

**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 30, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 30, 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 January 16, 2003
Approval of Minutes of January 23, 2003
- IV. Public Hearings
 1. Subdivision #2002-34 - Robert W. Clagg RW
 2. C/U #141477 - Carl M. Freeman Communities, LLC RL
 3. C/Z #1485 - Pierce Hardy Limited Partnership RL
 4. C/Z #1486 - David Ritter RL
 5. C/Z #1487 - Caldera Properties LJ
- V. Old Business
 1. Subdivision #2002-25 - Dale Wheatley Preliminary LJ
 2. Subdivision #2002-33 - Linda L. and Earl H. Baker, Jr. Preliminary LJ
 3. Subdivision #2002-31 - Sussex Ventures Preliminary LJ
 4. C/Z #1483 - Apple Electric, Inc. LJ
 5. C/Z #1484 - Jacqueline M. Hickman & Others JA

VI. Other Business

1. Canal Landing
Revised Site Plan - Route One A RL
2. Car Wash Townhomes
Multi-family Site Plan - Road 273-D RL
3. P F Meyers
Commercial Site Plan - Nassau Commons - Route 9 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: JANUARY 21, 2003

1. Subdivision #2002-34 -- application of **ROBERT W. CLAGG** to consider the Subdivision of land in a GR General Residential District in Seaford Hundred, Sussex County, by dividing 7.81 acres into 2 lots, located 150 feet south of Road 553 and 1,250 feet west of Road 554.
2. C/U #1477 -- application of **CARL M. FREEMAN COMMUNITIES, LLC**, to consider the Conditional Use of land in a MR-RPC Medium Density Residential District-Residential Planned Community for a public utility (water) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.10 acres, more or less, lying north of Route 54 and 1,150 feet west of Route 20.
3. C/Z #1485 -- application of **PIERCE HARDY LIMITED PARTNERSHIP** 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 Baltimore Hundred, Sussex County, land lying 620 feet south of Route 26, 750 feet west of Route 17, to be located on 8.387 acres, more or less.
4. C/Z #1486 -- application of **DAVID RITTER** 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 Indian River Hundred, Sussex County, land lying 270 feet south of Route 22 (Long Neck Road), 0.2 mile east of Road 298 and east of Julia's Lane, being Lots 2 and 3 within Julia's Place Subdivision, to be located on 1.83 acres, more or less.
5. C/Z #1487 -- application of **CALDERA PROPERTIES** 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 Lewes and Rehoboth Hundred, Sussex County, land lying at the southeast intersection of Road 277 and Road 283, to be located on 138.78 acres, more or less.

OLD BUSINESS

1. Subdivision #2002-25 -- application of **DALE WHEATLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 38.73 acres into 23 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Route 9, 1,170 feet west of Road 254.
2. 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.

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.
4. 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.
5. 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.

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VI. Other Business

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| 1. | Canal Landing
Revised Site Plan - Route One A | RL |
| 2. | Car Wash Townhomes
Multi-family Site Plan - Road 273-D | RL |
| 3. | P F Meyers
Commercial Site Plan - Nassau Commons - Route 9 | LJ |

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POSTED: JANUARY 21, 2003

REVISED: JANUARY 27, 2003

(Revised to correct case number for C/U #1477)

1. Subdivision #2002-34 -- application of **ROBERT W. CLAGG** to consider the Subdivision of land in a GR General Residential District in Seaford Hundred, Sussex County, by dividing 7.81 acres into 2 lots, located 150 feet south of Road 553 and 1,250 feet west of Road 554.
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