



## *Planning & Zoning*

Agendas & Minutes

### MINUTES OF THE REGULAR MEETING OF APRIL 7, 2005

The regular meeting of the Sussex County Planning and Zoning Commission was held Thursday evening, April 7, 2005 in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

The meeting was called to order at 7:00 p.m. with Chairman Allen presiding. The following members of the Commission were present: Mr. Allen, Mr. Gordy, Mr. Johnson, Mr. Smith and Mr. Wheatley with Mr. Robertson, Assistant County Attorney, Mr. Lank – Director and Mr. Abbott – Assistant Director.

Motion by Mr. Wheatley, seconded by Mr. Johnson, and carried unanimously to approve the agenda as circulated.

### OLD BUSINESS

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.

Mr. Abbott advised the Commission that this application was deferred on December 16, 2004 pending receipt of a septic feasibility statement from DNREC; that the septic feasibility statement has been received and according to DNREC, the site is suitable for septic providing a community system is used; and that a revised plan showing the required 30-foot forested buffer along the Glatfelter Pulpwood lands has been submitted.

Motion by Mr. Wheatley, seconded by Mr. Gordy, and carried 4 votes to none, with Mr. Johnson not participating, to approve the application as a preliminary since the application complies with the subdivision ordinance, conforms to the area, and meets a need for lots in the area.

Motion carried 4 – 0 – 1.

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.

Mr. Abbott advised the Commission that this application was deferred on January 20, 2005 pending receipt of a septic feasibility statement from DNREC; that the septic feasibility statement has been received and according to DNREC the site is suitable for individual on site septic systems.

Mr. Gordy stated that he would recommend preliminary approval of Subdivision #2004 – 13 for Double Eagle Farms, L.L.C. based upon the record and for the following reasons:

Minutes

April 7, 2005

Page 2

1. The proposed subdivision meets the purposes of the Subdivision Ordinance.
2. The land is zoned AR-1 which permits low-density single family residential development at a density of approximately 2 lots per acre. The proposed subdivision density is less than the density permitted by the existing AR-1 zoning.
3. The application has been reviewed by the State's P.L.U.S. process and the preliminary site plan has been revised to address issues raised in the P.L.U.S. process.
4. The proposed subdivision will be a restricted residential development consistent with the area and will not adversely affect nearby uses or property values.
5. The proposed subdivision will not adversely impact schools, public buildings and community facilities.
6. The proposed subdivision is integrated into the existing terrain and surrounding landscape, and preserves natural features.
7. This recommendation is subject to the following conditions:
  1. The Applicant shall cause to be formed a homeowners' association to be responsible for the maintenance of streets, roads, any buffers, stormwater management facilities, and other common areas.
  2. The stormwater management system shall meet or exceed the requirements of the State and County.
  3. No wetlands shall be included within any lot lines.
  4. All entrances shall comply with all of DelDOT's requirements.
  5. A system of street lighting shall be provided by the Applicant, and the location of the streetlights shall be shown on the final site plan.
  6. There shall be sidewalks on at least one side of each street within the subdivision.

7. The Developer shall construct a pool and clubhouse for use by the residents of the subdivision. These amenities shall be constructed and open to use by the residents within 2 years of the issuance of the first building permit.
8. All lots shall be at least  $\frac{3}{4}$  acres in size.

Minutes  
April 7, 2005  
Page 3

## PUBLIC HEARINGS

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.

The Commission found, based on comments received from DelDOT, that a traffic impact study was not recommended and that the level of service of Route 24 will not change as a result of this application.

The Commission found, based on comments received from the Sussex Conservation District, that the soils are mapped as Evesboro loamy sand which has slight limitations for development; that the Applicants will be required to follow recommended erosion and sediment control practices during construction and to maintain vegetation; that Evesboro soils are considered of Statewide Importance and Hydric in small depressions; that no storm flood hazard areas or tax ditches are affected; and that it may not be necessary for any on-site or off-site drainage improvements.

The Commission found that a letter was received from the Mayor and Council of the Town of Millsboro, which stated that the Town does not wish to make any comment on the application.

