

SEPTEMBER 21, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 21, 2000, 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 September 7, 2000
- IV. Public Hearings
  - 1. C/U #1359 – Norman C. Jackson, Jr. LJ
  - 2. C/U #1360 – Raymond Michitti RL
  - 3. C/Z #1415 – James and Martha Turner RL
  - 4. Subdivision #2000-26 – A. P. Land, L.L.C. LJ
- V. Old Business
  - 1. C/U #1351 – David M. Shepherd LJ
  - 2. C/U #1352 – Rehoboth Outlets Center 3 RL
  - 3. C/U #1354 – Softball World, L.L.C. LJ
- VI. Other Business
  - 1. Nardo, Inc. LJ  
C/U #1290 – Site Plan – Route 9
  - 2. Long Neck Car Sales, LLC LJ  
Preliminary Commercial Site Plan – Route 24
  - 3. Ronald W. and Linda R. Souder LJ  
2 Lots and 50' Right of Way – Road 319
  - 4. Henry and Beatrice Johnson LJ  
Lot – Washington Street

5. Joseph R. Hudson JA  
Parcel – 50' Easement – Road 236-A
  6. First State Community Action Agency JA  
2 Lots – Public Road – Road 225
  7. Robin Beard RW  
3 Lots – 50' Right of Way – Road 536
1. C/U #1359 - application of **NORMAN C. JACKSON, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an automotive sales facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 5.17 acres, more or less, lying northeast of Route 88, 735 feet southeast of Road 257.
  2. C/U #1360 - application of **RAYMOND MICHITTI** to consider the Conditional Use of land in a GR General Residential District and 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 6.34 acres, more or less, lying west of Road 357 (Cedar Neck Road), 1,200 feet north of Road 358.
  3. C/Z #1415 – application of **JAMES AND MARTHA TURNER** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying south of Route 54, 2,300 feet east of Road 58B, to be located on 1.80 acres, more or less.
  4. Subdivision #2000-26 - 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 45 lots, located east of Road 305, 3,973.05 feet north of Route 24.

#### OLD BUSINESS

1. C/U #1351--application of **DAVID M. SHEPHERD** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a contractor's office, parking, and storage of equipment and materials to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 6.169 acres, more or less, lying north of a 20 foot wide easement, 1,000 feet north of Road 306-A and ¼ mile west of Road 299.

2. C/U #1352--application of **REHOBOTH OUTLETS CENTER 3** to consider the Conditional Use of land in a C-1 General Commercial District for a sales cart program for the sale of soft and hard goods off of carts to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 34.41 acres, more or less, lying at the northeast corner of Route 1 and Road 271.
3. C/U #1354--application of **SOFTBALL WORLD, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a softball complex, cabins, parent lodging, administration buildings bath houses, pool and dining hall to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 131.94 acres, more or less, lying on the southwest corner of the intersection of Road 48 and Route 5.

SEPTEMBER 21, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 21, 2000, 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 September 7, 2000
- IV. Public Hearings
  - 1. C/U #1359 – Norman C. Jackson, Jr. LJ
  - 2. C/U #1360 – Raymond Michitti RL
  - 3. C/Z #1415 – James and Martha Turner RL
  - 4. Subdivision #2000-26 – A. P. Land, L.L.C. LJ
- V. Old Business
  - 1. C/U #1351 – David M. Shepherd LJ
  - 2. C/U #1352 – Rehoboth Outlets Center 3 RL
  - 3. C/U #1354 – Softball World, L.L.C. LJ
  - 4. Subdivision #2000-1 – Walls Farm, L.L.C. LJ  
Final
- VI. Other Business
  - 1. Nardo, Inc. LJ  
C/U #1290 – Site Plan – Route 9
  - 2. Long Neck Car Sales, LLC LJ  
Preliminary Commercial Site Plan – Route 24
  - 3. Ronald W. and Linda R. Souder LJ  
2 Lots and 50' Right of Way – Road 319



4. Henry and Beatrice Johnson LJ  
Lot – Washington Street
  5. Joseph R. Hudson JA  
Parcel – 50' Easement – Road 236-A
  6. First State Community Action Agency JA  
2 Lots – Public Road – Road 225
  7. Robin Beard RW  
3 Lots – 50' Right of Way – Road 536
- 
1. C/U #1359 - application of **NORMAN C. JACKSON, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an automotive sales facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 5.17 acres, more or less, lying northeast of Route 88, 735 feet southeast of Road 257.
  2. C/U #1360 - application of **RAYMOND MICHITTI** to consider the Conditional Use of land in a GR General Residential District and 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 6.34 acres, more or less, lying west of Road 357 (Cedar Neck Road), 1,200 feet north of Road 358.
  3. C/Z #1415 – application of **JAMES AND MARTHA TURNER** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying south of Route 54, 2,300 feet east of Road 58B, to be located on 1.80 acres, more or less.
  4. Subdivision #2000-26 - 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 45 lots, located east of Road 305, 3,973.05 feet north of Route 24.

