

**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

APRIL 10, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 10, 2003, 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 March 27, 2003
- IV. Public Hearings
 1. C/U #1489 -- Rehoboth Homes Builders, Inc. LJ
 2. C/U #1490 -- Tidewater Utilities, Inc. LJ
 3. Subdivision #2002-42 -- Wolfe Properties BG
 4. Subdivision #2002-43 -- Boca East, LLC RL
 5. Subdivision #2002-44 -- Junior Armiger RW
- V. Old Business
 1. C/U #1485 -- Jay R. Donovan JA
 2. C/U #1486 -- Alton D. White BG
 3. C/U #1487 -- Ronald E. Gray RL
 4. C/U #1488 -- Vaughn Melson and Alfred Melson RL
 5. C/Z #1493 -- Keith Properties, Inc. RL
 6. C/Z #1494 -- Keith Properties, Inc. RL
 7. C/Z #1495 -- Ronald E. Gray RL

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| 8. | C/Z #1496 -- Palisades Land, LLC | RL |
| 9. | Subdivision #2000-22 -- Leslie and Brenda Johnson
Final | RW |
| 10. | Subdivision #2002-23 -- James D. Parker
Final | BG |

VI. Other Business

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| 1. | The Villages of Five Points MR/RPC | LJ |
| | a. West Village Phase II - Record Plan | |
| | b. West Village Phase III - Record Plan | |
| | c. West Village Phase IV - Record Plan | |
| | d. Town Center East Parcels I, II and III - Record Plan | |
| | e. Town Center and Town Center East - Multi-Family Site Plan | |
| 2. | Epworth Christian School | BG |
| | C/U #524 - Revised Site Plan - Road 476 | |
| 3. | Wilson and Alberta Cullum | LJ |
| | C/U #1464 - Site Plan - Route 9 | |
| 4. | Short's Marine | LJ |
| | C/U #1305 - Revised Stipulation - Road 299 | |
| 5. | Subdivision #2001-3 -- C. Larry McKinley | BG |
| | Time Extension | |
| 6. | Alfred Mitchell | LJ |
| | 2 Lots and 50' Easement - Route 5 | |

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: MARCH 28, 2003

1. C/U #1489 -- application of **REHOBOTH HOME BUILDERS, INC.**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (52 units), to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 13.0 acres, more or less, lying 600 feet southwest of Route One and Route 276.
2. C/U #1490 -- application of **TIDEWATER UTILITIES, INC.**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an elevated water storage tank for a public utility, to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.55 acre, more or less, lying 800 feet south of Route One (behind the site for the Home Depot).
3. Subdivision #2002-42 -- application of **WOLFE PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 59.09 acres into 54 lots, located east of Road 453, 700 feet south of Road 452.
4. Subdivision #2002-43 -- application of **BOCA EAST, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 258.11 acres into 180 lots, located east of Road 279, 0.9 mile southeast of Road 277.
5. Subdivision #2002-44 -- application of **JUNIOR ARMIGER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 47.93 acres into 41 lots, located at the south end of Armiger Drive, 380 feet southeast of Grace Circle within Hill N Dale Subdivision on the east side of Road 490.

OLD BUSINESS

1. C/U #1485 -- application of **JAY R. DONOVAN**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District to sell antiques, produce, glassware, flowers, used tools, and farm supplies, to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 1.0 acre, more or less, lying north of Route 36 and 340 feet west of Road 626.
2. C/U #1486 -- application of **ALTON D. WHITE**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for light fabrication of parts and frames for race cars, to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 5.06 acres, more or less, lying northwest of Route 497 and 250 feet north of Route 24.

3. C/U #1487 -- application of **RONALD E. GRAY**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a mini-storage facility with space for boat and RV storage, workshops, and an office, to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.55 acres, more or less, lying 696 feet north of Route 54, 0.7 mile west of Route 58B and 0.7 mile east of Route 381.
4. C/U #1488 -- application of **VAUGHN MELSON AND ALFRED MELSON**, to consider the Conditional Use of land in a MR Medium Density Residential District and a C-1 General Commercial District for multi-family dwelling structures (171 units), to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 29.81 acres, more or less, lying east of Route 357 and across from Route 358.
5. C/Z #1493 -- application of **KEITH PROPERTIES, INC.** 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 on the southerly side of Route 54, 440 feet easterly of Road 58B, to be located on 1.39 acres, more or less.
6. C/Z #1494 -- application of **KEITH PROPERTIES, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and a B-1 Neighborhood Business District to a MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying 200 feet south of Route 54 and 600 feet east of Road 58B, to be located on 17,609 square feet, more or less.
7. C/Z #1495 -- application of **RONALD E. GRAY** 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 north of Route 54, 0.7 mile west of Route 58B and 0.7 mile east of Route 381, to be located on 4.77 acres, more or less.
8. C/Z #1496 -- application of **PALISADES LAND, LLC** 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 on both sides of Route 364, 1/2 mile southeast of Route 363 and on both sides of Route 364A, 2,000 feet south of Route 364, to be located on 354.17 acres, more or less.
9. Subdivision #2000-22 -- application of **LESLIE AND BRENDA JOHNSON** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Seaford Hundred, by dividing 55.70 acres into 38 lots, located west of Road 541, 1,230 feet south of Road 20.

10. Subdivision #2002-23 -- application of **JAMES D. PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 20.52 acres into 18 lots, located east of Parker Drive and south of Kinsley's Lane within Parker's Point Subdivision, southeast of Road 410 and northeast of Road 412.