

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

SEPTEMBER 11, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 11, 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 28, 2003
- IV. Old Business
 1. C/U #1497 -- Bobby R. Jones JA
 2. C/Z #1513 -- Windmill Ventures, LLC RL
 3. C/U #1502 -- Windmill Ventures, LLC RL
 4. C/U #1503 -- Elton and Donna Murray RL
 5. C/U #1504 -- Nardo, Inc. LJ
 6. Subdivision #2003-14 -- H.M. Properties, Route 23, L.L.C. Preliminary LJ
 7. Subdivision #2003-15 -- TLC Real Estate Solutions, Inc. JA
- V. Public Hearings
 1. C/Z #1514 -- Don Conaway RL
 2. C/Z #1515 -- Don Conaway RL
 3. C/Z #1516 -- East Bay Homes, LLC
WITHDRAWN AUGUST 12, 2003 RL
 4. C/Z #1517 -- Michael and Mary Morton LJ

5. Ordinance Amendment -- B-1 and C-1 Districts
6. Ordinance Amendment -- C-2 District
- VI. Other Business
 1. Bay Crossing MR/RPC LJ
Final Record Plan - Route One
 2. Dukes Property LJ
Preliminary Multi-Family Site Plan - Route 22 (Long Neck Road)
 3. WSFS Bank LJ
Preliminary Commercial Site Plan - Route One

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 29, 2003

OLD BUSINESS

1. 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.
2. 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.
3. 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.
4. 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).
5. 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.
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. 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.

PUBLIC HEARINGS

1. C/Z #1514 -- application of **DON CONAWAY** to amend the Comprehensive Zoning Map from a B-1 Neighborhood Business District to a C-1 General Commercial District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying south of Route 54, 1.0 mile west of "The Ditch" and 0.6 mile east of Route 58B, to be located on 1.43 acres, more or less.
2. C/Z #1515 -- application of **DON CONAWAY** to amend the Comprehensive Zoning Map from a B-1 Neighborhood Business District to a C-1 General Commercial District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying south of Route 54, 1.0 mile west of "The Ditch" and 0.6 mile east of Route 58B, to be located on 2.61 acres, more or less.
3. C/Z #1516 -- application of **EAST BAY HOMES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-RPC High Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, land lying northeast of Route 331 and 0.4 mile southeast of Route 339 and southwest of Indian River, to be located on 21.007 acres, more or less.
WITHDRAWN AUGUST 12, 2003
4. C/Z #1517 -- application of **MICHAEL AND MARY MORTON** 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 Lewes and Rehoboth Hundred, Sussex County, land lying northeast of Route 268 (Kings Highway), across from Route 268A, to be located on 16,227 square feet, more or less.
5. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY TO AMEND THE PROVISIONS RELATING TO RESIDENTIAL USES IN THE B-1 AND C-1 COMMERCIAL ZONING DISTRICTS BY LIMITING SUCH USES TO 4 DWELLING UNITS PER ACRE, TO ELIMINATE SECTION 115-77.1 LARGE SCALE USES, AND MAKES OTHER TECHNICAL CHANGES TO ARTICLE X, B-1 NEIGHBORHOOD BUSINESS DISTRICT AND ARTICLE XI, C-1 GENERAL COMMERCIAL DISTRICT.
6. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY, TO ADD A NEW SECTION CREATING A C-2 LARGE SCALE COMMERCIAL DISTRICT.