



FEBRUARY 28, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, FEBRUARY 28, 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 February 14, 2002
- IV. Public Hearings
 1. Subdivision #2002-1 – Great South Beach Improvement Co. RL
 2. Subdivision #2002-2 – Wheatley Farms, Inc. RW
 3. C/U #1444 – Alfonso Matos RW
 4. C/U #1445 – Mark Grahne LJ
 5. C/Z #1460 – Bunting-Gray, LLC RL
- V. Old Business
 1. Subdivision #2001-27 – Bridle Ridge Properties Preliminary LJ
 2. Subdivision #2001-29 – Penny Lane Development, L.L.C. Preliminary RL
 3. Subdivision #2001-30 – Mulberry No. 1, L.L.C. RL
 4. Subdivision #2001-10 – Temple B. Veli LJ
 5. C/U #1442 – Jayant Goyle RL
WITHDRAWN 2-19-02

VI. Other Business

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| 1. | Ocean View Plumbing
C/U #1403 – Site Plan – Route 26 | RL |
| 2. | M. Biggs Enterprises, Inc.
C/U #1427 – Site Plan – Route 32 | RW |
| 3. | Dreamweavers Interiors, L.L.C.
C/U #1429 – Site Plan – Savannah Road | LJ |
| 4. | Georgetown Charter School
C/U #1402 – Site Plan – Route 9 | BG |
| 5. | Gumboro Fellowship Church Day Care
Preliminary Site Plan – Route 26 | BG |
| 6. | Clear Brook Acres
Revised Street Specifications – Road 535 | RW |
| 7. | Earle L. Isaacs
Parcel and 50' Easement – Route 30 | JA |

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 19, 2002

1. Subdivision #2002-1 -- application of **GREAT SOUTH BEACH IMPROVEMENT CO.** to consider the Subdivision of land in a MR Medium Density Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 18.15 acres into 41 lots, located southwest of Road 273, 200 feet west of Kingsbridge Road and 200 feet east of Buckingham Road within Rehoboth Beach Yacht and Country Club.
2. Subdivision #2002-2 -- application of **WHEATLEY FARMS, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Northwest Fork Hundred, Sussex County, by dividing 30.6 acres into 2 lots, located east of Road 46, 0.3 mile north of Route 18.
3. C/U #1444 -- application of **ALFONSO MATOS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for used car and tire sales to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 19,526 square feet, more or less, lying south of Route 20, 4,240 feet west of Route 485.
4. C/U #1445 -- application of **MARK GRAHNE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a medical and/or office building to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.2 acres, more or less, lying north of Route 24, approximately 250 feet east of Road 279.
5. C/Z #1460 -- application of **BUNTING-GRAY, 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 north of Route 54 and 3,200 feet east of Route 381, to be located on 219.42 acres, more or less.

OLD BUSINESS

1. Subdivision #2001-27 -- application of **BRIDLE RIDGE PROPERTIES, L.L.C.** to consider the Subdivision of land in a MR Medium Density Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 105.88 acres into 277 lots, located at the southwest corner of the intersection of Road 285 and Road 277.
2. 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.

3. Subdivision #2001-30 -- application of **MULBERRY NO. 1, LLC** to consider the Resubdivision of land in an AR-2 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by redividing 52 lots into 8 lots, on 50.26 acres, located at the end of Road 284 within Mulberry Knoll Subdivision.
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. 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.

WITHDRAWN FEBRUARY 19, 2002

PZ AGENDA FEB. 28, 2002

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5. C/Z # 1460 - Bunting-Gray, L.L.C. RL

V. Old Business

1. Subdiv. # 2001-27 - Bridle Ridge Properties Preliminary LJ
2. Subdiv. # 2001-29 - Penny Lane Development, L.L.C. Preliminary RL
3. Subdiv. # 2001-30 - Mulberry No. 1, L.L.C. RL
4. Subdiv. # 2001-10 - Temple B. Veli LJ
5. C/U # 1442 - Jayant Goyle w/D 2-19-02 RL

VI. Other Business

1. Ocean View Plumbing RL
C/U # 1403 Site Plan Route 26
2. M. Biggs Enterprises, Inc. RW
C/U # 1427 Site Plan- Route 32
3. Dreamweavers Interiors, L.L.C. LJ
C/U # 1424 Site Plan Savannah Road
4. Georgetown Charter School BG
C/U # 1402 Site Plan Route 9
5. Gumboro Fellowship Church Day Care BG
Preliminary Site Plan Route 26
6. Clear Brook Acres RW
Revised Street Specifications Road 535
7. Earle L. Isaacs JA
Parcel ; 50' easement - Route 30