



Planning & Zoning

Agendas & Minutes

DECEMBER 9, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 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 November 18, 2004
- IV. Old Business
 1. C/Z #1558 -- Rehoboth Canal Ventures, L.L.C. LJ
 2. C/Z #1559 -- Greg Ivanoff LJ
 3. C/Z #1565 -- Allen Family Foods, Inc. LJ
 4. Subdivision #2004-26 -- Lawrence A. Biasotto
Preliminary
 5. Subdivision #2003-42 -- Jeff Heflebower and Woody Logan RW
Final
 6. Subdivision #2002-41 -- Commercial Corner Joint Venture
Final
- V. Public Hearings
 1. C/U #1575 -- American Legion Post #28 LJ
 2. C/Z #1561 -- Bargain Bill's BG
 3. Subdivision #2004-6 -- Kenneth Morris JA
WITHDRAWN NOVEMBER 2, 2004

4. Subdivision #2004-7 -- Keith Properties
5. Subdivision #2004-8 -- Spring Breeze Associates LJ

Agenda
December 9, 2004
Page 2

VI. Other Business

1. Seagrass Plantation MR/RPC
Revised Master Plan - Irons Lane
2. Baytree Storage Facility JA
Commercial Site Plan - U.S. Route 13
3. Roop Office RW
Commercial Site Plan - U.S. Route 13
4. Seaside Baptist Church LJ
Site Plan - Road 277
5. Hudson Homes Route No. 24 LJ
Multi-Family Site Plan - Route 24
6. Wheels Bike Shop LJ
Commercial Site Plan - Road 273C
7. Ray Lewis BG
C/U #1508 Site Plan - Road 413
8. Kevin Sagers
C/U #1538 Site Plan - Road 26
9. Paradee Gas Company and Moor Disposal Service, Inc. LJ
C/U #1543 and C/U #1530 Revised Condition - Route 24
10. Subdivision #2003-17 -- Hazzard Development Co., L.L.C. JA
Time Extension - Road 634
11. Byron and Patricia Mutchler LJ
2 Lots on Right of Way - Beaver Dam Road
12. Jim and Beth Mitchell JA
2 Lots and 50' Right of Way - Route 36
13. Bayside Farms
Agricultural Setback Variance - Road 390A

14. Summercrest MR/RPC
Final Record Plan - Road 275

LJ

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: NOVEMBER 22, 2004

OLD BUSINESS

1. C/Z #1558 -- application lands of **REHOBOTH CANAL VENTURES, L.L.C.** to amend the Comprehensive Zoning map from an AR-1 Agricultural Residential District to a HR High Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying west of the Lewes and Rehoboth Canal, 450 feet southwest of Route One, to be located on 5.0 acres, more or less.
2. C/Z #1559 -- application of **GREG IVANOFF** 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 at the northwest corner of Plantation Road (Route 275) and Cedar Grove Road (Route 283), to be located on 16.49 acres, more or less.
3. C/Z #1565 -- application of **ALLEN FAMILY FOODS, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and MR Medium Density Residential District to a HI-1 Heavy Industrial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying west of Route 5, 0.25 mile south of Route 9 at Harbeson, to be located on 2.60 acres, more or less.
4. Subdivision #2004-26 -- application of **LAWRENCE A. BIASOTTO** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 12.73 acres into 37 lots, located south of Hickman Road (Road 359), 1,800 feet east of Cedar Neck Road (Road 357).
5. Subdivision #2003-42 -- application of **JEFF HEFLEBOWER AND WOODY LOGAN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 17.32 acres into 18 lots, located south of Road 530, 0.8 mile southwest of Road 46.
6. Subdivision #2002-41 -- application of **COMMERCIAL CORNER JOINT VENTURE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 41.38 acres into 37 lots, located northeasterly of Road 382 (Route 20), 3,630 feet southeast of Road 26.

PUBLIC HEARINGS

1. C/U #1575 -- application of **AMERICAN LEGION POST #28** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a B-1

Neighborhood Business District for a location for annual carnival and circus events to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 12.645 acres, more or less, lying at the southwest corner of Route 24 and Road 298 (Legion Road).

2. C/Z #1561 -- application of **BARGAIN BILL'S** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, land lying east of U.S. Route 13 and 700 feet south of Route 9, to be located on 3.45 acres, more or less.
3. Subdivision #2004-6 -- application of **KENNETH MORRIS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 29.37 acres into 30 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet located at the southeast corner of the intersection of Route 5 and Road 234-B.
WITHDRAWN NOVEMBER 2, 1004
4. Subdivision #2004-7 -- application of **KEITH PROPERTIES** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 22.01 acres into 6 lots, located at the end of Nature's Walk Way within Fenwick Shoals Subdivision on the south side of Route 54, east of Fenwick Farms Subdivision.
5. Subdivision #2004-8 -- application of **SPRING BREEZE ASSOCIATES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 139.05 acres into 275 lots, located north of Road 48 (Hollymount Road), 1,380 feet east of Road 285.