

JUNE 22, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 22, 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 June 8, 2000
- IV. Public Hearings
 - 1. C/Z #1403 – Providence Land, Ltd. RL
 - 2. Subdivision #2000-15 – Henry C. Tift RW
 - 3. Subdivision #2000-16 – Wayne Pepper LJ
 - 4. Subdivision #2000-17 – Village Developers, Inc. JH
 - 5. Subdivision #2000-18 – Smokey Hollow, L.L.C. RL
- V. Old Business
 - 1. C/U #1335 – Stephen C. Theis RW
 - 2. C/U #1336 – Tidewater Utilities, Inc. RL
 - 3. C/U #1337 – Preston Schell LJ
 - 4. Subdivision #2000-14 – Ocean Atlantic Associates, V, L.L.C. LJ
Preliminary
- VI. Other Business
 - 1. Bridgeville Park Center, L.L.C. RW
Preliminary Commercial Site Plan – Route 404
 - 2. Robert W. Spear, Sr. JH
Parcel on 20' Road – Road 510
 - 3. Bethany Meadows Phase 5 RL
Revised Multi-Family Site Plan – Road 368

1. C/Z #1403—application of PROVIDENCE LAND, LTD. to consider a proposal to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-RPC High Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying west of Road 361, 220 feet north of Road 362, to be located on 15.46 acres, more or less.
2. Subdivision #2000-15—application of HENRY C. TIFFT to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Seaford Hundred, by dividing 7.88 acres into 2 lots, and a variance of 25 feet from the required 50 foot right of way width, and a waiver from the street construction requirements, located east of existing 25 foot private road, approximately 1,900 feet north of Road 534.
3. Subdivision #2000-16—application of WAYNE PEPPER to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Dagsboro Hundred, by dividing 19.70 acres into 4 lots, located west of Road 431, 500 feet north of Road 329.
4. Subdivision #2000-17—application of VILLAGE DEVELOPERS, INC. to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Dagsboro Hundred, by dividing 12.77 acres into 13 lots, located south of Road 338, 2,950 feet southwest of Road 82.
5. Subdivision #2000-18—application of SMOKEY HOLLOW, L.L.C. to consider the Subdivision of land in a GR General Residential Zoning District in Baltimore Hundred, by dividing 67.24 acres into 9 lots, located north of Road 390, 2,135 feet northeast of Road 390A.

OLD BUSINESS

1. 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.

2. 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.
3. 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.
4. 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.