

**Sussex County
Planning & Zoning Commission**

P.O. Box 417
Georgetown, DE 19947
302-855-7878
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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 23, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 23, 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 August 9, 2001
- IV. Public Hearings
 1. Subdivision #2001-21 – Hudson-Reed, L.L.C. RL
 2. Subdivision #2001-22 – C. Larry McKinley JA
 3. Subdivision #2001-23 – Robert W. Durham BG
 4. C/U #1418 – Cape Henlopen School District RL
 5. C/Z #1444 – T. William Lingo RL
- V. Old Business
 1. C/Z #1443 – Merritt Burke, III JA
 2. C/U #1414 – Merritt Burke, III JA
 3. C/U #1413 – Edward J. Kaye RW
- VI. Other Business
 1. Nomad Village, Inc. RL
C/U #1398 Site Plan – Cove and Dune Roads
 2. Georgetown Charter School BG
C/U #1402 Revised Site Plan – Route 9

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| 3. | Subdivision #2000-22 – Leslie and Brenda Johnson
Time Extension – Road 541 | RW |
| 4. | Russell Givens
Variance from 50' Agricultural Setback – Road 277 | LJ |
| 5. | Kae E. Keister
2 Lots on 50' Right of Way – Road 623 | JA |
| 6. | Bethany Bay Revised Master Plan
Sections 1.1, 1.2B, 1.3, 1.4 and 1.6 | 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: AUGUST 13, 2001

1. Subdivision #2001-21 -- application of **HUDSON-REED, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 57.68 acres into 49 lots, located north of Road 277, 825 feet west of Road 279.
2. Subdivision #2001-22 -- application of **C. LARRY MCKINLEY** to consider the Subdivision of land in a GR General Residential Zoning District in Cedar Creek Hundred, by dividing 109.94 acres into 110 lots, located north of Road 38, 800 feet west of Route 30 and west of Route 30, 800 feet north of Road 38.
3. Subdivision #2001-23 -- application of **ROBERT W. DURHAM** to consider the Resubdivision of land in an AR-1 Agricultural Residential Zoning District in Little Creek Hundred, by reducing Lots 9, 11, 14, 18 and 21 within North Towns End Subdivision to 1.00 acre, located at the northwest corner of the intersection of Road 494 and Road 493.
4. C/U #1418 -- application of **CAPE HENLOPEN SCHOOL DISTRICT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a public school to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 30.0 acres, more or less, lying southeast of Route 24, 470 feet southwest of Route 284, and also northwest of Route 284.
5. C/Z #1444 -- application of **T. WILLIAM LINGO** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-1/RPC High Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying at the northeasterly end of Hebron Road (Route 273) and 1,800 feet northeast of Route One, to be located on 29.15 acres more or less.

OLD BUSINESS

1. 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.
2. 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.

3. 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.



AUGUST 23, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, AUGUST 23, 2001, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of August 9, 2001
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 - 2. Subdivision #2001-22 – C. Larry McKinley JA
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 - 4. C/U #1418 – Cape Henlopen School District RL
 - 5. C/Z #1444 – T. William Lingo RL
- V. Old Business
 - 1. C/Z #1443 – Merritt Burke, III JA
 - 2. C/U #1414 – Merritt Burke, III JA
 - 3. C/U #1413 – Edward J. Kaye RW
- V. VI. Other Business
 - 1. Nomad Village, Inc. RL
C/U #1398 Site Plan – Cove and Dune Roads
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| 5. | Kae E. Keister
2 Lots on 50' Right of Way – Road 623 | JA |
| 6. | Bethany Bay Revised Master Plan
Sections 1.1, 1.2B, 1.3, 1.4 and 1.6 | RL |
| 7. | Village of Five Points
Conditions of Approval | LJ |

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POSTED: AUGUST 13, 2001

REVISED AUGUST 17, 2001
(Revised for addition to Other Business)