



## *Planning & Zoning*

Agendas & Minutes

MARCH 31, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 31, 2005, 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 3, 2005  
Approval of Minutes of March 10, 2005
- IV. Old Business
  1. Subdivision #2004-2 – Brooks-Palmer Custom Homes, Inc. MJ  
Preliminary
  2. Subdivision #2004-21 – Springfield Self Storage, L.P. MJ  
Preliminary
  3. Subdivision #2004-23 – Foster Irving Walls, IV JA  
Preliminary
- V. Public Hearings
  1. C/U #1600 – Robert E. and Kim C. Kuhl RS
  2. C/Z #1568 – Harold E. Dukes, Jr. MJ
  3. C/Z #1569 – Henry W. Gray MJ
  4. C/Z #1570 – William and Leslie Brown BG
  5. C/Z #1572 – Riverview, LLC RS
- VI. Other Business

- |     |   |                                    |
|-----|---|------------------------------------|
| 1.  | Americana Bayside MR/RPC<br>Final Record Plan – Phases 4, 5 and 8 – Route 54    | RS                                 |
|     |   | Agenda<br>March 31, 2005<br>Page 2 |
| 2.  | North Beach Community<br>C/U #1507 – Site Plan – Road 360                       | RS                                 |
| 3.  | Swann Cove MR/RPC<br>Amended Condition – Route 54                               | RS                                 |
| 4.  | Paynter's Purchase MR/RPC<br>Interpretation of Condition – Route 88             | MJ                                 |
| 5.  | Seagrass Plantation MR/RPC & Bennett's Beach<br>Street Layout – Road 348        | RS                                 |
| 6.  | Lamb Ventures, L.L.C.<br>Commercial Site Plan – U.S. Route 13                   | RW                                 |
| 7.  | Parker's Point Addition<br>Revised Subdivision Plan – Beth's Court              | BG                                 |
| 8.  | Derwin B. Lowe<br>3 Lots and 50' Right of Way – Route 9                         | BG                                 |
| 9.  | Randy and Donna Gooner<br>Parcel and 50' Right of Way – Route 30                | MJ                                 |
| 10. | C/U #1421 Sports at the Beach<br>Reconsideration of Revised Site Plan – Route 9 | MJ                                 |

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 11, 2005

OLD BUSINESS

1. Subdivision #2004-2 -- application of **BROOKS-PALMER CUSTOM HOMES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 86.25 acres into 41 lots, located east of Road 290 (Coolspring Road), 360 feet southeast of Road 292.
2. Subdivision #2004-21 -- application of **SPRINGFIELD SELF STORAGE, L.P.** to consider the Subdivision (Clustered Development) of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 17.27 acres into 34 lots, located north of Route 48, 1,750 feet southwest of Route 5.
3. Subdivision #2004-23 -- application of **FOSTER IRVING WALLS, IV** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 6.56 acres into 2 lots, located at the end of Beverly Lane and being Lot 16 within Creek Falls Farm Subdivision.

PUBLIC HEARINGS

1. C/U #1600 -- application of **ROBERT E. AND KIM C. KUHL** to consider the Conditional Use of land in a MR Medium Density Residential District for a multi-family dwelling structure to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 6,000 square feet, more or less, lying south of Admiral Road, 320 feet east of Route One, and being Lot 6 within Tower Shores Subdivision.
2. C/Z #1568 -- application of **HAROLD E. DUKES, JR.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying southwest of Route 5, 1,600 feet northwest of Route 48, to be located on 4.61 acres, more or less.
3. C/Z #1569 -- application of **HENRY W. GRAY** 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 southwest of Route 5, 250 feet southeast of Road 292A, to be located on 32,962 square feet, more or less.
4. C/Z #1570 -- application of **WILLIAM AND LESLIE BROWN** 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 Broad Creek Hundred, Sussex County, land lying south of Route 9, 900 feet east of U.S. Route 13, to be located on 4.46 acres, more or less.

5. C/Z #1572 -- application of **RIVERVIEW, LLC.** to amend the Comprehensive Zoning Map from a MR Medium Density Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying southeast of Road 346A, 3,100 feet east of Road 346, to be located on 79.432 acres, more or less.