



## *Planning & Zoning*

Agendas & Minutes

MARCH 10, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MARCH 10, 2005, 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. Old Business
  1. Subdivision #2003-17 – Hazzard Development Co., LLC  
Final JA
  2. Subdivision #2003-28 – Card, L.L.C.  
Final MJ
- IV. Public Hearings
  1. C/U #1599 – Oneida Justice RS
  2. C/U #1601 – Pierce Hardy Limited Partnership RS
  3. C/Z #1566 – Barbara Chevallier Bailey BG
  4. C/Z #1567 – Edward and Darlene Gartside RS
  5. Subdivision #2004-24 – Lynn Nicole Santarelli RS
- V. Other Business
  1. Fairfield Commons  
Commercial Site Plan – Route One and Road 271 MJ
  2. The Arbors of Cottage Dale  
C/U #1522 – Model Home – Road 275 MJ

3. Robert Fitzgerald JA  
Parcel and 50' Right of Way – Road 633

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4. C/U #1523 – Raab/Ford RS  
Time Extension – Route 54

5. Subdivision #2003-29 – Waterside, Inc. RS  
Time Extension – Route 26

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: FEBRUARY 23, 2005

OLD BUSINESS

1. Subdivision #2003-17 -- application of **HAZZARD DEVELOPMENT CO., LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a MR Medium Density Residential District in Cedar Creek Hundred, Sussex County, by dividing 48.62 acres into 47 lots, located south of Road 634, 2,246.33 feet southeasterly of Road 633.
2. Subdivision #2003-28 -- application of **CARD, L.L.C.** to consider the Subdivision of land in a MR Medium Density Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 115.29 acres into 234 lots, located east of Road 274 (Old Landing Road) approximately 3,750 feet south of Road 275.

PUBLIC HEARINGS

1. C/U #1599 -- application of **ONEIDA JUSTICE** to consider the Conditional Use of land in a GR General Residential District for a contractor's equipment storage building and yard to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.67 acres, more or less, lying northwest of Road 362 (Parkerhouse Road), 0.4 mile south of Road 368.
2. C/U #1601 -- application of **PIERCE HARDY LIMITED PARTNERSHIP** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a wholesale building materials sales and storage facility to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 23.10 acres, more or less, lying south of Route 26, 1,100 feet west of Route 17.
3. C/Z #1566 -- application of **BARBARA CHEVALLIER BAILEY** to amend the Comprehensive Zoning Map from a GR General Residential District to an AR-1 Agricultural Residential District for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying east of Route 502, 1,100 feet north of Route 512 and the Delaware/Maryland Line, to be located on 18.76 acres, more or less.
4. C/Z #1567 -- application of **EDWARD AND DARLENE GARTSIDE** 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 east of Route 20, a.k.a. Road 382, 800 feet south of Road 383, to be located on 1.61 acres, more or less.
5. Subdivision #2004-24 -- application of **LYNN NICOLE SANTARELLI** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 4.04 acres into 2 lots, and a

variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 365, 480 feet south of Road 368.