

Sussex County
Planning & Zoning Commission
P.O. Box 417
Georgetown, DE 19947
302-855-7878
302-854-5079 (Fax)



John L. Allen, Chairman
Robert C. Wheatley, Vice-Chairman
W. Layton Johnson
Ronald P. Lynch
Benjamin Gordy
Lawrence B. Lank, Director

FEBRUARY 13, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 13, 2003, 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 January 30, 2003
- IV. Public Hearings
 1. C/U #1478 - Eric and Laura James LJ
 2. C/Z #1488 - Penny Lane Development, LLC RL
 3. C/Z #1489 - East Bay Homes, LLC RL
 4. Subdivision #2002-35 - Elaine A. Muncy JA
 5. Subdivision #2002-36 - Oak Crest Farms, Inc. LJ
- V. Old Business
 1. C/U #1472 - Caldera Properties, L.P. RL
 2. C/U #1473 - Caldera Properties, L.P. RL
 3. C/U #1477 - Carl M. Freeman Communities, LLC RL
 4. C/Z #1485 - Pierce Hardy Limited Partnership RL
 5. C/Z #1486 - David Ritter RL
 6. C/Z #1487 - Caldera Properties LJ
 7. Subdivision #2002-28 - Bud Bright Preliminary LJ

VI. Other Business

- | | | |
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| 1. | Marsh Property Townhomes
Multi-family Site Plan - Route One A | RL |
| 2. | Poynter's Square
Multi-family Site Plan - Route One | RL |
| 3. | A.A. S. C. D. Ventures/The Bay Farm
C/Z #1474 - Reallocation of Units - Road 299 | RL |
| 4. | Skydive Delmarva, Inc.
C/U #1423 - Amended Site Plan - Route 24 | BG |
| 5. | Aydelotte Estates
Revised Lots - Road 275 | LJ |
| 6. | Clarence and Elizabeth Reed
Parcel on 50' Right of Way - Route 5 | JA |
| 7. | Canal Landing
Revised Site Plan - Route One A | RL |

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: JANUARY 31, 2003

1. C/U #1478 - application of **ERIC AND LAURA JAMES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an electrical contracting business to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 3.08 acres, more or less, lying northeast of Route 48 (Zoar Road) and 3,000 feet north of Road 321.
2. C/Z #1488 - application of **PENNY LANE DEVELOPMENT, LLC.** 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 Baltimore Hundred, Sussex County, land lying southeast of Route 84, 1,000 feet southwest of Road 349A, to be located on 38.63 acres, more or less.
3. C/Z #1489 - application of **EAST BAY HOMES, LLC** 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 Baltimore Hundred, Sussex County, land lying northeast of Road 331, 0.43 mile southeast of Road 339, to be located on 25.09 acres, more or less.
4. 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.
5. Subdivision #2002-36 application of **OAK CREST FARMS, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 54.48 acres into 26 lots, located at the northwest corner of the intersection of Road 286 and Road 285.

OLD BUSINESS

1. C/U #1472 - application of **CALDERA PROPERTIES, L.P.,** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures (48 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 12.58 acres, more or less, lying northwest of the intersection of Route 357 and Route 360.
2. C/U #1473 - application of **CALDERA PROPERTIES, L.P.,** to consider the Conditional Use of land in a GR General Residential District and a C-1 General Commercial District for multi-family dwelling structures (160 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 40.74 acres, more or less, lying west of Route 357 and 1,000 feet north of Route 360.

3. C/U #1477 -- application of **CARL M. FREEMAN COMMUNITIES, LLC**, to consider the Conditional Use of land in a MR-RPC Medium Density Residential District-Residential Planned Community for a public utility (water) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.10 acres, more or less, lying north of Route 54 and 1,150 feet west of Route 20.
4. C/Z #1485 -- application of **PIERCE HARDY LIMITED PARTNERSHIP** 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 Baltimore Hundred, Sussex County, land lying 620 feet south of Route 26, 750 feet west of Route 17, to be located on 8.387 acres, more or less.
5. C/Z #1486 -- application of **DAVID RITTER** 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 Indian River Hundred, Sussex County, land lying 270 feet south of Route 22 (Long Neck Road), 0.2 mile east of Road 298 and east of Julia's Lane, being Lots 2 and 3 within Julia's Place Subdivision, to be located on 1.83 acres, more or less.
6. C/Z #1487 -- application of **CALDERA PROPERTIES** 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 southeast intersection of Road 277 and Road 283, to be located on 138.78 acres, more or less.
7. Subdivision #2002-28 - application of **BUD BRIGHT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 49.89 acres into 50 lots, located south of Road 48, 150 feet east of Road 302.

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REVISED AGENDA

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 2. C/Z #1488 - Penny Lane Development, LLC RL
 3. C/Z #1489 - East Bay Homes, LLC (WITHDRAWN 2-03-03) RL
 4. Subdivision #2002-35 - Elaine A. Muncy JA
 5. Subdivision #2002-36 - Oak Crest Farms, Inc. LJ
- V. Old Business
 1. C/U #1472 - Caldera Properties, L.P. RL
 2. C/U #1473 - Caldera Properties, L.P. RL
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POSTED: JANUARY 31, 2003

REVISED: FEBRUARY 3, 2003

(Revised for withdrawal of C/Z #1489)

1. C/U #1478 - application of **ERIC AND LAURA JAMES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an electrical contracting business to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 3.08 acres, more or less, lying northeast of Route 48 (Zoar Road) and 3,000 feet north of Road 321.
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WITHDRAWN FEBRUARY 3, 2003
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