

JULY 27, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 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 July 13, 2000
- IV. Public Hearings
 - 1. Subdivision #2000-19 – W. T. Wilson, Inc. LJ
 - 2. Subdivision #2000-20 – Carlton R. Moore JA
 - 3. Subdivision #2000-21 – A. P. Land, L.L.C. LJ
 - 4. C/U #1345 – Glenwood Aviation, L.L.C. RL
 - 5. C/Z #1409 – Wedgefield Land, Ltd. RL
- V. Old Business
 - 1. Ordinance Amendment – Subdivision Notice
 - 2. C/U #1340 – Robino Seachase, L.L.C. RL
 - 3. Subdivision #99-14 – Moore-Layton Investment Co. RL
Final – Bay Oaks
- VI. Other Business
 - 1. Outback Steakhouse RL
Preliminary Commercial Site Plan – Route One
 - 2. Old Towne Office Park RL
Preliminary Commercial Site Plan – Lot 3
Old Towne Office Park
 - 3. Mark Wolfe RL
C/U #1325 Site Plan – Road 275-A

- | | | |
|----|---|----|
| 4. | Crown Communications, Inc.
C/U #1284 Revised Site Plan – Road 38 | JA |
| 5. | Doris E. Rogers
Lot and 50' Right of Way – Road 446 | LJ |
| 6. | Bayshore Drive Broadkill
Frontage Determination | JA |
| 7. | Thomas W. Harmon
3 Lots on Existing 50' Right of Way – Road 313 | RL |
-
1. Subdivision #2000-19—application of W. T. WILSON, INC. to consider the Subdivision of land in a MR Medium Density Residential Zoning District in Broadkill Hundred, by dividing 51.68 acres into 44 lots, located southwest of Route One, 860 feet northwest of Road 88.
 2. Subdivision #2000-20—application of CARLTON R. MOORE to consider the Subdivision of land in a GR General Residential Zoning District in Cedar Creek Hundred, by dividing 58.03 acres into 61 lots, and a waiver from the maximum allowed cul-de-sac length of 1,000 feet, located south of Route 30, 200 feet southeast of Road 228.
 3. Subdivision #2000-21—application of A. P. LAND, L.L.C. to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 47.03 acres into 47 lots, located east of Road 305, 3,973.05 feet north of Route 24.
 4. C/U #1345—application of GLENWOOD AVIATION, L.L.C. to consider the Conditional Use of land in a C-1 General Commercial District for a helistop/heliport to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 41,600 square feet, more or less, lying northwest of Hebron Road (Road 273) 340 feet northeast of Route One Service Road.
 5. C/Z #1409—application of WEDGEFIELD LAND, LTD. to consider a proposal to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying northwest of Road 84 and on both sides of Road 352 (Windmill Road), to be located on 34.28 acres, more or less.

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 #1340 – application of ROBINO SEACHASE, L.L.C. to consider the Conditional Use of land in an AR-1 Agricultural Residential District for 76 multi-family dwelling units to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 10.90 acres, more or less, lying at the northwest corner of the intersection of Road 275 and Road 274.
3. Subdivision #99-14—application of MOORE-LAYTON INVESTMENT CO. to consider the Subdivision of land in a MR Medium Density Residential Zoning District in Indian River Hundred, by dividing 212.86 acres into 44 lots, located south of Road 279A, 1,380 feet southeast of Road 279.

P&Z AGENDA 7/27/00

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES OF JULY 13, 2000

IV. PUBLIC HEARINGS

V. OLD BUSINESS

1. ORDINANCE AMENDMENT - SUBDIVISION NOTICE
2. C/U # 1340 - ROBINO SEACHASE, L.L.C. RL
3. SUBDIVISION # 99-14-- MOORE-LAYTON INVESTMENT CO. RL
FINAL - BAY OAKS