The Commission found that Bruce O'Heir was present on behalf of the application and stated in his presentation and in response to questions raised by the Commission that he proposes to build a mini-storage facility similar to his facility in Georgetown; that he also has a facility in Ocean City; that he proposes gravel driveways between and around the facility; that he does not propose any outside storage; that some of the storage units will be climate controlled; that the facility will be fenced and gated; that access through the gate will be by key-pad; that access hours through the gate will be from 7:00 a.m. to 7:00 p.m.; that he also has cameras on the site for surveillance; that a caretakers dwelling will be built on the site; that the fencing will be chain-link; that he would like to install a lighted sign; that the project will be phased; that he has not yet applied for the entrance; that if a contractor leases a unit, it can only be used for storage of materials or equipment,

not manufacturing or fabrication; and that the storage facility will be a benefit to area residents living in some of the small subdivisions and multi-family projects.

The Commission found that Mr. O'Heir submitted a letter from the Mayor and Council of Georgetown referencing that the storage units in Georgetown provide a needed service to the residents of Town; that the facility is well-run and well-managed; that there have been no reported problems; that the units are always neat, clean, and well maintained with the

Minutes

April 7, 2005

Page 4

manager living on the premises; and that there is a need for this type of business in local communities.

The Commission found that Janice Timmons, a realtor, spoke in support of the application and added that there is a need for additional storage facilities in the area.

The Commission found that there were no parties present in opposition to the application.

At the conclusion of the public hearings, the Commission discussed this application.

Mr. Johnson stated that he would move that the Commission recommend approval of C/U #1602 for RT. 24 Self Storage, LLC to operate a self storage facility based upon the record made at the public hearing and for the following reasons:

- 1) The project compliments similar facilities in the area.
- 2) The project, with the conditions and stipulations placed upon it, will not have an adverse impact on the neighboring properties or community.
- 3) The use as a self storage facility is of a public or semi-public character and is desirable for the general convenience and welfare of neighboring properties and uses in the Route 24 area.
- 4) This recommendation for approval is subject to the following conditions and stipulations:
  1. There shall not be any building contractor's or subcontractor's offices or workshops within the project.
  2. There shall not be any storage of building materials or other construction materials within the project.
  3. Any security lighting shall only be installed on the buildings and shall be screened with downward illumination so that they do not shine on any neighboring properties.
  4. No outside storage, except for boats and RVs, shall be allowed on the premises.
  5. A landscape buffer of Leyland Cypress or similar vegetation shall be retained or installed and planted along the border to the Nature Conservancy property.
  6. The site plan shall be subject to approval of the Planning and Zoning Commission.

7. Access to the gates by tenants of the self storage facility shall only be between 7:00 a.m. and 7:00 p.m.
8. The driveway and parking areas outside of the storage area shall be stoned or paved.
9. Stormwater management shall be maintained on site.
10. One (1) lighted ground sign, not exceeding 32 square feet per side or facing, may be permitted.

Minutes  
April 7, 2005  
Page 5

Motion by Mr. Johnson, seconded by Mr. Wheatley, and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be approved for the reasons and with the conditions stated.

Motion carried 5 – 0.

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.

The Commission found, based on comments received from DelDOT, that a traffic impact study was not recommended and that the level of service of Route 16 will be change as a result of this application.

The Commission found, based on comments received from the Sussex Conservation District, that the soils are mapped as Sassafras sandy loam and Woodstown sandy loam; that the Sassafras soils have slight limitations for development; that the Woodstown soils have slight to moderate limitations; that the Applicant will be required to follow recommended erosion and sediment control practices during any construction and to maintain vegetation; that both soil types are considered Prime Farmland; that the Woodstown soils are also considered Hydric in depressions; that there are no storm flood hazard areas or tax ditches affected; and that it may no be necessary for any on-site or off-site drainage improvements.

The Commission found, based on comments received from the County Engineering Department Planning and Permits Division, that according to the Western Sussex Water and Sewer Plan Area Study the site is within the Bridgeville Service Area and that the Applicant should contact the Town of Greenwood concerning the availability of water and sewer service.

