

**Sussex County
Planning & Zoning Commission**

P.O. Box 417
Georgetown, DE 19947
302-855-7878
302-854-5079 (Fax)



John L. Allen, Chairman
Robert C. Wheatley, Vice-Chairman
W. Layton Johnson
Ronald P. Lynch
Benjamin Gordy
Lawrence B. Lank, Director

JULY 8, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 8, 2004, at 7:00 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 June 24, 2004
- IV. Old Business
 - 1. C/U #1543 - - Heritage Operating, L.P. LJ
 - 2. C/U #1544 - - Charles D. Murphy Associates, Inc. LJ
 - 3. Subdivision #03 – 36 - - Dyer McCrea Ventures
Final JA
 - 4. Subdivision #03 – 44 - - Michael & Kathy Mixon
Preliminary JA
 - 5. Subdivision #03 – 46 - - Georgelas Group
Preliminary LJ
- V. Public Hearings
 - 1. Subdivision #03 – 35 - - Route 30, L.L.C. JA
 - 2. C/U #1546 - - Julie & Joseph Schroeck RL
 - 3. C/U #1547 - - Verizon/Diamond State Telephone BG
 - 4. C/U #1566 - - Lane Builders, L.L.C. LJ
 - 5. C/Z #1543 - - Vincent Properties, L.L.C. LJ

VI. Other Business

- | | |
|---|----|
| 1. Tucker Industries
C/U #1492 Discussion – Route 54 | RL |
| 2. Peninsula Oil Company, Inc.
Commercial Site Plan – Routes 9 & 13 | RW |
| 3. Peninsula Oil Company, Inc.
C/U #703 Revised Site Plan – Route 38 | JA |
| 4. Peninsula Oil Company, Inc.
Revised Site Plan – Route 26 | RL |
| 5. Subdivision #02 – 43 - - Boca East, L.L.C.
Time Extension | LJ |
| 6. Don Wagner
Lot & 50' Right of Way – Road 290 | LJ |

VII. Reorganization

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: JUNE 29, 2004

OLD BUSINESS

1. C/U #1543 - - application of **HERITAGE OPERATING, L.P.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a propane service and refilling center with an office and showroom to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.0 acres, more or less, lying south of Route 24 and 370 feet west of Route 309.
2. C/U #1544 - - application of **CHARLES D. MURPHY ASSOCIATES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for doctors offices to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 7.34 acres, more or less, lying at the northeast corner of Road 288A and Route 24.
3. Subdivision #2003 – 36 - - application of **DYER McCREA VENTURES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 66.66 acres into 66 lots, located east of Road 30, 2,255 feet south of Route 16.
4. Subdivision #2003 – 44 - - application of **MICHAEL AND KATHY MIXON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 13.51 acres into 10 lots, located west of Road 258, 1,790 feet south of Road 257.
5. Subdivision #2003 – 46 - - application of **GEORGELAS GROUP** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 210.342 acres into 272 lots, located north of Route 9, 1,860 feet east of Route 5 and east of Route 5, 1,700 feet north of Route 9.

PUBLIC HEARINGS

1. Subdivision #2003 – 35 - -application of **ROUTE 30, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 30.25 acres into 28 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the southwest corner of the intersection of Routes 38 and 30.
2. C/U #1546 - - application of **JULIE AND JOSEPH SCHROECK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an antique shop/art gallery to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 39,281 square feet more or less, lying south of Route 26, 0.6 mile east of Route 365.

3. C/U #1547 - - application of **VERIZON/DIAMOND STATE TELEPHONE CO.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for building expansion for equipment storage and warehouse to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 0.92 acre, more or less, lying east of Route 26, approximately 950 feet south of Route 61 (Bald Branch Road).
4. C/U #1566 - - application of **LANE BUILDERS, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office building and storage building to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 29,348 square feet, more or less, lying southeast of Kings Highway (Route 268) 1,700 feet northeast of Gills Neck Road (Route 267).
5. C/Z #1543 - - application of **VINCENT PROPERTIES, L.L.C.** to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District/ Residential Planned Community for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 89.41 acres, more or less, land lying south of Cave Neck Road (Route 88) and northeast of Sweetbriar Road (Route 261).