

**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

JULY 11, 2002

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JULY 11, 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 27, 2002
- IV. Public Hearings
 1. Subdivision #2002-11 – Ronald Hastings RW
 2. Subdivision #2002-12 – M. A. J., L. L. C. LJ
 3. C/Z #1474 – A. A. S. C. D. Ventures RL
 4. C/Z #1477 – United Foods, Inc. RW
- V. Old Business
 1. C/U #1455 – National Concrete Products, L.L.C. JA
 2. C/U #1456 – Boyd Taylor RW
 3. C/Z #1473 – Preston Lynch Dyer RL
- VI. Other Business
 1. The Reserves MR/RPC RL
Final Record Plan – Woodland Avenue
 2. Refuge at Dirickson Creek MR/RPC RL
Master Plan – Route 54

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| 3. | Sam Yoder & Son Quality Meats
C/U #1447 Site Plan – Route 16 | JA |
| 4. | Cedar Beach Enterprises, Inc.
C/U #1426 Site Plan – Road 269 | LJ |
| 5. | Subdivision #2001-18 – Thomas Head
Time Extension | LJ |
| 6. | Philadelphia Pentecostal Holiness
C/U #1371 – Time Extension | JA |
- VII. Reorganization

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: JULY 1, 2002

1. Subdivision #2002-11 -- application of **RONALD HASTINGS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 18.80 acres into 13 lots, located 225 feet south of Hidden Hills Drive, approximately 1,200 feet west of Greenleaf Lane within Rivers End Subdivision.
2. Subdivision #2002-12 -- application of **M. A. J., L. L. C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 57.69 acres into 14 lots, located east of Road 307, 263.2 feet north of Road 306-A.
3. C/Z #1474 -- application of **A. A. S. C. D. VENTURES** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and a GR General 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 southwest of Bay Farm Road (Route 299), north of Trinity Road (Route 299-A), and on both sides of Legion Road (Route 298), to be located on 303 acres, more or less.
4. C/Z #1477 -- application of **UNITED FOODS, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a LI-2 Light Industrial District for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, land lying east of Road 561 (Wesley Church Road), 500 feet west of Road 546 (Cannon Road) and the railroad, and ½ mile north of Route 18, to be located on 86.84 acres, more or less.

OLD BUSINESS

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/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.