OLD BUSINESS

1. C/U #1351--application of **DAVID M. SHEPHERD** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a contractor's office, parking, and storage of equipment and materials to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 6.169 acres, more or less, lying north of a 20 foot wide easement, 1,000 feet north of Road 306-A and ¼ mile west of Road 299.
2. C/U #1352--application of **REHOBOTH OUTLETS CENTER 3** to consider the Conditional Use of land in a C-1 General Commercial District for a sales cart program for the sale of soft and hard goods off of carts to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 34.41 acres, more or less, lying at the northeast corner of Route 1 and Road 271.
3. C/U #1354--application of **SOFTBALL WORLD, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a softball complex, cabins, parent lodging, administration buildings bath houses, pool and dining hall to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 131.94 acres, more or less, lying on the southwest corner of the intersection of Road 48 and Route 5.
4. 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.

REVISED September 12, 2000

Shane Abbott

SEPTEMBER 21, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 21, 2000, 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 September 7, 2000
- IV. Public Hearings
  1. C/U #1359 – Norman C. Jackson, Jr. LJ
  2. C/U #1360 – Raymond Michitti RL
  3. C/Z #1415 – James and Martha Turner RL
  4. Subdivision #2000-26 – A. P. Land, L.L.C. LJ
- V. Old Business
  1. C/U #1351 – David M. Shepherd LJ
  2. C/U #1352 – Rehoboth Outlets Center 3 RL
  3. C/U #1354 – Softball World, L.L.C. LJ
  4. *SUBD #2000-1 - WALLS FARM, L.L.C.* *Final* LJ
- VI. Other Business
  1. Nardo, Inc. LJ  
C/U #1290 – Site Plan – Route 9
  2. Long Neck Car Sales, LLC LJ  
Preliminary Commercial Site Plan – Route 24
  3. Ronald W. and Linda R. Souder LJ  
2 Lots and 50' Right of Way – Road 319
  4. Henry and Beatrice Johnson LJ  
Lot – Washington Street



5. Joseph R. Hudson JA  
Parcel – 50' Easement – Road 236-A
  6. First State Community Action Agency JA  
2 Lots – Public Road – Road 225
  7. Robin Beard RW  
3 Lots – 50' Right of Way – Road 536
1. C/U #1359 - application of **NORMAN C. JACKSON, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an automotive sales facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 5.17 acres, more or less, lying northeast of Route 88, 735 feet southeast of Road 257.
  2. C/U #1360 - application of **RAYMOND MICHITTI** to consider the Conditional Use of land in a GR General Residential District and 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 6.34 acres, more or less, lying west of Road 357 (Cedar Neck Road), 1,200 feet north of Road 358.
  3. C/Z #1415 – application of **JAMES AND MARTHA TURNER** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying south of Route 54, 2,300 feet east of Road 58B, to be located on 1.80 acres, more or less.
  4. Subdivision #2000-26 - 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 45 lots, located east of Road 305, 3,973.05 feet north of Route 24.

OLD BUSINESS

1. C/U #1351--application of **DAVID M. SHEPHERD** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a contractor's office, parking, and storage of equipment and materials to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 6.169 acres, more or less, lying north of a 20 foot wide easement, 1,000 feet north of Road 306-A and ¼ mile west of Road 299.



2. C/U #1352--application of **REHOBOTH OUTLETS CENTER 3** to consider the Conditional Use of land in a C-1 General Commercial District for a sales cart program for the sale of soft and hard goods off of carts to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 34.41 acres, more or less, lying at the northeast corner of Route 1 and Road 271.
3. C/U #1354--application of **SOFTBALL WORLD, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a softball complex, cabins, parent lodging, administration buildings bath houses, pool and dining hall to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 131.94 acres, more or less, lying on the southwest corner of the intersection of Road 48 and Route 5.