



Planning & Zoning

Agendas & Minutes

MARCH 11, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 11, 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 February 26, 2004
- IV. Old Business
 1. C/U #1522 -- SSEW, LLC LJ
 2. C/Z #1531 -- Lake Placid Properties, LLC LJ
 3. Subdivision #2003-32 -- HM Properties Preliminary LJ
 4. Subdivision #2003-34 -- Palisades Land, LLC Preliminary RL
- V. Public Hearings
 1. C/U #1559 -- Beebe Medical Center LJ
 2. C/U #1560 -- NMB, LLC LJ
 3. C/U #1561 -- Pep-Up, Inc. RL
 4. C/U #1529 -- Bart and Brenda Donaway BG
 5. Subdivision #2003-30 -- Keller Farm, LLC LJ
- VI. Other Business

1. The Vineyards at Nassau Valley LJ
Revised Preliminary Site Plan - Route 9

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2. Dr. Michael Poleck JA
C/U #1462 - Site Plan - Savannah Road
3. Sposato's Office Building JA
C/U #1474 - Site Plan - Road 258
4. Soul Saving Station Pentecostal Church of Rehoboth LJ
Preliminary Site Plan - Norwood Street
5. Henry J. and Rosa Evans LJ
2 Lots and 50' Easement - Road 319
6. Wade William Smith LJ
Lot and 50' Easement - Road 48

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: MARCH 1, 2004

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/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.
3. 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.
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.

PUBLIC HEARINGS

1. C/U #1559 -- application of **BEEBE MEDICAL CENTER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for expansion of outpatient medical center to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 33.83 acres, more or less, lying southeast of Route 24 (John J. Williams Highway), 800 feet northeast of Road 275 (Warrington Road).
2. C/U #1560 -- application of **NMB, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a C-1 General Commercial District for fuel storage and loading to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 9.43 acres, more or less, lying northeast of U.S. Route 113, 0.4 mile northwest of Road 432 (Stockley Road).
3. C/U #1561 -- application of **PEP-UP, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for propane tanks (expansion of Conditional Use No. 1194) to be located on a certain parcel of land lying and being

in Baltimore Hundred, Sussex County, containing 5.97 acres of a 16.56 acre tract, more or less, lying 700 feet west of Road 376 and 1,860 feet north of Road 376A.

4. C/U #1529 -- application of **BART AND BRENDA DONAWAY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for automotive repairs to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.54 acres, more or less, lying at the northeast corner of Route 24 and Route 409.
5. Subdivision #2003-30 -- application of **KELLER FARM, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 101.90 acres into 98 lots, located south of Route 9, across from Road 265.