

**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

OCTOBER 25, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 25, 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 October 11, 2001
- IV. Public Hearings
 1. Subdivision #2001-26 – Mabel Betts BG
 2. C/U #1422 – Donald D'Aquila RW
 3. C/U #1423 – Skydive Delmarva, Inc. BG
 4. C/U #1424 – L. Thomas Harmon LJ
 5. C/U #1425 – Brice and Wanda M. Butler RL
 6. C/Z #1450 – Beaver Creek, L.L.C. LJ
- V. Old Business
 1. C/Z #1449 – First Shore Federal Savings and Loan Association RL
 2. C/U #1419 – V. Eugene Watkins, Sr. and Carolyn A. Watkins JA
 3. C/U #1420 – Pusey Rentals, LLC BG
 4. C/U #1421 – Wallace P. Townsend, Jr. LJ

VI. Other Business

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| 1. | John Quattlebaum
Commercial Site Plan – U.S. Route 13 | RW |
| 2. | Bridgeville Park Center
Commercial Site Plan – Route 404 | RW |
| 3. | CVS Pharmacy
Commercial Site Plan – Delaware Route One | RL |
| 4. | Edgewater Park
Multi-family Site Plan – Church Street | RL |
| 5. | Bethany Meadows Phase 6
Multi-family Site Plan – Road 361 | RL |
| 6. | IPM Equities, Inc.
Multi-family Site Plan – Delaware Route One | RL |
| 7. | IPM Equities, Inc.
2 Parcels – Delaware Route One | RL |
| 8. | C/U #1306 – DMV Partnership
Time Extension | RL |
| 9. | Subdivision #99-21 – Wolfe Properties
Time Extension | BG |

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: OCTOBER 12, 2001

1. Subdivision #2001-26 -- application of **MABEL BETTS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 2.59 acres into 2 lots, located north of Ross Lane, 210 feet east of Road 68, 0.7 mile north of Route 54.
2. C/U #1422 -- application of **DONALD D'AQUILA** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for additional motel uses (parking, wastewater, expansion, etc.) to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 8.3437 acres, more or less, lying southeast of Route 532, 260 feet northeast of U.S. Route 13.
3. C/U #1423 -- application of **SKYDIVE DELMARVA, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for parking for ten (10) mobile campers/RV trailers as an expansion to Conditional Use No. 869 (expansion of existing airport facility) to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 52 acres, more or less, lying northwest of Route 24 and northeast of Route 494.
4. C/U #1424 -- application of **L. THOMAS HARMON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for retail sales of landscaping supplies to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 12.5531 acres, more or less, lying north of Route 280-B and 800 feet east of Route 285.
5. C/U #1425 -- application of **BRICE AND WANDA M. BUTLER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for storage and an office for a local plumbing business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 23,700 square feet, more or less, lying southwest of Route 366, 500 feet northwest of Route 84.
6. C/Z #1450 -- application of **BEAVER CREEK, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to an AR-1/RPC Agricultural Residential District/Residential Planned Community for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying north of Route 9 and 2,000 feet east of Route 5 at Harbeson, to be located on 133.28 acres, more or less.

OLD BUSINESS

1. C/Z #1449 -- application of **FIRST SHORE FEDERAL SAVINGS AND LOAN ASSOCIATION** to amend the Comprehensive Zoning Map from a MR Medium Density Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying south of Route 26 and 500 feet east of Route 349A, to be located on 0.998 acre, more or less.

2. C/U #1419 -- application of **V. EUGENE WATKINS, SR. AND CAROLYN A. WATKINS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for retail sales (flea market) to be located on a certain parcel of land lying and being Cedar Creek Hundred, Sussex County, containing 40,800 square feet, more or less, lying west of Route 213, 1,800 feet north of Route 623.
3. C/U #1420 -- application of **PUSEY RENTALS, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit to be located on a certain parcel of land lying and being Little Creek Hundred, Sussex County, containing 45.78 acres, more or less, lying north of Route 454A, 605 feet east of U.S. Route 13.
4. C/U #1421 -- application of **WALLACE P. TOWNSEND, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an athletic facility to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 95 acres, more or less, lying south of Route 9, 0.4 miles west of Route 321.