



Planning & Zoning

Agendas & Minutes

APRIL 14, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 14, 2005, 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 March 31, 2005
- IV. Old Business
 1. C/Z #1568 – Harold E. Dukes, Jr. MJ
 2. C/Z #1572 – Riverview, LLC RS
 3. Subdivision #2003-27 – Main Street Homes, L.L.C. Preliminary MJ
 4. Subdivision #2003-55 – Dirickson Landing Associates Preliminary RS
 5. Subdivision #2004-21 – Springfield Self Storage, L.P. Preliminary MJ
- V. Public Hearings
 1. C/U #1606 – William F. Massey, Jr., Kevin Rogers and James Broadhurst MJ
 2. C/Z #1573 – Darin Windsor RW
WITHDRAWN APRIL 11, 2005
 3. C/Z #1574 – Richard Wyatt MJ

4. Subdivision #2004-27 – Timothy S. Elder RS

5. Subdivision #2004-28 – Thomas Brown JA

Agenda
April 14, 2005
Page 2

VI. Other Business

1. Nassau Grove MR/RPC MJ
C/Z #1552 – Master Record Plan – Road 265

2. Bayard Road Mini Storage RS
C/U #1590 – Site Plan – Road 384

3. Dagsboro Dental RS
Commercial Site Plan – U.S. Route 113

4. Long Neck Shores AR-1/RPC MJ
Recreation Area Site Plan – Road 299

5. Robin Callahan RW
Parcel and 50' Right of Way – Route 404

6. Ronald E. Gray RS
C/U #1487 – Time Extension – Route 54

7. The Arbors of Cottage Dale MJ
C/U #1522 – Model Home – Road 275

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: APRIL 1, 2005

REVISED: APRIL 12, 2005

(Revised for withdrawal of C/Z #1573)

OLD BUSINESS

1. 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.
2. 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.
3. Subdivision #2003-27 -- application of **MAIN STREET HOMES, L.L.C.** to consider the Subdivision of land in a MR Medium Density Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 24.40 acres into 35 lots, located at the end of Fairway Drive within Old Landing Development, approximately 1,950 feet west of Road 274 (Old Landing Road).
4. Subdivision #2003-55 -- application of **DIRICKSON LANDING ASSOCIATES** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 20.04 acres into 19 lots, located north of Road 54, 450 feet east of Road 346.
5. 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.

PUBLIC HEARINGS

1. C/U #1606 -- application of **WILLIAM F. MASSEY, JR., KEVIN ROGERS, AND JAMES BROADHURST** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for retail sales and a multi-family dwelling structure (4 units) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.58 acres, more or less, lying at the southwest corner of Routes 88 and 261, and 150 feet east of Route 258.
2. C/Z #1573 -- application lands of **DARIN WINDSOR** 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 Northwest Fork Hundred, Sussex County, land lying west of U.S. Route 13, 0.80 mile north of Road 584, to be located on 4.74 acres, more or less.

WITHDRAWN APRIL 11, 2005

3. C/Z #1574 -- application of **RICHARD WYATT** 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 Georgetown Hundred, Sussex County, land lying northeast of U.S. Route 113 and across from the southerly end of Route 213, to be located on 7.5736 acres, more or less.
4. Subdivision #2004-27 -- application of **TIMOTHY S. ELDER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 10.94 acres into 3 lots, located south of Road 367-B, ½ mile west of Road 365.
5. Subdivision #2004-28 -- application of **THOMAS BROWN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 10.88 acres into 4 lots, located north of Road 608, 2,740 feet west of Road 607.