

OCTOBER 12, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 12, 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
Approval of Minutes of September 14, 2000
Approval of Minutes of September 21, 2000
- IV. Public Hearings
 1. C/U #1361 – Joseph and Daniel Moore BG
 2. C/U #1362 – Timothy S. Johnson RL
 3. C/U #1363 – Richard A. Smith JA
 4. C/Z #1416 – Mills Landing Associates, L.P. LJ
 5. C/Z #1417 – Harbour Towne Associates, L.P. LJ
- V. Old Business
 1. C/U #1352 – Rehoboth Outlets Center 3 RL
 2. C/U #1354 – Softball World, L.L.C. LJ
 3. C/U #1360 – Raymond Michitti RL
 4. C/Z #1412 – L. A. Williams RW
 5. C/Z #1413 – L. A. Williams RW
 6. C/Z #1414 – Allen T. Handy, Sr. RW
 7. Subdivision #2000-11 – Dr. Burton Aronoff Preliminary RW
 8. Subdivision #2000-24 – Race Street, L.L.C. Preliminary LJ

9. Subdivision #2000-26 – A. P. Land, L.L.C. LJ
Preliminary

V. Other Business

1. The Home Depot DE-16e LJ
Preliminary Commercial Site Plan – Route One
2. Doris C. Argo, Heirs JA
9 Lots - South of Road 39
3. William Emmert and Ted Nowakowski LJ
C/U #1334 Site Plan – Route 48
4. American Tower Corporation BG
150' Telecommunications Tower – Route 25
5. Topsail Village at The Salt Pond RL
Preliminary Multi-Family Site Plan – Deer Leap
6. Econo Lodge RL
Revised Commercial Site Plan – Route One
7. Creekwood RL
C/U #1278 Multi-Family Site Plan – Route One
8. Providence RPC RL
Master Record Plan – Road 361
9. Wedgefield RPC RL
Preliminary Site Plan – Road 84
10. Bethany Meadows Phase 5 RL
Final Multi-Family Site Plan – Road 361

1. C/U #1361--application of **JOSEPH AND DANIEL MOORE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for relocation and amendment to Conditional Use No. 891 (Borrow Pit) to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 50.0 acres, more or less, lying east of Road 504, 1,730 feet south of Route 54.
2. C/U #1362--application of **TIMOTHY S. JOHNSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to add one additional lot to an existing 31 lot mobile home park to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 18.48 acres, more or less, lying south of Road 22 (Long Neck Road) ½ mile east of Road 298.
3. C/U #1363--application of **RICHARD A. SMITH** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a country store to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 2.052 acres, more or less, lying west of Road 228 and 960 feet north of Route 38.
4. C/Z #1416—application of **MILLS LANDING ASSOCIATES, L.P.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-2 High Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying southwest of Route One and 1,000 feet south of Route 12, to be located on 4.64 acres, more or less.
5. C/Z #1417—application of **HARBOUR TOWNE ASSOCIATES, L.P.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-2 High Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying southwest of Route 268 (Kings Highway) and east of Route One, to be located on 1.09 acres, more or less.

OLD BUSINESS

1. 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.

