



Planning & Zoning

Agendas & Minutes

FEBRUARY 26, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 26, 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 February 12, 2004
- IV. Old Business
 1. C/U #1522 -- SSEW, LLC LJ
 2. C/U #1523 -- Raab-Ford RL
 3. C/Z #1531 -- Lake Placid Properties, LLC LJ
 4. Subdivision #2003-32 -- HM Properties LJ
Preliminary
 5. Subdivision #2003-7 -- Stover Homes, L.L.C. JA
Final
- V. Public Hearings
 1. Ordinance Amendment Chapter 115 -- Combined Highway Corridor Overlay
 2. Ordinance Amendment Chapter 115 -- Cluster Development
 3. Subdivision #2003-31 -- P & H Harmon Properties, L.L.C. LJ
WITHDRAWN FEBRUARY 23, 2004
 4. Subdivision #2003-34 -- Palisades Land, LLC RL

VI. Other Business

1. Bayview Landing HR-1/RPC
Final Record Plan - Route 54 RL
2. Subdivision #2002-35 -- Elaine Muncy
Time Extension JA
3. Kenneth W. and Bernice M. Wilson
2 Parcels and 50' Easement - Road 546 RW
4. Henry J. and Rosa Evans
2 Lots and 50' Easement - Road 319 LJ
5. Charles H. Guy, IV and David W. Green
Parcel and 50' Easement - Road 543 RW
6. Wade William Smith
Lot and 50' Easement - Road 48 LJ
7. James H. and Dorothy M. Bailey
2 Lots and 50' Right of Way - Route 54 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: FEBRUARY 13, 2004

REVISED: FEBRUARY 23, 2004

(Revised for withdrawal of Subdivision #2003-31)

OLD BUSINESS

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 #2003-7 -- application of **STOVER HOMES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 47.04 acres into 35 lots, located southwest corner of the intersection of Route One and Road 38.

PUBLIC HEARINGS

1. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY, TO REVISE AND REPLACE SECTION 194.1 WITH A NEW SECTION ENTITLED THE COMBINED HIGHWAY CORRIDOR OVERLAY ZONE.
2. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY, ARTICLE IV "AR-1 AND AR-2 AGRICULTURAL RESIDENTIAL DISTRICTS", TO ALLOW CLUSTER DEVELOPMENT OF RESIDENTIAL STRUCTURES AND TO DEFINE CLUSTER DEVELOPMENT.
3. Subdivision #2003-31 -- application of **P & H HARMON PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District, Indian River Hundred, Sussex County, by dividing 125.91 acres into 115 lots, located south of Road 297, 1,300 feet east of Road 305.
WITHDRAWN FEBRUARY 23, 2004
4. Subdivision #2003-34 -- application of **PALISADES LAND, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 353.09 acres into 380 lots, located on both sides of Road 364, 1/2 mile southeast of Road 363, and on both sides of Road 364-A, 2,000 feet south of Road 364.