



Planning & Zoning

Agendas & Minutes

JUNE 10, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 10, 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 27, 2004
- IV. Old Business
 1. C/U #1539 -- Russell Banks RL
 2. C/U #1540 -- James R. Gibson LJ
 3. C/Z #1538 -- Rebay, LLC LJ
 4. Subdivision #2003-27 -- Main Street Homes, L.L.C. Preliminary LJ
 5. Subdivision #2004-17 -- Natelli Communities, Ltd. Partnership Preliminary LJ
- V. Public Hearings
 1. APD #2004-1 -- Irene V. Houseman JA
 2. C/U #1541 -- James B. Walsh LJ
 3. C/Z #1540 -- Louis J. Travalini, Sr. RL
 4. Subdivision #2003-43 -- Buttonwood Corp. RW
 5. Subdivision #2003-44 -- Michael and Kathy Mixon JA

6. Subdivision #2003-45 -- Jeremy and Anastasia Day BG

Agenda
June 10, 2004
Page 2

VI. Other Business

1. The Peninsula MR/RPC LJ
Phase 1B Final Site Plan
2. The Peninsula MR/RPC LJ
Lakeside Village & Nature Center - Preliminary Site Plan
3. The Peninsula MR/RPC LJ
Villages of the Mooring, Windswept, Conservancy and Verandt
Preliminary Site Plan
4. Pep-Up, Inc. LJ
C/U #1560 - Site Plan - U. S. Route 113
5. Pep-Up, Inc. RL
C/U #1561 - Site Plan - Road 376
6. Subdivision #2002-44 -- Junior Armiger RW
Time Extension
7. Subdivision #2003-2 -- Wolfe Properties, Inc. BG
Time Extension

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: JUNE 1, 2004

OLD BUSINESS

- 1 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.
- 2 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.
3. 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.
4. 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).
5. 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.

PUBLIC HEARINGS

1. APD #2004-1 -- application of **IRENE V. HOUSEMAN** (Houseman Tracts District) to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Cedar Creek Hundred for four (4) parcels of land totaling 1,086 acres, more or less, located on both sides of Route 213, south of Route 623, south of Route 224, both sides of Route 226, both sides of Route 232 and east of railroad for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.

2. C/U #1541 -- application of **JAMES B. WALSH** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for boat storage to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 6.44 acres of a 26.13 acre tract, more or less, lying 500 feet west of Route 290 and 350 feet north of Route 262.
3. C/Z #1540 -- application of **LOUIS J. TRAVALINI, SR.** 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 Baltimore Hundred, Sussex County, land lying at the southwest corner of Route 26 and Road 346 near Clarksville, to be located on 2.9 acres, more or less.
4. Subdivision #2003-43 -- application of **BUTTONWOOD CORP.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 3.18 acres into 4 lots, located at the southwest corner of the intersection of Road 480 and Road 489.
5. Subdivision #2003-44 -- application of **MICHAEL AND KATHY MIXON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 13.51 acres into 10 lots, located west of Road 258, 1,790 feet south of Road 257.
6. Subdivision #2003-45 -- application of **JEREMY AND ANASTASIA DAY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Gumboro Hundred, Sussex County, by dividing 3.189 acres into 3 lots, located south of Road 419 (Bethel Road), northeast of Road 413.