

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

MAY 8, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 8, 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 April 24, 2003
- IV. Public Hearings
 1. C/Z #1502 -- DOC Properties, LLC RL
 2. C/Z #1504 -- Ruggiero Development Group, L.L.C. RL
 3. Subdivision #2002-49 -- HM Properties LJ
- V. Old Business
 1. C/U #1489 -- Rehoboth Homes Builders, Inc. LJ
 2. C/U #1491 -- Quakertown Medical Group, L.L.C. LJ
 3. C/U #1492 -- Rt. 54 Hook & Slice Golf Driving Range, Inc. RL
 4. C/Z #1496 -- Palisades Land, LLC RL
 5. C/Z #1498 -- Gerald Richardson RL
 6. C/Z #1499 -- Caldera-Indian River II, LLC RL
 7. Subdivision #2002-44 -- Junior Armiger Preliminary RW

VI. Other Business

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| 1. | Courts at Old Mill
C/U #1472 - Site Plan - Road 357 | RL |
| 2. | Lakes at Old Mill
C/U #1473 - Site Plan - Road 357 | RL |
| 3. | Forest Landing MR/RPC
C/Z #1490 - Preliminary Site Plan - Road 368 | RL |
| 4. | Tidewater Utilities, Inc.
C/U #1477 - Site Plan - Route 54 | RL |
| 5. | Delaware Electric Cooperative
C/U #1463 - Site Plan - Road 353 | RL |
| 6. | Miranda/Hardt Office Building
Commercial Site Plan - Route 26 | RL |
| 7. | Tokyo Steakhouse
Commercial Site Plan - Route One | LJ |
| 8. | Vines Creek Marina, L.P.
2 Lots - West Lagoon Road - Dogwood Acres | RL |
| 9. | Gary Chorman
Lot on Existing 50' Right of Way - Road 264 | LJ |
| 10. | David Collins
Lot on 50' Right of Way - Road 367B | RL |
| 11. | Wilson and Alberta Cullum
C/U #1464 - Site Plan - Route 9 | LJ |
| 12. | Pep-Up, Inc.
Commercial Site Plan - U.S. Route 113 | 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: APRIL 28, 2003

1. C/Z #1502 -- application of **DOC PROPERTIES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to an AR-1/RPC Agricultural Residential District/Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying east of Route 387, approximately 0.3 mile north of Route 388, to be located on 72.18 acres, more or less.
2. C/Z #1504 -- application of **RUGGIERO DEVELOPMENT GROUP, L.L.C.** 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 west of Route 348 (Iron's Lane) 0.8 mile north of Road 346, to be located on 22.5737 acres, more or less.
3. Subdivision #2002-49 -- application of **HM PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 222.20 acres into 301 lots, located east and west of Route 5, 1,180 feet southeast of Road 307.

OLD BUSINESS

1. C/U #1489 -- application of **REHOBOTH HOME BUILDERS, INC.**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (52 units), to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 13.0 acres, more or less, lying 600 feet southwest of Route One and Route 276.
2. C/U #1491 -- application of **QUAKERTOWN MEDICAL GROUP, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for medical offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.24 acres, more or less, lying on the northerly side of Route 9 (Savannah Road), 536 feet northeast of Ebenezer Branch.
3. C/U #1492 -- application of **RT. 54 HOOK & SLICE GOLF DRIVING RANGE, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for warehousing to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 14.13 acres, more or less, lying south of Route 54 and 2,076 feet west of Road 389.
4. C/Z #1496 -- application of **PALISADES LAND, 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 on both sides of Route 364, 1/2 mile southeast of Route 363 and on both sides of Route 364A, 2,000 feet south of Route 364, to be located on 354.17 acres, more or less.

5. C/Z #1498 -- application of **GERALD RICHARDSON** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-1 High Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying south of Route 368, 1,154 feet east of Route 361, to be located on 0.93 acre, more or less.
6. C/Z #1499 -- application of **CALDERA-INDIAN RIVER II, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to an AR-1-RPC Agricultural Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying at the north end of Road 346B, 0.5 mile north of Road 346, to be located on 70.03 acres, more or less.
7. Subdivision #2002-44 -- application of **JUNIOR ARMIGER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 47.93 acres into 41 lots, located at the south end of Armiger Drive, 380 feet southeast of Grace Circle within Hill N Dale Subdivision on the east side of Road 490.