



Planning & Zoning

Agendas & Minutes

JULY 6, 2006

A special meeting of the Sussex County Planning and Zoning Commission will be held Thursday afternoon, JULY 6, 2006, at 3:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Old Business
 1. C/U #1660 – Synagro-WWT, Inc. MJ
 2. C/U #1661 – Synagro-WWT, Inc. MJ
 3. C/U #1691 – Perdue Farms Agrirecycle, L.L.C. RW
 4. C/Z #1598 – Elton Ray Beauchamp BG
 5. Subdivision #2005-30 – Salvatore Cangiano IGB
Preliminary – Lewes Shores Estates
 6. Subdivision #2005-46 – Bill Link and Elmo Singer RW
Preliminary – Piney Run Estates
- IV. Other Business
 1. Pepper Creek MR/RPC RS
C/Z #1479 – Final Record Plan – Road 336
 2. Bayview Landing HR/RPC RS
C/Z #1466 – Revised Site Plan – Route 54
 3. Americana Bayside MR/RPC RS

Preliminary Site Plan – Phase 14 – Route 54

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| 4. | Canal Place
C/U #1612 – Site Plan – Road 357 | RS |
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| 5. | North Beach Community
C/U #1507 – Revised Site Plan – Road 360 | RS |
| 6. | Fenwick Shoals
Commercial Site Plan – Route 54 | RS |
| 7. | Rehoboth Beach Volunteer Fire Company
Revised Site Plan – Route One | MJ |
| 8. | Tanger Midway
Revised Site Plan – Route One | MJ |
| 9. | Boardwalk Builders
Commercial Site Plan – Martin Street | MJ |
| 10. | Bridgeville Mini Storage
Commercial Site Plan – U.S. Route 13 | RW |
| 11. | Beaver Creek
Recreation Site Plan – Route 9 | MJ |
| 12. | Subdivision #2004-42 – Colby Cox, Integrity Homes, II, L.L.C.
Time Extension | IGB |
| 13. | Subdivision #2004-29 – Harley W. Tull and Jerry C. Dukes
Time Extension | RW |
| 14. | Subdivision #2005-34 – Pot-Nets Lakeside, L.L.C.
Reconsideration of Condition of Approval #7 | MJ |
| 15. | Vincent Overlook MR/RPC
Landscape Features – Route 88 | IGB |
| 16. | Peninsula Square
Parcel and 60' Easement – Route 24 | MJ |
| 17. | L. Edward, Jr. and Robin L. Jestice | BG |

Parcel and 50' Right of Way – Road 449A

18. Chip Larson MJ
Lot and 50' Right of Way – Route 9

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19. Michael Herholdt IGB
Parcel and 50' Right of Way – McCauley Street Extended

20. Dagsboro Tank Farm RS
Lot and 40' Easement – Route 26

21. Joanne Kandler MJ
Lot – Washington Street

22. Plantation Park Marina Subdivision RS
Discussion – Road 363

23. Subdivision #2004-44 – Fran Gonzon IGB
Clarification of Condition of Approval #1

V. Reorganization

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 27, 2006

OLD BUSINESS

1. 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.
2. 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.
3. 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.
4. 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.
5. Subdivision #2005-30 -- application of **SALVATORE CANGIANO** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 81.05 acres into 60 lots, located west of Road 258, 1,250 feet northwest of Road 264.
6. Subdivision #2005-46 -- application of **BILL LINK AND ELMO SINGER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 16.25 acres into 15 lots, located northwest of Burton Street, 0.46 miles north of Road 535.