

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

FEBRUARY 27, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 27, 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 February 13, 2003  
Approval of Minutes of February 20, 2003
- IV. Public Hearings
  1. C/U #1481 -- Darrell L. and Felicia A. Matthews RW
  2. C/U #1482 -- Land Design, Inc. RL
  3. C/Z #1490 -- Daniel McGreevy - Caldera Properties, L.P. RL
- V. Old Business
  1. Subdivision #2002-32 -- Old Oak Properties, LLC Preliminary RL
  2. Subdivision #2002-36 - Oak Crest Farms, Inc. Preliminary LJ
  3. C/Z #1487 - Caldera Properties LJ
  4. C/U #1478 - Eric and Laura James LJ
  5. C/Z #1488 - Penny Lane Development, LLC RL
- VI. Other Business
  1. Kaye Construction, Inc. RW  
C/U #1413 Site Plan - Road 531

2. Frank Jody Brown RW  
C/U #1475 Site Plan - Road 567
3. Richard Huston RW  
Lot on 50' Right of Way - Route 20

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: FEBRUARY 14, 2003

1. C/U #1481 -- application of **DARRELL L. AND FELICIA A. MATTHEWS**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a contractor's office and storage, to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 9.202 acres, more or less, lying north of Route 9 and 474 feet east of Road 474.
2. C/U #1482 -- application of **LAND DESIGN, INC.**, to consider the Conditional Use of land in a MR Medium Density Residential District for a multi-family residential development (20 units), to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 13.187 acres, more or less, lying west of Route One and 1 mile north of Fenwick Island and south of Seatowne Development.
3. C/Z #1490 -- application of **DANIEL MCGREEVY-CALDERA PROPERTIES, L.P.** to amend the Comprehensive Zoning Map from a GR General 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 250 feet south of Road 368 and 250 feet east of Route 84, to be located on 124.80 acres, more or less.

#### OLD BUSINESS

1. 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.
2. Subdivision #2002-36 application of **OAK CREST FARMS, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 54.48 acres into 26 lots, located at the northwest corner of the intersection of Road 286 and Road 285.
3. 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.
4. C/U #1478 - application of **ERIC AND LAURA JAMES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an electrical contracting business to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 3.08 acres, more or less, lying northeast of Route 48 (Zoar Road) and 3,000 feet north of Road 321.

5. C/Z #1488 - application of **PENNY LANE DEVELOPMENT, 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 southeast of Route 84, 1,000 feet southwest of Road 349A, to be located on 38.63 acres, more or less.