

**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

NOVEMBER 8, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, NOVEMBER 8, 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 25, 2001
- IV. Public Hearings
 1. C/U #1426 – Cedar Beach Enterprises LJ
 2. C/U #1427 – Michael Biggs RW
 3. C/U #1433 – Lewes Fire Department, Inc. and the Rehoboth Beach Volunteer Fire Company, Inc. LJ
 4. C/Z #1452 – Dr. Joel Halpern RL
 5. C/Z #1453 – Yoder's Care Center, Inc. JA
- V. Old Business
 1. Subdivision #2001-24 – Craig Hudson Preliminary LJ
 2. C/U #1421 – Wallace P. Townsend, Jr. LJ
 3. C/U #1423 – Skydive Delmarva, Inc. BG
 4. C/U #1424 – L. Thomas Harmon LJ

VI. Other Business

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| 1. | Rehoboth Cottages
C/U #1401 Site Plan – Bay Road Extended | RL |
| 2. | The Reserves of Nassau
Multi-family Site Plan – Road 266-B | LJ |
| 3. | Nsteel Med-Tech Center
Commercial Site Plan – Lot 2 Carpenters Crossing | LJ |
| 4. | Providence RPC
Final Record Plan – Road 361 | RL |
| 5. | Kinsale Glen MR/RPC
Preliminary Site Plan – Road 273 | RL |
| 6. | Ted Nowakowski and William D. Emmert
4 Lots and 50' Right of Way – Road 48 | LJ |
| 7. | Greenwood Country Retirement
Revised Site Plan – Route 16 | RW |
| 8. | Richard A. Smith
C/U #1363 Time Extension – Road 228 | JA |
| 9. | Marsh Harbor
C/U #1407 Site Plan – Road 273 | RL |
| 10. | Boys and Girls Club of Delaware, Inc.
C/U #1417 Site Plan – Route 5 | 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: OCTOBER 26, 2001

1. C/U #1426 -- application of **CEDAR BEACH ENTERPRISES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for bulk propane storage to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.14 acres, more or less, lying south of Road 269 and 270 feet east of Road 276.
2. C/U #1427 -- application of **MICHAEL BIGGS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a showroom and countertop shop to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 5.91 acres, more or less, lying southeast of Route 32 and 507 feet southwest of Route 16.
3. C/U #1433 -- application of **LEWES FIRE DEPARTMENT, INC. and the REHOBOTH BEACH VOLUNTEER FIRE COMPANY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a fire station to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.53 acres, more or less, lying northwest of Route 24, 0.8 miles northeast of Route 277, and also southeast of Route 277, 0.3 miles south of Route 277A.
4. C/Z #1452 -- application of **DR. JOEL HALPERN** 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, 680 feet east of Route 349-A, to be located on 43,478 square feet, more or less.
5. C/Z #1453 -- application of **YODER'S CARE CENTER, INC.** to amend the Comprehensive Zoning Map from a GR General Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying southwest of Route 14 across from Route 224-A near Argo's Corner, to be located on 1.71 acres, more or less.

OLD BUSINESS

1. Subdivision #2001-24 -- application of **CRAIG HUDSON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 81.98 acres into 73 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 251, 666 feet southeast of Road 319.
2. 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.

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.