



Planning & Zoning

Agendas & Minutes

AUGUST 12, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 12, 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 July 22, 2004
- IV. Old Business
 1. Subdivision #2002-11 -- Ronald Hastings
Final RW
 2. Subdivision #2003-30 -- Keller Farm, LLC
Final LJ
 3. Ordinance Amendment -- Chapter 99 -- Subdivision Of Land
- V. Public Hearings
 1. Subdivision #2003-49 -- Green Tree Farms, Inc. JA
 2. C/Z #1546 -- 3 Seasons, L.L.C. LJ
 3. C/Z #1548 -- Gary L. Thomas and Shirley M. Thomas RW
 4. C/Z #1549 -- DMR Properties, L.L.C. LJ
- VI. Other Business
 1. Seagrass Plantation
C/Z #1469 - Master Plan - Road 348 (Irons Lane)
 2. Caldera Court LJ

Preliminary Site Plan - Rehoboth Avenue (Route 14A)

Agenda
August 12, 2004
Page 2

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| 3. | Holiday Park
Preliminary Site Plan - Route One | LJ |
| 4. | Subdivision #2003-46 -- Georgelas Group
Modification of Condition of Approval - Route 9 | LJ |
| 5. | Subdivision #2003-9 -- 1 st State Development, L.L.C.
Time Extension | JA |
| 6. | Subdivision #2003-10 -- Woodgate Enterprises, Inc.
Time Extension | LJ |
| 7. | Subdivision #2003-12 -- L. T. Associates, Inc.
Time Extension | LJ |
| 8. | Subdivision #2003-14 -- H.M. Properties, Route 23, L.L.C.
Time Extension | LJ |
| 9. | Neil T. and Edna D. Dunn
Lot and Relocation of 50' Right of Way - Road 484 | RW |
| 10. | Brian Wilkie
Lot and 50' Right of Way - Route 36 | JA |
| 11. | Harold B. and Janet B. Coombes
Parcel and 50' Easement - Road 240 | JA |

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 23, 2004

OLD BUSINESS

1. Subdivision #2002-11 -- application of **RONALD HASTINGS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 18.80 acres into 13 lots, located 225 feet south of Hidden Hills Drive, approximately 1,200 feet west of Greenleaf Lane within Rivers End Subdivision.
2. Subdivision #2003-30 -- application of **KELLER FARM, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 101.90 acres into 98 lots, located south of Route 9, across from Road 265.
3. 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.

PUBLIC HEARINGS

1. Subdivision #2003-49 -- application of **GREEN TREE FARMS, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 54.70 acres into 50 lots, located north of Road 207, approximately 400 feet east of Road 214.
2. C/Z #1546 -- application of **3 SEASONS, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-1/RPC High Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying west of Route 273 (Country Club Road), 200 feet north of the cul-de-sac at the entrance to Rehoboth Beach Yacht and Country Club Development, to be located on 26.76 acres, more or less.
3. C/Z #1548 -- application of **GARY L. THOMAS AND SHIRLEY M. THOMAS** to amend the Comprehensive Zoning Map from a MR Medium Density Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Seaford Hundred, Sussex County, land lying west of Road 532, 1,725 feet south of Route 18, to be located on 8.1714 acres of a 13.0414 acre tract, more or less.

4. C/Z #1549 -- application of **DMR PROPERTIES, L.L.C.** 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 Indian River Hundred, Sussex County, land lying west of Route 24, 2,500 feet south of Route 5 and Route 22 (Long Neck Road), to be located on 0.78 acre, more or less.