

JUNE 8, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 8, 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 May 25, 2000
- IV. Public Hearings
 1. APD #2000-2 – Wallace E. and May E. Kopple and Others LJ
 2. APD #2000-3 – Harry L. Hoch JA
 3. C/U #1334 – William D. Emmert and Ted Nowakowski, Jr. LJ
 4. C/U #1335 – Stephen C. Theis RW
 5. C/U #1336 – Tidewater Utilities, Inc. RL
 6. C/U #1337 – Preston Schell LJ
- V. Old Business
 1. Ordinance Amendment – Subdivision Notice
 2. Subdivision #2000-14 – Ocean Atlantic Associates, V, L.L.C. Preliminary LJ
 3. Subdivision #2000-1 – Walls Farm, L.L.C. Revised Preliminary LJ
 4. Subdivision #2000-5 – Oak Crest Farms, Inc. Revised Preliminary LJ
- VI. Other Business
 1. Bayville RPC RL
Revised Master Plan – Route 54

2. Savannah East Apartments
Revised Commercial Site Plan – Road 268 LJ
 3. C/Z #1397 – Robino-Seaside, L.L.C.
Final – Woods at Seaside RL
 4. James Scott McCurdy
150' Telecommunications Tower Site Plan – Route 54 RL
 5. William R. and Barbara W. Hudson
150' Telecommunications Tower Site Plan – Route 5 LJ
 6. Delaware Gospel Assembly
Church Site Plan – Route 18 LJ
 7. Rehoboth Mall Redevelopment
Revised Final Site Plan – Route One RL
1. APD #2000-2—application of WALLACE E. AND MAY E. KOPPLE AND OTHERS (Harbeson District) to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Georgetown Hundred for seven (7) parcels of land totaling 678.68 acres, more or less, located north of Road 295, on both sides of Road 294, on both sides of Road 293, and northwest of Road 292-A, for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.
 2. APD #2000-3—application of HARRY L. HOCH (Wild and Free District) to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Cedar Creek Hundred and Nanticoke Hundred for two (2) parcels of land totaling 288.50 acres, more or less, located north of Road 630, and west of Road 594, for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.
 3. C/U #1334—application of WILLIAM D. EMMERT AND TED NOWAKOWSKI, JR. to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a storage building for an auction company (no retail) and a storage building for a landscaping business (no retail) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 10.0 acres, more or less, lying northwest of Route 48, 160 feet southwest of Road 290.

4. C/U #1335—application of STEPHEN C. THEIS to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a professional photography studio to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 33,100 square feet, more or less, lying east of Greenbriar Road (a private road), 250 feet north of Road 535, 0.5 miles east of U.S. Route 13.
5. C/U #1336—application of TIDEWATER UTILITIES, INC. to consider the Conditional Use of land in a C-1 General Commercial District for an elevated water storage facility to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.79 acres, more or less, lying 880 feet southeast of Melson Road (entrance to site is 1,300 feet northeast of Route One) behind Midway Shopping Center.
6. C/U #1337—application of PRESTON SCHELL to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an institutional facility (Delaware Guidance Services For Youth Counseling) and a sales office to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 3.63 acres, more or less, lying southwest of Route One and northwest of Best Lane just north of Red Mill Pond.

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. 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.

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.

P&Z AGENDA JUNE 8, 2000

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES MAY 25, 2000

IV. PUBLIC HEARINGS

V. OLD BUSINESS

1. ORDINANCE AMENDMENT - SUBDIVISION NOTICE

2. SUBDIVISION # 2000-14 -- OCEAN ATLANTIC ASSOCIATES, V, L.L.C.

LJ

PRELIMINARY

3. SUBDIVISION # 2000-1 -- WALLS FARM, L.L.C.

LJ

REVISED PRELIMINARY

4. SUBDIVISION # 2000-5 -- OAK CREST FARMS, INC.

LJ

REVISED PRELIMINARY

VI. OTHER BUSINESS

1. BAYVILLE RPL

RL

REVISED MASTER PLAN - ROUTE 54

2. SAVANNAH EAST APARTMENTS

LJ

REVISED COMMERCIAL SITE PLAN - ROAD 268

3. C/Z # 1397 - ROBINO - SEASIDE, L.L.C.

RL

FINAL - WOODS AT SEASIDE

4. JAMES SCOTT MCCURDY

RL

150' TELECOMMUNICATIONS TOWER SITE PLAN - ROUTE 54

5. WILLIAM R. & BARBARA W. HUDSON

LJ

150' TELECOMMUNICATIONS TOWER SITE PLAN - ROUTE 5

6. DELAWARE GOSPEL ASSEMBLY

LJ

CHURCH SITE PLAN - ROUTE 18

7. REHOBOTH MALL REDEVELOPMENT

RL

REVISED FINAL SITE PLAN - ROUTE ONE