

**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 27, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JUNE 27, 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 June 13, 2002
- IV. Public Hearings
 1. C/U #1455 – National Concrete Products, L.L.C. JA
 2. C/U #1456 – Boyd Taylor RW
 3. C/U #1457 – State of Delaware Department of Motor Vehicles LJ
 4. C/U #1458 – Indian River Vol. Fire Co., Inc. RL
 5. C/Z #1473 – Preston Lynch Dyer RL
- V. Old Business
 1. Subdivision #2002-1 – Great South Beach Improvement Co. Final RL
 2. C/U #1454 – Richard M. Quill RL
 3. C/Z #1469 – Caroline Development, Inc. RL
 4. C/Z #1470 – Trout, Segall & Doyle Development Co., L.L.C. RL
 5. C/Z #1471 – Gladys A. Swann/Trout, Segall & Doyle Development Co., L.L.C. RL

VI. Other Business

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| 1. | The Villages of Five Points MR/RPC
North Village – Final Site Plan | LJ |
| 2. | Wawa Food Market
Commercial Site Plan – U.S. Route 13 and 404 | RW |
| 3. | Providence HR/RPC
C/Z #1467 – Site Plan – Road 361 | RL |
| 4. | Harry Faust
3 Lots and 50' Right of Way – Road 280 | LJ |
| 5. | Foxcroft
Request Waiver from Topography – Road 46 | LJ |
| 6. | Oyster House Cannery
Multi-Family Site Plan – Oyster House Road | 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: JUNE 14, 2002

1. C/U #1455 -- application of **NATIONAL CONCRETE PRODUCTS, L.L.C.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an amendment to Conditional Use No. 241 by adding additions to existing buildings and relocation of the storage area to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 6.23 acres, more or less, lying south of Route 16, 0.2 mile east of Greenwood Town Limits, and east of Nanticoke Branch.
2. C/U #1456 -- application of **BOYD TAYLOR** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for repairs to small boats, boat trailers, boat motors and small engines, and resale of boats, trailers, and boat motors to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 2.47 acres, more or less, lying east of Griffith Drive, 490 feet east of Route 556, and being Lots 7 and 8 within Craigs Mill Heights Subdivision.
3. C/U #1457 -- application of **STATE OF DELAWARE DEPARTMENT OF MOTOR VEHICLES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for public governmental building and use (replacement of Department of Motor Vehicles building) to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 31.53 acres, more or less, lying east of South Bedford Street (Road 431) and northeast of U.S. Route 113.
4. C/U #1458 -- application of **INDIAN RIVER VOL. FIRE CO., INC.** to consider the Conditional Use of land in a GR General Residential District for expansion to an existing fire station to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.013 acres, more or less, lying west of Route 5 (a.k.a. Road 297) and 1,100 feet north of Road 312.
5. C/Z #1473 -- application of **PRESTON LYNCH DYER** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and a HR-RPC High Density Residential District-Residential Planned Community to a HR-RPC High 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 Route 299, 500 feet southeast of Route 298, to be located on 81.93 acres, more or less.

OLD BUSINESS

1. Subdivision #2002-1 -- application of **GREAT SOUTH BEACH IMPROVEMENT CO.** to consider the Subdivision of land in a MR Medium Density Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 18.15 acres into 41 lots, located southwest of Road 273, 200 feet west of Kingsbridge Road and 200 feet east of Buckingham Road within Rehoboth Beach Yacht and Country Club.

2. 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.
3. 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.
4. 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.
5. 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.