

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 26, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, SEPTEMBER 26, 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 29, 2002
Approval of Minutes of September 11, 2002
Approval of Minutes of September 12, 2002
- IV. Public Hearings
 1. C/U #1465 – Charles H. Hayes, Jr. LJ
 2. C/Z #1479 – Pepper Creek Joint Venture RL
 3. C/Z #1480 – Randy W. and Kathleen Radish BG
- V. Old Business
 1. Subdivision #2001-19 – Donald D'Aquila Final RW
 2. Subdivision #2001-29 – Penny Lane Development, L.L.C. Final RL
 3. Subdivision #2002-18 – Michael W. Short, Sr. Preliminary BG
 4. Subdivision #2002-4 – Country Life Homes Preliminary RL
 5. C/U #1464 – Wilson and Alberta Cullum LJ

VI. Other Business

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| 1. | Forest Reach RPC
Master Record Plan – Road 362 and Road 368 | RL |
| 2. | Paynters Purchase RPC
Master Record Plan – Road 88 | LJ |
| 3. | Lewes Banquet Hall
Commercial Site Plan – Route One | RL |
| 4. | Sandpiper Plaza
Multi-family Site Plan – Road 270 | RL |
| 5. | Atlantic Liquors
Revised Commercial Site Plan – Route One and Road 274 | RL |
| 6. | Cape Henlopen School District
C/U #1418 – Revised Site Plan – Route 24 | RL |
| 7. | Eastern Shore Veterinary Hospital
Commercial Site Plan – Route 13 | BG |
| 8. | Raymond Michitti
C/U #1360 – Time Extension – Road 357 | RL |
| 9. | William B. Warrington
2 Lots on 50' Right of Way – Route 26 | 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: SEPTEMBER 17, 2002

1. C/U #1465 -- application of **CHARLES H. HAYES, JR.**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for go-karts, parts and repairs, and building material storage for a contractor to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 39,610 square feet, more or less, lying north of Route 9 and 850 feet east of Route 319 (Sand Hill Road) and east of Georgetown.
2. C/Z #1479 -- application of **PEPPER CREEK JOINT VENTURE** 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 Dagsboro Hundred, Sussex County, land lying south of Piney Neck Road (Road 336) and across from Adams Road (Road 335A), to be located on 148.13 acres, more or less.
3. C/Z #1480 -- application of **RANDY W. AND KATHLEEN RADISH** 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 Broad Creek Hundred, Sussex County, land lying southeast of Route 466 (Delaware Avenue) and 180 feet west of U.S. Route 13, to be located on 24,366.12 square feet, more or less.

OLD BUSINESS

1. Subdivision #2001-19 -- application of **DONALD D'AQUILA** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Seaford Hundred, by dividing 48.39 acres into 20 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 46, 1,322 feet east of U.S. Route 13.
2. Subdivision #2001-29 -- application of **PENNY LANE DEVELOPMENT, LLC** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 23.46 acres into 65 lots, located northeast of Road 361 and 600 feet north of Road 362.
3. 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.
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. 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.