



Planning & Zoning

Agendas & Minutes

NOVEMBER 30, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, NOVEMBER 30, 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 November 16, 2006
Approval of Minutes of November 20, 2006
- IV. Old Business
 1. C/U #1669 – David A. Peterson BG
 2. C/U #1718 – Artesian Water Company, Inc. MJ
 3. Subdivision #2004-42 – Colby Cox, Integrity Homes, II, L.L.C. IGB
Final
- VI. Public Hearings
 1. C/U #1670 – Phillip D. Murray and Becky L. Murray BG
 2. C/U #1671 – Compass Point Associates, L.L.C. MJ
 3. C/U #1672 – Saddlebrook MJ
WITHDRAWN OCTOBER 27, 2006
 4. Subdivision #2005-78 – Delmarva Woodlands Alliance, LLC MJ
 5. Subdivision #2005-79 – Paradise Property RS
 6. Subdivision #2005-80 – John Schulties and Alton E. Mast IGB

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: NOVEMBER 20, 2006

OLD BUSINESS

1. C/U #1669 -- application of **DAVID A. PETERSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for auto restoration to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 2.223 acres, more or less, lying northeast of Woods Lane, a private road, 411.5 feet southeast of Route 9 and 1,600 feet southwest of Road 474 (Dukes Lumber Road).
2. C/U #1718 -- application of **ARTESIAN WATER COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional sewer treatment facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 8.91 acres, more or less, lying southeast of West Barrier Reef Boulevard, 600 feet northeast of Crocodile Cove within Heron Bay Subdivision, which is southwest of Hopkins Road (Road 286).
3. Subdivision #2004-42 -- application of **COLBY COX, INTEGRITY HOMES, II, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 180.33 acres into 360 lots (Cluster Development), located north of Road 88 (Cave Neck Road), 1,380 feet east of Road 261 (Dairy Farm Road).

PUBLIC HEARINGS

1. C/U #1670 -- application of **PHILLIP D. MURRAY AND BECKY L. MURRAY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for auto repair and parts sales to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 2.08 acres, more or less, lying at the southeast corner of the intersection of Route 26 and Road 415B.
2. C/U #1671 -- application of **COMPASS POINT ASSOCIATES, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a land surveying office to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.20 acres, more or less, lying north of Route 9, 540 feet east of Route 254 and 700 feet west of Route 5 at Harbeson.
3. C/U #1672 -- application of **SADDLEBROOK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office (sales center) to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex

County, containing 1.08 acres, more or less, lying at the northwest corner of the intersection of Route 9 and Route 30 at Gravel Hill.

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4. Subdivision #2005-78 -- application of **DELMARVA WOODLANDS ALLIANCE, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Indian River Hundred, Sussex County, by dividing 215.23 acres into 226 lots, (Cluster Development), located north and south of Road 280, 2,900 feet east of Road 292.
5. Subdivision #2005-79 -- application of **PARADISE PROPERTY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 84.27 acres into 169 lots, (Environmentally Sensitive Developing District Overlay Zone), located south of Road 336, 4,300 feet southwest of Road 335A and north of Pepper Creek.
6. Subdivision #2005-80 -- application of **JOHN SCHULTIES AND ALTON E. MAST** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Cedar Creek Hundred, Sussex County, by dividing 20.00 acres into 15 lots, located west of Road 225 (Greentop Road), 2,900 feet northwest of Road 225-D.