

**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 27, 2001

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 27, 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 December 13, 2001
- IV. Public Hearings
 1. C/U #1431 – Randy D. Wilson JA
 2. Subdivision #2001-33 – Dr. Lawrence A. and Bonnie Kaplan LJ
 3. Subdivision #2001-34 – Richard Aydelotte JA
 4. Subdivision #2001-35 – Beverly T. Thawley JA
 5. Ordinance Amendment – Chapter 99 Submission of Plots
- V. Old Business
 1. C/U #1428 – Kyle W. Welsh LJ
 2. C/U #1430 – Rose Aileen Cartwright LJ
 3. The Villages of Five Points LJ
 - a. revision of types of units
 - b. revised master plan
 - c. revised North Village and parking reduction
 4. Subdivision #2001-31 – Ted Liszewski LJ

VI. Other Business

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| 1. | The Summerlyn
Preliminary Multi-family Site Plan – Route One | LJ |
| 2. | Rehoboth Beach Century 21 Office
Revised Commercial Site Plan – Route One | RL |
| 3. | Angola Estates GR/RPC
Revised Site Plan – Phase 1 – Road 277 | RL |
| 4. | Dr. John Spieker
C/U #1150 Revised Site Plan – Road 269A | LJ |
| 5. | Oak Forest Park
Revised Site Plan – Route 22 | RL |
| 6. | Donnie Jefferson
Lot and 50' Right of Way – Road 233 | JA |
| 7. | Mary Reed
Lot and 50' Right of Way – Route 404 | RW |
| 8. | Ricky Vickers
3 Lots on Existing 50' Right of Way | RW |
| 9. | Subdivision #2001-7 – Gary Watson
Discussion – Reasons For Denial | 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: DECEMBER 14, 2001

1. C/U #1431 -- application of **RANDY D. WILSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a masonry contractor's home office and storage of equipment in storage buildings to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 1.3782 acres, more or less, lying at the northeast corner of Route 36 and Route 224, and south of Route 629.
2. Subdivision #2001-33 -- application of **DR. LAWRENCE A. AND BONNIE KAPLAN** to consider the Subdivision of land in a GR General Residential District in Broadkill Hundred, Sussex County, by dividing 3.00 acres into 4 lots, located southeast of Best Lane, 480 feet southwest of Route One.
3. Subdivision #2001-34 -- application of **RICHARD AYDELOTTE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 25.94 acres into 15 lots, located southeast of Route 16, 1,708.61 feet northeast of Road 234-A.
4. Subdivision #2001-35 -- application of **BEVERLY T. THAWLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 70.289 acres into 64 lots, located west of Road 206, 1,470 feet northeast of Route One.
5. Ordinance Amendment -- AN ORDINANCE AMENDING CHAPTER 99, SECTION 13 OF THE SUBDIVISION CODE OF SUSSEX COUNTY, RELATING TO SUBMISSION OF PRELIMINARY PLAT AND PRESENTATION TO COMMISSION.

OLD BUSINESS

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 #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. Subdivision #2001-31 -- application of **TED LISZEWSKI** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 149.78 acres into 145 lots, located northeast of Road 46, 920.26 feet southeast of Road 517-A.