



Planning & Zoning

Agendas & Minutes

AUGUST 26, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 26, 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 August 12, 2004
- IV. Old Business
 1. C/Z #1546 -- 3 Seasons, L.L.C. LJ
 2. C/Z #1548 -- Gary L. Thomas and Shirley M. Thomas RW
 3. C/Z #1549 -- DMR Properties, L.L.C. LJ
 4. Subdivision #2002-24 -- Kuhn Family Sussex Partnership
Final LJ
 5. Subdivision #2003-10 -- Woodgate Enterprises, Inc.
Final LJ
- V. Public Hearings
 1. Subdivision #2003-52 -- Norris L. Niblett RW
 2. Subdivision #2003-53 -- Sunland Properties, L.L.C. JA
 3. Subdivision #2003-54 -- Oyster Rock Properties, L.L.C. JA
 4. C/Z #1552 -- Nassau Grove, L.L.C. LJ

VI. Other Business

1. Americana Bayside MR/RPC
Preliminary Site Plan - Phases 4, 5, and 8 - Route 54
2. Warren Truss Company
Commercial Site Plan - Road 584
JA
3. Canal Point MR/RPC
C/Z #1538 - Preliminary and Final Record Plan - Road 271
LJ
4. Nardo, Inc.
C/U #1504 - Site Plan - Route 9
LJ
5. Lighthouse Plaza
Commercial Site Plan - Route One
LJ
6. Marvel Glass Co.
C/U #667 - Revised Site Plan - Road 470
RW
7. Milford Grain
C/U #183 - Revised Site Plan - Route 36
JA
8. William Barney
3 Lots and 50' Right of Way - Route 88
JA
9. Donald Downes
Lot on 50' Right of Way - Road 224
JA
10. Roschen Hill
Lot on 50' Right of Way - Route 13A
BG
11. Charles Guy
Parcel and 50' Right of Way - Road 225
JA
12. Alfred and Vaughan Melson
C/U #1488 - Time Extension - Road 357
13. North Beach, L.L.C.
C/U #1507 - Time Extension - Road 360
14. Country Grove
Subdivision #96-02 - Time Extension
BG

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: AUGUST 16, 2004

OLD BUSINESS

1. 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.
2. 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.
3. 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.
4. Subdivision #2002-24 -- application of **KUHN FAMILY SUSSEX PARTNERSHIP** 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 138.80 acres into 120 lots, located southwest of Road 279, approximately 580 feet southeast of Road 277.
5. Subdivision #2003-10 -- application of **WOODGATE ENTERPRISES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 50.99 acres into 30 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 280, 1,715 feet east of Road 290.

PUBLIC HEARINGS

1. Subdivision #2003-52 -- application of **NORRIS L. NIBLETT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 38.71 acres into 42 lots, located south of Road 46, 1,125 feet east of Road 526A.

2. Subdivision #2003-53 -- application of **SUNLAND PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 36.77 acres into 35 lots, located at the northwest corner of the intersection of Road 231 and Route 5.
3. Subdivision #2003-54 -- application of **OYSTER ROCK PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 33.60 acres into 7 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located approximately 1,950 feet north of Road 264 and approximately 2,900 feet northeast of Route One.
4. C/Z #1552 -- application of **NASSAU GROVE, L.L.C.** to amend the Comprehensive Zoning Map 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 Lewes and Rehoboth Hundred, Sussex County, land lying southwest of the intersection of Route One and Route 265 (Minos Conaway Road), to be located on 112.28 acres.