

**Sussex County  
Planning & Zoning Commission**

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John L. Allen, Chairman  
Robert C. Wheatley, Vice-Chairman  
W. Layton Johnson  
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Lawrence B. Lank, Director

OCTOBER 24, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 24, 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 October 10, 2002
- IV. Public Hearings
  1. C/U #1466 – Bridle Ridge Properties, LLC LJ
  2. C/U #1467 – Bebe E. Moore RL
  3. Subdivision #2002-24 – Kuhn Family Sussex Partnership RL
- V. Old Business
  1. C/U #1465 – Charles H. Hayes, Jr. LJ
  2. C/Z #1481 – Robert Harris RL
  3. Subdivision #2002-20 – Robert W. and Sharon L. Walls LJ
  4. Subdivision #2001-11 – Dyer McCrea Ventures RL
  5. Subdivision #2001-27 – Bridle Ridge Properties, L.L.C. LJ
  6. Subdivision #2001-22 – Dr. Lawrence A. and Bonnie Kaplan LJ
- VI. Other Business
  1. Bay Crossing RPC RL  
Master Record Plan – Route One
  2. Bayshore Subdivision RL  
Final Multi-family Site Plan – Route 22

3. Bethany Bay RPC  
Revised Master Plan – Road 350

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 11, 2002

1. C/U #1466 -- application of **BRIDLE RIDGE PROPERTIES, LLC**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for 38 duplex style homes to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 11.96 acres, more or less, lying at the northwest corner of the intersection of Route 9 and Minos Conaway Road (Road 265).
2. C/U #1467 -- application of **BEBE E. MOORE**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for multi-family use (2 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.34 acres, more or less, lying west of Road 279, 700 feet south of Road 289.
3. Subdivision #2002-24 -- application of **KUHN FAMILY SUSSEX PARTNERSHIP** to consider the Subdivision of land in an AR-1 Agricultural Residential District and GR General Residential District in Indian River Hundred, Sussex County, by dividing 138.80 acres into 120 lots, located southwest of Road 279, approximately 580 feet southeast of Road 277.

#### OLD BUSINESS

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 #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.
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 #2001-11 -- application of **DYER MCCREA VENTURES** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 58.70 acres into 67 lots, located south of Route 22, 600 feet east of Route 24.



5. Subdivision #2001-27 -- application of **BRIDLE RIDGE PROPERTIES, L.L.C.** to consider the Subdivision of land in a MR Medium Density Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 105.88 acres into 277 lots, located at the southwest corner of the intersection of Road 285 and Road 277.
6. Subdivision #2001-33 -- application of **DR. LAWRENCE A. AND BONNIE KAPLAN** to consider the Subdivision of land in a GR General Residential District in Broadkill Hundred, Sussex County, by dividing 3.00 acres into 4 lots, located southeast of Best Lane, 480 feet southwest of Route One.