

Sussex County
Planning & Zoning Commission
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John L. Allen, Chairman
Robert C. Wheatley, Vice-Chairman
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Benjamin Gordy
Lawrence B. Lank, Director

MARCH 21, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 21, 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 March 14, 2002
- IV. Public Hearings
 1. C/U #1447 – Ron Yoder JA
 2. C/U #1448 – Dick Ennis, Inc. RL
 3. C/Z #1461 – Ocean Atlantic Associates, V, L.L.C. LJ
 4. C/Z #1463 – Bruce McGuigan RL
 5. Subdivision #2002-4 – Country Life Homes RL
- V. Other Business
 1. County Bank at The Villages of Five Points
Commercial Site Plan – Savannah Road LJ
 2. Foxshire
Revised Record Plan – Road 562 RW
 3. Bayside Development Group, Inc.
C/U #1385 Time Extension RL
 4. Gull Point Trust
C/U #1393 Time Extension RL
 5. Fairway Oaks
Subdivision #94-3 Time Extension LJ

6. Canal Corkran II HR-RPC
Final Site Plan RL
7. John F. Henry, III and James R. Henry
Parcel and 50' Right of Way – Road 360 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: MARCH 4, 2002

1. C/U #1447 -- application of **RON YODER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for expansion of Conditional Use No. 1067 to allow meat cutting and retail sales to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 6.10 acres, more or less, lying north of Route 16 and 720 feet west of Road 595A.
2. C/U #1448 -- application of **DICK ENNIS, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a model home sales office to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 22,500 square feet, more or less, lying southeast of Route 24, 131.12 feet southwest of Road 277.
3. C/Z #1461 -- application of **OCEAN ATLANTIC ASSOCIATES, V, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and a GR General Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying southeast of Route 88, 400 feet southwest of Route One, and also being northwest of Best Lane, to be located on 103.08 acres, more or less.
4. C/Z #1463 -- application of **BRUCE MCGUIGAN** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying south of Route 54, approximately 1.0 mile west of The Ditch, to be located on 19,198 square feet, more or less.
5. 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.