



SEPTEMBER 13, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 13, 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 23, 2001
- IV. Public Hearings
 1. C/U #1415 – Samuel Allan Day JA
 2. C/Z #1445 – Sylvester and Ursula Capuano RL
 3. C/Z #1446 – David and Elizabeth Cox BG
 4. C/Z #1447 – Route 54, LLC RL
 5. C/Z #1448 – Gulfstream Development Corp. 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
 4. C/U #1418 – Cape Henlopen School District RL
 5. C/Z #1444 – T. William Lingo RL
 6. Subdivision #2001-21 – Hudson-Reed, L.L.C. RL
 7. Subdivision #2000-20 – Carlton R. Moore JA

VI. Other Business

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| 1. | Villages of Five Points
Conditions of Approval | LJ |
| 2. | Stanislav Masoni Medical Offices
Preliminary Commercial Site Plan – King Street | RL |
| 3. | Richard C. Banks, Sr. and Richard C. Banks, Jr.
3 Lot Subdivision – Town of Ocean View and Sussex
County – Road 349A | RL |
| 4. | Gillsneck Shopping Center
Final Commercial Site Plan – Route One | RL |
| 5. | Spencer and Tamela Brittingham
Lot on Existing 50' Right of Way – Road 273 | RL |
| 6. | Royal Farms Convenience Store
Preliminary Commercial Site Plan – U.S. Route 13 and
Route 404 | RW |
| 7. | Richard Culley
Lot and Residual Lands – U.S. Route 13A | BG |
| 8. | Gate of Heaven Cemetery
C/U #1384 Site Plan – Route 26 | 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: SEPTEMBER 4, 2001

1. C/U #1415 -- application of **SAMUEL ALLAN DAY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for the repair and sales of fishing equipment to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 2.0 acres, more or less, lying south of Route 616 and 2,600 feet west of Route 615.
2. C/Z #1445 – application of **SYLVESTER AND URSULA CAPUANO** 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 Baltimore Hundred, Sussex County, land lying 500 feet north of Route 26 on the easterly side of Holt Lane and 400 feet east of Route 17, to be located on 0.79 acre, more or less, of a 3.86 acre tract.
3. C/Z #1446 – application of **DAVID AND ELIZABETH COX** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying northeast of Route 510, 450 feet north of Route 502, to be located on 0.57 acre, more or less, of a 0.67 acre tract.
4. C/Z #1447 – application of **ROUTE 54, LLC** 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 Baltimore Hundred, Sussex County, land lying northeast of Route 54 and 500 feet east of Route 389, to be located on 2.0 acres, more or less.
5. C/Z #1448 – application of **GULFSTREAM DEVELOPMENT CORP.** 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 Baltimore Hundred, Sussex County, land lying east of Route 352 and 250 feet south of Route 353, to be located on 17.85 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.
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.
6. 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.
7. Subdivision #2000-20 -- application of **CARLTON R. MOORE** to consider the Subdivision of land in a GR General Residential Zoning District in Cedar Creek Hundred, by dividing 58.03 acres into 61 lots, and a waiver from the maximum allowed cul-de-sac length of 1,000 feet, located south of Route 30, 200 feet southeast of Road 228.