

**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 23, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 23, 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 May 9, 2002
- IV. Public Hearings
  1. C/U #1454 – Richard M. Quill RL
  2. C/Z #1469 – Caroline Development, Inc. RL
  3. C/Z #1472 – Pierce Hardy Limited Partnership RL
  4. Subdivision #2002-9 – Sussex Ventures, Inc. LJ
- V. Old Business
  1. C/U #1453 – Joseph E. Bowman, Jr. RW
  2. C/Z #1468 – Boca East, LLC RL
  3. Subdivision #2001-6 – Sussex Shores Water Co. RL  
Final
- VI. Other Business
  1. Fresh Cut Lawn Service RL  
Commercial Site Plan – Route One
  2. Oasis Car Wash RL  
Commercial Site Plan – Route One

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| 3. | Georgetown Auto Sales<br>Commercial Site Plan – Route One       | RL |
| 4. | Wright Property (Grady, Inc.)<br>C/U #1434 Site Plan – Road 276 | LJ |
| 5. | John Lynch<br>Non-buildable Lot – Road 406                      | BG |
| 6. | Subdivision #2001-8 – David B. Webb, Jr.<br>Time Extension      | LJ |
| 7. | Subdivision #2001-16 – Thomas Head<br>Time Extension            | LJ |
| 8. | Tom Ford and George Raab<br>C/U #1238 Status Report – Route 54  | 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: MAY 10, 2002

1. C/U #1454 -- application of **RICHARD M. QUILL** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for medical offices with small warehouse to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 2.061 acres, more or less, lying northeast of Road 268 (Kings Highway), 1,200 feet northeast of Route One.
2. C/Z #1469 -- application of **CAROLINE DEVELOPMENT, INC.** 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 Baltimore Hundred, Sussex County, land lying west of Route 348 (Irons Lane), 3,000 feet north of Route 346 (Holts Landing Road), to be located on 139.367 acres, more or less.
3. C/Z #1472 -- application of **PIERCE HARDY LIMITED PARTNERSHIP** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying 620 feet south of Route 26, 750 feet west of Route 17, to be located on 8.387 acres, more or less.
4. Subdivision #2002-9 -- application of **SUSSEX VENTURES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 23.55 acres into 16 lots, located west of Road 446, 1,163 feet south of Route 9.

#### OLD BUSINESS

1. 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).
2. 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.
3. Subdivision #2001-6 -- application of **SUSSEX SHORES WATER CO.** to consider the Subdivision of land in a MR Medium Density Residential Zoning District in Baltimore Hundred, by dividing 10.57 acres into 23 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Delaware Route One, 3,050 feet north of Road 360.