The Commission found that the Applicant was present with Brian Pinkerton of McCrone, Inc. and that they stated in their presentations and in response to questions raised by the Commission that the building had previously be used for a hardware, boat sales, and a

sporting goods shop; that there are multiple business uses in the area; that business hours are planned to be from 9:00 a.m. to 5:00 p.m. Monday through Friday, 9:00 a.m. to 1:00 p.m. with no Sunday hours; that there will be no major repairs or detailing performed on the site, only minor washing and cleaning; that the Applicant proposes to display 10 to 15 vehicles for sale on the stone parking area; that there are no activities proposed to the rear of the property; that he has no objections to a stipulation on the maximum number of vehicles that can be displayed; that he is presently licensed in the State of Maryland with

Minutes

April 7, 2005

Page 6

a dealers license; that he sells approximately 400 vehicles per year; that all of his sales are guaranteed and inspected; that the surrounding area is predominantly agricultural and residential; and that the building is currently vacant.

The Commission found that Mr. Pinkerton submitted and presented a packet of exhibits which included a map of Hickman Road (Route 16) with photograph locations, photographs of the site and business uses in the area, an a petition containing 21 signatures in support of the application.

The Commission found that there were no parties present in support of the application.

The Commission found that Harold Truxon, Vice President of Delmar Homes, was present and expressed concerns that Delmar Homes has just recently created 3 lots nearby and are concerned about any impact on future homes on the 3 lots.

At the conclusion of the public hearings, the Commission discussed this application.

Mr. Wheatley stated that he is concerned about traffic, especially during the summer, and turning movement hazards by patrons in and out of the lot; that an automotive sales dealership should be near a town center; that the site is not appropriate for the use; that the use is not in character with the area or neighborhood; and that the use is not serving a need for the public good.

Motion by Mr. Wheatley, seconded by Mr. Smith, and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be denied for the reasons stated.

Motion carried 5 – 0.

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.

The Commission found, based on comments received from DelDOT that the proposed action will have no significant impact on traffic.

The Commission found, based on comments received from the Sussex Conservation District, that the soils are mapped as Evesboro loamy sand and Pocomoke sandy loam; that the Evesboro soils have slight limitations for development; that the Pocomoke soils have severe limitations; that the Applicant will be required to follow recommended

Minutes

April 7, 2005

Page 7

erosion and sediment control practices during any construction and to maintain vegetation; that both soil types are considered of Statewide Importance; that the Pocomoke soils are also considered Prime Farmland and Hydric; that there are no storm flood hazard areas or tax ditches affected; and that it may not be necessary for any on-site or off-site drainage improvements.

The Commission found, based on comments received from the County Engineering Department Planning and Permits Division, that the site is located in the Bethany Beach Sanitary Sewer District; that wastewater capacity is available for the project; that the current system connection charge rate is \$3,219.00 per EDU; that the parcel is served with one 8-inch lateral from the Hunters Run Subdivision; and that conformity to the South Coastal Area Planning Study will be required.

The Commission found that Regina A. O'Rourke was present and stated in her presentation and in response to questions raised by the Commission that she proposes to convert a recent addition to her dwelling into an apartment type unit for her daughter and grand-daughter; that no further additions are proposed; that the use will eliminate a hardship; that she needs some privacy; that she has no intent to create a condominium; that she has lived on the site for 22 years; that the area and the Town of Ocean View has developed around her property; and that the site will be hooked up to public sewer.

The Commission found that Brice Butler was present in support of the application and stated that he is an immediate neighbor to the applicant and has no objection to the application; that he recently was annexed into the Town; and that the site is surrounded by Town boundaries.

The Commission found that there were no parties present in opposition to this application.

Motion by Mr. Smith, seconded by Mr. Johnson, and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be approved with the following conditions:

- 1) The improvements shall not be converted into a condominium.
- 2) No additions shall be added to the existing footprint.
- 3) The improvements shall be connected to County sewer when available.

Motion carried 5 – 0.

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

Minutes  
April 7, 2005  
Page 8

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.

Mr. Wheatley stated that he will not be participating in this public hearing.

The Commission found, based on comments received from DelDOT that a traffic impact study was not recommended.

