

**Sussex County
Planning & Zoning Commission**

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

DECEMBER 11, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 11, 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 November 6, 2003
Approval of Minutes of November 20, 2003
- IV. Old Business
 1. C/U #1508 -- Ray Lewis BG
 2. C/Z #1523 -- CARD, LLC LJ
 3. C/Z #1525 -- Anderson Homes, L.L.C. LJ
 4. Subdivision #2003-24 -- Small Wonder, Inc. JA
 5. Subdivision #2003-25 -- Rich Moonblatt JA
- V. Public Hearings
 1. C/Z #1526 -- Bay Forest, L.L.C. (Club) RL
 2. C/Z #1527 -- Bay Forest, L.L.C. (West) RL
- VI. Other Business
 1. The Peninsula MR/RPC LJ
Phase 1B - Site Plan - Road 299
 2. Bay Farm MR/RPC LJ
C/Z #1474 - Master Plan - Road 299
 3. Baywood Greens LJ
Revised Site Plan - Route 24

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| 4. | Baywood, LLC
Commercial and Multi-Family Site Plan - Road 22 | LJ |
| 5. | Royal Farms
Commercial Site Plan - Route 24 and Route 5 | LJ |
| 6. | Sussex West
C/U #1198 - Revised Site Plan - Route 9 | LJ |
| 7. | Jon Mumford
Lot and 50' Right of Way - Road 338 | BG |
| 8. | Richard Schaubach
3 Lots and 50' Right of Way - Route 26 | RL |
| 9. | Kenneth Hudson and Lora Collins
2 Lots - Carter Drive - Route 17 | RL |
| 10. | Virginia Stamper
Revised Subdivision - Route 9 | 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: NOVEMBER 24, 2003

OLD BUSINESS

1. C/U #1508 -- application of **RAY LEWIS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit for extraction and removal of soil to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 86.74 acres, more or less, lying east of Route 413 and north of Route 419.
2. C/Z #1523 -- application of **CARD, 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 Lewes and Rehoboth Hundred, Sussex County, land lying east of Road 274 (Old Landing Road and 0.7 mile south of Road 275 (Warrington Road), to be located on 115.3 acres, more or less.
3. C/Z #1525 -- application of **ANDERSON HOMES, 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 Lewes and Rehoboth Hundred, Sussex County, land lying northeast of Road 275 (Plantation Road) and 600 feet northwest of Route 24, to be located on 32.75 acres, more or less.
4. Subdivision #2003-24 -- application of **SMALL WONDER, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 32.72 acres into 34 lots, located south of Road 207, 600 feet east of Road 214.
5. Subdivision #2003-25 -- application of **RICH MOONBLATT** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 6.16 acres into 3 lots, and a waiver from the forested buffer requirements, located west of Road 233, 2,646 feet southeast of Road 234B.

PUBLIC HEARINGS

1. C/Z #1526 -- application of **BAY FOREST, 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 northeast of the corner of Road 347 and Road 349, to be located on 385.161 acres, more or less.
2. C/Z #1527 -- application of **BAY FOREST, 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 north of Road 349 (Old Mill Road), approximately 1,285 feet west of Road 347, to be located on 104.32 acres, more or less.