



# PLANNING & ZONING

## AGENDAS & MINUTES

APRIL 24, 2008

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 24, 2008, 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 April 3, 2008  
Approval of Minutes of April 10, 2008
- IV. Old Business
  1. C/Z #1637 – East Market, LLC MJ
  2. C/U #1775 – East Market, LLC MJ
  3. C/U #1733 – Edward A. and Janet L. O'Brien IGB
  4. C/U #1735 – Richard and Sonya West RS
  5. Subdivision #2006-61 – MLK Partners Preliminary RW
- V. Public Hearings
  1. C/U #1783 – Allen's Hatchery, Inc. RW
  2. C/Z #1620 – Bob's Marine Service, Inc. RS
  3. C/Z #1651 – Caldera Properties-Indian River V, LLC RS
- VI. Other Business
  1. Land Use Map Information for Review for April 30, 2008 Meeting

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: APRIL 14, 2008

### OLD BUSINESS

1. C/Z #1637 -- application of **EAST MARKET, LLC** 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 Indian River Hundred, Sussex County, land lying at the southeasterly corner and the northeasterly corner of Warwick Road (Road 310A) and Blue Claw Road (Road 313A), to be located on 22.49 acres, more or less.
2. C/U #1775 -- application of **EAST MARKET, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (70 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 22.49 acres, more or less, lying at the southeasterly corner and northeasterly corner of Warwick Road (Road 310A) and Blue Claw Road (Road 313A).
3. C/U #1733 -- application of **EDWARD A. AND JANET L. O'BRIEN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a multi-purpose sports facility to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.8683 acres, more or less, lying northwest of Road 265-A and 300 feet northeast of Route One.
4. C/U #1735 -- application of **RICHARD AND SONYA WEST** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an airport and heliport to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 28.55 acres, more or less, lying 900 feet northwest of Route 17, 0.48 mile northeast of Road 370 (Daisy Road) with access from a 60-foot private road.
5. Subdivision #2006-61 -- application of **MLK PARTNERS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 43.29 acres into 36 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 488, 1,100 feet west of U.S. Route 13.

### PUBLIC HEARINGS

1. C/U #1783 -- application of **ALLEN'S HATCHERY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a railroad loop for agricultural use to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 68.6 acres, more or less, lying ¼ mile north of Road 544 and west of and adjacent to Norfolk Southern Railroad Line.

2. C/Z #1620 -- application of **BOB'S MARINE SERVICE, INC.** 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 Baltimore Hundred, Sussex County, land lying west of Route 17 (Roxana Road) 600 feet south of Route 26, to be located on 2.038 acres, more or less.
3. C/Z #1651 -- application of **CALDERA PROPERTIES-INDIAN RIVER V, LLC** to amend the Comprehensive Zoning Map from a MR Medium Density 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 Road 346A and 3,100 feet east of Road 346, to be located on 78.228 acres, more or less.