

**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

JANUARY 10, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 10, 2002, 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 27, 2001
- IV. Public Hearings
 1. C/U #1432 – Frederick J. Winward RL
 2. C/U #1434 – Grady, Inc. LJ
 3. C/U #1435 – Chris and Sherry Cheeseman RL
 4. C/U #1436 – Blair A. Jones LJ
 5. C/Z #1456 – Forest Reach, LLC RL
- V. Old Business
 1. C/U #1430 – Rose Aileen Cartwright LJ
- VI. Other Business
 1. The Villages of Five Points LJ
 - a. revision of types of units
 - b. revised master plan
 - c. revised North Village site plan and parking reduction
 2. First Shore Federal Savings and Loan RL
Commercial Site Plan – Route 26
 3. Arthur O'Day LJ
Lot on Existing 50' Right of Way – Route 18

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4. Teresa Shea RW
2 Lots on Existing 50' Right of Way – Linden School Road
5. Subdivision #2000-18 – Smokey Hollow, L.L.C. RL
Reconsideration/Time Extension
6. Subdivision #2001-7 – Gary Watson BG
Reasons for Denial

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: JANUARY 3, 2002

1. C/U #1432 -- application of **FREDERICK J. WINWARD** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business with related storage of materials and equipment to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 10.78 acres, more or less, lying north of a 50 foot private road, 450 feet west of Route 17, and ¼ mile southwest of Road 365.
2. C/U #1434 -- application of **GRADY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family residential dwelling structures (130 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 17.0 acres, more or less, lying on the southerly side of Route 276 (Shady Road) 620 feet southwest of Route One.
3. C/U #1435 -- application of **CHRIS AND SHERRY CHEESEMAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for retail sales of flooring and related home accessories to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 13,500 square feet, more or less, lying east of Route 24 and 1,250 feet south of Route 22 (Long Neck Road).
4. C/U #1436 -- application of **BLAIR A. JONES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a professional office building to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 2.77 acres, more or less, lying northwest of Route 9 (Savannah Road) and southwest of Ebenezer Branch.
5. C/Z #1456 -- application of **FOREST REACH, LLC.** 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 on the northwest corner of the intersection of Route 368 and Route 362, to be located on 27.53 acres, more or less.

OLD BUSINESS

1. 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.