



Planning & Zoning

Agendas & Minutes

APRIL 7, 2005

A special meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, APRIL 7, 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 #2004-10 – Windsor Farm, L.L.C. Preliminary RW
 2. Subdivision #2004-13 – Double Eagle Farms, L.L.C. Preliminary MJ
- IV. Public Hearings
 1. C/U #1602 – Rt. 24 Self Storage, LLC MJ
 2. C/U #1603 – John Gavrilenskowsky RW
 3. C/U #1604 – Regina A. O'Rourke RS
 4. C/U #1605 – Loyal Order of Moose, Inc., East Sussex Lodge #2542 RS
 5. Subdivision #2003-53 – Sunland Properties, L.L.C. JA
- V. Other Business
 1. Subdivision #2004-8 – Spring Breeze Associates, L.L.C. Request for Reconsideration MJ
 2. Cedar Grove Estates MR/RPC MJ

C/Z #1559 Preliminary Record Plan – Roads 275 and 283

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| 3. | Lynch's Lawn Maintenance Services
Commercial Site Plan – Road 273-C | MJ |
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| 4. | Paul W. Bacon
2 Parcels and 50' Right of Way – Route 36 | JA |
| 5. | Richard E. and Sonya M. West
Parcel and 50' Right of Way – Route 17 | RS |
| 6. | James and Mary Tisher
Lot and 50' Easement – Route 16 | JA |
| 7. | Paul W. and Revonda L. Layton
Lot and 50' Easement – Route 36 | JA |
| 8. | Gary A. Annett and Susan E. Cline
Parcel and 50' Right of Way – Road 620 | JA |
| 9. | Ernie and Teri Ricketts
Lot and 50' Right of Way – Road 31 | RW |
| 10. | Monica F. Malandrucolo
Lot and 50' Right of Way – Road 34 | RW |

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: MARCH 18, 2005

OLD BUSINESS

1. Subdivision #2004-10 -- application of **WINDSOR FARM, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 171.83 acres into 21 lots, located north of Road 527, 1.35 mile northeast of Route 18.
2. 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.

PUBLIC HEARINGS

1. C/U #1602 -- application of **RT. 24 SELF STORAGE, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a mini-storage facility to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 5.76 acres, more or less, lying south of Route 24 and southwest of the intersection with Road 309.
2. C/U #1603 -- application of **JOHN GAVRILENKOWSKY** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for used car and truck sales to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 30,000 square feet, more or less, lying northeast of Route 16, 1,000 feet northwest of Route 34.
3. C/U #1604 -- application of **REGINA A. O'ROURKE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a multi-family dwelling structure (2 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.12 acres, more or less, lying at the easterly end of Private Road, 750 feet east of Route 361 and 185 feet north of Route 362.
4. C/U #1605 -- application of **LOYAL ORDER OF MOOSE, INC., EAST SUSSEX LODGE #2542** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for construction of a family center (private club) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.03 acres, more or less, lying west of Road 365, 1,000 feet north of Road 365B.
5. Subdivision #2003-53 -- application of **SUNLAND PROPERTIES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in

Broadkill Hundred, Sussex County, by dividing 37.26 acres into 33 lots, located at the northwest corner of the intersection of Road 231 and Route 5.