

MAY 25, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 25, 2000, at 7:30 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 27, 2000
Approval of Minutes of May 4, 2000
- IV. Public Hearings
 - 1. Subdivision #2000-10 – Charles Hearn JH
 - 2. Subdivision #2000-11 – Dr. Burton Aronoff RW
 - 3. Subdivision #2000-12 – Lee Littleton JH
 - 4. Subdivision #2000-13 – Unity Development Company, L.L.C. RL
 - 5. Subdivision #2000-14 – Ocean Atlantic Associates, V, L.L.C. LJ
- V. Old Business
 - 1. Ordinance Amendment – Subdivision Notice
 - 2. C/U #1333 – Albun, Inc. T/A Sea Coast Speedway LJ
 - 3. Subdivision #99-16 – 1st State Storage Company LJ
Preliminary – The Village at Salisbury Switch
 - 4. Subdivision #99-17 – Robert W. Durham JH
Final – Shiloh Acres II
 - 5. Subdivision #2000-3 – Edge Group, Inc. LJ
Final – The Oaks
 - 6. Subdivision #2000-4 – Farmhouse Land Development, L.L.C. LJ
Final – Creek Falls Farm Phase 4
 - 7. C/Z #1397 – Robino-Seaside, L.L.C. RL
Final – Woods at Seaside

VI. Other Business

1. D.M.V. Partnership RL
C/U #1306 – Preliminary Site Plan – Road 360
 2. Rehoboth Hotel Partners, L.L.C. RL
Preliminary Commercial Site Plan – Route 24
 3. Shockley Management, Inc. RL
J. W. Shockley & Sons – Subdivision Lot 2- Route One
Preliminary Commercial Site Plan
 4. Everett Messick JH
Revised Site Plan – C/U #411 – Road 446
 5. Earl E. Seely JA
Frontage Determination Lot 18 Old Inlet Beach
 6. Daniel Milburn LJ
One Lot – Route 404
 7. Branson Smith RW
2 Parcels and 50' Right Of Way Extension – Road 46
 8. John P. Vickers, Jr. LJ
2 Parcels and 50' Right Of Way – Road 249
 9. The Horsey Family, L.L.C. JH
Environmental Impact Study Proposal – Route 9
and Road 446
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1. Subdivision #2000-10 – application of CHARLES HEARN to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Broad Creek Hundred, by dividing 19.09 acres into 5 lots, located south of Road 78, 0.25 miles southeast of Road 487A.
 2. Subdivision #2000-11 – application of DR. BURTON ARONOFF to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Nanticoke Hundred, by dividing 13.68 acres into 5 lots, located southeast of Road 530, 1.04 miles south of Road 46.

3. Subdivision #2000-12 – application of LEE LITTLETON to consider the Subdivision of land in a GR General Residential Zoning District in Little Creek Hundred, by dividing 8.76 acres into 6 lots, located south of Road 454, 304 feet east of Road 457.
4. Subdivision #2000-13 – application of UNITY DEVELOPMENT COMPANY, L.L.C. to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Lewes and Rehoboth Hundred, by dividing 42.81 acres into 55 lots, located southeast corner of Road 283 and Road 275.
5. Subdivision #2000-14 – application of OCEAN ATLANTIC ASSOCIATES, V, L.L.C. to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Broadkill Hundred, by dividing 40.59 acres into 116 lots, and a waiver from the forested buffer strip requirements, located west of Route One, 0.5 mile south of Route 88.

OLD BUSINESS

1. 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.
2. C/U #1333—application of ALBUN, INC., T/A SEA COAST SPEEDWAY to consider the Conditional Use of land in an AR-1 Agricultural Residential District for race tracks – horses and stock cars to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 81.84 acres, more or less, lying at the southeast intersection of U.S. Route 113 and Road 321, and the southwest intersection of Road 325 and Road 326.
3. Subdivision #99-16 – application of 1ST STATE STORAGE CO. to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District and a C-1 General Commercial Zoning District in Georgetown Hundred, by dividing 65.3 acres into 39 lots, located south of Route 9, across from Road 249.

4. Subdivision #99-17 – application of ROBERT W. DURHAM to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Broad Creek Hundred, by dividing 35.61 acres into 35 lots, located east of Road 463, 1,760 feet south of Road 74.
5. Subdivision #2000-3 – application of EDGE GROUP, INC. to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Lewes and Rehoboth Hundred, by dividing 8.90 acres into 9 lots, located northwest of Road 265-A, 1,400 feet northeast of Route One.
6. Subdivision #2000-4 – application of FARMHOUSE LAND DEVELOPMENT, L.L.C. to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Broadkill Hundred, by dividing 35.06 acres into 32 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the northern end of Creek Drive within Creek Falls Farm Subdivision, 1,500 feet northwest of Road 258 and Road 88.
7. C/Z #1397—application of ROBINO-SEASIDE, L.L.C. to consider a proposal to amend the Comprehensive Zoning Map from a GR/RPC General Residential District/Residential Planned Community to a GR/RPC General Residential District/Residential Planned Community by amending Ordinance No. 1269 (Change of Zone No. 1350) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, lying southeast of the intersection of Route One and Road 270-A, to be located on 40.00 acres, more or less.

P&Z Agenda May 25, 2000

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V. Old Business

1. Ordinance Amendment - Subdivision Notice

2. C/U # 1333 - Albun, Inc. T/A Sea Coast Speedway

LJ

3. SUBDIV. # 99-16 -- 1st State Storage Co.

LJ

Preliminary - The Village at Salisbury Switch

4. Subdiv. # 99-17 -- Robert W. Durham

JH

Final - Shiloh Acres II

5. Subdiv. # 2000-3 -- Edge Group, Inc.

LJ

Final - The Oaks

6. Subdiv. # 2000-4 -- Farmhouse^{Land} Development, L.L.C.

LJ

Final - Creek Falls Farm Phase 4

7. C/Z # 1397 - Robino - Seaside, L.L.C.

RL

Final - Woods at Seaside

VI. Other Business

1. D.M.V. Partnership

RL

C/U # 1306 Preliminary Site Plan - Road 360

2. Rehoboth Hotel Partners, LLC

RL

Preliminary Commercial Site Plan - Route 24

3. Shockley Management Inc.

RL

J.W. Shockley & Sons Subdiv. Lot 2 - Route One

Preliminary Commercial Site Plan

4. Everett Messick

JH

Revised Site Plan C/U # 411 - Road 446

5. Earl E. Seely

JA

Frontage Determination Lot 1B Old Inlet Beach

6. Daniel Milburn

LJ

One Lot - Route 404

7. Branson Smith

RW

2 Parcels & 50' Right of Way Extension - Road 46

8. John P. Vickers, Jr.

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2 Parcels & 50' Right of Way - Road 249

9. The Horsey Family, L.L.C.

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Environmental Impact Study Proposal - Route 9 and Road 446