



## *Planning & Zoning*

Agendas & Minutes

JUNE 24, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 24, 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 June 10, 2004
- IV. Old Business
  1. C/U #1539 -- Russell Banks RL
  2. C/U #1540 -- James R. Gibson LJ
  3. C/U #1541 -- James B. Walsh LJ
  4. Subdivision #2003-44 -- Michael and Kathy Mixon  
Preliminary JA
- V. Public Hearings
  1. C/U #1542 -- Reedwood Development, L.L.C.  
WITHDRAWN LJ
  2. C/U #1543 -- Heritage Operating, L.P. LJ
  3. C/U 1544 -- Charles D. Murphy Associates, Inc. LJ
  4. C/Z #1541 -- Christina Melchiorre  
WITHDRAWN JA
  5. Subdivision #2003-46 -- Georgelas Group LJ
- VI. Other Business

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| 1.  | Americana Bayside MR/RPC<br>Final Site Plan - Phases 1A, 1B, 2, 3 - Route 54               | RL |
| 2.  | The Preserves at Iron's Landing MR/RPC<br>C/Z #1504 - Preliminary Site Plan - Road 348     | RL |
| 3.  | Windmill Townhomes<br>C/U #1502 - Multi-Family Site Plan - Road 352                        | RL |
| 4.  | Mallard Cove<br>Preliminary - Multi-Family Site Plan - Route 54                            | RL |
| 5.  | A & A Companies<br>C/U #1383 - Revised Site Plan - Road 371                                | RL |
| 6.  | Cadbury at Lewes MR/RPC<br>C/Z #1528 - Preliminary Site Plan - Road 267                    | LJ |
| 7.  | Woods Cove HR/RPC<br>C/Z #1454 - Revised Site Plan - Road 275                              | LJ |
| 8.  | Deborah J. and J. Everett Moore, Jr.<br>C/U #1495 - Site Plan - Road 292                   | LJ |
| 9.  | Subdivision #2002-31 - Sussex Ventures<br>Time Extension                                   | LJ |
| 10. | Francis Prettyman<br>Lot on 50' Right of Way - Road 254                                    | LJ |
| 11. | William Prettyman<br>3 Lots on 50' Right of Way - Road 254                                 | LJ |
| 12. | Lynn Moore<br>Lot and 50' Right of Way - Road 295  | LJ |
| 13. | Ronald E. and Carolyn E. Jernighan<br>2 Lots on 50' Easement - Road 490 and Route U.S. 13A | RW |

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 11, 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/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.
4. 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.

PUBLIC HEARINGS

1. C/U #1542 -- application of **REEDWOOD DEVELOPMENT, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a showroom, shop, and warehousing for a millwork business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.9 acres, more or less, lying south of Route 9 (Georgetown-Lewes Highway) and 0.25 mile west of Route 282.  
WITHDRAWN
2. C/U #1543 -- application of **HERITAGE OPERATING, L.P.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a propane service and refilling center with an office and showroom to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.0 acres, more or less, lying south of Route 24 and 370 feet west of Route 309.

3. C/U #1544 -- application of **CHARLES D. MURPHY ASSOCIATES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for doctors offices to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 7.34 acres, more or less, lying at the northeast corner of Road 288A and Route 24.
4. C/Z #1541 -- application of **CHRISTINA MELCHIORRE** to amend the Comprehensive Zoning Map from a MR Medium Density Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying southwest of Tulip Drive, 630 feet north of Route One, and being Lot 25 within Dutch Acres Subdivision near Five Points, to be located on 12,500 square feet, more or less.  
WITHDRAWN
5. Subdivision #2003-46 -- application of **GEORGELAS GROUP** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 210.342 acres into 272 lots, located north of Route 9, 1,860 feet east of Route 5 and east of Route 5, 1,700 feet north of Route 9.