



Planning & Zoning

Agendas & Minutes

OCTOBER 21, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 21, 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 October 14, 2004
- IV. Old Business
 1. Subdivision #2002-47 -- James C. Wells, Jr. JA
Final
- V. Public Hearings
 1. APD #2004-2 -- Donald E. and Dawn H. Steen
 2. APD #2004-3 -- Thomas W. Bennett, Sr. and Carlsten and Dolson L.L.C.
 3. APD #2004-4 -- David A. and Cynthia Y. Jones, Benjamin A. Jones, Jonathan D. Jones, Joseph W. and Rita F. Wells
 4. C/Z #1556 -- Douglas W. Brockway LJ
 5. C/U #1568 -- Douglas W. Brockway LJ
 6. C/Z #1557 -- Muddy Neck, L.L.C.
- VI. Other Business
 1. Breakwater Estates MR/RPC LJ
Phase 2 Site Plan - Road 267
 2. Gills Neck Shopping Center LJ
Revised Commercial Site Plan - Route One

- | | | |
|----|--|----|
| 3. | Route 24 Retail
Commercial Site Plan - Route 24 | LJ |
| 4. | Kevin Davis
C/U #1534 - Site Plan - Road 473 | BG |
| 5. | Beebe Medical Center
C/U #1559 - Site Plan - Route 24 | LJ |
| 6. | Subdivision #2003-53 - Sunland Properties, L.L.C.
Request for Reconsideration - Route 5 | JA |
| 7. | Timothy L. Corkell
Waiver from Preliminary Plan Requirements - Road 570 | RW |
| 8. | Shane Phillips
Lot on Existing 50' Right of Way - Route 24 | 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: OCTOBER 12, 2004

OLD BUSINESS

1. Subdivision #2002-47 -- application of **JAMES C. WELLS, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 38.10 acres into 16 lots, located north of Road 214, 1,100 feet southeast of Route 30.

PUBLIC HEARINGS

1. APD #2004-2 -- application of **DONALD E. AND DAWN H. STEEN** to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Broad Creek Hundred for four (4) parcels of land totaling 227.85 acres, more or less, located on both sides of Road 467A (East Elliotts Dam Road), 300 feet west of Road 446 (Beaver Dam Branch Road) for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.
2. APD #2004-3 -- application of **THOMAS W. BENNETT, SR. AND CARLSTEN AND DOLSON L.L.C.** to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Cedar Creek Hundred for two (2) parcels of land totaling 269.39 acres, more or less, located on both sides of Road 38 (Wells Road), 900 feet northwest of Road 219 (Buttonwood Road) for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.
3. APD #2004-4 -- application of **DAVID A. AND CYNTHIA Y. JONES, BENJAMIN A. JONES, JONATHAN D. JONES, JOSEPH W. AND RITA F. WELLS** to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Cedar Creek Hundred for six (6) parcels of land totaling 438 acres, more or less, located on both sides of Road 623 (East Hudson Pond Road), east of Route 42 (North Union Church Road) and south of Road 625 (Clendaniel Road) for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.
4. C/Z #1556 -- application of **DOUGLAS W. BROCKWAY** 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 west of Route 288 (Wil-King Road), 4,100 feet north of Route 280-B, to be located on 1.67 acres, more or less.
5. C/U #1568 -- application of **DOUGLAS W. BROCKWAY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a boat repair and accessory installation business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.67 acres, more or less, lying west of Route 288 (Wil-King Road), 4,100 feet north of Road 280-B.

6. C/Z #1557 -- 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 Baltimore Hundred, Sussex County, land lying south of Double Bridges Road (Route 363), 1,100 feet southwest of Muddy Neck Road (Route 361), to be located on 64.16 acres, more or less, and being lands of **MUDDY NECK, L.L.C.**