



## *Planning & Zoning*

Agendas & Minutes

MAY 12, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, MAY 12, 2005, at 7:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of April 14, 2005  
Approval of Minutes of April 21, 2005
- IV. Old Business
  - 1. C/Z #1572 – Riverview, LLC RS
  - 2. C/U #1607 – Myra Mitchell and Cliff Burris JA
  - 3. C/U #1609 – Robert Rutkowski, Jr. BG
  - 4. Subdivision #2003-14 – H.M. Properties, Route 23, L.L.C. MJ  
Final
- V. Public Hearings
  - 1. C/Z #1575 – Edward J. Chiasson RS
  - 2. C/Z #1576 – Reynolds Pond, L.L.C. JA
- VI. Other Business
  - 1. Hart's Landing AR-1/RPC MJ  
C/Z #1533 – Final Record Plan – Route 24
  - 2. Rehoboth Landing MJ  
Multi-Family Site Plan – Route 24

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| 3. | Rite Aid – Fenwick Plaza<br>Commercial Site Plan – Route 54 | RS |
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| 4. | Monica F. Malandruccolo<br>Lot and 50' Right of Way – Road 34 | RW |
| 5. | James and Mary Tisher<br>Lot and 50' Right of Way – Route 16  | 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: APRIL 25, 2005

REVISED: APRIL 28, 2005

(Revised to include additional Old Business)

OLD BUSINESS

1. C/Z #1572 -- application of **RIVERVIEW, LLC.** to amend the Comprehensive Zoning Map from a MR Medium Density Residential District to a MR-RPC Medium Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying southeast of Road 346A, 3,100 feet east of Road 346, to be located on 79.432 acres, more or less.
2. C/U #1607 -- application of **MYRA MITCHELL AND CLIFF BURRIS** to consider the Conditional Use of land in a GR General Residential District for a painting contractor's business to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 20,322 square feet, more or less, lying southwest of Argo's Corner Road (Route 14), 300 feet northwest of Route One, and being more particularly described as Lot 7 of the John Farens Subdivision.
3. C/U #1609 -- application of **ROBERT RUTKOWSKI, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for the sales of produce, nursery stock, flowers, and seafood to be located on a certain parcel of land lying and being in Gumboro Hundred, Sussex County, containing 11.7458 acres, more or less, lying north of Road 419, 900 feet east of Route 62.
4. Subdivision #2003-14 -- application of **H.M. PROPERTIES, ROUTE 23, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 240.81 acres into 352 lots, located at the southwesterly corner of the intersection of Road 286 and Road 285.

PUBLIC HEARINGS

1. C/Z #1575 -- application of **EDWARD J. CHIASSON** 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 northwest of Route 54, across from Road 394A, and ¼ mile southwest of Route 20, to be located on 38,702 square feet, more or less.
2. C/Z #1576 -- application of **REYNOLDS POND, L.L.C.** 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 Cedar Creek Hundred, Sussex County, land lying at the intersection of Road 227 and Route 30, and southwest of Road 212, to be located on 826.84 acres, more or less.

