



Planning & Zoning

Agendas & Minutes

MAY 13, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 13, 2004, 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 April 29, 2004
Approval of Minutes of May 6, 2004
- IV. Old Business
 1. C/U #1535 -- The Barn Yard LJ
 2. Subdivision #2003-28 -- CARD, L.L.C. LJ
 3. Subdivision #2002-25 -- Dale Wheatley LJ
- V. Public Hearings
 1. Subdivision #2003-41 -- Shelly Jones LJ
 2. Subdivision #2003-42 -- Jeff Heflebower and Woody Logan RW
 3. C/U #1539 -- Russell Banks RL
 4. C/U #1540 -- James R. Gibson LJ
 5. C/U #1571 -- Mid-Atlantic Property Ventures, L.L.C. LJ
- VI. Other Business
 1. SSEW Townhomes LJ
C/U #1522 - Site Plan - Road 275
 2. Dagsboro-Willey Mini Storage RL
Preliminary Commercial Site Plan - Route 26
 3. Stonewater Creek LJ
Relocated Wastewater Treatment Facility - Route 5

4. Wilgus Associates, Inc. JA
C/U #1480 - Amended Conditions - Savannah Road (Route 9)
5. Peter Economos LJ
C/U #1249 - Revised Site Plan - Route 9
6. Irene Gray BG
2 Lots and 50' Right of Way - Road 432
7. Subdivision #2003-35 -- Route 30, L.L.C. JA
Request for Reconsideration
8. Holly Lake Campground LJ
Revised Units - Route 24

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 30, 2004

REVISED: MAY 6, 2004

(Revised to include additional Old Business)

OLD BUSINESS

1. C/U #1535 -- application of **THE BARN YARD** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an amendment to Conditional Uses No. 1370 and No. 1443 by adding the sale of mulch, stone, and related landscape goods and to remove the wetland restriction to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 39.81 acres, more or less, lying north of Route 24 and 2,320 feet southwest of Route 284.
2. Subdivision #2003-28 -- application of **CARD, 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 115.29 acres into 234 lots, located east of Road 274 (Old Landing Road) approximately 3,750 feet south of Road 275.
3. Subdivision #2002-25 -- application of **DALE WHEATLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 38.73 acres into 23 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Route 9, 1,170 feet west of Road 254.

PUBLIC HEARINGS

1. Subdivision #2003-41 -- application of **SHELLY JONES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 14.29 acres into 3 lots, located north of Road 287, 1,060 feet west of Road 277.
2. Subdivision #2003-42 -- application of **JEFF HEFLEBOWER AND WOODY LOGAN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 17.32 acres into 18 lots, located south of Road 530, 0.8 mile southwest of Road 46.
3. C/U #1539 -- application of **RUSSELL BANKS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a recycling and storage facility for recycling concrete, blacktop, and soils to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.45 acres, more or less, lying west of Route 348, 840 feet north of Route 349.
4. C/U #1540 -- application of **JAMES R. GIBSON** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (3 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 11,850 square feet, more or less, lying southwest of Pine Lane, 350 feet west of Lake Drive (Road 50) and north of Lake Comegy's, being Lot 3A of Silver Lake Heights.

5. C/U #1571 -- application of **MID-ATLANTIC PROPERTY VENTURES, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a family practice medical office to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 2.162 acres, more or less, lying southeast of Route 24, 0.43 mile northeast of Love Creek.