



## *Planning & Zoning*

Agendas & Minutes

MARCH 25, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 25, 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 March 4, 2004  
Approval of Minutes of March 11, 2004
- IV. Old Business
  1. C/U #1524 -- Rehoboth Beach Associates, L.L.C. LJ
  2. C/U #1526 -- Robino-Sanibel Village, L.L.C. JA
  3. C/U #1529 -- Bart and Brenda Donaway BG
  4. Subdivision #2003-30 -- Keller Farm, LLC LJ
  5. Subdivision #2003-35 -- Route 30, L.L.C. JA
  6. Subdivision #2003-36 -- Dyer McCrea Ventures JA
- V. Public Hearings
  1. C/U #1545 -- Christopher Valenti JA
  2. C/U #1530 -- Moor Disposal Service, Inc. LJ
  3. C/Z #1533 -- Hailey/Ribera Development, LLC LJ
  4. Ordinance Amendment Chapter 115 -- Conditional Uses in Agricultural Residential District and General Residential District

5. Ordinance Amendment Chapter 115 -- Technical Advisory Committee Review of RPC Developments

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VI. Other Business

1. Paynter's Mill MR/RPC LJ
  - a. Paynter's Manor - Final Site Plan
  - b. Paynter's Meadow - Final Site Plan
  - c. Governor's Green - Final Site Plan
2. Mike's Clearance Center BG  
Preliminary Site Plan - U.S. Route 13
3. Americana Bayside MR/RPC RL  
Arrington Woods - Preliminary Site Plan
4. Rehoboth Beach Associates, LLC LJ  
Preliminary Multi-Family Site Plan - Route One
5. Richard E. Tucker RL  
C/U #1492 - Site Plan - Route 54
6. Edwin Tilghman BG  
Multi-Family Site Plan - Route 26 and Road 413
7. Brea Millman LJ  
Lot and 50' Easement - Road 277
8. Subdivision #2002-41 - Commercial Corner Joint Venture RL  
Time Extension - Road 382

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 16, 2004

OLD BUSINESS

1. C/U #1524 -- application of **REHOBOTH BEACH ASSOCIATES, L.L.C.** 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 23.52 acres, more or less, lying northwest of Road 274 (Old Landing Road), across from Road 275A (Airport Road).
2. C/U #1526 -- application of **ROBINO-SANIBEL VILLAGE, L.L.C.** 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 38.23 acres, more or less, lying west of Route 269A (Old Orchard Road), south of Railroad and north of Dutch Acres Subdivision off of Route One.
3. 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.
4. 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.
5. Subdivision #2003-35 -- application of **ROUTE 30, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 30.25 acres into 28 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the southwest corner of the intersection of Routes 38 and 30.
6. Subdivision #2003-36 -- application of **DYER MCCREA VENTURES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 66.66 acres into 66 lots, located east of Road 30, 2,255 feet south of Route 16.

PUBLIC HEARINGS

1. C/U #1545 -- application of **CHRISTOPHER VALENTI** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business office, greenhouses, and material and supply storage to be

located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 5.61 acres, more or less, lying southwest of Route One, 0.9 mile northwest of Route 16.

2. C/U #1530 -- application of **MOOR DISPOSAL SERVICE, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a trash disposal business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.94 acres, more or less, lying south of Route 24 (John J. Williams Highway), 550 feet west of Route 309.
3. C/Z #1533 -- application of **HAILEY/RIBERA DEVELOPMENT, LLC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to an AR-1/RPC Agricultural Residential District-Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying northwest of Route 24, east of Love Creek, and west of Tanglewood Drive, the entrance to Briarwood Estates Subdivision, to be located on 83.74 acres, more or less.
4. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY, TO ALLOW RESIDENTIAL, BUSINESS, COMMERCIAL OR INDUSTRIAL USES AS CONDITIONAL USES IN THE AGRICULTURAL RESIDENTIAL AND GENERAL RESIDENTIAL ZONING DISTRICTS.
5. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY, TO ALLOW FOR A TECHNICAL ADVISORY COMMITTEE REVIEW OF RPC DEVELOPMENTS, TO DEFINE A TECHNICAL ADVISORY COMMITTEE AND TO ALLOW FOR A SCHEDULE OF CONSTRUCTION FOR RPC DEVELOPMENTS.