



Planning & Zoning

Agendas & Minutes

NOVEMBER 17, 2005

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, NOVEMBER 17, 2005, at 6:00 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 November 3, 2005
- IV. Old Business
 1. Subdivision #2004-33 – Cindy L. and Harry L. Blades, Jr. Preliminary RS
 2. Subdivision #2004-34 – Dagsboro Trace, L.L.C. Preliminary RS
 3. Subdivision #2004-46 – Caldera Properties-Long Neck I, L.L.C. Preliminary MJ
 4. Subdivision #2005-2 – Carriage Springs Run, L.L.C. Preliminary MJ
 5. Subdivision #2005-3 – Douglas D. and Judith K. Breeding Preliminary
 6. Woods Cove HR/RPC C/Z #1454 – Final Record Plan – Road 275 MJ
 7. Ordinance Amendment – Chapter 99 Relating to Appeals
- V. Public Hearings

1. C/U #1640 – Cain Construction – Robert T. Cain, II
WITHDRAWN OCTOBER 27, 2005

2. C/Z #1592 – J & Y Parker Family, L.P.

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3. Ordinance Amendment – Chapter 115 Shared Parking

4. Ordinance Amendment – Chapter 115 Parking Space Reduction

5. Ordinance Amendment – Chapter 115 Interior Drive Width

6. Ordinance Amendment – Chapter 115 Multi-Family Parking
Requirements

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: NOVEMBER 7, 2005

OLD BUSINESS

1. Subdivision #2004-33 -- application of **CINDY L. AND HARRY L. BLADES, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 5.00 acres into 3 lots, located east of Road 346, 1,050 feet north of Road 347.
2. Subdivision #2004-34 -- application of **DAGSBORO TRACE, L.L.C.** to consider the Clustered Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 21.70 acres into 27 lots, located south of Route 26, approximately ½ mile west of Townsends Road (Road 340).
3. Subdivision #2004-46 -- application of **CALDERA PROPERTIES – LONG NECK I, L.L.C.** to consider the Subdivision of land in a GR General Residential District in Indian River Hundred, Sussex County, by dividing 59.71 acres into 196 lots, (Environmentally Sensitive Development District Overlay Zone), located north of Route 5, 1,780 feet southeast of Road 311.
4. Subdivision #2005-2 -- application of **CARRIAGE SPRINGS RUN, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 77.55 acres into 155 lots, (Cluster Development), located north of Road 252, approximately 0.75 mile west of Route 30.
5. Subdivision #2005-3 -- application of **DOUGLAS D. AND JUDITH K. BREEDING** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 37.13 acres into 46 lots, (Cluster Development), located north of Road 224, approximately 1 mile east of Road 213.
7. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 99 OF THE CODE OF SUSSEX COUNTY BY AMENDING ARTICLE VIII RELATING TO APPEALS.

PUBLIC HEARINGS

1. C/U #1640 -- application of **CAIN CONSTRUCTION – ROBERT T. CAIN, II** to consider the Conditional Use of land in an AR-1 Agricultural Residential District and an UR Urban Residential District for a small construction company office and

storage to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 11,448 square feet, more or less, lying northwest of Road 232 (Ponder Road), 1,000 feet north of Route 16 and located at the northeast corner of the Town of Ellendale.

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2. C/Z #1592 -- application of **J & Y PARKER FAMILY, L.P.** 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 Dagsboro Hundred, Sussex County, land lying southwest of Road 334 (a.k.a. Route 20), 450 feet southeast of Road 333, and being more particularly described as Lots 76, 77, and 78 of the Houston Acres Subdivision, to be located on 3.52 acres, more or less.
3. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY WHICH DELETES THE EXISTING LANGUAGE AND INSERTS NEW LANGUAGE TO PERMIT THE SHARING OF REQUIRED PARKING SERVING MULTIPLE USES WITHIN THE SAME PROJECT AND UNDER THE SAME OWNERSHIP.
4. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 OF THE CODE OF SUSSEX COUNTY TO REDUCE THE SIZE OF AN OFF-STREET PARKING SPACE AND TO ALLOW A REDUCTION OF SIZE FOR COMPACT CARS UNDER CERTAIN CIRCUMSTANCES.
5. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 SECTION 166 OF THE CODE OF SUSSEX COUNTY TO REDUCE THE WIDTH OF PARKING LOT INTERIOR DRIVES FROM 25 FEET TO 24 FEET.
6. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 SECTION 162 OF THE CODE OF SUSSEX COUNTY TO DELETE THE PHRASE "3 PER FAMILY UNIT" AND SUBSTITUTE "2 PER DWELLING UNIT".