



Planning & Zoning

Agendas & Minutes

JANUARY 20, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 20, 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 January 6, 2005
- IV. Old Business
 1. Subdivision #2004-8 – Spring Breeze Associates Preliminary LJ
 2. Subdivision #2004-43 – Tamari Properties Preliminary LJ
 3. C/U #1581 – Leon L. Burton LJ
- V. Public Hearings
 1. C/U #1584 -- Jose A. Pando, M.D. JA
 2. C/U #1585 – Hellens Heating and Air, Inc. LJ
 3. C/Z #1571 – Gregory T. White and Others RS
 4. Subdivision #2004-13 – Double Eagle Farms, L.L.C. LJ
 5. Subdivision #2004-14 – Barbara F. Cairns LJ
 6. Subdivision #2004-21 – Springfield Self Storage, L.P. LJ

7. Ordinance Amendment – Chapter 115 Flood Zones

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VI. Other Business

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| 1. | Hudson Homes Route No. 24
Multi-Family Site Plan – Route 24 | LJ |
| 2. | Bahama Mamas Redevelopment
Multi-Family Site Plan – Fenwick Avenue | RS |
| 3. | Mike and Dianna DiGiacoma
Parcel and 50' Right of Way – Road 565 | 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: JANUARY 7, 2005

OLD BUSINESS

1. 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.
2. 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.
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.

PUBLIC HEARINGS

1. C/U #1584 -- application of **JOSE A. PANDO, M.D.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a medical office to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.028 acres, more or less, lying northeast of Route One, 900 feet east of Road 258.
2. C/U #1585 -- application of **HELLENS HEATING AND AIR, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office and shop for a heating and air conditioning business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.0 acre, more or less, lying southwest of Route 5, 900 feet southeast of Route 47.
3. C/Z #1571 -- application of **GREGORY T. WHITE AND OTHERS** 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 northeast of Route 26, 400 feet north of the intersection of Route 54 and Road 365, to be located on 2.8274 acres, more or less.
4. Subdivision #2004-13 -- application of **DOUBLE EAGLE FARMS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in

Indian River Hundred, Sussex County, by dividing 65.13 acres into 70 lots, located north and south of Road 303, approximately 0.95 miles southwest of Road 303A.

5. Subdivision #2004-14 -- application of **BARBARA F. CAIRNS** to consider the Subdivision of land in a GR General Residential District in Indian River Hundred, Sussex County, by dividing 5.22 acres into 3 lots, located east of Road 279, 1,170 feet north of Road 277.
6. Subdivision #2004-21 -- application of **SPRINGFIELD SELF STORAGE, L.P.** to consider the Subdivision (Clustered Development) of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 17.27 acres into 34 lots, located north of Route 48, 1,750 feet southwest of Route 5.
7. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY BY AMENDING ARTICLE I AND ARTICLE XXV RELATING TO FLOOD PRONE DISTRICTS.