



Planning & Zoning

Agendas & Minutes

APRIL 1, 2004

A special meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 1, 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. Public Hearings

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| 1. | Subdivision #2003-37 -- Gary Watson | BG |
| 2. | C/U #1531 -- Dean W. Sherman | LJ |
| 3. | C/Z #1534 -- H2E2, LLC | LJ |
| 4. | C/Z #1535 -- Fenwick Commons, L.L.C. | RL |
| 5. | C/Z #1536 -- Sandy Landing, L.L.C. | 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: MARCH 16, 2004

PUBLIC HEARINGS

1. Subdivision #2003-37 -- application of **GARY WATSON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 41.86 acres into 40 lots, located north of Road 465, 2,318 feet west of Road 479.
2. C/U #1531 -- application of **DEAN W. SHERMAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit for the creation of two (2) ponds to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 78.48 acres, more or less, lying east of Route 5, 1/2 mile south of Road 257 and approximately 1.0 mile north of Route 9.
3. C/Z #1534 -- application of **H2E2, 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 west of Route 24, 1,800 feet south of Route 5 and Long Neck Road, to be located on 6.51 acres, more or less.
4. C/Z #1535 -- application **FENWICK COMMONS, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying at the southwest corner of Route 54 and Route 394, and northeast of Route 394, 150 feet southeast of Route 54, to be located on 13.35 acres, more or less.
5. C/Z #1536 -- application of **SANDY LANDING, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural 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 west of Route 341, across from Route 342, to be located on 27.21 acres, more or less.