

**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

MARCH 13, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 13, 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 27, 2003
- IV. Public Hearings
 1. C/U #1483 -- Comcast, Inc. RW
 2. C/U #1484 -- Good Earth Market, LLC RL
 3. C/Z #1493 -- Keith Properties, Inc. RL
 4. C/Z #1494 -- Keith Properties, Inc. RL
 5. Subdivision #2002-38 -- Keith Properties, Inc. RL
- V. Old Business
 1. Subdivision #2002-39 -- Christine Reece and William Cugno Preliminary LJ
 2. C/U #1478 - Eric and Laura James LJ
 3. C/U #1479 -- Jeremy and Anastasia M. Day BG
 4. C/U #1481 -- Darrell L. and Felicia A. Matthews RW
 5. C/U #1482 -- Land Design, Inc. RL
 6. C/Z #1487 - Caldera Properties LJ
 7. C/Z #1490 -- Daniel McGreevy - Caldera Properties, L.P. RL

VI. Other Business

1. Jana Hood JA
50 Right of Way - Road 620
2. Dixie A. Gildon LJ
Lot on existing 50' Right of Way - Willow Creek Road
3. Subdivision #2001-24 -- Craig Hudson LJ
Time Extension

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 28, 2003

1. C/U #1483 -- application of **COMCAST, INC.**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for electronic equipment storage, to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 6,589 square feet, more or less, lying north of Road 480 and 200 feet east of Route 13-A.
2. C/U #1484 -- application of **GOOD EARTH MARKET, LLC**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a retail produce market, to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 9.27 acres, more or less, lying south of Route 26, approximately 1,500 feet west of Route 17.
3. C/Z #1493 -- application of **KEITH PROPERTIES, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying on the southerly side of Route 54, 440 feet easterly of Road 58B, to be located on 1.39 acres, more or less.
4. C/Z #1494 -- application of **KEITH PROPERTIES, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and a B-1 Neighborhood Business District to a MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying 200 feet south of Route 54 and 600 feet east of Road 58B, to be located on 17,609 square feet, more or less.
5. Subdivision #2002-38 -- application of **KEITH PROPERTIES, INC.** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 22.02 acres into 42 lots, located south of Route 54, 450 feet southeast of Road 58B.

OLD BUSINESS

1. Subdivision #2002-39 - application of **CHRISTINE REECE AND WILLIAM CUGNO** to consider the Subdivision of land in a MR Medium Density Residential District in Indian River Hundred, Sussex County, by revising an existing open space parcel into a building lot, located southwest of Fairfield Road, 250 feet north of Route 24, within Fox Hollow Subdivision.
2. 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.

3. C/U #1479 - application of **JEREMY AND ANASTASIA M. DAY**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for restoration and resale of motorcycles, and retail sales of parts, to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 1.0149 acres, more or less, of a 78.92 acre tract, lying south of Road 419 and 1,800 feet north of Road 413.
4. 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.
5. 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.
6. 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.
7. 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.

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 6. Subdivision #2002-50 -- Gary Hitch RL
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POSTED: FEBRUARY 28, 2003

REVISED: FEBRUARY 28, 2003

(Revised to include Subdivision #2002-50)

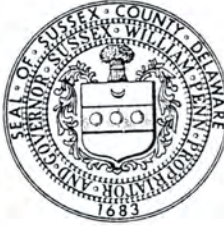
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6. Subdivision #2002-50 -- application of **GARY HITCH** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 8.86 acres into 5 lots, located north of Road 353, 500 feet west of Road 352.

OLD BUSINESS

1. Subdivision #2002-39 - application of **CHRISTINE REECE AND WILLIAM CUGNO** to consider the Subdivision of land in a MR Medium Density Residential District in Indian River Hundred, Sussex County, by revising an existing open space parcel into a building lot, located southwest of Fairfield Road, 250 feet north of Route 24, within Fox Hollow Subdivision.

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5. 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.
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7. 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.

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Lot on existing 50' Right of Way - Willow Creek Road
3. Subdivision #2001-24 -- Craig Hudson LJ
Time Extension
4. Forest Reach MR/RPC RL
Model Homes - Road 362 and Road 368

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POSTED: FEBRUARY 28, 2003

REVISED: FEBRUARY 28, 2003

(Revised to include Subdivision #2002-50)

REVISED: MARCH 5, 2003

(Revised to include additional Other Business)

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