



Planning & Zoning

Agendas & Minutes

OCTOBER 14, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 14, 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 September 16, 2004
Approval of Minutes of September 23, 2004
- IV. Old Business
 1. C/U #1555 -- Paul Robino and Robino-Sanibel Village, L.L.C.
 2. C/U #1563 -- George and Edith Wanda Canakis JA
 3. Subdivision #2002-35 -- Elaine A. Muncy JA
Final
 4. Subdivision #2003-1 -- Donald Collins BG
Final
- V. Public Hearings
 1. Subdivision #2004-4 -- Wilma Howett JA
 2. Subdivision #2004-5 -- Ritter Farm, L.L.C. LJ
 3. C/U #1562 -- Patrick Swier, M.D. JA
 4. C/U #1591 -- Louis J. Travalini, Sr.
 5. C/U #1596 -- Carole A. Levitsky and Sara Tammany LJ
- VI. Other Business

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| 1. | Canal Point MR/RPC
Final Record Plan - Road 271 | LJ |
| <div>Agenda
October 14, 2004
Page 2</div> | | |
| 2. | Mid-Atlantic Property Ventures, L.L.C.
C/U #1571 - Site Plan - Route 24 | LJ |
| 3. | Atlantic Auction Co., Inc.
C/U #1518 - Site Plan - Road 353 | |
| 4. | Stone Creek
Preliminary Commercial Site Plan - Road 482 | RW |
| 5. | Lawn Maintenance Services
Preliminary Commercial Site Plan - Road 273-C | LJ |
| 6. | Holly Lake Campground
Revised Site Plan - Route 24 | LJ |
| 7. | Elton and Donna Murray
C/U #1503 - Time Extension | |
| 8. | Nardo, Inc.
C/U #1504 - Time Extension | LJ |
| 9. | George B. Slater
Lot and 50' Easement - Road 553 | RW |
| 10. | Preserves At Irons Landing MR/RPC
Final Record Plan - Road 348 | |

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: SEPTEMBER 27, 2004

REVISED: SEPTEMBER 30, 2004

(Revised to include additional Other Business)

OLD BUSINESS

1. C/U #1555 -- application of **PAUL ROBINO AND ROBINO-SANIBEL VILLAGE, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (122 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 15.29 acres, more or less, lying southeast of Route 54 (Lighthouse Road) and 100 feet northeast of Route 394.
2. C/U #1563 -- application of **GEORGE AND EDITH WANDA CANAKIS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a gift shop/art gallery to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 36,109 square feet, more or less, lying northwest of Route 9 (Savannah Road), 327 feet southwest of Ritter Road.
3. Subdivision #2002-35 - application of **ELAINE A. MUNCY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 73.78 acres into 25 lots, located northwest of Road 224, 550 feet northeast of Road 14E.
4. Subdivision #2003-1 -- application of **DONALD COLLINS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 27.65 acres into 28 lots, located west of Road 412, 1,703 feet south of Road 433.

PUBLIC HEARINGS

1. Subdivision #2004-4 -- application of **WILMA HOWETT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 41.90 acres into 44 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east and west of Road 258, 1,650 feet south of Delaware Route One.
2. Subdivision #2004-5 -- application of **RITTER FARM, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 218.45 acres into 225 lots, located northeast of Road 286 (Hopkins Road), 2,319.82 feet northwest of Road 285 (Beaver Dam Road).
3. C/U #1562 -- application of **PATRICK SWIER, M.D.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a doctors office to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred,

Sussex County, containing 3.601 acres, more or less, lying north of Route 9 (Savannah Road), 700 feet east of Ritter Road.

4. C/U #1591 -- application of **LOUIS J. TRAVALINI, SR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for model home display and offices to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.02 acres, more or less, of a 2.90 acre tract, lying at the southwest corner of Route 26 and Road 346 near Clarksville.
5. C/U #1596 -- application of **CAROLE A. LEVITSKY AND SARA TAMMANY** to consider the Conditional Use of land in a GR General Residential District for an office building to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 12,591 square feet, more or less, 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.