



Planning & Zoning

Agendas & Minutes

SEPTEMBER 14, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 14, 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 24, 2006
- IV. Old Business
 1. C/U #1666 – Wilkinson Properties, LLC MJ
 2. C/U #1677 – Tidewater Utilities, Inc. RS
 3. C/U #1694 – Tidewater Utilities, Inc. MJ
 4. C/U #1696 – Tidewater Utilities MJ
 5. Subdivision #2005-58 – Windmill Estates, L.L.C. BG
Preliminary – Windmill Estates
 6. Subdivision #2005-61 – Delmarva Woodlands Alliance 3, L.L.C. MJ
Preliminary – Deep Branch Crossing
 7. Subdivision #2005-64 – Palisades Land, L.L.C. RS
Preliminary – The Estuary
- V. Public Hearings
 1. C/Z #1595 – Blackwater Creek, Inc. BG

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| 2. | C/Z #1596 – Blackwater Creek, Inc. | BG |
| 3. | C/Z #1597 – Blackwater Creek, Inc. | BG |
| 4. | Subdivision #2005-57 – Blackwater Creek, Inc. | BG |

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 25, 2006

OLD BUSINESS

1. 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).
2. 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.
3. 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).
4. 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.
5. 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.
6. 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.

7. 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.

PUBLIC HEARINGS

1. C/Z #1595 -- application of **BLACKWATER CREEK, INC.** 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 Little Creek Hundred, Sussex County, land lying at the northeast corner of the intersection of Route 54 and Road 504, to be located on 3.2 acres, more or less.
2. C/Z #1596 -- application of **BLACKWATER CREEK, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to an AR-1/RPC Agricultural Residential District-Residential Planned Community for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying north of Route 54 and east of Road 504, to be located on 232.86 acres, more or less.
3. C/Z #1597 -- application of **BLACKWATER CREEK, INC.** to amend the Comprehensive Zoning Map from a GR General Residential District to a GR/RPC General Residential District-Residential Planned Community for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying west of Road 504 and south of Route 54, to be located on 273.54 acres, more or less.
4. Subdivision #2005-57 -- application of **BLACKWATER CREEK, INC.** to consider the Subdivision (Cluster Development) of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 200 acres into 400 lots, located south of Route 54, east of Road 504, and north of Road 512.