

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

FEBRUARY 14, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 14, 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 24, 2002
- IV. Public Hearings
 1. C/U #1440 – Carol Emmert RL
 2. C/U #1441 – Curtis Ricketts RL
 3. C/U #1442 – Jayant Goyle RL
 4. C/U #1443 – The Barn Yard LJ
 5. C/Z #1459 – David Brown BG
- V. Old Business
 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. Subdivision #2001-10 – Temple B. Veli Preliminary LJ
 5. Subdivision #2000-5 – Oak Crest Farms, Inc. Final LJ

VI. Other Business

1. Fairfield RL
Preliminary Multi-family Site Plan – Road 22
2. One Call Services, Inc. LJ
Commercial Site Plan – Route 9
3. Cynthia E. Wolfe LJ
Lot and 50' Easement – Route 9

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 25, 2002

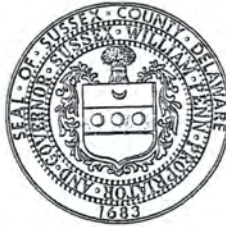
1. C/U #1440 -- application of **CAROL EMMERT** to consider the Conditional Use of land in a MR Medium Density Residential District for a multi-family dwelling structure (3 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 20,888 square feet, more or less, lying west of Lake Drive, 470 feet north of Pine Lane and also east of Pine Lane.
2. C/U #1441 -- application of **CURTIS RICKETTS** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (8 single family detached units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.98 acres, more or less, lying west of Route 273 and south of intersection with Patriot's Way (the entrance to King's Creek Country Club), and being south of Route One.
3. C/U #1442 -- application of **JAYANT GOYLE** to consider the Conditional Use of land in a GR General Residential District for a multi-family dwelling structure (2 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 8,904 square feet, more or less, lying southeast of Washington Street, 480 feet south of Route One, and being Lot 11 of Rehoboth Manor.
4. C/U #1443 -- application of **THE BARN YARD** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an amendment to Conditional Use No. 1370 by adding retail sales of play sets and yard furniture to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 39.81 acres, more or less, lying north of Route 24 and 2,320 feet southwest of Road 284.
5. C/Z #1459 -- application of **DAVID BROWN** 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 Little Creek Hundred, Sussex County, land lying northeast of Route 462, 350 feet northwest of Route 461, to be located on 12.1637 acres, more or less.

OLD BUSINESS

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. Subdivision #2001-10 -- application of **TEMPLE B. VELI** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 21.35 acres into 32 lots, located northeast of the intersection of Road 288 and Road 288-B and within Chapel Green Subdivision.
5. Subdivision #2000-5 -- application of **OAK CREST FARMS, INC.** to consider the Subdivision of land in a MR Medium Density Residential Zoning District in Indian River Hundred, by dividing 96.57 acres into 177 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Road 285, 310 feet north of Road 286.

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Final

Revised Agenda

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February 14, 2002
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VI. Other Business

1. Fairfield RL
Preliminary Multi-family Site Plan – Road 22
2. One Call Services, Inc. LJ
Commercial Site Plan – Route 9
3. Cynthia E. Wolfe LJ
Lot and 50' Easement – Route 9
4. *Harbour Square Retail Center* LJ
Revised Commercial Site Plan - Route 1

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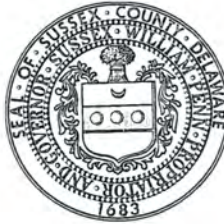
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POSTED: JANUARY 25, 2002

POSTED: FEBRUARY 6, 2002

(Revised for additional Other Business)

(Revised for withdrawal of C/U #1439)

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