

**Sussex County
Planning & Zoning Commission**

P.O. Box 417
Georgetown, DE 19947
302-855-7878
302-854-5079 (Fax)



John L. Allen, Chairman
Robert C. Wheatley, Vice-Chairman
W. Layton Johnson
Ronald P. Lynch
Benjamin Gordy
Lawrence B. Lank, Director

DECEMBER 18, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 18, 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 December 11, 2003
- IV. Old Business
 1. Subdivision #2003-4 -- Homestead, L.L.C. RL
Final
- V. Public Hearings
 1. C/U #1515 -- Robin David Reifsnyder LJ
 2. C/U #1516 -- Michael and Heather Kirby RW
 3. C/U #1517 -- David Kiser BG
 4. C/Z #1528 -- Cadbury Senior Services, Inc. LJ
- VI. Other Business
 1. The Peninsula MR/RPC LJ
Phase I - Final Record Plan - Road 299
 2. Dr. Joel Halpern Office Building RL
Commercial Site Plan - Route 26
 3. Bargain Bills BG
Commercial Site Plan - Route 9 and U.S. Route 13
 4. Country Grove Subdivision BG
Revised Record Plan - U.S. Route 13-A and Road 515

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| 5. | Fenwick Shoals Subdivision
Recreation Area Site Plan - Water Walk Way | RL |
| 6. | West Bay Park Clubhouse
C/U #1501 - Site Plan - Road 279 | LJ |
| 7. | Darrell Matthews
C/U #1481 - Site Plan - Route 9 | RW |
| 8. | Delaware S.P.C.A.
Revised Site Plan - U.S. Route 113 | BG |
| 9. | Bird Haven Subdivision
Public Streets to Private Streets | RL |
| 10. | Greentop Estates
Revised Lot - Greentop Road | JA |
| 11. | Philadelphia Pentecostal Holiness
C/U #1371 - Time Extension - Road 213 | 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: DECEMBER 5, 2003

OLD BUSINESS

1. 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 #1515 -- application of **ROBIN DAVID REIFSNYDER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a classroom/studio to teach pottery and other crafts to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 13,789 square feet, more or less, lying south of Route 9, 150 feet east of Road 319.
2. C/U #1516 -- application of **MICHAEL AND HEATHER KIRBY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for auto detailing to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 20,095 square feet, more or less, lying east of Road 546, 3,200 feet south of Road 544.
3. C/U #1517 -- application of **DAVID KISER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to build and display barns, doghouses, etc. to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 10.05 acres, more or less, lying southeast of Road 475, 1,000 feet southwest of Road 474.
4. C/Z #1528 -- application of **CADBURY SENIOR SERVICES, INC.** 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 on the northerly side of Road 267 (Gills Neck Road), 1/4 mile east of Road 268 (Kings Highway), to be located on 95.2 acres, more or less.