



Planning & Zoning

Agendas & Minutes

JULY 27, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 27, 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 July 13, 2006
- IV. Old Business
 1. Subdivision #2003-33 – John A. Mast RW
Preliminary – Woodland Ferry Estates
 2. Subdivision #2005-46 – Bill Link and Elmo Singer RW
Preliminary – Whitetail Crossing
 3. Subdivision #2005-6 – S. K. Pepper Creek, L.L.C. RS
Final – The Landings At Pepper Creek
 4. Subdivision #2006-17 – Saw Mill Associates, Inc. IGB
Preliminary – Herring Wood Village
 5. C/U #1663 – Toe Tapper, L.L.C. MJ
- V. Public Hearings
 1. C/U #1664 – Mark J. and Staci N. Mills RS
 2. Subdivision #2005-52 – Underhill Properties, L.L.C. MJ
 3. Subdivision #2005-53 – Polly and Mark Yoder Jr. IGB

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| 4. | Subdivision #2005-54 – Baywood, L.L.C. | MJ |
| 5. | Subdivision #2005-55 – William Street | MJ |
| 6. | Subdivision #2005-58 – Windmill Estates, L.L.C. | BG |
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| 7. | Subdivision #2005-59 – Landlock, L.L.C. | RS |

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: JULY 14, 2006

OLD BUSINESS

1. Subdivision #2003-33 -- application of **JOHN A. MAST** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 30.65 acres into 13 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 78, 375 feet northwest of Road 80.
2. 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.
3. 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.
4. 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.
5. 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.

PUBLIC HEARINGS

1. C/U #1664 -- application of **MARK J. AND STACI N. MILLS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for warehousing and limited office space to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 16.8152 acres, more or less, lying southwest of Route 20, 3,365 feet southeast of Route 26.
2. Subdivision #2005-52 -- application of **UNDERHILL PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in

Indian River Hundred, Sussex County, by dividing 104.79 acres into 139 lots, (Cluster Development), located east of Road 279, 515 feet southeast of Road 289.

3. Subdivision #2005-53 -- application of **POLLY AND MARK YODER, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 35.60 acres into 29 lots, located north of Road 207, 2,050 feet east of Road 206.
4. Subdivision #2005-54 -- 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 123.20 acres into 246 lots, (Cluster Development), located south of Road 301, 2,188 feet west of Route 24.
5. Subdivision #2005-55 -- application of **WILLIAM STREET** to consider the Subdivision of land in an AR-1 Agricultural Residential District and GR General Residential District in Indian River Hundred, Sussex County, by dividing 4.30 acres into 5 lots, located north of Road 306A, 762 feet west of Road 299.
6. Subdivision #2005-58 -- application of **WINDMILL ESTATES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 160.91 acres into 214 lots, (Cluster Development), located south of Road 64, 2,160.50 feet west of Road 451A.
7. Subdivision #2005-59 -- application of **LANDLOCK, L.L.C.** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 40.72 acres into 149 lots, (Environmentally Sensitive Developing District Overlay Zone), located southeast of Road 351, 1,800 feet northeast of Road 349.