



Planning & Zoning

Agendas & Minutes

DECEMBER 8, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 8, 2005, 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 November 30, 2005
- IV. Public Hearings
 1. C/U #1629 – Handler Mitchell Properties-Route 5, LLC (Stonewater Creek, LLC) MJ
 2. C/U #1630 – Philip L. Troyer
 3. C/U #1631 – Design Consultants Group, L.L.C. MJ
 4. C/Z #1583 – Peninsula At Long Neck, L.L.C. MJ
 5. Subdivision #2005-5 – Peter E. DeMarie RS
 6. Subdivision #2005-7 – Thomas Head BG
 7. Subdivision #2005-8 – Bunting Road, 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: NOVEMBER 23, 2005

PUBLIC HEARINGS

1. C/U #1629 -- application of **HANDLER MITCHELL PROPERTIES-ROUTE 5, LLC (STONEWATER CREEK, LLC)** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a sewer treatment facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.499 acres, more or less, for the treatment plant site and 6.527 acres, more or less, for a rapid infiltration basin, lying northeast of Route 5 across from Cannon Road (Road 307).
2. C/U #1630 -- application of **PHILIP L. TROYER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an auto repair garage to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 1.0 acres, more or less, lying west of a private road, 315 feet south of Route 16 and 750 feet east of Route 44.
3. C/U #1631 -- application of **DESIGN CONSULTANTS GROUP, L.L.C.** to consider the Conditional Use of land in a B-1 Neighborhood Business District for multi-family dwelling structures (120 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 11.86 acres, more or less, lying at the south end of a private road, 400 feet south of Route 24 and 200 feet west of Route 5 (Road 297).
4. C/Z #1583 -- application of **PENINSULA AT LONG NECK, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community (as an addition to Change of Zone No. 1475 for the Peninsula) for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying northeast of Road 299 (Bay Farm Road) across from Road 299A (Trinity Road), to be located on 1.26 acres, more or less.
5. Subdivision #2005-5 -- application of **PETER E. DEMARIE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 5.06 acres into 2 lots, located south of Road 353, 0.1 mile west of Road 374.
6. Subdivision #2005-7 -- application of **THOMAS HEAD** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 46.43 acres into 43 lots, located south of Road 410 (Godwin School Road), 500 feet southeast of Route 20 (Hardscrabble Road).
7. Subdivision #2005-8 -- application of **BUNTING ROAD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro

Hundred, Sussex County, by dividing 6.00 acres into 8 lots, (Cluster Development), located west of Road 335, 1,016.56 feet north of Road 336.