The Commission found, based on comments received from the Sussex Conservation District, that the soils are mapped as Osier loamy sand which have severe limitations for development; that the Applicant will be required to follow recommended erosion and sediment control practices during any construction and to maintain vegetation; that Osier soils are considered of Statewide Importance and Hydric; that there are no storm flood hazard areas or tax ditches affected; that it may be necessary for some on-site and off-site drainage improvements because of the presence of very poorly drained soils with a seasonally high water table and increased impervious area; and that there may be regulated wetlands on the site and that the Applicant should contact the State DNREC and the Army Corps. of Engineers for permits.

The Commission found, based on comments received from the County Engineering Department Planning and Permits Division, that the site is no located in County operated sewer or water district; that conformity to the South Coastal Area Planning Study Update 2005 will be required; that the project is within the Beaver Dam Planning Area; that the County currently has no schedule to provide service to the area; and that as defined in the Study only 600-feet from Road 365 has been allocated sewer capacity.

The Commission found that Ken Feister, Attorney, was present with Robert Dennis and Mark Phillips on behalf of the Lodge and stated in their presentations and in response to questions raised by the Commission that this application is for a family center (private social club); that the Lodge was organized in 1999 and meets near Millville; that Lodges perform community services, fundraisers for charities, and provide social and youth activities; that their proposed hours are from 11:00 a.m. to 12:00 Midnight Monday through Thursday, 8:00 a.m. to 1:00 a.m. Friday and Saturday, and 8:00 a.m. to 12:00 Midnight Sunday; that the majority of the activities are held indoors; that they would like to erect a lighted sign to be lit during hours of operation only; that there will be

downward illuminated security lighting and low lighting along sidewalks; that they have approximately 4 fundraisers per year; that they presently have to rent a facility for their fundraisers; that they do not hold turkey shoots; that they have approximately 500 members and 200 auxiliary members; that new Lodges are classified as a lodge through Moose International; that they have a Youth Awareness Scholarship program; that if the use is approved construction should start within two years; that Land Tech is working on

Minutes  
April 7, 2005  
Page 9

the design for the drainage; that ECI is working on a septic system design; and that there is a need for a lodge to serve the members moving into the area from other areas.

The Commission found that there were no parties present in support of this application.

The Commission found that Alyssa R. Ziff, and adjoining property owner, was present in opposition and expressed concerns that the location is not appropriate; that the use is not appropriate in the agricultural and residential area; that they have concerns about traffic increasing due to the number of members and functions proposed; that she maintains poultry houses on the adjoining property; that property values will be lowered; that a family center should not be stuck between a hog farm and a poultry farm; that she is concerned that members or visitors will complain about her poultry houses; that noises can impact the chickens; that there could be bio-security risk; that there are poor soils on the site which are low and wet; that no one lives on the poultry farm; that she is concerned about traffic safety due to the curve of the road in front of the site; that the road is poorly maintained; that a lodge that serves alcoholic drinks should not be located in a rural area; that it has been reported that the lodge has slot machines; that the Right-to-Farm laws should prevail; that if the use is approved the business hours should be altered, a fence should be erected along her property line, security should be on the site during events, variances should not be allowed, the lodge should sign an agreement which referenced that they will not complain about the poultry farm, and a traffic light should be installed at the intersection with Route 17.

At the conclusion of the public hearings, the Commission discussed this application.

Motion by Mr. Smith, seconded by Mr. Gordy, and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be approved with the following conditions:

- 1) Lodge hours shall be from 11:00 a.m. to 12:00 Midnight Monday through Thursday, 8:00 a.m. to 1:00 a.m. Friday and Saturday, and 8:00 a.m. to 12:00 Midnight Sunday.
- 2) All fundraising activities conducted by the Lodge on this site shall be held indoors.
- 3) Security lighting on the building shall be downward illuminated so as not to shine on neighboring properties.

- 4) The property line along the Ziff property shall be fenced with a 6-foot high solid vinyl fence and shall be subject to site plan review.
- 5) One on-premise lighted ground sign, not exceeding 32 square feet per side or facing, may be permitted. The sign shall only be lighted during hours of operation.
- 6) A note shall be incorporated into the site plan referencing the Agricultural Protection Notice.

