



Planning & Zoning

Agendas & Minutes

MAY 27, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 27, 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 May 13, 2004
- IV. Old Business
 1. Subdivision #2003-39 -- James D. and Mary Beth Parker Preliminary LJ
 2. Subdivision #2003-37 -- Gary Watson Preliminary BG
 3. Subdivision #2003-24 -- Small Wonder, Inc. Final JA
 4. C/U #1537 -- Jeff Springfield Computer Services LJ
 5. C/U #1538 -- Kevin's Trailer Sales, Inc. RL
 6. C/U #1539 -- Russell Banks RL
 7. C/U #1540 -- James R. Gibson LJ
 8. C/Z #1538 -- Rebay, LLC LJ
- V. Public Hearings
 1. Subdivision #2004-17 -- Natelli Communities, Ltd. Partnership LJ
- VI. Other Business

1. Rehoboth Beach Associates, LLC
Multi-family Site Plan - Route One

LJ

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2. B/Z Builders
Parcel and 50' Right of Way - Road 381

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: MAY 14, 2004

OLD BUSINESS

1. Subdivision #2003-39 -- application of **JAMES D. AND MARY BETH PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District and GR General Residential District in Indian River Hundred, Sussex County, by dividing 101.67 acres into 88 lots, located east of Route 30, approximately 2,984 feet north of Road 314.
2. 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.
3. Subdivision #2003-24 -- application of **SMALL WONDER, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 32.72 acres into 34 lots, located south of Road 207, 600 feet east of Road 214.
4. C/U #1537 -- application of **JEFF SPRINGFIELD COMPUTER SERVICES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a computer repair and training facility to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 1.033 acres, more or less, lying northeast of Route 326, 1,200 feet southeast of Route 432.
5. C/U #1538 -- application of **KEVIN'S TRAILER SALES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for storage of camping trailers and boats to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 16.55 acres, more or less, lying north of Route 26 and 2,100 feet east of Route 20.
6. 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.
7. 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.

8. C/Z #1538 -- application of **REBAY, 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 Lewes and Rehoboth Hundred, Sussex County, land lying southeast of Route 271 (Holland Glade Road), 3,150 feet northeast of Route One, to be located on 180.60 acres, more or less.

PUBLIC HEARINGS

1. Subdivision #2004-17 -- application of **NATELLI COMMUNITIES, LTD. PARTNERSHIP** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 250.13 acres into 544 lots, located north of Route 9, 0.25 miles east of Road 261.