VI. OTHER BUSINESS

1. OUTBACK STEAKHOUSE RL
PRELIMINARY COMMERCIAL SITE PLAN
ROUTE ONE
2. OLD TOWNE OFFICE PARK RL
PRELIMINARY COMMERCIAL SITE PLAN
LOT 3 OLD TOWNE OFFICE PARK
3. MARK WOLFE RL
C/U # 1325 SITE PLAN
ROAD 275-A
4. CROWN COMMUNICATIONS, INC. JA
C/U # 1284 REVISED SITE PLAN
ROAD 38
5. DORIS E. ROGERS LJ
LOT : 50' RIGHT OF WAY
ROAD 446
6. BAYSHORE DRIVE BROADKILL JA
FRONTAGE DETERMINATION
7. Thomas W. Harmon RL
3 lots on existing 50' R.O.W.
Road 313

JULY 27, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 27, 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 July 13, 2000
- IV. Public Hearings
 - 1. Subdivision #2000-19 – W. T. Wilson, Inc. LJ
 - 2. Subdivision #2000-20 – Carlton R. Moore JA
 - 3. Subdivision #2000-21 – A. P. Land, L.L.C. LJ
 - 4. C/U #1345 – Glenwood Aviation, L.L.C. RL
 - 5. C/Z #1409 – Wedgefield Land, Ltd. RL
- V. Old Business
 - 1. Ordinance Amendment – Subdivision Notice
 - 2. C/U #1340 – Robino Seachase, L.L.C. RL
 - 3. Subdivision #99-14 – Moore-Layton Investment Co. RL
Final – Bay Oaks
- VI. Other Business
 - 1. Outback Steakhouse RL
Preliminary Commercial Site Plan – Route One
 - 2. Old Towne Office Park RL
Preliminary Commercial Site Plan – Lot 3
Old Towne Office Park
 - 3. Mark Wolfe RL
C/U #1325 Site Plan – Road 275-A

- | | | |
|----|---|----|
| 4. | Crown Communications, Inc.
C/U #1284 Revised Site Plan – Road 38 | JA |
| 5. | Doris E. Rogers
Lot and 50' Right of Way – Road 446 | LJ |
| 6. | Bayshore Drive Broadkill
Frontage Determination | JA |
| 7. | Thomas W. Harmon
3 Lots on Existing 50' Right of Way – Road 313 | RL |
| 8. | Lighthouse Cove
Final Site Plan – Route 54 | RL |
-
1. Subdivision #2000-19—application of W. T. WILSON, INC. to consider the Subdivision of land in a MR Medium Density Residential Zoning District in Broadkill Hundred, by dividing 51.68 acres into 44 lots, located southwest of Route One, 860 feet northwest of Road 88.
 2. Subdivision #2000-20—application of CARLTON R. MOORE to consider the Subdivision of land in a GR General Residential Zoning District in Cedar Creek Hundred, by dividing 58.03 acres into 61 lots, and a waiver from the maximum allowed cul-de-sac length of 1,000 feet, located south of Route 30, 200 feet southeast of Road 228.
 3. Subdivision #2000-21—application of A. P. LAND, L.L.C. to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 47.03 acres into 47 lots, located east of Road 305, 3,973.05 feet north of Route 24.
 4. C/U #1345—application of GLENWOOD AVIATION, L.L.C. to consider the Conditional Use of land in a C-1 General Commercial District for a helistop/heliport to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 41,600 square feet, more or less, lying northwest of Hebron Road (Road 273) 340 feet northeast of Route One Service Road.

5. C/Z #1409—application of WEDGEFIELD LAND, LTD. to consider a proposal to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying northwest of Road 84 and on both sides of Road 352 (Windmill Road), to be located on 34.28 acres, more or less.

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 #1340 – application of ROBINO SEACHASE, L.L.C. to consider the Conditional Use of land in an AR-1 Agricultural Residential District for 76 multi-family dwelling units to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 10.90 acres, more or less, lying at the northwest corner of the intersection of Road 275 and Road 274.
3. Subdivision #99-14—application of MOORE-LAYTON INVESTMENT CO. to consider the Subdivision of land in a MR Medium Density Residential Zoning District in Indian River Hundred, by dividing 212.86 acres into 44 lots, located south of Road 279A, 1,380 feet southeast of Road 279.