

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 16, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 16, 2003, 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 19, 2002
- IV. Public Hearings
 1. C/U #1475 -- Frank Jody Brown RW
 2. C/U #1476 -- Elizabeth Little and Ed Grimm, T/A Beach Fries RL
 3. C/Z #1483 -- Apple Electric, Inc. LJ
 4. Subdivision #2002-32 -- Old Oak Properties, LLC RL
 5. Subdivision #2002-33 -- Linda L. and Earl H. Baker, Jr. LJ
- V. Old Business
 1. C/Z #1484 -- Jacqueline M. Hickman & Others JA
 2. Subdivision #2002-29 -- Indian Summer Village Preliminary and Final LJ
 3. Subdivision #2002-31 -- Sussex Ventures Preliminary LJ
- VI. Other Business
 1. The Villages of Five Points MR/RPC LJ
Revised Units - Route 9 and Road 269-A

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| 2. | The Villages of Five Points MR/RPC
West Village Phase 1 - Record Plot - Route 9 | LJ |
| 3. | Cape Gazette
Commercial Site Plan - Nassau Commons - Route 9 | LJ |
| 4. | Waterside HR/RPC
Revised Site Plan - Road 361 | RL |
| 5. | Bethany Lakes Subdivision
Community Center Site Plan - Road 360 | RL |
| 6. | Clarence and Elizabeth Reed
Parcel on 50' Right of Way - Route 5 | JA |
| 7. | Wilson Cullum
C/U #1464 - Clarification of Stipulation - Route 9 | LJ |
| 8. | Beverly T. Thawley
Subdivision #2001-35 Time Extension | JA |
| 9. | D. Jeffrey Karr
3 Lots and 50' Right of Way - Road 322 | 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: DECEMBER 27, 2002

1. C/U #1475 -- application of **FRANK JODY BROWN**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a private cemetery to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 14,996 square feet, more or less, of a 68.3 acre parcel, lying on the Maryland/Delaware line, north of Road 567, 3,520 feet west of Road 567A with access from a 50-foot private right of way.
2. C/U #1476 -- application of **ELIZABETH LITTLE AND ED GRIMM, T/A BEACH FRIES**, to consider the Conditional Use of land in a C-1 General Commercial District for a food vending trailer to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 5.12 acres, more or less, lying south of Road 22, 0.2 mile southeast of Road 298 and across from Audrey Drive.
3. C/Z #1483 -- application of **APPLE ELECTRIC, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying northwest of Route 24 and 150 feet southwest of Bryan Drive, and also being 1,500 feet southwest of Route One, to be located on 20,250 square feet.
4. Subdivision #2002-32 -- application of **OLD OAK PROPERTIES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 14.51 acres into 13 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 298 and approximately 1,080 feet southeast of Route 24.
5. Subdivision #2002-33 -- application of **LINDA L. AND EARL H. BAKER, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 8.01 acres into 3 lots, located south of Road 322, 0.45 mile west of Road 321.

OLD BUSINESS

1. C/Z #1484 -- application of **JACQUELINE M. HICKMAN & OTHERS** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying 450 feet east of Road 213, 0.8 mile south of State Street in Ellendale, to be located on 7.53 acres, more or less.
2. Subdivision #2002-29 -- application of **INDIAN SUMMER VILLAGE** to consider the Subdivision of land in a GR General Residential District in Indian River Hundred, Sussex County, by dividing 6.52 acres into 5 lots, located north of Route 24, east and west of Tecumseh Pass at the entrance to Indian Summer Village Subdivision.

3. Subdivision #2002-31 -- 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 64 lots, located south of Road 297, 2,930 feet west of Route 30.