

MAY 10, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 10, 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 19, 2001  
Approval of Minutes of April 26, 2001

IV. Public Hearings

1.	C/U #1397 – Delaware Guidance Services For Children and Youth, Inc.	LJ
2.	C/U #1398 – Nomad Village, Inc.	RL
3.	C/U #1399 – Synagro-WWT, Inc.	LJ
4.	C/U #1400 – Synagro-WWT, Inc.	LJ
5.	Ordinance Amendment – Subdivision Notice	
6.	Ordinance Amendment – Residential Use in B-1, C-1, and M Districts	

V. Other Business

1.	Bayshore Subdivision Parcel A Preliminary Multi Family Site Plan – Route 22	RL
2.	Harbour Towne Apartments Parcel B Preliminary Multi Family Site Plan – Route One	LJ
3.	Baywood Greens – Duneside Site Plan Golf Course – Route 24	LJ & RL
4.	Eagle's Nest Fellowship Church C/U #1266 Revised Site Plan – Route One	JA
5.	Wedgefield RPC Request for Model Homes – Road 84 and Road 352	RL

6. IPM Equities Bethany II, LLC RL  
Revised Preliminary Commercial/Multi Family Site Plan –  
Route One

7. Richard E. Carmine, Jr. BG  
Parcel and 50' Right of Way – Road 68

1. C/U #1397 - application of **DELAWARE GUIDANCE SERVICES FOR CHILDREN AND YOUTH, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for counseling and guidance services for children and their families to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.74 acres, more or less, lying southeast of Route One, 300 feet northwest of Best Lane.

2. C/U #1398 - application of **NOMAD VILLAGE, INC.** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 41,001 square feet, more or less, lying on the east side of Route One between Cove Road and Dune Road within Tower Shores Development.

3. C/U #1399 - application of **SYNAGRO-WWT, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for land application of Laurel, Delaware, wastewater treatment plant biosolids as an amendment to Conditional Use No. 1373 to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 88.0 acres, more or less, lying southeast of Route 321, south of Route 324 and west of Railroad.

4. C/U #1400 - application of **SYNAGRO-WWT, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for land application of Laurel, Delaware, wastewater treatment plant biosolids as an amendment to Conditional Use No. 1372 to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 220 acres, more or less, lying northeast of Route 48, northeast of Railroad, southwest of Route 318 and on both sides of Route 432.

5. Ordinance Amendment - AN ORDINANCE AMENDING CHAPTER 99, SECTION 13 OF THE SUBDIVISION CODE OF SUSSEX COUNTY, RELATING TO NOTICE AND CONSENT REQUIREMENTS FOR PROPOSED ALTERATIONS, RESUBDIVISIONS OR ADDITIONS OF PREVIOUSLY SUBDIVIDED AND RECORDED PLATS; CREATING A PROCEDURE FOR THE APPROVAL OF MINOR SUBDIVISIONS; AND PROVIDING FOR THE PAYMENT OF FEES AND COSTS TO THE SUSSEX COUNTY.
6. Ordinance Amendment - AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY IN ORDER TO LIMIT THE NUMBER OF RESIDENTIAL DWELLINGS PER UNIT IN B-1 NEIGHBORHOOD BUSINESS DISTRICTS, C-1 GENERAL COMMERCIAL DISTRICTS, AND M MARINE DISTRICTS.

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 MAY 1, 2001

MAY 10, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 10, 2001, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of April 19, 2001  
Approval of Minutes of April 26, 2001
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  1. C/U #1397 – Delaware Guidance Services For Children and Youth, Inc. LJ
  2. C/U #1398 – Nomad Village, Inc. RL
  3. C/U #1399 – Synagro-WWT, Inc. LJ
  4. C/U #1400 – Synagro-WWT, Inc. LJ
  5. Ordinance Amendment – Subdivision Notice
  6. Ordinance Amendment – Residential Use in B-1, C-1, and M Districts
- V. Other Business
  1. Bayshore Subdivision Parcel A  
Preliminary Multi Family Site Plan – Route 22 RL
  2. Harbour Towne Apartments Parcel B  
Preliminary Multi Family Site Plan – Route One LJ
  3. Baywood Greens – Duneside  
Site Plan Golf Course – Route 24 LJ & RL
  4. Eagle's Nest Fellowship Church  
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  5. Wedgefield RPC  
Request for Model Homes – Road 84 and Road 352 RL

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Route One

7. Richard E. Carmine, Jr. BG  
Parcel and 50' Right of Way – Road 68

8. John Umschlag and Cortland Guy LJ  
Revised Subdivision Plan – Route 9

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POSTED: MAY 1, 2001

AMENDED: MAY 7, 2001

(Amendment to Agenda necessary due to the addition of John Umschlag and Cortland Guy to Other Business)

Other Business

8. John Umschlag & Cortland Guy  
Revised Subdivision Plan - Route ~~9~~ 9

LJ