

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

JUNE 13, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 13, 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 23, 2002
- IV. Public Hearings
 1. Subdivision #2002-10 – W. T. Wilson, Inc. LJ
 2. C/Z #1470 – Trout, Segall & Doyle Development Co., L.L.C. RL
 3. C/Z #1471 – Gladys A. Swann/Trout, Segall & Doyle Development Co., L.L.C. RL
- V. Old Business
 1. C/U #1453 – Joseph E. Bowman, Jr. RW
 2. C/Z #1468 – Boca East, LLC RL
 3. C/U #1454 – Richard M. Quill RL
 4. C/Z #1469 – Caroline Development, Inc. RL
 5. C/Z #1472 – Pierce Hardy Limited Partnership RL
- VI. Other Business
 1. Wright Property (Grady, Inc.) LJ
C/U #1434 Site Plan – Road 276

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| 2. | Sugar Maple Farms
Public Streets to Private Streets – Route One | JA |
| 3. | Subdivision #2001-13 – Paul and Doris Barron
Time Extension – Road 465A | BG |
| 4. | McKinley Evans
Request Waiver of Topography – Road 213 | JA |
| 5. | Pot Nets Bayside
Revised Lots | RL |
| 6. | John W. Evans Subdivision
Revised Street – Road 485 | RW |

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 24, 2002

1. Subdivision #2002-10 -- application of **W. T. WILSON, INC.** to consider the Subdivision of land in a MR Medium Density Residential District in Broadkill Hundred, Sussex County, by dividing 3.00 acres into 4 lots, located southwest of Route One, both sides of Red Fox Lane, and 1,200 feet northwest of Route 88.
2. C/Z #1470 -- application of **TROUT, SEGALL & DOYLE DEVELOPMENT CO., L.L.C.** 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 north of Route 54 (Lighthouse Road), 2,500 feet east of Road 381 (Old Mill Bridge Road), to be located on 10.36 acres, more or less.
3. C/Z #1471 -- application of **GLADYS A. SWANN/TROUT, SEGALL & DOYLE DEVELOPMENT CO., L.L.C.** 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 200 feet north of Route 54 (Lighthouse Road), 2,500 feet east of Road 381 (Old Mill Bridge Road), to be located on 109.51 acres, more or less.

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. 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.

4. 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.
5. 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.