

APRIL 27, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 27, 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 April 6, 2000
Approval of Minutes of April 13, 2000
- IV. Public Hearings
 1. Subdivision #2000-7 – Bayview Capital III, L.L.C. RL
 2. Subdivision #2000-8 – Collins Acres General Partnership JH
 3. Subdivision #2000-9 – Dirickson Landing Associates RL
 4. Ordinance Amendment – Subdivision Notice
- V. Old Business
 1. C/Z #1400 – Old Towne Pointe, L.L.C. LJ
 2. C/Z #1401 – Old Towne Pointe, L.L.C. LJ
 3. Subdivision #2000-1 – Walls Farm, L.L.C. LJ
Preliminary
 4. Subdivision #2000-5 – Oak Crest Farms, Inc. LJ
Preliminary
 5. Subdivision #99-11 – Eugene D. and Catherine W. Bookhammer RL
Final
 6. Subdivision #99-1 – Ted Liszewski RW
Final
- VI. Other Business
 1. Central Storage at Long Neck RL
Site Plan Discussion – Road 22

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| 2. | Fun Sport, Inc.
C/U #1319 – Site Plan – Route One | RL |
| 3. | Frank Cochrane
C/U #1327 – Site Plan – Road 365 | RL |
| 4. | Shore Line Construction, Inc.
C/U #1284 – Site Plan – Road 38 | JA |
| 5. | Subdivision #90-16 – Holston Farms Associates
Revised Record Plan – Road 432 | LJ |
| 6. | The Horsey Family, L.L.C.
C/U #1271 – Discussion – Route 9 and Road 446 | JH |
| 7. | Subdivision #98-2 – Blue Ribbon Properties, L.L.C.
Buffer Discussion – Road 447 | JH |
| 8. | Subdivision #97-4 – Robin Beard
Time Extension – Road 536 | RW |
| 9. | Subdivision #2000-2 – D & N Properties, L.L.C.
Revised Preliminary Plan – Road 484 | LJ |
| 10. | George W. and Doris S. Carmean
150' Tower Site Plan – Road 529 | LJ |
| 11. | Mumford's Sheet Metal Works
150' Tower Site Plan – Road 377 | JH |
| 12. | James A. Cannon
150' Tower Site Plan – Route 24 | LJ |
1. Subdivision #2000-7—application of BAYVIEW CAPITAL III, L.L.C. to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 19.60 acres into 20 lots, located on the north side of Road 298, 214 feet southeast of Route 24.

2. 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.
3. Subdivision #2000-9—application of DIRICKSON LANDING ASSOCIATES to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Baltimore Hundred, by dividing 50.00 acres into 16 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 381, approximately 2,170 feet east of Road 384.
4. Ordinance Amendment—an Ordinance amending Chapter 99, Section 13, of the Subdivision Code of Sussex County, relating to notice requirements to be given to owners within subdivision prior to alteration, resubdivision or addition; requiring three-fourths approval of property owners within the subdivision prior to proceeding with the hearing process; providing for additional standards for determining approval of alterations or additions to subdivision; providing a form for notice by publication; and creating a procedure for the approval of minor subdivisions.

OLD BUSINESS

1. C/Z #1400—application of OLDE TOWNE POINTE, L.L.C. to consider a proposal to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and C-1 General Commercial 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 northwest of Route 18 (Savannah Road), on both sides of Road 269A (Old Orchard Road) and southeast of Railroad, to be located on 188.24 acres, more or less.
2. C/Z #1400—application of OLDE TOWNE POINTE, L.L.C. to consider a proposal to amend the Comprehensive Zoning Map from an AR-1 Agricultural 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 southwest of Road 269A (Old Orchard Road) and 70 feet north of Route 18 (Savannah Road), to be located on 10.0 acres, more or less.

3. Subdivision #2000-1—application of WALLS FARM, L.L.C. to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Lewes and Rehoboth Hundred, by dividing 56.25 acres into 56 lots, and a waiver from the forested buffer strip requirements, located northwest of Road 277, 865 feet southwest of Road 275.
4. 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.
5. Subdivision #99-11—application of EUGENE D. AND CATHERINE W. BOOKHAMMER to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Lewes and Rehoboth Hundred, by dividing 35.18 acres into 19 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located southeast side of Route 24, 0.4 mile northeast of Love Creek.
6. Subdivision #99-1—application of TED LISZEWSKI to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Seaford Hundred, by dividing 53.78 acres into 53 lots, located south of Road 531, 1,280 feet northwest of Road 533.