



Planning & Zoning

Agendas & Minutes

AUGUST 10, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 10, 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 27, 2006
- IV. Old Business
 1. C/U #1664 – Mark J. and Staci N. Mills RS
- V. Public Hearings
 1. C/U #1665 – L. T. Assoc., LLC MJ
 2. C/U #1666 – Wilkinson Properties, LLC MJ
 3. C/Z #1600 – Bayville Shores Associates, L.L.C. RS
 4. Subdivision #2005-60 – Mandrin Homes RS
 5. Subdivision #2005-61 – Delmarva Woodlands Alliance 3, LLC MJ
 6. Subdivision #2005-62 – Dream Builders Construction, Inc. IGB
 7. Subdivision #2005-63 – Dream Builders Construction, Inc. RW

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 31, 2006

OLD BUSINESS

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.

PUBLIC HEARINGS

1. C/U #1665 -- application of **L. T. ASSOC., LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a professional/medical office complex to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 20.433 acres, more or less, lying east of Warrington Road (Road 275), 200 feet southeast of Route 24.
2. C/U #1666 -- application of **WILKINSON PROPERTIES, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a GR General Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 28.18 acres, more or less, lying at the northwest corner of Route 9 and Hudson Road (Road 258).
3. C/Z #1600 -- application of **BAYVILLE SHORES ASSOCIATES, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-1 High Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying northeast of Route 54 and west of Bayville Shores Drive, to be located on 3.53 acres, more or less.
4. Subdivision #2005-60 -- application of **MANDRIN HOMES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 27.34 acres into 56 lots, (Environmentally Sensitive Development District Overlay Zone), located west of Road 381, 3,860 feet north of Route 54, and south of Dirickson Creek.
5. Subdivision #2005-61 -- application of **DELMARVA WOODLANDS ALLIANCE 3, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural

Residential District in Indian River Hundred, Sussex County, by dividing 101.28 acres into 43 lots, located northeast of Road 315, 2,400 feet southeast of Road 317.

6. Subdivision #2005-62 -- application of **DREAM BUILDERS CONSTRUCTION, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 93.58 acres into 79 lots, located north of Road 224, 80 feet west of U.S. Route 113.
7. Subdivision #2005-63 -- application of **DREAM BUILDERS CONSTRUCTION, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 307.71 acres into 251 lots, located south of Route 40, 580 feet west of Road 591.