



Planning & Zoning

Agendas & Minutes

DECEMBER 16, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 16, 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. Old Business
 1. Subdivision #2004-1 – Colter Construction, Inc. LJ
Final
- V. Public Hearings
 1. Subdivision #2004-9 – Bay Twenty, L.L.C.
WITHDRAWN NOVEMBER 18, 2004
 2. Subdivision #2004-10 – Windsor Farm, L.L.C. RW
 3. C/U #1576 – Swain Pit, Inc. JA
 4. C/U #1577 – Brittingham & Collins General Contractors, Inc. LJ
 5. C/U #1578 – Blueberry Lane Berry Farm & Orchard, LLC BG
- VI. Other Business
 1. Bay Café
Preliminary Multi-Family Site Plan – Route 54
 2. Ocean Highway, L.L.C. LJ
Revised Commercial Site Plan – Route 1
 3. Cedar Creek Landing Campground JA

C/U #1510 – Site Plan – Road 216A and Road 217

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4. David L. and Russell V. Banks
C/U #1539 – Site Plan – Road 348
5. Marathon Estates
Revised Subdivision (1 lot addition) – Road 532 RW
6. Susan E. Baynard
Lot on 50' Right of Way – Route 36 JA
7. Mills Chase
C/U #1466 – Time Extension – Road 265 and Route 9 LJ
8. Jack Rodgers
Lot Frontage Determination – Primehook Beach JA

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 30, 2004

OLD BUSINESS

1. Subdivision #2004-1 -- application of **COLTER CONSTRUCTION, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 13.47 acres into 12 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 326, 3,200 feet south of Road 432.

PUBLIC HEARINGS

1. Subdivision #2004-9 -- application of **BAY TWENTY, L.L.C.** to consider the Subdivision of land in a GR General Residential District in Baltimore Hundred, Sussex County, by dividing 34.18 acres into 75 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the southwest corner of the intersection of Roads 382 and 382A.
WITHDRAWN NOVEMBER 18, 2004
2. Subdivision #2004-10 -- application of **WINDSOR FARM, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 171.83 acres into 21 lots, located north of Road 527, 1.35 mile northeast of Route 18.
3. C/U #1576 -- application of **SWAIN PIT, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a GR General Residential District for storage of clam shells for recycling in existing borrow pit site to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 40 acres, more or less, lying 400 feet west of Route 225 and 1/2 mile north of Route 225D and east of Railroad.
4. C/U #1577 -- application of **BRITTINGHAM & COLLINS GENERAL CONTRACTORS, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a model home for modular sales to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.62 acre, more or less, lying at the southeast corner of Route 9 and Route 281 (Josephs Road).
5. C/U #1578 -- application of **BLUEBERRY LANE BERRY FARM & ORCHARD, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a farm market to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 2.35 acres, more or less, lying north of Road 402 (Blueberry Lane), 1,500 feet west of Road 403 and approximately 1 mile southeast of Route 26.

