



Planning & Zoning

Agendas & Minutes

JUNE 22, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 22, 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 June 8, 2006
- IV. Old Business
 1. Subdivision #2003-53 – Sunland Properties, L.L.C. IGB
Final – Sunland Ranch
 2. Subdivision #2005-19 – Sussex County Habitat for Humanity RW
Final – Concord Village
 3. Subdivision #2005-41 – Keith Properties RS
Final – Fenwick Shoals Phase 3
 4. Subdivision #2005-48 – Zoar Estates, L.L.C. MJ
Preliminary and Final - Zoar Estates
- V. Public Hearings
 1. C/U #1658 – Bart and Brenda Donaway BG
 2. C/U #1659 – Robin R. May MJ
 3. C/U #1660 – Synagro-WWT, Inc. MJ
 4. C/U #1661 – Synagro-WWT, Inc. MJ

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| 5. | C/U #1662 – Kimberly Elliott | BG |
| 6. | C/U #1691 – Perdue Farms Agrirecycle, L.L.C. | RW |

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| 7. | C/Z #1598 – Elton Ray Beauchamp | BG |
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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: JUNE 12, 2006

OLD BUSINESS

1. Subdivision #2003-53 -- application of **SUNLAND PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 37.26 acres into 33 lots, located at the northwest corner of the intersection of Road 231 and Route 5.
2. Subdivision #2005-19 -- application of **SUSSEX COUNTY HABITAT FOR HUMANITY** to consider the Subdivision (Cluster Development) of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 15.12 acres into 20 lots, located north of Road 524, 125 feet northeast of Jewell Street within Lakewood Subdivision.
3. Subdivision #2005-41 -- application of **KEITH PROPERTIES** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 22.01 acres into 6 lots, located at the end of Nature's Walk Way within Fenwick Shoals Subdivision on the south side of Route 54, east of Fenwick Farms Subdivision.
4. Subdivision #2005-48 -- application of **ZOAR ESTATES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 83.85 acres into 78 lots, (Cluster Development), located at the northeast corner of the intersection of Route 48 and Route 30.

PUBLIC HEARINGS

1. C/U #1658 -- application of **BART AND BRENDA DONAWAY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for automotive repair to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.54 acres, more or less, lying at the northeast corner of Route 24 and Route 409.
2. C/U #1659 -- application of **ROBIN R. MAY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a retail window treatment business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.709 acre, more or less, lying northwest of Route 24, 0.3 mile southwest of Road 284.
3. C/U #1660 -- application of **SYNAGRO-WWT, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for land application of DNREC-approved biosolids as fertilizer and as an amendment to Conditional Use Nos. 1373, 1399, and 1498 to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 88.0 acres, more or less, lying southeast of Route 321, south of Route 324 and west of Railroad.

4. C/U #1661 -- application of **SYNAGRO-WWT, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for land application of DNREC-approved biosolids as fertilizer and as an amendment to Conditional Use Nos. 1372, 1400, and 1499 to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 220 acres, more or less, lying northeast of Route 48, northeast of Railroad, southwest of Route 318, and on both sides of Route 432.
5. C/U #1662 -- application of **KIMBERLY ELLIOTT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for the sale of crafts and garden related supplies to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 1.29 acres, more or less, lying north of Route 54, 0.6 mile east of Road 453.
6. C/U #1691 -- application of **PERDUE FARMS AGRIRECYCLE, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an amendment to conditions of approval of Conditional Use No. 1314 for a micro-nutrient plant with related truck entrance and rail spur for the processing and handling of poultry litter to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 228.88 acres, more or less, lying west of U.S. Route 13A and north of Road 485.
7. C/Z #1598 -- application of **ELTON RAY BEAUCHAMP** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a LI-2 Light Industrial District for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying west of U.S. Route 13, 0.10 mile south of Road 454A, to be located on 31.2267 acres, more or less.