



## *Planning & Zoning*

### Agendas & Minutes

AUGUST 24, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 24, 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 August 10, 2006  
Approval of Minutes of August 16, 2006
- IV. Old Business
  1. Subdivision #2005-48 – Zoar Estates, L.L.C. MJ  
Final – Zoar Estates
  2. Subdivision #2005-60 – Mandrin Homes RS  
Preliminary – Waters Run
  3. Subdivision #2005-62 – Dream Builders Construction, Inc. IGB  
Preliminary – Deer Creek
  4. Subdivision #2005-63 – Dream Builders Construction, Inc. RW  
Preliminary – Orchard Point
  5. C/U #1665 – L. T. Assoc., LLC MJ
- V. Public Hearings
  1. C/U #1677 – Tidewater Utilities, Inc. RS
  2. C/U #1694 – Tidewater Utilities, Inc. MJ
  3. C/U #1696 – Tidewater Utilities MJ
  4. Subdivision #2005-64 – Palisades Land, 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: AUGUST 11, 2006

### OLD BUSINESS

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

### PUBLIC HEARINGS

1. C/U #1677 -- application of **TIDEWATER UTILITIES, INC.** to consider the Conditional Use of land in an AR-1/RPC Agricultural Residential District-Residential Planned Community for a regional water distribution facility to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.18 acre, more or less, lying west of Road 346B, approximately 4,400 feet north of Route 346.
2. C/U #1694 -- application of **TIDEWATER UTILITIES, INC.** to consider the Conditional Use of land in a GR-RPC General Residential District-Residential Planned Community for an elevated water storage tank/public utility to be located on

a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 18,234 square feet, more or less, lying south of Angola Road (Road 277), approximately 710 feet west of Angola Beach Road (Road 278).

3. C/U #1696 -- application of **TIDEWATER UTILITIES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a regional wastewater treatment facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 5.11 acres, more or less, lying northeast of Camp Arrowhead Road (Road 279) within the Bay Front Subdivision, and being southeast of Marsh Island Avenue, 525 feet west of Rachel Avenue.
4. Subdivision #2005-64 -- application of **PALISADES LAND, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 737.00 acres into 1,052 lots, (Environmentally Sensitive Development District Overlay Zone), located south of Road 363, both sides of Road 364, both sides of Road 364A, east of Road 381, and north of Dirickson Creek.