



## *Planning & Zoning*

### Agendas & Minutes

SEPTEMBER 28, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 28, 2006, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### AGENDA

- I. Call to Order
- II. Request to withdraw Subdivision #2005-66 – Key Properties Group, LLC IGB
- III. Approval of Agenda
- IV. Approval of Minutes of September 14, 2006  
Approval of Minutes of September 20, 2006
- V. Old Business
  1. Subdivision #2004-43 – Tamari Properties MJ  
Final
  2. Subdivision #2005-64 – Palisades Land, L.L.C. RS  
Preliminary – The Estuary
  3. C/Z #1595 – Blackwater Creek, Inc. BG
  4. C/Z #1596 – Blackwater Creek, Inc. BG
  5. C/Z #1597 – Blackwater Creek, Inc. BG
  6. Subdivision #2005-57 – Blackwater Creek, Inc. BG  
Preliminary
- VI. Public Hearings
  1. C/Z #1601 – Regina Struble MJ
  2. C/Z #1602 – Triple D Double J, LLC RS

3. Subdivision #2004-55 – J. Michael Warring-MJR Investors, L.L.C.MJ
4. Subdivision #2005-65 – Reynolds Road, L.L.C. IGB  
Agenda  
September 28, 2006  
Page 2
5. Subdivision #2005-66 – Key Properties Group, LLC IGB
6. Subdivision #2005-67 – Summer Hill Developments 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: SEPTEMBER 18, 2006

### OLD BUSINESS

1. Subdivision #2004-43 -- application of **TAMARI PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 332.71 acres into 455 lots, (Cluster Development), located west of Route 5 and Road 303A, and north of Road 302.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

### PUBLIC HEARINGS

1. C/Z #1601-- application of **REGINA STRUBLE** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying north of Route 9, 145 feet east of Route 5 at Harbeson, to be located on 1.09 acres, more or less.
2. C/Z #1602 -- application of **TRIPLE D DOUBLE J, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a GR-RPC General Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying east of Road 365, northeast of Road 367A and across from Road 367B, to be located on 71.77 acres, more or less.
3. Subdivision #2004-55 -- application of **J. MICHAEL WARRING – MJR INVESTORS, L.L.C.** to reconsider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 76.85 acres into 100 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located northwesterly side of Road 297 (Mount Joy Road), 1,360 feet southeast of Road 308 (Cordrey Road).
4. Subdivision #2005-65 -- application of **REYNOLDS ROAD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 47.55 acres into 95 lots, (Cluster Development), located west of Reynolds Road (Road 233), 2,278 feet north of Draper Road (Road 235).
5. Subdivision #2005-66 -- application of **KEY PROPERTIES GROUP, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 393.80 acres into 786 lots, (Cluster Development), located east of Cedar Neck Road (Road 206), west of Sharps Road (Road 200) approximately ½ mile east of Route One.
6. Subdivision #2005-67 -- application of **SUMMER HILL DEVELOPMENTS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 20.56 acres into 33 lots, (Environmentally Sensitive Developing District Overlay Zone), located southwest of Williamsville Road (Road 395), 4,100 feet southeast of Route 54.