

**Sussex County
Planning & Zoning Commission**

P.O. Box 417
Georgetown, DE 19947
302-855-7878
302-854-5079 (Fax)



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

MAY 24, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 24, 2001, 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 May 17, 2001
- IV. Public Hearings
 - 1. Subdivision #2001-7 – Gary Watson BG
 - 2. Subdivision #2001-8 – David B. Webb, Jr LJ
 - 3. Subdivision #2001-10 – Temple B. Veli LJ
 - 4. Subdivision #2001-11 – Dyer McCrea Ventures RL
 - 5. Subdivision #2001-12 – Dr. James Beebe LJ
 - 6. Subdivision #2001-13 – Paul and Doris Barron BG
 - 7. Subdivision #2001-14 – Bayville Capital III, LLC RL

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: MAY 14, 2001

1. Subdivision #2001-7 -- application of **GARY WATSON** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Broad Creek Hundred, by dividing 41.86 acres into 37 lots, located north of Road 465, 2,340 feet west of Road 479.
2. Subdivision #2001-8 -- application of **DAVID B. WEBB, JR.** to consider the Subdivision of land in a GR General Residential Zoning District in Nanticoke Hundred, by dividing 18.37 acres into 19 lots, located at the southwest corner of the intersection of Road 46 and Road 516.
3. Subdivision #2001-10 -- application of **TEMPLE B. VELI** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 21.35 acres into 32 lots, located northeast of the intersection of Road 288 and Road 288-B and within Chapel Green Subdivision.
4. Subdivision #2001-11 -- application of **DYER MCCREA VENTURES** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 58.70 acres into 67 lots, located south of Route 22, 600 feet east of Route 24.
5. Subdivision #2001-12 -- application of **DR. JAMES BEEBE** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 15.41 acres into 4 lots, located at the northeast corner of the intersection of Beebe Drive and Bundicks Drive within Beebe Farm Subdivision, on the east side of Road 285, 272 feet north of Road 287.
6. Subdivision #2001-13 -- application of **DR. JAMES BEEBE** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 15.41 acres into 4 lots, located at the northeast corner of the intersection of Beebe Drive and Bundicks Drive within Beebe Farm Subdivision, on the east side of Road 285, 272 feet north of Road 287.
7. Subdivision #2001-14 -- application of **BAYVILLE CAPITAL III, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 19.70 acres into 16 lots, located north of Road 298, 214 feet southeast of Route 24.

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POSTED: MAY 14, 2001

REVISED: MAY 16, 2001

(Agenda revised due to incorrect description on Subdivision #2001-13)

1. Subdivision #2001-7 -- application of **GARY WATSON** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Broad Creek Hundred, by dividing 41.86 acres into 37 lots, located north of Road 465, 2,340 feet west of Road 479.
2. Subdivision #2001-8 -- application of **DAVID B. WEBB, JR.** to consider the Subdivision of land in a GR General Residential Zoning District in Nanticoke Hundred, by dividing 18.37 acres into 19 lots, located at the southwest corner of the intersection of Road 46 and Road 516.
3. Subdivision #2001-10 -- application of **TEMPLE B. VELI** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 21.35 acres into 32 lots, located northeast of the intersection of Road 288 and Road 288-B and within Chapel Green Subdivision.
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6. Subdivision #2001-13 -- application of **PAUL AND DORIS BARRON** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Broad Creek Hundred, by dividing 21.88 acres into 22 lots, located east of Road 465-A, 381 feet north of Route 24.
7. Subdivision #2001-14 -- application of **BAYVILLE CAPITAL III, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 19.70 acres into 16 lots, located north of Road 298, 214 feet southeast of Route 24.

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 - 6. Subdivision #2001-13 – Paul and Doris Barron BG
 - 7. Subdivision #2001-14 – Bayville Capital III, LLC RL
- V. Old Business
 - 1. C/Z #1432 – David A. Ritter RL
 - 2. C/U #1402 – Randy Burton RL

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POSTED: MAY 14, 2001

REVISED: MAY 16, 2001

REVISED: MAY 18, 2001

(Agenda revised due to incorrect description on Subdivision #2001-13)

(Agenda revised due to addition of Old Business)

1. Subdivision #2001-7 -- application of **GARY WATSON** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Broad Creek Hundred, by dividing 41.86 acres into 37 lots, located north of Road 465, 2,340 feet west of Road 479.
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OLD BUSINESS

1. C/Z #1432 – application of **DAVID A. RITTER** 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 Indian River Hundred, Sussex County, land lying at the southwest corner of Route 22 (Long Neck Road) and Julia's Lane within Julia's Place Subdivision, to be located on 2.291 acres, more or less.
2. C/U #1401 - application of **RANDY BURTON** to consider the Conditional Use of land in a GR General Residential District for multi-family dwelling structures to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.61 acres, more or less, lying at the southwest end of Canal Road (a.k.a. Bay Road Extended), 1,400 feet southwest of Route One and east of the Lewes and Rehoboth Canal.