

**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

DECEMBER 19, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 19, 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 November 14, 2002  
Approval of Minutes of November 21, 2002
- IV. Public Hearings
  1. C/U #1474 – David A. and Karen Sposato LJ
  2. C/Z #1484 – Jacqueline M. Hickman & Others JA
  3. Subdivision #2002-29 – Indian Summer Village LJ
  4. Stover Homes, L.L.C. JA
  5. Subdivision #2002-31 – Sussex Ventures LJ
- V. Old Business
  1. Subdivision #2002-22 – Derrick Matthews Preliminary LJ
  2. Subdivision #2002-25 – Dale Wheatley Preliminary LJ
  3. C/U #1469 – Gregory S. Heishman JA
  4. Subdivision #2001-14 – Bayville Capital III, LLC Final RL
- VI. Other Business
  1. Beachplum Dunes Multi-family Site Plan – Route One RL

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| 2. | Canal Landing<br>Revised Multi-family Site Plan – Route One-A                    | RL |
| 3. | Boys & Girls Club of Delaware, Inc.<br>C/U #1417 – Time Extension                | RL |
| 4. | The Vineyards at Nassau Valley<br>Commercial & Multi-family Site Plan – Route 9  | LJ |
| 5. | Woods Cove HR/RPC<br>C/Z #1454 Site Plan – Road 275                              | LJ |
| 6. | Division of Motor Vehicles<br>C/U #1457 Site Plan – Road 431 and U. S. Route 113 | LJ |
| 7. | Lewes Banquet Hall<br>Commercial Site Plan – Route One                           | RL |
| 8. | Villages of Old Landing II<br>Revised Setbacks Lot 90 – Road 274                 | RL |
| 9. | Nanticoke River Watershed Conservancy<br>Easement and Parcel – Road 530          | 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: DECEMBER 6, 2002

1. C/U #1474 -- application of **DAVID A. AND KAREN SPOSATO**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 10.109 acres, more or less, lying east of Road 258 and 1,720 feet south of Road 264.
2. C/Z #1484 -- application of **JACQUELINE M. HICKMAN & OTHERS** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, land lying 450 feet east of Road 213, 0.8 mile south of State Street in Ellendale, to be located on 7.53 acres, more or less.
3. Subdivision #2002-29 -- application of **INDIAN SUMMER VILLAGE** to consider the Subdivision of land in a GR General Residential District in Indian River Hundred, Sussex County, by dividing 6.52 acres into 5 lots, located north of Route 24, east and west of Tecumseh Pass at the entrance to Indian Summer Village Subdivision.
4. Subdivision #2002-30 -- application of **STOVER HOMES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 47.04 acres into 46 lots, located at the southwest corner of the intersection of Route One and Road 38.
5. Subdivision #2002-31 -- 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 297, 2,930 feet west of Route 30.

#### OLD BUSINESS

1. 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.
2. 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.



3. 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, 0.75 acre, more or less, lying east of Road 225 and 415 feet south of Road 225-D.
4. 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.

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| 5. | Woods Cove HR/RPC<br>C/Z #1454 Site Plan – Road 275                              | LJ |
| 6. | Division of Motor Vehicles<br>C/U #1457 Site Plan – Road 431 and U. S. Route 113 | LJ |
| 7. | Lewes Banquet Hall<br>Commercial Site Plan – Route One                           | RL |
| 8. | Villages of Old Landing II<br>Revised Setbacks Lot 90 – Road 274                 | RL |
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POSTED: DECEMBER 6, 2002

REVISED: DECEMBER 9, 2002

(Revised to include subdivision case number for Stover Homes, L.L.C.)



1. C/U #1474 -- application of **DAVID A. AND KAREN SPOSATO**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 10.109 acres, more or less, lying east of Road 258 and 1,720 feet south of Road 264.
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#### OLD BUSINESS

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2. 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.

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POSTED: DECEMBER 6, 2002

REVISED: DECEMBER 9, 2002

(Revised to include subdivision case number for Stover Homes, L.L.C.)

REVISED: DECEMBER 18, 2002

(Revised to remove Subdivision #2002-30)



1. C/U #1474 -- application of **DAVID A. AND KAREN SPOSATO**, to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 10.109 acres, more or less, lying east of Road 258 and 1,720 feet south of Road 264.
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WITHDRAWN DECEMBER 18, 2002
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