



## *Planning & Zoning*

### Agendas & Minutes

OCTOBER 28, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 28, 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. C/U #1555 -- Paul Robino and Robino-Sanibel Village, L.L.C.
  2. C/U #1563 -- George and Edith Wanda Canakis JA
  3. C/U #1562 -- Patrick Swier, M.D. JA
  4. C/U #1596 -- Carole A. Levitsky and Sara Tammany LJ
  5. C/Z #1552 -- Nassau Grove, L.L.C. LJ
  6. C/Z #1554 -- Marine Farm, L.L.C. LJ
  7. Subdivision #2004-4 -- Wilma Howett Preliminary JA
- V. Public Hearings
  1. C/U #1567 -- William H. Prettyman, Jr. LJ
  2. C/U #1569 -- Mountaire Farms of Delaware, Inc. LJ
  3. C/U #1570 -- Mountaire Farms of Delaware, Inc. LJ
  4. C/U #1572 -- Donald K. Miller

5. C/U #1573 -- Robert Burton, Double R Holdings, LLC LJ

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VI. Other Business

1. Kensington Park RPC  
Final Record Plan - Road 362
2. Subdivision #2003-46 -- Georgelas Group LJ  
Beaver Creek - Revised Preliminary Plan - Route 9
3. Bay Farm MR/RPC LJ  
C/Z #1474 -- Revised Condition and Revised Master Plan -  
Roads 298 and 299
4. 274 Associates, L.L.C. LJ  
C/U #1524 - Site Plan - Road 274
5. Riverview Associates, L.L.P.  
Multi-Family Site Plan - Road 357
6. Windmill Ventures, L.L.C.  
C/U #1502 - Time Extension
7. William Askew LJ  
2 Parcels and 50' Right of Way - Route 30
8. Chester L. Kaser JA  
Lot and Right of Way - Road 226
9. Sports at the Beach LJ  
C/U #1421 - Revised Site Plan - Route 9
10. Warwick Cove LJ  
C/U #1393 - Discussion

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 15, 2004

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. 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 #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.
5. 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.
6. C/Z #1554 -- application of **MARINE FARM, 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 southeast of Beaver Dam Road (Road 285) and southwest of Jim Town Road (Road 285A), to be located on 373.82 acres, more or less.

7. 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.

#### PUBLIC HEARINGS

1. C/U #1567 -- application of **WILLIAM H. PRETTYMAN, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an addition to an existing campground to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 10.09 acres, more or less, lying north of Route 254, 1.0 mile west of Route 9.
2. C/U #1569 -- application of **MOUNTAIRE FARMS OF DELAWARE, INC.** (Cordrey Tract and Frame Tract) to consider the Conditional Use of land in an AR-1 Agricultural Residential District for land application of bio-solids from Mountaire wastewater treatment systems to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 376.32 acres, more or less, lying with the Cordrey Tract lying 450 feet east of Route 305 and 450 feet south of Route 297, and with the Frame Tract lying south of Route 314, east of Route 30 and west of Route 305.
3. C/U #1570 -- application of **MOUNTAIRE FARMS OF DELAWARE, INC.** (Colony Tract) to consider the Conditional Use of land in an AR-1 Agricultural Residential District for land application of bio-solids from Mountaire wastewater treatment systems to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 80.0 acres, more or less, lying northeast of Route 326, across from Route 329 and north of Route 86.
4. C/U #1572 -- application of **DONALD K. MILLER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a guest house and surveying office to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 10.0652 acres, more or less, lying east of Route 365 and 1,327 feet south of Route 368.
5. C/U #1573 -- application of **ROBERT BURTON, DOUBLE R HOLDINGS, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for medical/professional offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 3.40 acres, more or less, lying southwest of Plantation Road (Road 275), 2,400 feet southeast of Cedar Grove Road and Postal Lane, and 1,900 feet northwest of Route 24.

