

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

JULY 10, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 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 June 26, 2003
- IV. Old Business
 - 1. C/Z #1482 -- Donald Derrickson LJ
 - 2. C/Z #1511 -- Gulfstream Development RL
 - 3. C/U #1494 -- Buchanan Builders, Inc. RL
 - 4. Subdivision #2002-34 -- Robert W. Clagg
Final RW
 - 5. Subdivision #2003-4 -- Homestead, L.L.C.
Preliminary RL
- V. Public Hearings
 - 1. C/U #1496 -- Julie Schroeck RL
 - 2. C/Z #1512 -- Percy, Inc. RL
 - 3. Subdivision #2003-6 -- Oyster Rock Properties, L.L.C. JA
 - 4. Subdivision #2003-7 -- Stover Homes, L.L.C. JA
 - 5. Subdivision #2003-8 -- William B. and Judith D. Warrington RL

VI. Other Business

1. Swann Cove, MR/RPC RL
Site Plan - Route 54
2. Forest Landing MR/RPC RL
Revised Master Plan - Roads 84 and 368
3. White Creek Landing West RL
C/Z #1240 -- Revised Preliminary Site Plan - Road 351
4. Gerald and Cindy Richardson RL
Multi-Family Site Plan - Road 368
5. Ocean Ridge West RL
Lot Extensions - Route One
6. Trey and Darlene Matthes RL
Parcel and 50' Right of Way - Road 331
7. The Retreat LJ
C/Z #1487 -- Site Plan - Roads 277 and 283
8. Louis Chaconas LJ
Commercial Site Plan - Hebron Road
9. Kenneth McEnroy LJ
3 Lots and 50' Right of Way - Road 298

VI. Reorganization

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: JULY 1, 2003

OLD BUSINESS

1. C/Z #1482 -- application of **DONALD DERRICKSON** 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 Lewes and Rehoboth Hundred, Sussex County, land lying southeast of Road 283 (Postal Lane) and 800 feet southwest of Route One, to be located on 44.83 acres, more or less.
2. C/Z #1511 -- application of **GULFSTREAM DEVELOPMENT** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-1/RPC High 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 362 across from Route 368, to be located on 19.159 acres, more or less.
3. C/U #1494 -- application of **BUCHANAN BUILDERS, INC.** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (7 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.61 acre, more or less, lying east of Route One, 300 feet north of Route 361-A.
4. Subdivision #2002-34 -- application of **ROBERT W. CLAGG** to consider the Subdivision of land in a GR General Residential District in Seaford Hundred, Sussex County, by dividing 7.81 acres into 2 lots, located 150 feet south of Road 553 and 1,250 feet west of Road 554.
5. Subdivision #2003-4 -- application of **HOMESTEAD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 122.60 acres into 81 lots, located east of Road 384, 960 feet north of Road 382.

PUBLIC HEARINGS

1. C/U #1496 -- application of **JULIE SCHROECK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an antique shop/art gallery to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 39,281 square feet, more or less, lying south of Route 26, 0.6 mile east of Route 365.
2. C/Z #1512 -- application of **PERCY, 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 northeast of Route 382, 600 feet north of Route 17, to be located on 8.223 acres, more or less.

3. Subdivision #2003-6 -- application of **OYSTER ROCK PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 42.10 acres into 32 lots, located northwesterly of Road 264, 2,726.40 feet northeast of Route One.
4. Subdivision #2003-7 -- application of **STOVER HOMES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 47.04 acres into 35 lots, located southwest corner of the intersection of Route One and Road 38.
5. Subdivision #2003-8 -- application of **WILLIAM B. AND JUDITH D. WARRINGTON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 57.5 acres into 2 lots, located west of Road 390-A, 1,721 feet north of Road 390.