

APRIL 19, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 19, 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 April 5, 2001
- IV. Public Hearings
  1. C/U #1385 – Bayside Development Group, Inc. RL
  2. C/Z #1423 – Preston L. Dyer RL
  3. C/Z #1424 – Twin Cedar Apts., L.L.C. RL
  4. C/Z #1432 – David A. Ritter RL
- V. Old Business
  1. C/Z #1427 – Balsamo Norino Properties, LLC RL
  2. C/U #1391 – Balsamo Norino Properties, LLC RL
  3. C/Z #1430 – Rehoboth Home Builders, Inc. RL
  4. Ordinance Amendment – Commercial Towers and Antennas
  5. Subdivision #2000-31 – Antonio V. Nero BG  
Final
  6. Subdivision #2000-6 – The Concord Group LJ  
Final
  7. Subdivision #2000-26 – A. P. Land, L.L.C. LJ  
Final
  8. Subdivision #2000-8 – Collins Acres General Partnership BG  
Final

VI. Other Business

1. P. G. S. Properties, L.L.C. – Parcel D Preliminary Multi-Family Site Plan – Route 24 RL
  2. P. M. S. Properties, L.L.C. Preliminary Multi-Family Site Plan – Road 357 RL
  3. Doug Clark Preliminary Commercial Site Plan – Route 54 RL
  4. Cracker Barrell, Old Country Store Preliminary Commercial Site Plan – Route One RL
  5. Carl Niblett Lot and 50' Easement – Route 18 LJ
  6. Robert B. Fitzgerald Parcel and 50' Right of Way – Road 633 JA
  7. William B. Warrington Lot and 50' Right of Way – Route 26 RL
- 
1. C/U #1385 - application of **BAYSIDE DEVELOPMENT GROUP, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (34 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.11 acres, more or less, lying east of Road 273-A, 780 feet south of Route One.
  2. C/Z #1423 – application of **PRESTON L. DYER** to amend the Comprehensive Zoning Map from a HR/RPC High Density Residential District – Residential Planned Community to a HR/RPC High Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying on the northeasterly side of Road 299, 850 feet more or less southeast of Road 298, to be located on 76.69 acres, more or less.
  3. C/Z #1424 – application of **TWIN CEDAR APTS., L.L.C.** to amend the Comprehensive Zoning Map from a GR General 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 approximately 150 feet south of Road 382 and 800 feet east of Road 388, to be located on 45,625 square feet, more or less.

4. C/Z #1432 – application of **DAVID A. RITTER** 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 Indian River Hundred, Sussex County, land lying at the southwest corner of Route 22 (Long Neck Road) and Julia's Lane within Julia's Place Subdivision, to be located on 2.291 acres, more or less.

OLD BUSINESS

1. C/Z #1427 – application of **BALSAMO NORINO PROPERTIES, LLC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying south of Route 54, 300 feet west of Keen-Wik Road, to be located on 19.61 acres, more or less, of a 22.02 acre tract.
2. C/U #1391 - application of **BALSAMO NORINO PROPERTIES, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (85 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 19.61 acres, more or less, of a 22.02 acre tract, lying south of Route 54, 300 feet west of Keen-Wik Road.
3. 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.
4. Ordinance Amendment - AN ORDINANCE TO AMEND THE ZONING ORDINANCE FOR SUSSEX COUNTY, DELAWARE, AS IT RELATES TO COMMERCIAL COMMUNICATIONS TOWERS AND ANTENNAS.
5. Subdivision #2000-31 - application of **ANTONIO V. NERO** to consider the Subdivision of land in a GR General Residential Zoning District in Little Creek Hundred, by dividing 2.23 acres into 2 lots, located within Nero's Acres Subdivision, west of Road 70, 1,540 feet north of Road 64.



6. Subdivision #2000-6 - application of **THE CONCORD GROUP** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Nanticoke Hundred, by dividing 44.64 acres into 28 lots, located north and south of Road 483, 350 feet east of Road 20-A.
7. Subdivision #2000-26 - application of **A. P. LAND, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 47.03 acres into 45 lots, located east of Road 305, 3,973.05 feet north of Route 24.
8. Subdivision #2000-8 - application of **COLLINS ACRES GENERAL PARTNERSHIP** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Dagsboro Hundred, by dividing 31.14 acres into 19 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 421, 1,110 feet west of Road 24.

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Revised

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  7. William B. Warrington Lot and 50' Right of Way – Route 26 RL
- B. Beebe Medical Center RL  
C/U # 1236 Reconsideration / Site Plan - Route 24
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  6. Robert B. Fitzgerald JA  
Parcel and 50' Right of Way – Road 633
  7. William B. Warrington RL  
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C/U #1236 – Reconsideration/Site Plan – Route 24
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REVISED APRIL 11, 2001

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