



## *Planning & Zoning*

Agendas & Minutes

FEBRUARY 17, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 17, 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 February 3, 2005
- IV. Old Business
  1. C/U #1586 – Far East Capital, Inc. MJ
  2. Subdivision #2004-16 – Dyer Reed, L.L.C. MJ  
Preliminary
  3. Subdivision #2004-42 – Colby Cox, Integrity Homes, II, L.L.C. JA  
Preliminary
  4. Subdivision #2002-31 – Sussex Ventures MJ  
Final
  5. Subdivision #2002-43 – Boca East, LLC MJ  
Final – Phase 2
- V. Public Hearings
  1. C/U #1592 – Atlantic Eye Care JA
  2. C/U #1593 – Wilson Baker, Inc. JA
  3. C/U #1594 – R. Craig Hudson MJ

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| 4. | C/Z #1564 – Julio Marcos                   | RW |
| 5. | Subdivision #2004-20 – Star Partners, L.P. | RW |

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VI. Other Business

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| 1. | Sports at the Beach<br>C/U #1421 – Revised Site Plan – Route 9 | MJ |
| 2. | Bay Café<br>Preliminary Multi-Family Site Plan – Route 54      | RS |
| 3. | Rehoboth U-Store<br>C/U #1521 – Time Extension – Route One     | MJ |
| 4. | Bridge Branch, Inc.<br>2 Lots and 50' Right of Way – Road 40   | RW |
| 5. | Mildred Owens<br>Lot and 50' Right of Way – Road 92            | 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: FEBRUARY 4, 2005

### OLD BUSINESS

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. 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.
3. 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).
4. Subdivision #2002-31 -- application of **SUSSEX VENTURES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 76.44 acres into 64 lots, located south of Road 297, 2,930 feet west of Route 30.
5. Subdivision #2002-43 -- application of **BOCA EAST, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 258.11 acres into 180 lots, located east of Road 279, 0.9 mile southeast of Road 277.

### PUBLIC HEARINGS

1. C/U #1592 -- application of **ATLANTIC EYE CARE** 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 14,999 square feet, more or less, lying southeast of Route 18 (Savannah Road), 1,700 feet northeast of Woodland Avenue and 1,050 feet southwest of Road 263.

2. C/U #1593 -- application of **WILSON BAKER, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a propane, kerosene, and diesel fuel storage and transfer facility to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 9.03 acres, more or less, lying west of Route 30, south of Railroad, and being 3,140 feet south of Route 16.
3. C/U #1594 -- application of **R. CRAIG HUDSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office (sales center) to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 1.08 acres, more or less, lying at the northwest corner of the intersection of Route 9 and Route 30 at Gravel Hill.
4. C/Z #1564 -- application of **JULIO MARCOS** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, land lying at the southeast corner of the intersection of Route 18 and Road 527, to be located on 2.6409 acres, more or less.
5. Subdivision #2004-20 -- application of **STAR PARTNERS, L.P.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 4.10 acres into 4 lots, located east of Road 579, 1,220 feet north of Route 18.