



MARCH 14, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 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 February 28, 2002
- IV. Public Hearings
  1. C/U #1446 – Scott Shubert RL
  2. C/Z #1458 – Baywood, LLC and Tunnell Companies, L.P. LJ & RL
  3. C/Z #1462 – Helen E. Passwaters RW
- V. Old Business
  1. Subdivision #2001-17 – Collins Acres, L.L.C. BG
  2. C/Z #1460 – Bunting-Gray, LLC RL
- VI. Other Business
  1. The Villages of Five Points – Village Shopping Center  
Commercial Site Plan – Savannah Road LJ
  2. Long Neck Business Park  
Commercial Site Plan – Route 22 RL
  3. Redfish Center  
Commercial Site Plan – Route One RL
  4. Butch Warrington  
2 Lots and 50' Easement – Road 274 RL

5. Ronald Souder  
Lot on 50' Right of Way – Road 319

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: MARCH 1, 2002

1. C/U #1446 -- application of **SCOTT SHUBERT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business with equipment storage to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 5.0 acres, more or less, lying south of Route 367B, 3,500 feet northeast of Route 370.
2. C/Z #1458 -- application of **BAYWOOD, LLC and TUNNELL COMPANIES, L.P.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a GR-RPC General Residential District-Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying on both sides of State Route 24, south and west of Road 298, north of State Route 23 (a.k.a. Long Neck Road) and on both sides of Route 5, to be located on 722.316 acres, more or less.
3. C/Z #1462 -- application of **HELEN E. PASSWATERS** 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 Northwest Fork Hundred, Sussex County, land lying on the southwesterly side of Route 404 and westerly side of U.S. Route 13, to be located on 53.7 acres, more or less.

#### OLD BUSINESS

1. Subdivision #2001-17 -- application of **COLLINS ACRES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Dagsboro Hundred, by dividing 20.20 acres into 12 lots, located west of Road 412 at south side of entrance to Lakeview Estates.
2. 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.



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 14, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 14, 2002, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

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- V. Old Business
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  2. C/Z #1460 – Bunting-Gray, LLC RL
- VI. Other Business
  1. The Villages of Five Points – Village Shopping Center  
Commercial Site Plan – Savannah Road LJ
  2. Long Neck Business Park  
Commercial Site Plan – Route 22 RL
  3. Redfish Center  
Commercial Site Plan – Route One RL
  4. Butch Warrington  
2 Lots and 50' Easement – Road 274 RL

5. Ronald Souder LJ  
Lot on 50' Right of Way – Road 319
6. Cape Henlopen School District RL  
C/U #1418 Site Plan – Route 24

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POSTED: MARCH 1, 2002

REVISED: MARCH 7, 2002

(Revised for additional Other Business)