

**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

MAY 9, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 9, 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 25, 2002
- IV. Public Hearings
 1. Subdivision #2002-8 – Bonnie L. Willey RW
 2. C/U #1451 – Rickie L. Clogg RL
 3. C/U #1453 – Joseph E. Bowman, Jr. RW
 4. C/Z #1468 – Boca East, LLC RL
- V. Old Business
 1. Subdivision #2002-4 – Country Life Homes Preliminary RL
 2. Subdivision #2002-7 – Covington Chase, L.L.C. LJ
 3. C/Z #1466 – Raymond McCabe and J. Oliver Smith, Jr., T/A Bayview Acres RL
- VI. Other Business
 1. Sea Colony Phase 23 Multi-family Site Plan – Road 361 RL
 2. KFC/A & W Restaurant Revised Commercial Site Plan – Route One RL

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| 3. | Southpointe Professional Center
C/U #1162 – Revised Site Plan – Savannah Road | LJ |
| 4. | Marantha Church of God
Site Plan – Road 524 | LJ |
| 5. | Subdivision #2001-12 – Dr. James Beebe
Time Extension | LJ |
| 6. | Gene Stowell
Parcel on 50' Easement – Road 412 | BG |
| 7. | Jeanette T. Pomeroy
Parcel on 50' Easement – Road 58-B | 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: APRIL 26, 2002

1. Subdivision #2002-8 -- application of **BONNIE L. WILLEY** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 15.57 acres into 4 lots, located south of Road 485, 950 feet west of Route 13-A.
2. C/U #1451 -- application of **RICKIE L. CLOGG** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for automotive, boat, and small engine repairs to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 12,694.65 square feet, more or less, lying at the northeast corner of Route 84 (Central Avenue) and Road 366 (Substation Road).
3. C/U #1453 -- application of **JOSEPH E. BOWMAN, JR.** 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 Northwest Fork Hundred, Sussex County, containing 1.24 acres, more or less, lying northeast of Route 404 (Seashore Highway), 280 feet southeast of Road 569 (Woodenhawk Road).
4. C/Z #1468 -- application of **BOCA EAST, LLC.** 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 Indian River Hundred, Sussex County, land lying northeast of Road 279, 0.9 mile southeast of Road 277, to be located on 258.11 acres, more or less.

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 #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.
3. 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.