

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

APRIL 25, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 25, 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 April 11, 2002
- IV. Public Hearings
 1. C/U #1452 - The Lutheran Church of Our Savior RL
 2. C/Z #1466 – Raymond McCabe and J. Oliver Smith, Jr.,
T/A Bayview Acres RL
 3. C/Z #1467 – Providence Land, Ltd. RL
 4. Subdivision #2002-7 – Covington Chase, L.L.C. LJ
- V. Old Business
 1. Subdivision #2002-4 – Country Life Homes Preliminary RL
 2. Subdivision #2001-9 – Marsh Harbor, L.L.C. Final RL
 3. C/U #1450 – Richard Mark Miller LJ
- VI. Other Business
 1. Lowe's Home Center LJ
Revised Commercial Site Plan – Road 275
 2. Wawa Food Market LJ
Revised Commercial Site Plan – Dartmouth Drive

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| 3. | Redfish Center
Commercial Site Plan – Route One | LJ |
| 4. | Creekside Professional Center
C/U #1445 Site Plan – Route 24 | LJ |
| 5. | Rustic Acres Subdivision
Discussion – Route 26 | RL |
| 6. | Byewood Manor Subdivision
Discussion – Road 349 | RL |
| 7. | Charles F. and Elva H. Davidson
4 Lots and 75' Right of Way – Road 265 | LJ |
| 8. | McKinley Evans
Lot and 50' Right of Way – Road 213 | JA |

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: APRIL 15, 2002

1. C/U #1452 - application of **THE LUTHERAN CHURCH OF OUR SAVIOR** to consider the Conditional Use of land in a C-1 General Commercial District for a public pre-school to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 3.00 acres, more or less, lying at the southwest corner of Road 273A (Bald Eagle Road) and Martin Street, and 300 feet southwest of Route One.
2. C/Z #1466 - application of **RAYMOND MCCABE AND J. OLIVER SMITH, JR., T/A BAYVIEW ACRES** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-1/RPC High Density Residential District/Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying approximately 800 feet north of Route 54 at the entrance to "Bayville Shores" and north of Road 58-B, to be located on 60 acres, more or less.
3. C/Z #1467 - application of **PROVIDENCE LAND, LTD** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-1/RPC High Density Residential District/Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying southwest of Route 361 and 500 feet north of Route 362 and west of Ocean View, to be located on 0.59 acre, more or less.
4. Subdivision #2002-7 - application of **COVINGTON CHASE, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 69.72 acres into 57 lots, located at the northeast corner of the intersection of Road 264 and Delaware Route One.

OLD BUSINESS

1. 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.
2. Subdivision #2001-9 - application of **MARSH HARBOR, L.L.C.** to consider the Subdivision of land in a MR Medium Density Residential Zoning District in Lewes and Rehoboth Hundred, by dividing 10.30 acres into 31 lots, located northwest of Road 273, across from Road 273-A.
3. C/U #1450 -- application of **RICHARD MARK MILLER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a used car sales lot to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 4.912 acres, more or less, lying at the northwest corner of Route 46 and Route 9.