



## *Planning & Zoning*

Agendas & Minutes

JANUARY 8, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 8, 2004, 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 December 11, 2003  
Approval of Minutes of December 18, 2003

IV. Old Business

1. C/Z #1526 -- Bay Forest, L.L.C. (Club) RL
2. C/Z #1527 -- Bay Forest, L.L.C. (West) RL
3. C/Z #1528 -- Cadbury Senior Services, Inc. LJ
4. Subdivision #2003-4 -- Homestead, L.L.C. RL  
Final
5. Subdivision #2003-24 -- Small Wonder, Inc. JA  
Preliminary
6. Subdivision #2003-25 -- Rich Moonblatt JA  
Preliminary

V. Public Hearings

1. C/U #1518 -- Atlantic Auction Co., Inc. RL
2. C/U #1519 -- Inland Bays, LLC RL
3. C/Z #1529 -- Douglas W. Brockway LJ

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|------------------------|--|----|
| 4.                     | Subdivision #2003-26 -- Beach Homes, Inc.                                  | LJ |
| 5.                     | Subdivision #2003-27 -- Main Street Homes, L.L.C.                          | LJ |
| <br>VI. Other Business |  |    |
| 1.                     | The Retreat MR/RPC<br>Revised Record Plan - Road 283                       | LJ |
| 2.                     | Subdivision #2001-3 -- C. Larry McKinley<br>Time Extension - Road 504      | BG |
| 3.                     | Indigo Run<br>Exception to Plan Scale Requirements                         | LJ |
| 4.                     | Robert Reed<br>Lot on Existing Private Road - Route 88                     | LJ |
| 5.                     | Janet Rigan and Ashley Linton<br>2 Parcels and 50' Right of Way - Road 288 | LJ |
| 6.                     | Herman Ockels<br>Parcel and 50' Right of Way - Road 483                    | RW |

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: DECEMBER 23, 2003**

#### OLD BUSINESS

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.
3. C/Z #1528 -- application of **CADBURY SENIOR SERVICES, INC.** 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 on the northerly side of Road 267 (Gills Neck Road), 1/4 mile east of Road 268 (Kings Highway), to be located on 95.2 acres, more or less.
4. Subdivision #2003-4 -- application of **HOMESTEAD, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 122.60 acres into 81 lots, located east of Road 384, 960 feet north of Road 382.
5. 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.
6. 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/U #1518 -- application of **ATLANTIC AUCTION CO., INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for self-storage and a professional office to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.799 acres, more or less, lying at the northwest corner of Route 17 and Road 353.
2. C/U #1519 -- application of **INLAND BAYS, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 11.96 acres, more or less, lying north of Route 360 (Fred Hudson Road), 1,360 feet east of Route 357 (Cedar Neck Road).
3. C/Z #1529 -- application of **DOUGLAS W. BROCKWAY** to amend the Comprehensive Zoning Map from a GR General 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 west of Route 288 (Wil-King Road), 4,100 feet north of Route 280-B, to be located on 1.67 acres, more or less.

4. Subdivision #2003-26 -- application of **BEACH HOMES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 103.73 acres into 96 lots, located on both sides of Route 30 and both sides of Road 48 at the intersection of Route 30 and Road 48.
5. Subdivision #2003-27 -- application of **MAIN STREET HOMES, L.L.C.** to consider the Subdivision of land in a MR Medium Density Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 24.40 acres into 35 lots, located at the end of Fairway Drive within Old Landing Development, approximately 1,950 feet west of Road 274 (Old Landing Road).