

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

AUGUST 28, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 28, 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 August 14, 2003
Approval of Minutes of August 21, 2003
- IV. Old Business
 1. Subdivision #2002-14 -- J. & Y. Parker Family L.P. RL
Final
 2. Subdivision #2002-27 -- James G. and Carolyn M. Fox RW
Final
 3. Subdivision #2002-32 -- Old Oak Properties, L.L.C. LJ
Final
 4. Subdivision #2002-45 -- Fran Gonzon LJ
Preliminary
 5. Subdivision #2003-9 -- 1st State Development, L.L.C. JA
Preliminary
 6. Subdivision #2003-14 -- H.M. Properties, Route 23, L.L.C. LJ
Preliminary
 7. C/U #1497 -- Bobby R. Jones JA
 8. C/U #1501 -- Rehoboth Bay Conservancy, LLC LJ

V. Public Hearings

1. Subdivision #2003-15 -- TLC Real Estate Solutions, Inc. JA
2. Subdivision #2003-16 -- William Hicks RW
3. C/Z #1513 -- Windmill Ventures, LLC RL
4. C/U #1502 -- Windmill Ventures, LLC RL
5. C/U #1503 -- Elton and Donna Murray RL
6. C/U #1504 -- Nardo, Inc. LJ

VI. Other Business

1. The Peninsula MR/PPC LJ
Phase 1A Site Plan - Road 299
2. Ellis Point AR-1/RPC RL
Master Record Plan - Road 346-B
3. Raymond Michitti RL
C/U #1360 Time Extension - Road 357
4. Americana Bayside MR/RPC RL
 - a. Condition No. 20 Amendment
 - b. Condition No. 21 Amendment
 - c. Master Record Plan
 - d. Golf Course Site Plan
 - e. Phase I Site Plan
 - f. Phase II Site Plan
5. State Parks LJ
Amendment to Site - Campsites with Cottages - Indian River Inlet

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: AUGUST 15, 2003

OLD BUSINESS

1. Subdivision #2002-14 -- application of **J. & Y. PARKER FAMILY L. P.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 3.82 acres into 6 lots, located north of Road 331, 640 feet southeast of Road 339.
2. Subdivision #2002-27 -- application of **JAMES G. AND CAROLYN M. FOX** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 97.60 acres into 4 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 46, 902.55 feet southeast of Road 517-A.
3. Subdivision #2002-32 -- application of **OLD OAK PROPERTIES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 14.51 acres into 13 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 298 and approximately 1,080 feet southeast of Route 24.
4. Subdivision #2002-45 -- application of **FRAN GONZON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 84.34 acres into 81 lots, located south of Road 251, 2,650 feet east of Road 319.
5. Subdivision #2003-9 -- application of **1ST STATE DEVELOPMENT, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 31.90 acres into 30 lots, located south of Road 38, 791.51 feet east of Road 216.
6. Subdivision #2003-14 -- application of **H.M. PROPERTIES, ROUTE 23, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 240.81 acres into 352 lots, located at the southwesterly corner of the intersection of Road 286 and Road 285.
7. C/U #1497 -- application of **BOBBY R. JONES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to construct, build, and repair wooden pallets to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 13.392 acres, more or less, lying northwest of Route 611, 1,500 feet south of Route 16.

8. C/U #1501 -- application of **REHOBOTH BAY CONSERVANCY, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a community recreational center and parking to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 10.66 acres, more or less, lying west of Route 279 (Camp Arrowhead Road), 1.1 mile south of Route 277 (Angola Road).

PUBLIC HEARINGS

1. Subdivision #2003-15 -- application of **TLC REAL ESTATE SOLUTIONS, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 5.15 acres into 3 lots, located at the corner of the intersection of Hudson Street and Falls Road within Creek Falls Farm Subdivision.
2. Subdivision #2003-16 -- application of **WILLIAM HICKS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 23.37 acres into 2 lots, located northeast of Road 541, 1,075 feet southeast of Road 538.
3. C/Z #1513 -- application of **WINDMILL VENTURES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying east of Route 352 (Windmill Road), 0.4 mile south of Route 26, to be located on 34.09 acres, more or less.
4. C/U #1502 -- application of **WINDMILL VENTURES, LLC** to consider the Conditional Use of land in 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 34.09 acres, more or less, lying east of Route 352 (Windmill Road), 0.4 mile south of Route 26.
5. C/U #1503 -- application of **ELTON AND DONNA MURRAY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a self-storage facility to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 40,293 square feet, more or less, lying north of Road 346 (Holts Landing Road), 210 feet west of Route 348 (Irons Lane).
6. C/U #1504 -- application of **NARDO, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a B-1 Neighborhood Business District for expansion of Conditional Use No. 1290 (Ordinance No. 1323) for additional offices and storage to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 5.0 acres, more or less, lying south of Route 9, 0.5 mile west of Route 262.