

APRIL 13, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 13, 2000, at 7:30 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 16, 2000  
Approval of Minutes of March 23, 2000
- IV. Public Hearings
  1. C/U #1331 – Gene M. Smith, Sr. RW
  2. C/U #1332 – Fred and Sarah Decusatis RL
  3. C/Z #1402 – Blenheim Lands L.L.C. RL
  4. Ordinance Amendment – Off Street-Parking For Apartments
- V. Old Business
  1. C/Z #1399 – James R. and Judy R. Powell RL
  2. Subdivision #2000-5 – Oak Crest Farms, Inc. LJ  
Preliminary
- VI. Other Business
  1. Gull's Way Trailer Sales, Inc. RL  
C/U #1318 Site Plan – Route 26
  2. Red Mill Village LJ  
Preliminary Commercial Site Plan – Route One
  3. Fenwick Storage RL  
Preliminary Commercial Site Plan – Route 54
  4. Oak Forest RL  
2 Parcels – Route 22

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| 5.  | Happy Harry's Pharmacy<br>Revised Commercial Site Plan – Route One        | RL |
| 6.  | Subdivision #98-8 – Ronald Hastings<br>Time Extension                     | RW |
| 7.  | Albert J. Bierman<br>150' Tower Site Plan – Road 431                      | LJ |
| 8.  | Morris L. Tatman and Stephen F. Tatman<br>150' Tower Site Plan – Road 575 | RW |
| 9.  | Perdue-Agrirecycle, LLC<br>Discussion – Berm and Plantings – Route 13A    | RW |
| 10. | The Woods At Seaside<br>GR-RPC Preliminary Site Plan – Road 270-A         | RL |
| 11. | Joseph C. O'Neal Auction<br>C/U #1308 Site Plan – Route 24                | JH |
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1. C/U #1331—application of GENE M. SMITH, SR. to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a used car sales facility to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 1.28 acres, more or less, lying south of Route 404, 870 feet southeast of Road 569.
  2. C/U #1332—application of FRED AND SARAH DECUSATIS to consider the Conditional Use of land in a MR Medium Density Residential District for multi family dwelling structure (4 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 14,997 square feet, more or less, lying west of Bayard Street, 135 feet south of Andrew Avenue.
  3. C/Z #1402—application of BLENHEIM LANDS L.L.C. to consider a proposal 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 northeast of Route One, 1,000 feet north of Road 283, to be located on 106.68 acres, more or less.

4. Ordinance Amendment—an Ordinance to amend Chapter 115 of the Code of Sussex County in order to clarify the off-street parking requirements for apartments.

OLD BUSINESS

1. C/Z #1399—application of JAMES R. AND JUDY R. POWELL to consider a proposal 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 Baltimore Hundred, Sussex County, land lying at the northeast corner of the intersection of Route 17 and Road 365, to be located on 1.50 acres, more or less.
2. Subdivision #2000-5—application of OAK CREST FARMS, INC. to consider the subdivision of land in a MR Medium Density Residential Zoning District in Indian River Hundred, by dividing 96.57 acres into 177 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Road 285, 310 feet north of Road 286.

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- V. Old Business
  1. C/Z #1399 – James R. and Judy R. Powell RL
  2. Subdivision #2000-5 – Oak Crest Farms, Inc. Preliminary LJ
  3. C/Z #1393 – CMF Bayside, L.L.C. RL
- VI. Other Business
  1. Gull's Way Trailer Sales, Inc. RL  
C/U #1318 Site Plan – Route 26
  2. Red Mill Village LJ  
Preliminary Commercial Site Plan – Route One
  3. Fenwick Storage RL  
Preliminary Commercial Site Plan – Route 54
  4. Oak Forest RL  
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  2. C/U #1332—application of FRED AND SARAH DECUSATIS to consider the Conditional Use of land in a MR Medium Density Residential District for multi family dwelling structure (4 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 14,997 square feet, more or less, lying west of Bayard Street, 135 feet south of Andrew Avenue.

3. C/Z #1402—application of BLENHEIM LANDS L.L.C. to consider a proposal 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 northeast of Route One, 1,000 feet north of Road 283, to be located on 106.68 acres, more or less.
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#### OLD BUSINESS

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4. C/Z #1393—application of CMF BAYSIDE, L.L.C. to consider a proposal 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 Baltimore Hundred, Sussex County, lying on both sides of Route 54, both sides of Route 20, northeast of Road 394, northeast of Road 394A, and northeast of Road 395, to be located on 887.03 acres, more or less.