

**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

NOVEMBER 20, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, NOVEMBER 20, 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 November 13, 2003
- IV. Old Business
 1. C/U #1508 -- Ray Lewis BG
 2. Ordinance Amendment - B-1 and C-1 Districts
- V. Public Hearings
 1. Subdivision #2003-24 -- Small Wonder, Inc. JA
 2. Subdivision #2003-25 -- Rich Moonblatt JA
 3. C/U #1514 -- Tanya Lewis RW
 4. C/Z #1524 -- Patrick Tell LJ
 5. C/Z #1525 -- Anderson Homes, L.L.C. LJ
- VI. Other Business
 1. DC Group, LLC LJ
C/U #1412 - Revised Site Plan - Road 252
 2. Full Tilt Marine LJ
Revised Site Plan - Road 22
 3. Pusey Rentals, LLC BG
C/U #1420 - Time Extension - U.S. Route 13

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| 4. | Adams Pit
4 Parcels and 50' Right of Way - Revised - Route 20 | RW |
| 5. | James E. and Jann C. Cox
Parcel and 50' Right of Way - Road 291 | LJ |
| 6. | Elizabeth Himes
2 Lots on 50' Right of Way - U.S. Route 13A | RW |
| 7. | Janet Rigan and Ashley Linton
2 Lots and 50' Right of Way - Road 288 | LJ |
| 8. | David Brickman
Lot and 50' Right of Way - Road 388 | RL |
| 9. | Robert Wotring
Conceptual Parking Plan - Route One and Route 9 | JA |

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: NOVEMBER 7, 2003

OLD BUSINESS

1. C/U #1508 -- application of **RAY LEWIS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit for extraction and removal of soil to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 86.74 acres, more or less, lying east of Route 413 and north of Route 419.
2. 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.

PUBLIC HEARINGS

1. Subdivision #2003-24 -- application of **SMALL WONDER, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 32.72 acres into 34 lots, located south of Road 207, 600 feet east of Road 214.
2. Subdivision #2003-25 -- application of **RICH MOONBLATT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 6.16 acres into 3 lots, and a waiver from the forested buffer requirements, located west of Road 233, 2,646 feet southeast of Road 234B.
3. C/U #1514 -- application of **TANYA LEWIS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a retail car sales lot to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 1.24 acres, more or less, lying northeast of Route 404 (Seashore Highway), 300 feet southeast of Road 569 (Woodenhawk Road).
4. C/Z #1524 -- application of **PATRICK TELL** to amend the Comprehensive Zoning map from a MR Medium Density Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying south of the intersection of Road 297 and Road 312 at Oak Orchard, to be located on 19,256 square feet, more or less.
5. C/Z #1525 -- application of **ANDERSON HOMES, L.L.C.** 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 northeast of Road 275 (Plantation Road) and 600 feet northwest of Route 24, to be located on 32.75 acres, more or less.