



## *Planning & Zoning*

Agendas & Minutes

JANUARY 6, 2005

A special meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 6, 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. Approval of Minutes of December 9, 2004  
Approval of Minutes of December 16, 2004
- IV. Old Business
  1. C/Z #1559 – Greg Ivanoff L J
  2. C/Z #1565 – Allen Family Foods, Inc. LJ
  3. C/U #1576 – Swain Pit, Inc. JA
  4. Subdivision #2003-6 – Oyster Rock Properties, L.L.C. JA  
Final
  5. Subdivision #2004-3 – Thomas L. Markle JA  
Preliminary
  6. Subdivision #2004-8 – Spring Breeze Associates LJ  
Preliminary
  7. Subdivision #2004-5 – Ritter Farm, L.L.C.  
Preliminary
- V. Public Hearings
  1. C/U #1579 – Jody Sweetman RS

- |                                     |   |    |
|-------------------------------------|---|----|
| 2.                                  | C/U #1580 – Crawford and David Matthews                           | RW |
| 3.                                  | C/U #1581 – Leon L. Burton  | LJ |
| Agenda<br>January 6, 2005<br>Page 2 |   |    |
| 4.                                  | C/U #1582 – Duane and Danielle Musser                             | RW |
| 5.                                  | Subdivision #2004-43 – Tamari Properties                          | LJ |
| VI. Other Business                  |   |    |
| 1.                                  | Double R. Holdings<br>C/U #1573 – Site Plan – Road 275            | LJ |
| 2.                                  | Hudson Homes Route No. 24<br>Multi-Family Site Plan – Route 24    | LJ |
| 3.                                  | N.C.O.R. B.<br>C/U #1552 – Site Plan – Road 361                   | RS |
| 4.                                  | Corporate Contractors<br>Commercial Site Plan – Route One         | LJ |
| 5.                                  | Carillion Square<br>Commercial Site Plan – Route 24               | LJ |
| 6.                                  | Gerald and Mary Devine<br>2 Lots and 50' Right of Way – Road 291  | LJ |
| 7.                                  | George and Martha Whitworth<br>Lot and 50' Right of Way – Road 58 | RS |
| 8.                                  | Gilbert Shane<br>Lot and 50' Right of Way – Road 594              | JA |

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: DECEMBER 20, 2004

OLD BUSINESS

1. C/Z #1559 -- application of **GREG IVANOFF** 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 at the northwest corner of Plantation Road (Route 275) and Cedar Grove Road (Route 283), to be located on 16.49 acres, more or less.
2. C/Z #1565 -- application of **ALLEN FAMILY FOODS, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District and MR Medium Density Residential District to a HI-1 Heavy Industrial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying west of Route 5, 0.25 mile south of Route 9 at Harbeson, to be located on 2.60 acres, more or less.
3. C/U #1576 -- application of **SWAIN PIT, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and a GR General Residential District for storage of clam shells for recycling in existing borrow pit site to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 40 acres, more or less, lying 400 feet west of Route 225 and 1/2 mile north of Route 225D and east of Railroad.
4. Subdivision #2003-6 -- application of **OYSTER ROCK PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 42.10 acres into 32 lots, located northwesterly of Road 264, 2,726.40 feet northeast of Route One.
5. Subdivision #2004-3 -- application of **THOMAS L. MARKLE** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 8.31 acres into 5 lots, located north of Road 88 (Cave Neck Road), 791 feet west of Road 257.
6. Subdivision #2004-8 -- application of **SPRING BREEZE ASSOCIATES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 139.05 acres into 275 lots, located north of Road 48 (Hollymount Road), 1,380 feet east of Road 285.
7. Subdivision #2004-5 -- application of **RITTER FARM, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 218.45 acres into 225 lots, located northeast of

Road 286 (Hopkins Road), 2,319.82 feet northwest of Road 285 (Beaver Dam Road).

### PUBLIC HEARINGS

1. C/U #1579 -- application of **JODY SWEETMAN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an upholstery shop to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.0395 acres, more or less, lying south of Road 370, 1,500 feet east of Road 370B and west of Bayard.
2. C/U #1580 -- application of **CRAWFORD AND DAVID MATTHEWS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a lumber (logging) business and repair and storage of equipment to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 5.13 acres, more or less, lying northeast of Road 78, 1,085 feet northwest of Road 493.
3. C/U #1581 -- the application of **LEON L. BURTON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a boat storage facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 29.138 acres, more or less, lying south of Route 22 (Long Neck Road), 4,300 feet east of Road 298 and 1,000 feet west of Road 22C.
4. C/U #1582 -- application of **DUANE AND DANIELLE MUSSER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a sign shop for vehicle lettering to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 3.15 acres, more or less, lying at the east end of a Private Road being east of Route 13A, 750 feet south of Road 485 and 1,700 feet north of Road 480.
5. Subdivision #2004-43 -- application of **TAMARI PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 332.71 acres into 455 lots, (Cluster Development), located west of Route 5 and Road 303A, and north of Road 302.