



Planning & Zoning

Agendas & Minutes

JULY 13, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 13, 2006, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of June 22, 2006
Approval of Minutes of July 6, 2006
- IV. Old Business
 - 1. Subdivision #2005-6 – S. K. Pepper Creek, L.L.C. RS
Final – The Landings At Pepper Creek
- V. Public Hearings
 - 1. C/U #1663 – Toe Tapper, L.L.C. MJ
 - 2. C/U #1692 – Millville Vol. Fire Co., Inc. RS
 - 3. C/Z #1599 – Joseph B. Hicks and Barbara Griswold RS
 - 4. Subdivision #2005-49 – Gulfstream Land, L.L.C. RS
 - 5. Subdivision #2005-50 – KGH Properties Development, L.L.C. MJ
 - 6. Subdivision #2005-51 – Vincent Oddo BG
 - 7. Subdivision #2006-17 – Saw Mill Associates, Inc. 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: JUNE 27, 2006

REVISED: JULY 5, 2006

(Revised to include Old Business)

OLD BUSINESS

1. Subdivision #2005-6 -- application of **S. K. PEPPER CREEK, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 65.39 acres into 125 lots, (Environmentally Sensitive Development District Overlay Zone), located south of Road 336 (Piney Neck Road), 1,170 feet east of Road 335A and north of Pepper Creek.

PUBLIC HEARINGS

1. C/U #1663 -- application of **TOE TAPPER, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for professional office space to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.4422 acres, more or less, lying northwest of Route 24, 520 feet southwest of Road 297.
2. C/U #1692 -- application of **MILLVILLE VOL. FIRE CO., INC.** to consider the Conditional Use of land in a MR Medium Density Residential District for a fire department substation to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 6.636 acres, more or less, lying north of Road 54 (Omar Road), approximately 610 feet west of Route 26.
3. C/Z #1599 -- application of **JOSEPH B. HICKS AND BARBARA GRISWOLD** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying southeast of Route 54, 330 feet east of Road 389 and north of Road 389, to be located on 1.2828 acres, more or less.
4. Subdivision #2005-49 -- application of **GULFSTREAM LAND, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 47.26 acres into 90 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north and south of Road 363, 1,320 feet east of Road 84.
5. Subdivision #2005-50 -- application of **KGH PROPERTIES DEVELOPMENT, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 80.55 acres into 112 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 290, 770 feet north of Road 292.

6. Subdivision #2005-51 -- application of **VINCENT ODDO** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 8.70 acres into 3 lots, located west of Road 436, 0.4 mile north of Route 24.
7. Subdivision #2006-17 -- application of **SAW MILL ASSOCIATES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 73.297 acres into 41 lots, located south of Road 635, 1,508.50 feet northwest of Road 621.