



Planning & Zoning

Agendas & Minutes

JANUARY 13, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 13, 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. Public Hearings
 1. C/U #1583 – Tidewater Utilities, Inc. LJ
 2. C/Z #1562 – John T. and Karen L. Fitzgerald JA
 3. Subdivision #2004-11 – Urquhart & Company RS
 4. Subdivision #2004-12 – Harford Delaware Venture, L.L.C. LJ
- IV. Other Business
 1. Vincent Overlook MR/RPC LJ
C/Z #1543 – Master Record Plan – Roads 88 and 261
 2. Rehoboth U-Store LJ
C/U #1521 – Site Plan – Route One
 3. Gills Neck Shopping Center LJ
Revised Site Plan – Route One
 4. Americana Bayside MR/RPC RS
Revised Preliminary and Final Site Plans
Phase 1A, Lots 5 and 6 and Phase 1B – Route 54
 5. Subdivision #2004-26 – Lawrence Biasotto RS
Fresh Pond – Revised Condition – Road 359

6. Atlantic Auction Co., Inc.
C/U #1518 – Time Extension – Road 353

RS

Agenda
January 13, 2005
Page 2

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 29, 2004

PUBLIC HEARINGS

1. C/U #1583 -- application of **TIDEWATER UTILITIES, INC.** to consider the Conditional Use of land in a MR-RPC Medium Density Residential District-Residential Planned Community for an elevated water storage tank with logo to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 20,087 square feet, more or less, lying southeast of Legion Road (Road 298), approximately 2,920 feet southeast of the intersection of Legion Road and Route 24.
2. C/Z #1562 -- application **JOHN T. AND KAREN L. FITZGERALD** 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 Cedar Creek Hundred, Sussex County, land lying north of Road 207, 212 feet west of U.S. Route 113, to be located on 1.11 acres, more or less.
3. Subdivision #2004-11 -- application of **URQUHART & COMPANY** to consider the Subdivision (Clustered Development) of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 11.19 acres into 40 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 349, 1,500 feet southeast of Road 347.
4. Subdivision #2004-12 -- application of **HARFORD DELAWARE VENTURE, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 77.98 acres into 68 lots, located east of Road 317, 0.4 mile north of Road 48.