

**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

AUGUST 9, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 9, 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 July 26, 2001
- IV. Public Hearings
 1. C/Z #1442 – Allen S. Jester JA
 2. C/Z #1443 – Merritt Burke, III JA
 3. C/U #1414 – Merritt Burke, III JA
 4. C/U #1413 – Edward J. Kaye RW
- V. Old Business
 1. C/Z #1441 – David B. Webb, Jr. RW
 2. Subdivision #2000-28 – Charles H. Guy, IV, Robert A. Nedzel and Douglas L. Stambaugh RW
- VI. Other Business
 1. Lincoln Park LJ
Preliminary Multi-family Site Plan
Lot 2 – Carpenter's Crossing Subdivision
 2. Rehoboth Car Wash RL
Preliminary Commercial Site Plan – Route One Service Road

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| 3. | The Estates of Sea Chase
C/U #1379 Site Plan – Road 274 and Road 275 | RL |
| 4. | Oyster Bay Villas
C/U #1385 Site Plan – Road 273-A | RL |
| 5. | Oyster Bay Villas II
Preliminary Multi-family Site Plan – Road 273-A | RL |
| 6. | Urology Associates
Preliminary Commercial Site Plan
Lot 5 - Old Towne Office Park | RL |
| 7. | Happy Harry's Pharmacy
Revised Commercial Site Plan – Route One | RL |
| 8. | The Villages of Five Points
a. Private Street System
b. West Village – Preliminary Site Plan
c. Town Center West – Preliminary Site Plan
d. North Village – Preliminary Site Plan
e. Conditions of Approval – Discussion | LJ |
| 9. | Aydelotte Estates
Streets – Public to Private – Road 275 | LJ |

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: JULY 30, 2001

1. C/Z #1442 – application of **ALLEN S. JESTER** to amend the Comprehensive Zoning Map from a B-1 Neighborhood Business District to a GR General Residential District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying east of Route 42, 184 feet south of Route 36, to be located on 1.0154 acres, more or less.
2. C/Z #1443 – application of **MERRITT BURKE, III.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a M Marine District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying south of Route 36, across from Route 203 and west of Cedar Creek Canal, to be located on 68.2873 acres more or less.
3. C/U #1414 – application of **MERRITT BURKE, III** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a seasonal campground to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 43.78 acres, more or less, lying south of Route 36, 1,700 feet west of Cedar Creek Canal.
4. C/U #1413 – application of **EDWARD J. KAYE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for expansion of an existing borrow pit (Conditional Use No. 954 and No. 1079) to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 200.5 acres, more or less, lying at the northeast corner of Route 531 and Route 533.

OLD BUSINESS

1. C/Z #1441 -- application of **DAVID B. WEBB, JR.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a LI-2 Light Industrial District for a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, land lying east of Route 482 and 700 feet northeast of U.S. Route 13, to be located on 27.3139 acres, more or less.
2. Subdivision #2000-28 - application of **CHARLES H. GUY, IV, ROBERT A. NEDZEL, AND DOUGLAS L. STAMBAUGH** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Seaford Hundred, by dividing 99.37 acres into 53 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the northwest corner of the intersection of Road 531 and Road 533.