

**Sussex County
Planning & Zoning Commission**

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John L. Allen, Chairman
Robert C. Wheatley, Vice-Chairman
W. Layton Johnson
Ronald P. Lynch
Benjamin Gordy
Lawrence B. Lank, Director

SEPTEMBER 27, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 27, 2001, 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 13, 2001
- IV. Public Hearings
 1. Subdivision #2001-24 – Craig Hudson LJ
 2. Subdivision #2001-25 – S & M Ventures LJ
 3. C/U #1416 – Tri-Gas & Oil Co., Inc. LJ
 4. C/U #1417 – Boys and Girls Club of Delaware, Inc. RL
 5. C/Z #1451 – David B. Webb, Jr. RW
- V. Old Business
 1. C/Z #1447 – Route 54, LLC RL
 2. C/Z #1448 – Gulfstream Development Corp. RL
 3. Subdivision #2001-21 – Hudson-Reed, L.L.C. RL
 4. Subdivision #2000-17 – Village Developers, Inc. BG
- VI. Other Business
 1. Rules of Procedure of the Planning and Zoning Commission
 - Rule 1 – Order of Business; Conduct of Meetings
 - 1.1 – Revision to Order of Business

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| 2. | The Palms At Rehoboth
Preliminary Multi-Family Site Plan – Route One | RL |
| 3. | Long Neck Back Bay Center
Preliminary Multi-Family Site Plan – Route 24 | RL |
| 4. | Bridgeville Park Center
Preliminary Multi-Family Site Plan – U.S. Route 13 | RW |
| 5. | Allen Handy
Preliminary Commercial Site Plan – U.S. Route 13 | RW |
| 6. | Christian Tabernacle
Revised Site Plan – Road 207 | JA |
| 7. | Sussex Shores Water Company
C/U #24 Revised Site Plan – Route One | RL |
| 8. | Cedar Valley MR/RPC
C/Z #1430 Final Site Plan – Road 273 | RL |
| 9. | Edgar F. and Jeanette B. Isaacs
50' Easement – Road 36 | JA |
| 10. | William Warren
C/U #1259 Revised Site Plan – Route 16 | RW |
| 11. | Moonlopen L.L.C. Office Building
Preliminary Commercial Site Plan – Lot 2 Old Towne
Office Park | RL |

Pursuant to 29 Del.C. § 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: SEPTEMBER 18, 2001

1. Subdivision #2001-24 -- application of **CRAIG HUDSON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 81.98 acres into 73 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 251, 666 feet southeast of Road 319.
2. Subdivision #2001-25 -- the application of **S & M VENTURES** to consider the Subdivision of land in a MR Medium Density Residential District in Dagsboro Hundred, Sussex County, by dividing 35.63 acres into 60 lots, located 1,300 feet southwest of Road 318, 300 feet southeast of Road 324.
3. C/U #1416 -- application of **TRI-GAS & OIL CO., INC.** to consider the Conditional Use of land in a C-1 General Commercial District for two 20,000-gallon fuel oil tanks to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 1.03 acres, more or less, lying east of U.S. Route 113 and 1,000 feet north of North Bedford Street Extended.
4. C/U #1417 -- application of **BOYS AND GIRLS CLUB OF DELAWARE, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a recreational facility for children to be located on a certain parcel of land lying and being Indian River Hundred, Sussex County, containing 37,785 square feet, more or less, lying southwest of Route 297 (a.k.a. Route 5), 450 feet southeast of Route 24.
5. C/Z #1451 -- application of **DAVID B. WEBB, JR.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, land lying east of Route 482 and 700 feet northeast of U.S. Route 13, to be located on 27.3139 acres, more or less.

OLD BUSINESS

1. C/Z #1447 -- application of **ROUTE 54, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying northeast of Route 54 and 500 feet east of Route 389, to be located on 2.0 acres, more or less.
2. C/Z #1448 -- application of **GULFSTREAM DEVELOPMENT CORP.** 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 east of Route 352 and 250 feet south of Route 353, to be located on 17.85 acres, more or less.

3. Subdivision #2001-21 -- application of **HUDSON-REED, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 57.68 acres into 49 lots, located north of Road 277, 825 feet west of Road 279.
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.