2. 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.
3. 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.
4. C/Z #1412 – application of **L. A. WILLIAMS** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a LI-2 Light Industrial District for a certain parcel of land lying and being in Seaford Hundred, Sussex County, land lying east of U.S. Route 13, 0.41 mile north of Road 532, to be located on 15.9487 acres, more or less.
5. C/Z #1413 – application of **L. A. WILLIAMS** to amend the Comprehensive Zoning Map from a MR Medium Density Residential District to a LI-2 Light Industrial District for a certain parcel of land lying and being in Seaford Hundred, Sussex County, land lying at the southeast corner of the intersection of U.S. Route 13 and Delaware Route 18, to be located on 8.9314 acres, more or less.
6. C/Z #1414 – application of **ALLEN T. HANDY, SR.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a LI-2 Light Industrial District for a certain parcel of land lying and being in Seaford Hundred, Sussex County, land lying west of U.S. Route 13, 2,076 feet south of Route 18, to be located on 10.14 acres, more or less.
7. Subdivision #2000-11 – application of **DR. BURTON ARONOFF** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Nanticoke Hundred, by dividing 13.68 acres into 5 lots, located southeast of Road 530, 1.04 miles south of Road 46.
8. Subdivision #2000-24 - application of **RACE STREET, L.L.C.** to consider the Subdivision of land in a C-1 General Commercial Zoning District and an AR-1 Agricultural Residential Zoning District in Lewes and Rehoboth Hundred, by dividing 7.88 acres into 5 lots, located northeast of Route One, east of Road 268 and west of Road 268-A.

9. 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.

OCTOBER 12, 2000 AGENDA

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES OF SEPTEMBER 7, 2000

APPROVAL OF MINUTES OF SEPTEMBER 14, 2000

APPROVAL OF MINUTES OF SEPTEMBER 21, 2000

IV. PUBLIC HEARINGS

1. C/U # 1361 - JOSEPH AND DANIEL MOORE BG
2. C/U # 1362 - TIMOTHY S. JOHNSON - OAK FOREST PARK RL
3. C/U # 1363 - RICHARD A. SMITH JA
4. C/Z # 1416 - MILLS LANDING ASSOCIATES LJ
5. C/Z # 1417 - HARBOUR TOWNE ASSOCIATES, L.P. LJ

V. OLD BUSINESS

1. C/U # 1352 - REHOBOTH OUTLETS CENTER 3 RL
2. C/U # 1354 - SOFTBALL WORLD, L.L.C. LJ

- ? 3. ~~REMOVED~~ # ~~REMOVED~~ - ~~REMOVED~~ (REMOVED) C/U # 1360 - RAYMOND MICHITTI ~~RL~~
4. ~~3. 4.~~ C/Z # 1412 - L.A. WILLIAMS RW
 5. ~~4. 5.~~ C/Z # 1413 - L.A. WILLIAMS RW
 6. ~~5. 6.~~ C/Z # 1414 - ALLEN T. HANDY, SR. RW
 7. ~~6. 7.~~ SUBDIVISION # 2000-11 -- DR. BURTON ARONOFF RW
PRELIMINARY
 8. ~~7. 8.~~ SUBDIVISION # 2000-24 -- RACE STREET, L.L.C. LJ
PRELIMINARY
 9. ~~8. 9.~~ SUBDIVISION # 2000-26 -- A.P. LAND, L.L.C. LJ
PRELIMINARY

VI. OTHER BUSINESS

1. THE HOME DEPOT DE-16e LJ
PRELIMINARY COMMERCIAL SITE PLAN - ROUTE ONE
2. DORIS C. ARGO, HEIRS JA
9 LOTS SOUTH OF ROAD 39
3. WILLIAM EMMERT & TED NOWAKOWSKI LJ
C/U # 1334 SITE PLAN - ROUTE 48
4. AMERICAN TOWER CORPORATION BG
150' TELECOMMUNICATIONS TOWER - ROUTE 25
5. TOPSAIL VILLAGE @ THE SALT POND RL
PRELIMINARY MULTI FAMILY SITE PLAN - DEER LEAP
6. ECONO LODGE RL
REVISED COMMERCIAL SITE PLAN - ROUTE ONE
7. CREEKWOOD RL
C/U # 1278 MULTI FAMILY SITE PLAN - ROUTE ONE
8. PROVIDENCE RPC RL
MASTER RECORD PLAN - ROAD 361
9. WEDGEFIELD RPC RL
PRELIMINARY SITE PLAN - ROAD 84
10. BETHANY MEADOWS PHASE 5 RL
FINAL MULTI FAMILY SITE PLAN - ROAD 361