

**Sussex County
Planning & Zoning Commission**

P.O. Box 417
Georgetown, DE 19947
302-855-7878
302-854-5079 (Fax)



John L. Allen, Chairman
Robert C. Wheatley, Vice-Chairman
W. Layton Johnson
Ronald P. Lynch
Benjamin Gordy
Lawrence B. Lank, Director

JANUARY 24, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 24, 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 January 10, 2002
- IV. Public Hearings
 1. C/U #1437 – Jimmie L. McWilliams RW
 2. C/U #1438 – State of Delaware - Department of Transportation BG
 3. C/U #1439 – Walter Wilson LJ
 4. C/Z #1457 – Penny Lane Development, LLC RL
 5. Subdivision #2001-29 – Penny Lane Development, LLC RL
- V. Old Business
 1. C/U #1430 – Rose Aileen Cartwright LJ
 2. C/U #1434 – Grady, Inc. LJ
 3. C/U #1436 – Blair A. Jones LJ
 4. Subdivision #2001-3 – C. Larry McKinley Preliminary BG
- 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

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 11, 2002

1. C/U #1437 -- application of **JIMMIE L. MCWILLIAMS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for demolition of manufactured homes to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 5.74 acres, more or less, lying south of Route 20 and 1,000 feet east of Route 78.
2. C/U #1438 -- application of **STATE OF DELAWARE – DEPARTMENT OF TRANSPORTATION** to consider the Conditional Use of land in a GR General Residential District for continuation of Conditional Use No. 992 and Conditional Use No. 1114 (borrow pits) to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 11.40 acres, more or less, lying 375 feet west of Danny's Drive within Nero's Acres Subdivision and ½ mile west of Route 70.
3. C/U #1439 -- application of **WALTER WILSON** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (18 units) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 3.0 acres, more or less, lying southwest of Route One on both sides of Red Fox Lane, and 1,200 feet northwest of Route 88.
4. C/Z #1457 -- application of **PENNY LANE DEVELOPMENT, 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 Baltimore Hundred, Sussex County, land lying northeast of Road 361 and 600 feet north of Road 362, to be located on 23.46 acres, more or less.
5. Subdivision #2001-29 -- application of **PENNY LANE DEVELOPMENT, LLC** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 23.46 acres into 65 lots, located northeast of Road 361 and 600 feet north of Road 362.

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.
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 #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.
4. Subdivision #2001-3 -- application of **C. LARRY MCKINLEY** to consider the Subdivision of land in a GR General Residential Zoning District in Little Creek Hundred, by dividing 97.27 acres into 42 lots, located west of Road 504, 215 feet south of Road 508.