

**Sussex County  
Planning & Zoning Commission**

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

JUNE 28, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 28, 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 June 14, 2001
- IV. Public Hearings
  1. Subdivision #2001-15 – Robert W. Walls and Sharon Walls LJ
  2. Subdivision #2001-16 – Thomas Head LJ
  3. Subdivision #2001-17 – Collins Acres, L.L.C. BG
  4. C/U #1408 – Indian River School District LJ
  5. C/U #1409 – Indian River School District RL
- V. Old Business
  1. Subdivision #99-23 – Robert Muncy JA  
Final
  2. Subdivision #2001-14 – Bayville Capital III, LLC RL  
Preliminary
  3. Subdivision #2000-33 – Unity Development Company, L.L.C. LJ  
Final
  4. C/U #1407 – Marsh Harbor, L.L.C. RL

OTHER BUSINESS

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| 1.  | Cracker Barrel, Old Country Store<br>Final Commercial Site Plan – Route One  | RL |
| 2.  | Thunder Cycles of Delmarva<br>C/U #1364 – Site Plan – Route 5                | LJ |
| 3.  | Steve Brophy<br>C/U #1368 – Site Plan – Admiral Road – Tower Shores          | RL |
| 4.  | Double J. Properties, LLC<br>Preliminary Commercial Site Plan – Route 24     | RL |
| 5.  | Happy Harry's Pharmacy<br>Revised Commercial Site Plan – Route One           | RL |
| 6.  | CHS Associates<br>3 Parcels Major Arterial Roadway – Route One               | RL |
| 7.  | CHS Associates – Parcel 4<br>Preliminary Multi-Family Site Plan – Route One  | RL |
| 8.  | Joshua and Dina Wharton<br>Parcel on Existing 50' Right of Way – Road 288    | LJ |
| 9.  | Raymond Michitti<br>C/U #1360 – Time Extension – Road 357                    | RL |
| 10. | Subdivision #2000-17 – Village Developers, Inc.<br>Time Extension – Road 338 | BG |
| 11. | K.E.B. Properties, L.L.C.<br>Commercial Site Plan – Road 68                  | BG |
| 12. | Wedgefield RPC<br>Final Site Plan – Road 84                                  | 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: JUNE 18, 2001



1. Subdivision #2001-15 -- application of **ROBERT W. WALLS AND SHARON WALLS** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 2.17 acres into 2 lots, and a waiver from the street construction requirements, located west of Road 317, 1,535 feet south of Road 47.
2. Subdivision #2001-16 -- application of **THOMAS HEAD** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Broadkill Hundred, by dividing 85.80 acres into 84 lots, located west of Road 264, 1,250 feet northeast of Delaware Route One.
3. Subdivision #2001-17 -- application of **COLLINS ACRES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Dagsboro Hundred, by dividing 20.20 acres into 12 lots, located west of Road 412 at south side of entrance to Lakeview Estates.
4. C/U #1408 -- application of **INDIAN RIVER SCHOOL DISTRICT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a public school (Sussex Central High School) to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 159.57 acres, more or less, lying west of Road 318 and north of Route 86.
5. C/U #1409 -- application of **INDIAN RIVER SCHOOL DISTRICT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a MR Medium Density Residential District for a public school (Indian River High School) to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 156.80 acres, more or less, lying southwest of State Route 20 (a.k.a. Road 382), east of Road 401 (Clayton Avenue), and northwest of Road 355.

#### OLD BUSINESS

1. Subdivision #99-23 -- application of **ROBERT MUNCY** to consider the Subdivision of land in a GR General Residential Zoning District in Cedar Creek Hundred, by dividing 7.02 acres into 7 lots, located south of Road 14, 755 feet east of Road 224-A.
2. 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.
3. Subdivision #2000-33 -- application of **UNITY DEVELOPMENT COMPANY, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Lewes and Rehoboth Hundred, by dividing 42.81 acres into 59 lots, located at the southeast corner of the intersection of Road 283 and Road 275.

4. C/U #1407-- application of **MARSH HARBOR, L.L.C.** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (180 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 20.3 acres, more or less, lying at the southeast corner of the intersection of Road 273 and Road 273-A.