

APRIL 5, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 5, 2001, 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 March 29, 2001
- IV. Public Hearings
 1. C/U #1392 – Clarence James Reed, II and Mary Catherine Reed JA
 2. C/U #1393 – Gull Point Trust RL
 3. C/Z #1428 – Patricia McDaniel RL
 4. C/Z #1429 – Parker Block Co., Inc. BG
 5. C/Z #1430 – Rehoboth Home Builders, Inc. RL
 6. Ordinance Amendment – Chapter 115 Commercial Towers and Antennas
- V. Old Business
 1. Subdivision #2001-2 – Sussex Ventures, C/O Donald Ward LJ
 2. Subdivision #2001-6 – Sussex Shores Water Co. RL
 3. Subdivision #2000-19 – W. T. Wilson, Inc. LJ
Final
- V. Other Business
 1. Harbor Square Retail Center LJ
Preliminary Commercial Site Plan – Route One
 2. Allen Peterson BG
Parcel – Road 492

3. Country Sunrooms, Inc. JA
Preliminary Commercial Site Plan – Route 5 and Route 1
 4. Beebe Medical Center RL
C/U #1236 – Discussion – Route 24
 5. Harriett Ritter LJ
Lot and 50' Right of Way – Road 48
 6. James B. Walsh LJ
Parcel – Road 290
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1. C/U #1392 -- application of **CLARENCE JAMES REED, II AND MARY CATHERINE REED** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a paving business (contractor's yard and equipment storage) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.5 acres, more or less, lying northwest of Route 5, 600 feet south of Road 234B.
 2. C/U #1393 -- application of **GULL POINT TRUST** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (16 units) as amendment to Conditional Use No. 1307 conditions of approval to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.99 acres, more or less, lying southwest of County Road 312 and the entrance to Gull Point and north of Indian River.
 3. C/Z #1428 -- application of **PATRICIA MCDANIEL** to amend the Comprehensive Zoning Map from a GR General Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying southeast of Lincoln Street at corner on southwest of Jefferson Street, 200 feet southwest of Route One, to be located on 19,410 square feet, more or less.
 4. C/Z #1429 -- application of **PARKER BLOCK CO., INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a LI-2 Light Industrial District for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, land lying southeast of Route 24, 400 feet southwest of Road 409, to be located on 0.48 acre, more or less.

5. C/Z #1430 -- application of **REHOBOTH HOME BUILDERS, INC.** to amend the Comprehensive Zoning Map 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 Lewes and Rehoboth Hundred, Sussex County, land lying east of Route 274 (Old Landing Road), 400 feet south of Route 275, to be located on 24.45 acres, more or less.
6. Ordinance Amendment - AN ORDINANCE TO AMEND THE ZONING ORDINANCE FOR SUSSEX COUNTY, DELAWARE, AS IT RELATES TO COMMERCIAL COMMUNICATIONS TOWERS AND ANTENNAS.

OLD BUSINESS

1. Subdivision #2001-2 -- application of **SUSSEX VENTURES, C/O DONALD WARD** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 82.61 acres into 71 lots, located south of Road 297, 2,930 feet west of Route 30.
2. Subdivision #2001-6 -- application of **SUSSEX SHORES WATER CO.** to consider the Subdivision of land in a MR Medium Density Residential Zoning District in Baltimore Hundred, by dividing 10.57 acres into 23 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Delaware Route One, 3,050 feet north of Road 360.
3. Subdivision #2000-19 -- application of **W. T. WILSON, INC.** to consider the Subdivision of land in a MR Medium Density Residential Zoning District in Broadkill Hundred, by dividing 51.68 acres into 44 lots, located southwest of Route One, 860 feet northwest of Road 88.

POSTED MARCH 27, 2001