

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

APRIL 24, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 24, 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 April 10, 2003  
Approval of Minutes of April 17, 2003
- IV. Public Hearings
  1. Subdivision #2002-48 -- Virginia Stamper LJ
  2. C/U #1493 -- Ron and Doneita Witke LJ
  3. C/Z #1499 -- Caldera-Indian River II, LLC RL
  4. C/Z #1500 -- Herbert Schaefer RL
  5. C/Z #1501 -- Bethany Beach Development, L.L.C. RL
- V. Old Business
  1. C/U #1486 -- Alton D. White BG
  2. C/Z #1496 -- Palisades Land, LLC RL
  3. C/U #1489 -- Rehoboth Homes Builders, Inc. LJ
  4. Subdivision #2002-42 -- Wolfe Properties Preliminary BG
  5. Subdivision #2002-18 -- Michael W. Short, Sr. Final BG

VI. Other Business

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| 1. | Vineyards at Nassau Valley<br>Multi-family and Commercial Site Plan - Route 9    | LJ |
| 2. | Midway Water Park<br>C/U #1319 - Site Plan - Route 1                             | RL |
| 3. | Joe Pleasanton<br>C/U #1471 - Site Plan - Road 463                               | BG |
| 4. | Jessie, Jr. and Margaret Armwood<br>Revised Lots - Ivory Drive and Anderson Pine | LJ |
| 5. | Ashley Dukes<br>Lot on 50' Right of Way - Road 370                               | RL |
| 6. | Subdivision #2001-12 - Dr. James Beebe<br>Time Extension                         | LJ |
| 7. | The Refuge at Dirickson Creek MR/PC<br>Final Site Plan - Route 54                | 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: APRIL 14, 2003

1. Subdivision #2002-48 -- application of **VIRGINIA STAMPER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 8.12 acres into 2 lots, located south of Route 9, 900 feet west of Road 282.
2. C/U #1493 -- application of **RON AND DONEITA WITKE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office and warehouse for a heating and air conditioning business to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 34,740 square feet, more or less, lying east of U.S. Route 113 and across from Road 323, and being Lot 14 of John Betts Subdivision.
3. C/Z #1499 -- application of **CALDERA-INDIAN RIVER II, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to an AR-1-RPC Agricultural Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying at the north end of Road 346B, 0.5 mile north of Road 346, to be located on 70.03 acres, more or less.
4. C/Z #1500 -- application of **HERBERT SCHAEFER** 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 southwest of Road 382 (a.k.a. State Route 20 and Zion Church Road), 1,057 feet west of Road 382A, to be located on 5.5544 acres, more or less.
5. C/Z #1501 -- application of **BETHANY BEACH DEVELOPMENT, L.L.C.** 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 southwest of Route 631 (Muddy Neck Road) and 150 feet south of Route 368, to be located on 0.70 acre, more or less.

#### OLD BUSINESS

1. C/U #1486 -- application of **ALTON D. WHITE**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for light fabrication of parts and frames for race cars, to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 5.06 acres, more or less, lying northwest of Route 497 and 250 feet north of Route 24.



2. 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.
3. C/U #1489 -- application of **REHOBOTH HOME BUILDERS, INC.**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family dwelling structures (52 units), to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 13.0 acres, more or less, lying 600 feet southwest of Route One and Route 276.
4. Subdivision #2002-42 -- application of **WOLFE PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 59.09 acres into 54 lots, located east of Road 453, 700 feet south of Road 452.
5. Subdivision #2002-18 -- the application of **MICHAEL W. SHORT, SR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 45.12 acres into 39 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Road 493, 3,038.67 feet south of Road 494.