

**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

MARCH 27, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 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 March 13, 2003
Approval of Minutes of March 20, 2003
- IV. Public Hearings
 1. C/U #1488 -- Vaughn Melson and Alfred Melson RL
 2. C/Z #1497 -- Village of Five Points Ventures, LLC LJ
 3. C/Z #1496 -- Palisades Land, LLC RL
- V. Old Business
 1. C/U #1484 -- Good Earth Market, LLC RL
 2. C/Z #1493 -- Keith Properties, Inc. RL
 3. C/Z #1494 -- Keith Properties, Inc. RL
 4. Subdivision #2002-38 -- Keith Properties, Inc. RL
Preliminary
 5. Subdivision #2001-16 -- Thomas Head LJ
Final
 6. Subdivision #2002-13 -- Smokey Hollow, LLC RL
Final
 7. Subdivision #2002-26 -- Richard Bashelor and David V. and Bonnie J. Bashelor LJ
Final

VI. Other Business

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| 1. | Race Street, L.L.C.
Multi-family Site Plan - Nassau Road | LJ |
| 2. | Louis S. and Beverly Lynn O'Day
3 Lots and 50' Right of Way - Road 206 | JA |
| 3. | Gull Point Trust
C/U #1393 - Time Extension | RL |

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 14, 2003

1. C/U #1488 -- application of **VAUGHN MELSON AND ALFRED MELSON**, to consider the Conditional Use of land in a MR Medium Density Residential District and a C-1 General Commercial District for multi-family dwelling structures (171 units), to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 29.81 acres, more or less, lying east of Route 357 and across from Route 358.
2. C/Z #1497 -- application of **VILLAGE OF FIVE POINTS VENTURES, LLC**. to amend the Comprehensive Zoning Map from a MR-RPC Medium Density Residential District-Residential Planned Community to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, land lying 200 feet north of Route 9 (Savannah Road), and east of North Village Main and south of East First Street within the Village of Five Points, to be located on 4,410 square feet, more or less.
3. C/Z #1496 -- application of **PALISADES LAND, 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 on both sides of Route 364, 1/2 mile southeast of Route 363 and on both sides of Route 364A, 2,000 feet south of Route 364, to be located on 354.17 acres, more or less.

OLD BUSINESS

1. 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.
2. 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.
3. 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.

4. 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.
5. Subdivision #2001-16 -- application of **THOMAS HEAD** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Broadkill Hundred, by dividing 85.80 acres into 84 lots, located west of Road 264, 1,250 feet northeast of Delaware Route One.
6. Subdivision #2002-13 -- application of **SMOKEY HOLLOW, LLC** to consider the Subdivision of land in a GR General Residential District in Baltimore Hundred, Sussex County, by dividing 67.24 acres into 9 lots, and a waiver from the street construction requirements, located north of Road 390, 2,132 feet northeast of Road 390-A.
7. Subdivision #2002-26 -- application of **RICHARD BASHELOR AND DANIEL V. AND BONNIE J. BASHELOR** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 25.29 acres into 2 lots, a waiver from the street design requirements, and a variance from the maximum cul-de-sac length of 1,000 feet, located west of Road 579, 3,475 feet southwest of Road 527.