



Planning & Zoning

Agendas & Minutes

JANUARY 22, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 22, 2004, 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 January 8, 2004

IV. Old Business

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| 1. | C/Z #1528 -- Cadbury Senior Services, Inc. | LJ |
| 2. | C/U #1518 -- Atlantic Auction Co., Inc. | RL |
| 3. | C/U #1519 -- Inland Bays, LLC | RL |
| 4. | C/Z #1529 -- Douglas W. Brockway | LJ |
| 5. | Subdivision #2003-4 -- Homestead, L.L.C.
Final | RL |

V. Public Hearings

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| 1. | C/U #1520 -- Tidewater Utilities, Inc. | JA |
| 2. | C/U #1521 -- Storage Equity Partners, LP, II | LJ |
| 3. | C/Z #1547 -- Robert G. Sando, Jr. | JA |
| 4. | C/U #1548 -- Robert G. Sando, Jr. | JA |
| 5. | C/Z #1530 -- Cloverland Farms Dairy, Inc. | LJ |
| 6. | Subdivision #2003-29 -- Waterside, Inc. | RL |

VI. Other Business

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| 1. | Lewes Church of Christ
Preliminary Site Plan - Road 264 (Oyster Rocks Road) | JA |
| 2. | Pep-Up, Inc.
C/U #1194 Revised Site Plan - U.S. Route 113 | RL |
| 3. | Brent and Nancy C. Rhue
3 Lots and 50' Right of Way - Route One (Coastal Highway) | JA |
| 4. | Gordon E. Riner
Lot and 50' Right of Way - Road 331 | LJ |
| 5. | Delano R. Hudson
Parcel and 50' Right of Way - Route 17 | RL |

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: JANUARY 9, 2004

OLD BUSINESS

1. 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.
2. C/U #1518 -- application of **ATLANTIC AUCTION CO., INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for self-storage and a professional office to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.799 acres, more or less, lying at the northwest corner of Route 17 and Road 353.
3. C/U #1519 -- application of **INLAND BAYS, 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 11.96 acres, more or less, lying north of Route 360 (Fred Hudson Road), 1,360 feet east of Route 357 (Cedar Neck Road).

4. C/Z #1529 -- application of **DOUGLAS W. BROCKWAY** to amend the Comprehensive Zoning Map from a GR General 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 west of Route 288 (Wil-King Road), 4,100 feet north of Route 280-B, to be located on 1.67 acres, more or less.
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 #1520 -- application of **TIDEWATER UTILITIES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for wells and a control building for a public utility to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 4,676 square feet, more or less, lying northeast of Route One and being southwest of Wilson Lane within Greystone Manor Subdivision.
2. C/U #1521 -- application of **STORAGE EQUITY PARTNERS, LP, II** 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 Lewes and Rehoboth Hundred, Sussex County, containing 1.17 acres, more or less, lying east of Private Road (west of Crab Barn Restaurant) and 1,100 feet south of Route One.
3. C/Z #1547 -- application of **ROBERT G. SANDO, JR.** to amend the Comprehensive Zoning Map from a GR General Residential District to an AR-1 Agricultural Residential District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying northeast of Route One, 150 feet southeast of Road 234 (Deep Branch Road), to be located on 19,500 square feet, more or less.
4. C/U #1548 -- application of **ROBERT G. SANDO, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a computer repair and sales of computers and parts to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 19,500 square feet, more or less, lying northeast of Route One, 150 feet southeast of Road 234 (Deep Branch Road).
5. C/Z #1530 -- application of **CLOVERLAND FARMS DAIRY, INC.** 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

Indian River Hundred, Sussex County, land lying on the northwest corner of the intersection of Routes 24, 5, and 297, to be located on 3.66 acres, more or less.

6. Subdivision #2003-29 -- application of **WATERSIDE, INC.** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 31.87 acres into 36 lots, located 1,050 feet north of Route 26, 1,870 feet east of Road 349.