



# PLANNING & ZONING

## AGENDAS & MINUTES

FEBRUARY 25, 2010

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 25, 2010, at 6:00 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 20, 2010  
Approval of Minutes of January 28, 2010
- IV. Public Hearings
  1. C/U #1816 – Andrew and Carol Walton MJ
  2. C/Z #1674 – Lee Repass IGB
  3. C/Z #1694 – CMF Bayside, LLC RS
  4. C/Z #1675 – Barry Baker IGB
  5. C/U #1853 – Barry Baker IGB

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: FEBRUARY 16, 2010

## PUBLIC HEARINGS

1. C/U #1816 -- application of **ANDREW AND CAROL WALTON** to consider the Conditional Use of land in a MR Medium Density Residential District for a marina with restaurant, retail and 4 multi-family dwelling units to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 0.84 acre, more or less, lying southwest of Oak Orchard Road, northeast of Pine Street and northeast of Bay Road in Oak Orchard.
2. C/Z #1674 -- application of **LEE REPASS** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying northeast of Route One, 850 feet northwest of Road 265A (Old Mill Road), to be located on 40,271 square feet, more or less .
3. C/Z #1694 -- application of **CMF BAYSIDE, LLC** for an Ordinance to modify Condition No. 24 imposed on Ordinance No. 1433 for Change of Zone No. 1393, the application of CMF Bayside, LLC, for “Americana Bayside”, a MR-RPC Medium Density Residential District – Residential Planned Community, to allow revised commercial entrance locations as may be approved by DelDOT, and to permit the commercial use of a 1.27 acre parcel on the north side of Route 54 (Tax Map #5-33-19.00-17.01).
4. C/Z #1675 -- application of **BARRY BAKER** to amend the Comprehensive Zoning map from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying northeast of Old Orchard Road (Road 269-A) and approximately 1,200 feet southeast of New Road (Road 266), to be located on 9.33 acres, more or less .
5. C/U #1853 -- application of **BARRY BAKER** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family (duplex) dwelling structures (24 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 9.33 acres, more or less, lying northeast of Road 269A (Old Orchard Road) approximately 1,115 feet southeast of Road 266 (New Road).