



## *Planning & Zoning*

Agendas & Minutes

FEBRUARY 12, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 12, 2004, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### **REVISED AGENDA**

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes of January 22, 2004

IV. Old Business

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 #2003-26 -- Beach Homes, Inc. LJ  
Preliminary
7. Subdivision #2003-21 -- PAF, LLC RW  
Preliminary and Final

V. Public Hearings

1. C/U #1522 -- SSEW, LLC LJ
2. C/U #1523 -- Raab-Ford RL
3. C/Z #1531 -- Lake Placid Properties, LLC LJ

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|--------------------|---|----|
| 4.                 | Subdivision #2003-32 -- HM Properties                                     | LJ |
| 5.                 | Subdivision #2003-33 -- John A. Mast                                      | RW |
| VI. Other Business |   |    |
| 1.                 | Oak Grove Subdivision<br>2 Lots - Sunrise and Moonlight Drives - Road 345 | RL |
| 2.                 | Mike Magaha<br>Lot on 50' Right of Way - Route 20                         | RW |
| 3.                 | Tracy Faulkner<br>2 Lots and 50' Right of Way - Road 501                  | BG |
| 4.                 | Mary Wilgus<br>Parcel and 50' Right of Way - Road 381-A                   | RL |
| 5.                 | Scott and Billie Jo Layfield<br>Lot and 50' Right of Way - Road 471       | BG |

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 27, 2004**

**REVISED: JANUARY 30, 2004**

(Revised to include additional Old Business)

**OLD BUSINESS**

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 #2003-26 -- application of **BEACH HOMES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 103.73 acres into 96 lots, located on both sides of Route 30 and both sides of Road 48 at the intersection of Route 30 and Road 48.
7. Subdivision #2003-21 -- application of **PAF, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 15.71 acres into 2 lots, located east of Road 484, approximately 0.7 mile north of Road 46.

#### PUBLIC HEARINGS

1. C/U #1522 -- application of **SSEW, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 18.33 acres, more or less, lying northeast of Route 275 (Plantation Road), 700 feet southeast of Road 276 (Shady Road).
2. C/U #1523 -- application of **RAAB-FORD** 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 2.48 acres, more or less, lying south of Route 54, 500 feet west

of Lincoln Drive, a private road within Cape Windsor Subdivision, and 0.5 mile west of The Ditch at Fenwick Island.

3. C/Z #1531 -- application of **LAKE PLACID PROPERTIES, LLC.** 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 east of Route 24, 1,000 feet south of Route 5 and Route 22 (Long Neck Road), to be located on 14.23 acres, more or less.
4. Subdivision #2003-32 -- application of **HM PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 136.20 acres into 201 lots, located south of Road 301, 1,820 feet east of Road 302.
5. Subdivision #2003-33 -- application of **JOHN A. MAST** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 30.65 acres into 13 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 78, 375 feet northwest of Road 80.