

**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

NOVEMBER 14, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, NOVEMBER 14, 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 24, 2002
- IV. Public Hearings
 1. C/U #1468 – Lane N. Brasure RL
 2. C/U #1469 – Gregory S. Heishman JA
 3. C/Z #1482 – Donald Derrickson LJ
 4. Subdivision #2002-25 – Dale Wheatley LJ
 5. Subdivision #2002-26 – Richard Bashelor, Daniel V. and
Bonnie J. Bashelor LJ
 6. Subdivision #2002-27 – James G. and Carolyn M. Fox LJ
- V. Old Business
 1. C/U #1466 – Bridle Ridge Properties, LLC LJ
 2. Subdivision #2002-24 – Kuhn Family Sussex Partnership
Preliminary RL
 3. Subdivision #2001-14 – Bayville Capital III, LLC
Final RL
- VI. Other Business
 1. Myrtle Thomas RL
3 Lots and 50' Right of Way – Road 310-A

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| 2. | C/U #1420 – Pusey Rentals
Time Extension – Road 454-A | BG |
| 3. | Eric Sugrue
Parking Site Plan – Route One | RL |
| 4. | CHS Associates Parcel 2
Commercial Site Plan – Road 273-A | RL |
| 5. | The Tides
Multi-family Site Plan – Route One | RL |
| 6. | Subdivision #99-21 – Wolfe Properties, Inc.
Reconsideration | BG |
| 7. | Steve McCabe – Director of Public Works
Discussion | |

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 25, 2002

1. C/U #1468 -- application of **LANE N. BRASURE**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a playing area for paintball games to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 8.26 acres, more or less, of a 163 acre tract, lying north of Road 92, 1,350 feet east of Road 385.
2. C/U #1469 -- application of **GREGORY S. HEISHMAN**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an embroidery business to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 0.75 acre, more or less, lying east of Road 225 and 415 feet south of Road 225-D.
3. C/Z #1482 -- application of **DONALD DERRICKSON** 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 Lewes and Rehoboth Hundred, Sussex County, land lying southeast of Road 283 (Postal Lane) and 800 feet southwest of Route One, to be located on 44.83 acres, more or less.
4. Subdivision #2002-25 -- application of **DALE WHEATLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 38.73 acres into 23 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Route 9, 1,170 feet west of Road 254.
5. Subdivision #2002-26 -- application of **RICHARD BASHELOR AND DANIEL V. AND BONNIE J. BASHELOR** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 25.29 acres into 2 lots, a waiver from the street design requirements, and a variance from the maximum cul-de-sac length of 1,000 feet, located west of Road 579, 3,475 feet southwest of Road 527.
6. Subdivision #2002-27 -- application of **JAMES G. AND CAROLYN M. FOX** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 97.60 acres into 4 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 46, 902.55 feet southeast of Road 517-A.

OLD BUSINESS

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. 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.
3. Subdivision #2001-14 -- application of **BAYVILLE CAPITAL III, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential Zoning District in Indian River Hundred, by dividing 19.70 acres into 16 lots, located north of Road 298, 214 feet southeast of Route 24.