, L.L.C. MJ

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: SEPTEMBER 29, 2006

1. C/U #1667 -- application of **DOUGLAS HITCHENS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an automotive sales lot to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 1.0 acre, more or less, lying northeast of Route 18 (a.k.a. Route 404), 950 feet northwest of Road 527.
2. Subdivision #2005-69 -- application of **WRIGHT BROTHERS PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 8.97 acres into 8 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Old Mill Road (Road 265A), ½ mile north of Route One.
3. Subdivision #2005-70 -- application of **STEVE DINIAKOS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Georgetown Hundred, Sussex County, by dividing 5.01 acres into 5 lots, located north of Road 295 (Hollis Road), 456 feet east of Road 30.
4. Subdivision #2005-71 -- application of **DELAWARE LAND ASSOCIATES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 89.12 acres into 49 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Road 318, 4,940 feet southeast of Road 86.
5. Subdivision #2005-72 -- application of **BAYWOOD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 311.93 acres into 679 lots, (Environmentally Sensitive Developing District Overlay Zone), located northeast of Road 298, 3,950 feet southeast of Route 24.
6. Subdivision #2005-73 -- application of **LANDLOCK, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Georgetown Hundred, Sussex County, by dividing 132.96 acres into 213 lots, (Cluster Development), located north of Route 9, 950 feet east of Route 30.