

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

SEPTEMBER 12, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 12, 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 August 22, 2002
- IV. Public Hearings
 1. C/U #1464 – Wilson and Alberta Cullum LJ
 2. C/Z #1478 – Leo M. Donohoe RL
 3. Subdivision #2002-17 – Sussex Ventures
WITHDRAWN AUGUST 22, 2002 LJ
 4. Subdivision #2002-18 – Michael W. Short, Sr. BG
- V. Old Business
 1. C/U #1462 – Michael A. and Judith B. Poleck LJ
 2. C/Z #1475 – Ribera-Odyssey Ventures, LLC RL
 3. Subdivision #2002-16 – James Kiernan
Preliminary LJ
 4. Subdivision #2002-4 – Country Life Homes
Preliminary RL
 5. Subdivision #2001-8 – David B. Webb, Jr.
Final LJ
 6. Subdivision #2001-22 – C. Larry McKinley
Final JA

VI. Other Business

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| 1. | Sea Esta V Motel
Preliminary Commercial Site Plan – Route 24 | RL |
| 2. | Greenbrier Business Complex
Preliminary Commercial Site Plan – Route 13 | BG |
| 3. | Bayshore Plaza
Preliminary Commercial Site Plan – Route 24 | RL |
| 4. | Lingo Creek Apartments
Preliminary Commercial Site Plan – Route 22 | RL |
| 5. | Northeast Agri Systems, Inc.
Preliminary Commercial Site Plan – Road 482 | RW |
| 6. | Seaford Animal Hospital
C/U #919 Revised Site Plan – Road 30 | RW |
| 7. | Pot Nets Lakeside
Revised Streets – Route 22 | RL |
| 8. | Pot Nets Bayside
Relocation of Lots – Route 22 | RL |
| 9. | Harry Robert Dutton
2 Lots and 50' Right of Way – Road 42 | JA |
| 10. | Subdivision #2000-22 – Leslie & Brenda Johnson
Time Extension | RW |

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: AUGUST 23, 2002

1. C/U #1464 -- application of **WILSON AND ALBERTA CULLUM**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District to amend Conditional Use No. 1240 (Automotive repairs and automotive sales) to allow expansion of the number of vehicles displayed for sale to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 2.1758 acres, more or less, lying north of Route 9, 0.8 mile east of Route 5.
2. C/Z #1478 -- application of **LEO M. DONOHOE** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying southwest of Road 361 and 750 feet southeast of Road 368, to be located on 1.87 acres, more or less.
3. Subdivision #2002-17 -- application of **SUSSEX VENTURES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 76.44 acres into 64 lots, located south of Road 247, 2,930 feet west of Route 30.
WITHDRAWN AUGUST 22, 2002
4. Subdivision #2002-18 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.

OLD BUSINESS

1. C/U #1462 -- application of **MICHAEL A. AND JUDITH B. POLECK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for doctors offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 33,435 square feet, more or less, lying northwest of Route 9 (Savannah Road) and across from Quaker Road.
2. C/Z #1475 -- application of **RIBERA-ODYSSEY VENTURES, 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 Indian River Hundred, Sussex County, land lying on both sides of Road 299 (Bay Farm Road) southeast of Road 299A (Trinity Road) and north of Indian River Bay, to be located on 787.787 acres, more or less.
3. Subdivision #2002-16 -- application of **JAMES KIERNAN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 227.00 acres into 197 lots, located west of Road 258, 1,310 feet northeast of Road 88 and east of Road 258, 1,550 feet northeast of Road 88.

4. Subdivision #2002-4 – application of **COUNTRY LIFE HOMES** to consider the resubdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 6.01 acres into 12 lots, located west of Neptune II Drive, 100 feet north of Neptune III Drive within Ocean Farm Subdivision, north of Road 363, southwest of Road 361.
5. Subdivision #2001-8 – application of **DAVID B. WEBB, JR.** to consider the Subdivision of land in a GR General Residential Zoning District in Nanticoke Hundred, by dividing 18.37 acres into 19 lots, located at the southwest corner of the intersection of Road 46 and Road 516.
6. Subdivision #2001-22 – application of **C. LARRY MCKINLEY** to consider the Subdivision of land in a GR General Residential Zoning District in Cedar Creek Hundred, by dividing 109.94 acres into 110 lots, located north of Road 38, 800 feet west of Route 30 and west of Route 30, 800 feet north of Road 38.