

OCTOBER 26, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 26, 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 October 12, 2000
- IV. Public Hearings
  1. APD #2000-4 – Nelson P. Warren, Jr., Robert M. Warren and Thomas W. Warren LJ
  2. C/U #1364 – Melvin A. and Judi A. Foracre LJ
  3. C/U #1365 – Chesapeake Utilities Corporation RL
  4. C/Z #1418 – PGS Properties, L.L.C. RL
  5. Subdivision #2000-27 – Lake Shore Investment, L.L.C. RL
  6. Subdivision #2000-28 – Charles H. Guy, IV, Robert A. Nedzel, and Douglas L. Stambaugh RW
- V. Other Business
  1. C-SW Cellular Partnership JA  
C/U #1348 – Site Plan – Road 627
  2. Robert B. Fitzgerald JA  
Parcel and 50' Right of Way – Road 633
  3. Kercher and Associates LJ  
Commercial Site Plan – Road 48
  4. Albert J. Bierman LJ  
150' Tower Site Plan – Road 431
  5. Ocean One LJ  
Commercial Site Plan – Delaware Route One

1. APD #2000-4 – application of **NELSON P. WARREN, JR., ROBERT M. WARREN, AND THOMAS W. WARREN** to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Nanticoke Hundred for three (3) parcels of land totaling 334.128 acres, more or less, located on both sides of Route 579, 0.6 mile south of Road 527, for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.
2. C/U #1364 – application of **MELVIN A. AND JUDI A. FORACRE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for sales and service of recreational vehicles (motorcycles) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.614 acres, more or less, lying southwest of Route 5, 1,575 feet northwest of Route 48.
3. C/U #1365 – application of **CHESAPEAKE UTILITIES CORPORATION** to consider the Conditional Use of land in a GR General Residential District for a bulk propane storage and distribution facility to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 5.74 acres, more or less, plus an access road, lying on a private easement 1,000 feet southeast of the intersection of Route 84 and Road 366.
4. C/Z #1418 – application of **PGS PROPERTIES, L.L.C.** 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 Indian River Hundred, Sussex County, land lying east of Route 24, 300 feet south of Route 22 (Long Neck Road), to be located on 11.2 acres, more or less.
5. Subdivision #2000-27 – application of **LAKE SHORE INVESTMENT, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Baltimore Hundred, by dividing 34.07 acres into 26 lots, located north of Route 26, 880 feet west of Road 327. This is currently a recorded subdivision and the intent is to allow for multisectional manufactured homes on  $\frac{3}{4}$  acre lots.
6. Subdivision #2000-28 – application of **CHARLES H. GUY, IV, ROBERT A. NEDZEL, AND DOUGLAS L. STAMBAUGH** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Seaford Hundred, by dividing 99.37 acres into 53 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the northwest corner of the intersection of Road 531 and Road 533.