



## *Planning & Zoning*

Agendas & Minutes

SEPTEMBER 9, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 9, 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 19, 2004  
Approval of Minutes of August 26, 2004
- IV. Old Business
  1. C/Z #1551 -- Shorts Marine LJ
  2. C/U #1551 -- Shorts Marine LJ
  3. C/U #1549 -- Ramon A. Rosa and Lourdes Aponte De Rosa LJ
  4. C/Z #1546 -- 3 Seasons, L.L.C. LJ
  5. Subdivision #2003-50 -- Kaplan, Gallo & Howett Preliminary JA
  6. Subdivision #2003-51 -- Morris Mill Pond, L.L.C. Preliminary LJ
  7. Subdivision #2003-53 -- Sunland Properties, L.L.C. Preliminary JA
- V. Public Hearings
  1. C/U #1553 -- Clint Phillips RW
  2. C/U #1554 -- Fulmer Enterprises, Inc. LJ

3. C/U #1556 -- Stanley and Linda Park LJ

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4. Subdivision #2003-55 -- Dirickson Landing Associates

5. Ordinance Amendment -- Chapter 99 -- Open Space

VI. Other Business

1. Route 24 Retail Center LJ  
Commercial Site Plan - Route 24

2. Bethany Tennis Club Townhouses  
C/U #1360 -- Site Plan - Road 357

3. Sports at the Beach LJ  
C/U #1421 -- Revised Site Plan - Route 9

4. Verizon Delaware, Inc. BG  
C/U #1547 -- Site Plan - Route 26

5. Subdivision #2002-45 -- Fran Gonzon LJ  
Time Extension

6. Thomas and Hilda Best LJ  
3 Lots and 50' Right of Way - Best Lane

7. Warren Jackson LJ  
2 Parcels and 50' Right of Way - Road 48

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 27, 2004

OLD BUSINESS

1. C/Z #1551 -- application of **SHORTS MARINE** to amend the Comprehensive Zoning Map from a GR General Residential District to an AR-1 Agricultural Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying south of Route 306A, 100 feet west of Route 299, to be located on 10.7806 acres, more or less, of a 95.21 acre tract.
2. C/U #1551 -- application of **SHORTS MARINE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a boat storage yard to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 10.7806 acres, more or less, of a 95.21 acre tract, lying south of Route 306A, 100 feet west of Route 299.
3. C/U #1549 -- application of **RAMON A. ROSA AND LOURDES APONTE DE ROSA** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a medical office to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 14,998 square feet, more or less, lying southeast of Savannah Road (Business Route 9), 1,200 feet southwest of Railroad and 1,100 feet northeast of Ebenezer Branch.
4. 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.
5. Subdivision #2003-50 -- application of **KAPLAN, GALLO & HOWETT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 57.00 acres into 53 lots, located on both sides of Road 257, approximately 2,465 feet southwest of Route One.
6. Subdivision #2003-51 -- application of **MORRIS MILL POND, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 156.39 acres into 150 lots, located on both sides of Road 48, 700 feet west of Road 297.
7. 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.

### PUBLIC HEARINGS

1. C/U #1553 -- application of **CLINT PHILLIPS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a paper recycling center to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 6.35 acres, more or less, lying north of Route 589A, 50 feet west of Railroad and 2,200 feet west of U.S. Route 13.
2. C/U #1554 -- application of **FULMER ENTERPRISES, INC.** to consider the Conditional Use of land in a C-1 General Commercial District for a miniature golf course to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 6.7684 acres, more or less, lying south of Route 22 (Long Neck Road), 2,957 feet east of Route 298.
3. C/U #1556 -- application of **STANLEY AND LINDA PARK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a multi-family dwelling structure (2 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.2 acres, more or less, lying on the southeast side of Road 265A (Old Mill Road), 1/4 mile northeast of Route One.
4. Subdivision #2003-55 -- application of **DIRICKSON LANDING ASSOCIATES** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 20.04 acres into 19 lots, located north of Road 54, 450 feet east of Road 346.
5. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 99 OF THE CODE OF SUSSEX COUNTY TO REQUIRE THE PROVISION OF OPEN SPACE IN NEW DEVELOPMENTS.