



## *Planning & Zoning*

Agendas & Minutes

SEPTEMBER 23, 2004

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 23, 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 September 9, 2004
- IV. Old Business
  1. C/U #1553 -- Clint Phillips RW
  2. C/U #1556 -- Stanley and Linda Park LJ
- V. Public Hearings
  1. Subdivision #2004-2 -- Brooks-Palmer Custom Homes, Inc. LJ
  2. Subdivision #2004-3 -- Thomas L. Markle JA
  3. C/U #1563 -- George and Edith Wanda Canakis JA
  4. C/U #1564 -- Beverly Trice RW
  5. C/Z #1554 -- Marine Farm, L.L.C. LJ
- VI. Other Business
  1. Mills Chase LJ  
C/U #1466 -- Site Plan - Route 9 and Road 265
  2. Lane Builders LJ  
C/U #1566 -- Site Plan - Kings Highway

- LJ  
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3. Sports at the Beach  
C/U #1421 -- Revised Site Plan - Route 9
  4. Camelot Meadows  
Revised Site Plan - Route One
  5. Subdivision #2003-52 -- Norris L. Niblett  
Request for Reconsideration - Route 46
  6. Rehoboth Bay Conservancy, L.L.C.  
C/U #1501 -- Time Extension
  7. Inland Bays, L.L.C.  
C/U #1519 -- Time Extension
  8. Bay Crossing MR/RPC  
Recreation Area Site Plan - Bay Crossing Boulevard
  9. Charles Hudson  
Parcel and 50' Right of Way - Road 529

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: SEPTEMBER 13, 2004

OLD BUSINESS

1. C/U #1553 -- application of **CLINT PHILLIPS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a paper recycling center to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 6.35 acres, more or less, lying north of Route 589A, 50 feet west of Railroad and 2,200 feet west of U.S. Route 13.
2. C/U #1556 -- application of **STANLEY AND LINDA PARK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a multi-family dwelling structure (2 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.2 acres, more or less, lying on the southeast side of Road 265A (Old Mill Road), 1/4 mile northeast of Route One.

PUBLIC HEARINGS

1. Subdivision #2004-2 -- application of **BROOKS-PALMER CUSTOM HOMES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 86.25 acres into 41 lots, located east of Road 290 (Coolspring Road), 360 feet southeast of Road 292.
2. Subdivision #2004-3 -- application of **THOMAS L. MARKLE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 8.31 acres into 5 lots, located north of Road 88 (Cave Neck Road), 791 feet west of Road 257.
3. C/U #1563 -- application of **GEORGE AND EDITH WANDA CANAKIS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a gift shop/art gallery to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 36,109 square feet, more or less, lying northwest of Route 9 (Savannah Road), 327 feet southwest of Ritter Road.
4. C/U #1564 -- application of **BEVERLY TRICE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for metal fabrication to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 1.78 acres, more or less, lying south of Route 20 (Stein Highway), 1,300 feet east of Route 78 (Woodland Ferry Road).

5. 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.