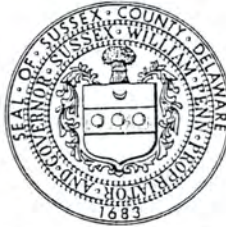


Sussex County
Planning & Zoning Commission
P.O. Box 417
Georgetown, DE 19947
302-855-7878
302-854-5079 (Fax)



John L. Allen, Chairman
Robert C. Wheatley, Vice-Chairman
W. Layton Johnson
Ronald P. Lynch
Benjamin Gordy
Lawrence B. Lank, Director

JUNE 12, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 12, 2003, 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 22, 2003
- IV. Old Business
 1. C/Z #1503 -- RDM, Inc. (Warrington Properties, LLC) RL
 2. C/Z #1506 -- Delaware Pulpwood Co. JA
 3. Subdivision #2002-49 -- HM Properties Preliminary LJ
 4. Subdivision #2003-1 -- Donald Collins Preliminary BG
 5. Subdivision #2002-43 -- Boca East, LLC Preliminary RL
- V. Public Hearings
 1. C/U #1494 -- Buchanan Builders, Inc. RL
 2. C/U #1495 -- J. Everett Moore, Jr. and Deborah J. Moore LJ
 3. C/Z #1508 -- Wheatley Ventures, Inc. RW
 4. Subdivision #2003-3 -- James R. and Joan B. Martin LJ
- VI. Other Business
 1. Swann Cove/Fenwick Plaza MR/RPC Site Plan - Route 54 RL

2. The Villages of Five Points MR/RPC LJ
Record Plats - East Village Phases I, II, III, and IV
Record Plats - Town Center West Phases I, II, III, IV and V
3. Sea Esta II Village RL
Commercial Site Plan - Long Neck Road
4. Robert A. Willey LJ
C/U #1326 Amended Site Plan - Route 5
5. Howard G. and Karen M. Davis RW
Parcel and 50' Easement - Road 34
6. Mike Magaha LJ
Parcel and 50' Easement - Route 20
7. Waymon Harmon RL
Parcel and 50' Easement - Road 273

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 23, 2003

OLD BUSINESS

1. C/Z #1503 -- application of **RDM, INC. (WARRINGTON PROPERTIES, 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 Lewes and Rehoboth Hundred, Sussex County, land lying east of Road 274 (Old Landing Road) 1.4 miles south of Road 275 (Warrington Road), to be located on 139.32 acres, more or less.
2. C/Z #1506 -- application of **DELAWARE PULPWOOD CO.** 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 Cedar Creek Hundred, Sussex County, land lying at the northeast corner of U.S. Route 113 and Road 207 (Johnson Road), to be located on 1.4 acres, more or less.
3. Subdivision #2002-49 -- application of **HM PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 222.20 acres into 301 lots, located east and west of Route 5, 1,180 feet southeast of Road 307.
4. Subdivision #2003-1 -- application of **DONALD COLLINS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 27.65 acres into 28 lots, located west of Road 412, 1,703 feet south of Road 433.
5. Subdivision #2002-43 -- application of **BOCA EAST, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 258.11 acres into 180 lots, located east of Road 279, 0.9 mile southeast of Road 277.

PUBLIC HEARINGS

1. C/U #1494 -- application of **BUCHANAN BUILDERS, INC.** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (7 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.61 acre, more or less, lying east of Route One, 300 feet north of Route 361-A.
2. C/U #1495 -- application of **J. EVERETT MOORE, JR. AND DEBORAH J. MOORE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a borrow pit/pond reclamation to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 19.189 acres, more or less, of 107.973 acres, lying southeast of Route 292, 1,100 feet west of Route 292A.

3. C/Z #1508 -- application of **WHEATLEY VENTURES, INC.** 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 Northwest Fork Hundred, Sussex County, land lying southeast of Route 561 (Wesley Church Road), 0.6 mile south of Route 17 and west of Railroad, to be located on 6.488 acres, more or less.
4. Subdivision #2003-3 -- application of **JAMES R. AND JOAN B. MARTIN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 2.05 acres into 2 lots, located south of Road 269, 600 feet west of Road 268.

Sussex County
Planning & Zoning Commission
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John L. Allen, Chairman
Robert C. Wheatley, Vice-Chairman
W. Layton Johnson
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JUNE 12, 2003

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 12, 2003, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

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- II. Approval of Agenda
- III. Approval of Minutes of May 22, 2003
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 3. Subdivision #2002-49 -- HM Properties Preliminary LJ
 4. Subdivision #2003-1 -- Donald Collins Preliminary BG
 5. Subdivision #2002-43 -- Boca East, LLC Preliminary RL
 6. Subdivision #2002-16 -- James Kiernan Final LJ
- V. Public Hearings
 1. C/U #1494 -- Buchanan Builders, Inc. RL
 2. C/U #1495 -- J. Everett Moore, Jr. and Deborah J. Moore LJ
 3. C/Z #1508 -- Wheatley Ventures, Inc. RW
 4. Subdivision #2003-3 -- James R. and Joan B. Martin LJ

VI. Other Business

- | | | |
|----|--|----|
| 1. | Swann Cove/Fenwick Plaza MR/RPC
Site Plan - Route 54 | RL |
| 2. | The Villages of Five Points MR/RPC
Record Plats - East Village Phases I, II, III, and IV
Record Plats - Town Center West Phases I, II, III, IV and V | LJ |
| 3. | Sea Esta II Village
Commercial Site Plan - Long Neck Road | RL |
| 4. | Robert A. Willey
C/U #1326 Amended Site Plan - Route 5 | LJ |
| 5. | Howard G. and Karen M. Davis
Parcel and 50' Easement - Road 34 | RW |
| 6. | Mike Magaha
Parcel and 50' Easement - Route 20 | LJ |
| 7. | Waymon Harmon
Parcel and 50' Easement - Road 273 | 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 23, 2003

REVISED: JUNE 4, 2003

(Revised to include additional Old Business)

OLD BUSINESS

1. C/Z #1503 -- application of **RDM, INC. (WARRINGTON PROPERTIES, 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 Lewes and Rehoboth Hundred, Sussex County, land lying east of Road 274 (Old Landing Road) 1.4 miles south of Road 275 (Warrington Road), to be located on 139.32 acres, more or less.
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6. Subdivision #2002-16 -- application of **JAMES KIERNAN** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 227.00 acres into 197 lots, located west of Road 258, 1,310 feet northeast of Road 88 and east of Road 258, 1,550 feet northeast of Road 88.

PUBLIC HEARINGS

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