

**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

DECEMBER 13, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 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 November 29, 2001
- IV. Public Hearings
 1. C/U #1428 – Kyle W. Welsh LJ
 2. C/U #1429 – Dreamweaver Interiors LLC LJ
 3. C/U #1430 – Rose Aileen Cartwright LJ
 4. C/Z #1454 – Elmer Fannin LJ
 5. C/Z #1455 – Bridle Ridge Properties, LLC LJ
 6. Subdivision #2001-27 – Bridle Ridge Properties, L.L.C. LJ
- V. Old Business
 1. Subdivision #2001-32 – Sussex Ventures Preliminary LJ
 2. Subdivision #2001-5 – Virginia M. Steele Final RL
- VI. Other Business
 1. The Villages of Five Points MR/RPC North Village Site Plan LJ

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| 2. | Proposed Pepper Creek Development
Discussion | RL |
| 3. | State of Delaware, Delaware National Guard
C/U #1268 Revised Site Plan – Road 382 | RL |
| 4. | Subdivision #2001-1 Harry F. Faust, Jr.
Time Extension | 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: NOVEMBER 30, 2001

1. C/U #1428 -- application of **KYLE W. WELSH** to consider the Conditional Use of land in a C-1 General Commercial District for a sales cart program for the sale of hot dogs/food items off of carts to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 17.48 acres, more or less, lying south of Route One and east of Route 275.
2. C/U #1429 -- application of **DREAMWEAVER INTERIORS LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for expansion of Conditional Use No. 1112 (custom sewing workroom and showroom) to allow for additional display area and office to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 40,000 square feet, more or less, lying northwest of Route 18 (Savannah Road) 500 feet southwest of Quaker Road.
3. C/U #1430 -- application of **ROSE AILEEN CARTWRIGHT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District to store construction equipment to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 4.8507 acres of a 23.597 acre tract, more or less, lying north of Route 46, 650 feet east of Route 516.
4. C/Z #1454 -- application of **ELMER FANNIN** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-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 on the northeast side of Route 275 (Plantations Road) 2,700 feet southeast of Route 283 (Postal Lane), to be located on 30.63 acres, more or less.
5. C/Z #1455 -- application of **BRIDLE RIDGE PROPERTIES, LLC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying on the southeast side of Route 285 and the southwest side of Route 275, to be located on 105.47 acres, more or less.
6. Subdivision #2001-27 -- application of **BRIDLE RIDGE PROPERTIES, L.L.C.** to consider the Subdivision of land in a MR Medium Density Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 105.88 acres into 277 lots, located at the southwest corner of the intersection of Road 285 and Road 277.

OLD BUSINESS

1. Subdivision #2001-32 -- application of **SUSSEX VENTURES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 76.44 acres into 56 lots, located south of Road 297, 2,930 feet west of Route 30.

2. Subdivision #2001-5 -- application of **VIRGINIA M. STEELE** to consider the Subdivision of land in a MR Medium Density Residential Zoning District in Baltimore Hundred, by dividing 56.6 acres into 103 lots, located at the northeast corner of the intersection of Road 360 and Road 357.