

NOVEMBER 30, 2000

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, NOVEMBER 30, 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 26, 2000  
Approval of Minutes of November 2, 2000  
Approval of Minutes of November 16, 2000
- IV. Public Hearings
  1. APD #2000-5—Mark F. Gordy, Ernest Layfield and Pauline, and Thomas and Roxanne Whittaker BG
  2. Subdivision #2000-29—Drew and Kristin Ward BG
  3. Subdivision #2000-30—Glade Point, L.L.C. LJ
  4. C/U #1370—Jay Beach LJ
  5. C/U #1371—Philadelphia Pentecostal Holiness Church, Inc. JA
  6. Ordinance Amendment – Chapter 115 Manufactured Homes  
½ acre
- V. Old Business
  1. C/U #1365—Chesapeake Utilities Corporation RL
  2. Subdivision #2000-27—Lake Shore Investment, L.L.C. RL
  3. Subdivision #99-24—Sussex Ventures RL
- VI. Other Business
  1. Bahar, L.L.C. BG  
Preliminary Commercial Site Plan – Road 337

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| 2.  | Rehoboth Outback Steak House<br>Final Commercial Site Plan – Route One   | RL |
| 3.  | Southpointe Professional Center<br>C/U #1162 Revised Site Plan – Route 9 | LJ |
| 4.  | Knights Bridge Mill<br>Preliminary Multi-Family Site Plan – Route One    | RL |
| 5.  | DMV Partnership<br>C/U #1306 Final Site Plan – Route One and Road 360    | RL |
| 6.  | Southampton Phase 2<br>MR/RPC Final Site Plan – Road 368                 | RL |
| 7.  | REHI, L.L.C.<br>Preliminary Commercial Site Plan – Route 9               | LJ |
| 8.  | Bayly's Garage<br>C/U #981 Revised Site Plan – U.S. Route 13             | BG |
| 9.  | Salt Pond Associates<br>Lot 381 Extension – Oyster Shell Cove            | RL |
| 10. | Shawnee Acres<br>Setback Determination – Route 14                        | JA |
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1. APD #2000-5—application of **MARK F. GORDY, ERNEST AND PAULINE LAYFIELD, AND THOMAS AND ROXANNE WHITTAKER** to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Little Creek Hundred for four (4) parcels of land totaling 256.44 acres, more or less, located southwest of Road 456 (Line Church Road), 1,300 feet south of Road 64 for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.
  2. SUBDIVISION #2000-29—application of **DREW AND KRISTIN WARD** to consider the resubdivision of Lot 13 within Meadow Drive Subdivision, an AR-1 Agricultural Residential Zoning District in Dagsboro Hundred, by dividing 2.77 acres into 2 lots, located at the northeast corner of the intersection of Road 433 and Ward Way.

3. SUBDIVISION #2000-30—application of **GLADE POINT, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Broadkill Hundred, by dividing 132 acres into 23 lots, located west of Road 257, approximately 0.8 mile west of Road 258.
4. C/U #1370—application of **JAY BEACH** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for retail sales of sheds, playground equipment and yard furniture; seasonal sales of Christmas trees, pumpkins, and vegetables; open pit cooking; and a corn maze to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 39.81 acres, more or less, lying north of Route 24, 2,320 feet southwest of Road 284.
5. C/U #1371—application of **PHILADELPHIA PENTECOSTAL HOLINESS CHURCH, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a multi-family dwelling structure (14 units) to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 19.82 acres, more or less, lying east of U.S. Route 113 and 1,000 feet west of Road 213 and ½ mile south of Road 641.
6. Ordinance Amendment – an Ordinance amending Chapter 115 of the Code of Sussex County, Entitled “Zoning “, to amend Provisions relating to the placement of Multisectional Manufactured Homes.

#### OLD BUSINESS

1. 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.
2. 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 ¾ acre lots.



3. SUBDIVISION #99-24—application of **SUSSEX VENTURES** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Dagsboro Hundred, by dividing 54.54 acres into 48 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 335, 22 feet east of Road 331.