

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

OCTOBER 10, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 10, 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 September 19, 2002  
Approval of Minutes of September 26, 2002
- IV. Public Hearings
  1. C/Z #1481 – Robert Harris RL
  2. Subdivision #2002-19 – Wellington Hicks JA
  3. Subdivision #2002-20 – Robert W. and Sharon L. Walls LJ
  4. Subdivision #2002-21 – McKinley Evans JA
  5. Subdivision #2002-22 – Derrick Matthews LJ
  6. Subdivision #2002-23 – James D. Parker BG
- V. Old Business
  1. C/U #1464 – Wilson and Alberta Cullum LJ
  2. C/U #1465 – Charles H. Hayes, Jr. LJ
  3. C/Z #1479 – Pepper Creek Joint Venture RL
  4. C/Z #1480 – Randy W. and Kathleen Radish BG
- VI. Other Business
  1. Sussex Irrigation BG  
Commercial Site Plan – Road 462

2. C. J. and Sherry Mears  
Parcel on 50' Right of Way – Road 380 BG
3. George Whaley  
Lot on 50' Right of Way – Road 24 BG
4. Robert Waldecker  
Parcel on 50' Right of Way – Route 17 RL
5. Subdivision #99-21 – Wolfe Properties, Inc.  
Time Extension BG
6. Lewes Banquet Hall  
Commercial Site Plan – Route One 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: OCTOBER 2, 2002

1. C/Z #1481 – application of **ROBERT HARRIS** to amend the Comprehensive Zoning Map from a MR-RPC Medium Density Residential District-Residential Planned Community 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 at the northwest intersection of Road 361 and Road 368 and east of Road 362, to be located on 64.28 acres, more or less.
2. Subdivision #2002-19 – application of **WELLINGTON HICKS** to consider the Subdivision of land in a GR General Residential District in Cedar Creek Hundred, Sussex County, by dividing 2.24 acres into 2 lots, located north of Road 635, 593.70 feet west of Road 621.
3. Subdivision #2002-20 – application of **ROBERT W. AND SHARON L. WALLS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 2.57 acres into 2 lots, and a waiver from the street construction requirements, located west of Road 317, 1,535 feet south of Road 47.
4. Subdivision #2002-21 – application of **MCKINLEY EVANS** to consider the Subdivision of land in a GR General Residential District in Cedar Creek Hundred, Sussex County, by dividing 16.35 acres into 2 lots, and a waiver from the street construction requirements, located east of Road 213, 1,080 feet south of State Street.
5. Subdivision #2002-22 – application of **DERRICK MATTHEWS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 3.74 acres into 3 lots, and a waiver from the street construction requirements, located north of Road 524, 0.4 mile east of Road 516.
6. Subdivision #2002-23 – application of **JAMES D. PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 20.52 acres into 18 lots, located east of Parker Drive and south of Kinsley's Lane within Parker's Point Subdivision, southeast of Road 410 and northeast of Road 412.

#### OLD BUSINESS

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/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.
3. 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.
4. 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.