



Planning & Zoning

Agendas & Minutes

JULY 22, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 22, 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 July 8, 2004
- IV. Old Business
 1. C/U #1566 - - Lane Builders, L.L.C. LJ
 2. C/Z #1543 - - Vincent Properties, L.L.C. LJ
 3. Subdivision #2003-38 -- BPG Properties, LLC LJ
- V. Public Hearings
 1. C/Z #1544 -- Sara Tammany and Carole Levitsky LJ
 2. Subdivision #2003-47 -- Cannon Road Investments, L.L.C. LJ
 3. Subdivision #2003-48 -- Anthony Concurso JA
 4. Ordinance Amendment -- Chapter 99 -- Subdivision Of Land
 5. Ordinance Amendment -- Chapter 115 -- B-1 and C-1
- VI. Other Business
 1. Forest Landing MR/RPC
Final Record Plan - Roads 84 and 368

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| 2. | Colonial East Park
Commercial Site Plan - Route One | LJ |
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| 3. | Mariner's Cove
Revised Site Plan - Route 22 | LJ |
| 4. | Long Neck Mini Storage
Commercial Site Plan - Route 22 | LJ |
| 5. | Subdivision #2003-6 -- Richards Farm
Time Extension | JA |
| 6. | Edward Quinn and Thomas Volatile
2 Parcels and 50' Right of Way - Road 214 | JA |
| 7. | The Refuge at Derrickson Creek MR/RPC
Revised Master Plan - Route 54 | |

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: JULY 9, 2004

REVISED JULY 13, 2004

(Revised to include additional Other Business)

OLD BUSINESS

1. C/U #1566 - - application of **LANE BUILDERS, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office building and storage building to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 29,348 square feet, more or less, lying southeast of Kings Highway (Route 268) 1,700 feet northeast of Gills Neck Road (Route 267).
2. C/Z #1543 - - application of **VINCENT PROPERTIES, L.L.C.** to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District/ Residential Planned Community for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 89.41 acres, more or less, land lying south of Cave Neck Road (Route 88) and northeast of Sweetbriar Road (Route 261).
3. Subdivision #2003-38 -- application of **BPG PROPERTIES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 20.52 acres into 15 lots, located south of Road 252 (Huff Road), 1 mile east of Road 319 (Sand Hill Road).

PUBLIC HEARINGS

1. C/Z #1544 -- application of **SARA TAMMANY AND CAROLE LEVITSKY** to amend the Comprehensive Zoning Map from a GR General Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying at the northwest corner of Route 273 (Hebron Road) and Burton Avenue, 650 feet north of Route One, and being Lots 2 and 3 within West Rehoboth Subdivision, to be located on 12,591 square feet, more or less.
2. Subdivision #2003-47 -- application of **CANNON ROAD INVESTMENTS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 176.67 acres into 215 lots, located east and west of Road 307, and southwest of Route 5.
3. Subdivision #2003-48 -- application of **ANTHONY CONDURSO** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 42.72 acres into 35 lots, located northeast of Road 211, 1,320 feet northwest of Road 207.

4. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 99 OF THE CODE OF SUSSEX COUNTY, ENTITLED "SUBDIVISION OF LAND", TO ALLOW FOR THE STAFF APPROVAL OF MAJOR SUBDIVISIONS CONTAINING 50 OR FEWER LOTS AND FOR THE REVISION OF THE FEE SCHEDULE.
5. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY TO AMEND THE PROVISIONS RELATING TO RESIDENTIAL USES IN NEWLY ZONED B-1 AND C-1 COMMERCIAL ZONING DISTRICTS BY LIMITING SUCH USES TO 4 DWELLING UNITS PER ACRE, TO REQUIRE A PUBLIC HEARING FOR THE EXPANSION OF LARGE SCALE USES, AND MAKES OTHER TECHNICAL CHANGES TO ARTICLE X, B-1 NEIGHBORHOOD BUSINESS DISTRICT AND ARTICLE XI, C-1 GENERAL COMMERCIAL DISTRICT.