



Planning & Zoning

Agendas & Minutes

FEBRUARY 3, 2005

A special meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 3, 2005, 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 January 13, 2005
Approval of Minutes of January 20, 2005
- IV. Old Business
 1. C/Z #1554 – Marine Farm, L.L.C. MJ
 2. Subdivision #2002-45 – Fran Gonzon MJ
Final
- V. Public Hearings
 1. C/U #1586 – Far East Capital, Inc. MJ
 2. C/U #1587 – West Bay Park MJ
 3. Subdivision #2004-15 – George and Pauline Porter MJ
 4. Subdivision #2004-16 – Dyer Reed, L.L.C. MJ
 5. Subdivision #2004-42 – Colby Cox, Integrity Homes, II, L.L.C. JA
- VI. Other Business
 1. Bay Forest Club MR/RPC RS
C/Z #1526 – Master Record Plan – Roads 347 and 349
 2. Bay Forest Club MR/RPC RS

Preliminary Record Plan – Phase I – Roads 347 and 349

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| 3. | Subdivision #2003-34 – Palisades Land, L.L.C.
Williams Creek Estates – Time Extension | RS |
| 4. | Carole Levitsky and Sarah Tammany
C/U #1596 – Site Plan – Hebron Road (Road 273) | MJ |
| 5. | The Crab Barn Mini Golf
C/U #1554 – Site Plan – Route 22 | MJ |
| 6. | Hugh D. Stephens
3 Lots on Existing 50' Right of Way – Road 376A | RS |

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: JANUARY 21, 2005

OLD BUSINESS

1. C/Z #1554 -- application of **MARINE FARM, 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 southeast of Beaver Dam Road (Road 285) and southwest of Jim Town Road (Road 285A), to be located on 373.82 acres, more or less.
2. Subdivision #2002-45 -- application of **FRAN GONZON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 84.34 acres into 81 lots, located south of Road 251, 2,650 feet east of Road 319.

PUBLIC HEARINGS

1. C/U #1586 -- application of **FAR EAST CAPITAL, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a small engine repair to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 15,011 square feet, more or less, of a 2.88 acre parcel, lying northeast of Pennypacker Lane, a private road, 1,130 feet northwest of Road 283 (Cedar Grove Road) and 1,700 feet southwest of Road 275 (Plantation Road).
2. C/U #1587 -- application of **WEST BAY PARK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a private wastewater treatment and disposal facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 10.66 acres, more or less, lying west of Camp Arrowhead Road (Road 279), 1.1 mile south of Angola Road (Road 277).
3. Subdivision #2004-15 -- application of **GEORGE AND PAULINE PORTER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 6.146 acres into 9 lots, and a waiver from the forested buffer requirements, located south of Route 9, 1,500 feet west of Road 265.
4. Subdivision #2004-16 -- application of **DYER REED, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 78.15 acres into 170 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Road 278, adjacent to The Cove on Herring Creek, and northeast of Herring Creek.
5. Subdivision #2004-42 -- application of **COLBY COX, INTEGRITY HOMES, II, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 180.33 acres into 360 lots (Cluster Development), located north of Road 88 (Cave Neck Road), 1,380 feet east of Road 261 (Dairy Farm Road).