Minutes  
April 7, 2005  
Page 10

- 7) The site plan shall be subject to review and approval by the Planning and Zoning Commission.

Motion carried 4 – 0. Mr. Wheatley did not participate in the vote.

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.

Mr. Abbott advised the Commission that this application was previously reviewed by the Technical Advisory Committee on January 14, 2004; that a public hearing was held on August 26, 2004 and action was deferred, that on September 9, 2004 the Commission denied this application; that on October 21, 2004 the Commission unanimously voted to rehear this application; that a revised plan has been submitted addressing the concerns of the previous application; that revised restrictive covenants have been submitted; and that Richard Sapp, an adjoining property owner, has reviewed the revised plan and covenants and has signed a letter agreeing to these.

The Commission found that Bill Schab, Attorney, Jeff Harris, Developer, and Charles Adams, Surveyor, were present on behalf of this application and stated in their presentations and in response to questions raised by the Commission that the required 30-foot buffer has been added; that there are not any wetlands located on the lots; that the applicant has met with Mr. Sapp and that they are in agreement with the boundary lines; that this plan has been reduced from 35 to 33 lots; that the plan complies with the Subdivision Ordinance; that a 5-foot bicycle and pedestrian path is located on one side of all streets; that streetlights are proposed with 7 shown on the preliminary plan; and that individual on-site wells and septic are proposed.

The Commission found that no parties appeared in support of or in opposition to this application.

At the conclusion of the public hearings the Commission discussed this application.

Motion by Mr. Wheatley, seconded by Mr. Gordy, and carried unanimously to approve this application as a preliminary since the applicants have addressed the concerns from the previous application and that the plan complies with the subdivision code.

Motion carried 5 – 0.

#### OTHER BUSINESS

Minutes  
April 7, 2005  
Page 11

Subdivision #2004 – 8 - - Spring Breeze Associates, L.L.C.  
Request for Reconsideration

Mr. Abbott advised the Commission that this was an application for a 275-lot cluster subdivision; that the Commission denied this application on January 20, 2005; that the applicant's attorney has sent a letter requesting reconsideration so that the applicant may present relevant information; that the plan has been modified to enlarge the lots; that the density has been decreased; that the recreational amenity area has been relocated; that the Commission has allowed other applications to be reheard; and that if the Commission is in support of this request, the applicant shall be required to pay an application fee and that the hearing will be scheduled as soon as possible.

Motion by Mr. Johnson, seconded by Mr. Wheatley, and carried unanimously to approve this request and to have the application heard as soon as possible.

Motion carried 5 – 0.

Cedar Grove Estates MR/RPC  
CZ #1559 Preliminary Record Plan – Roads 275 and 283

Mr. Abbott advised the Commission that this is the preliminary plan for a 49-lot single-family residential planned community; that the application was approved by the County Council on January 11, 2005 with 13 conditions; that the conditions have been addressed on the site plan; that the recreational amenities include a swimming pool, changing rooms, a pavilion and 4 parking spaces; that central sewer will be provided by Sussex County and central water will be provided by Tidewater Utilities; that there are not any wetlands located on the site and the site is not located in a flood zone; and that the site plan meets the requirements for preliminary approval.

Motion by Mr. Johnson, seconded by Mr. Smith, and carried unanimously to approve the record plan as a preliminary.

Motion carried 5 – 0.

Lynch's Lawn Maintenance Services  
Commercial Site Plan – Road 273-C

Mr. Abbott advised the Commission that this is a site plan for a 2-story office building; that the site is zoned C-1, that the setbacks meet the requirements of the zoning code; that 10 parking spaces are required and provided; that the spaces are located within the front yard setback and need a waiver from the Commission; that central sewer will be provided by Sussex County and central water will be provided by the City of Rehoboth Beach; that

Minutes

April 7, 2005

Page 12

all agency approvals have been received; and that the site plan is suitable for final approval.

Motion by Mr. Johnson, seconded by Mr. Gordy, and carried unanimously to approve the site plan as a final.

Motion carried 5 – 0.

Paul Bacon

2 Parcels and a 50' Right of Way – Route 36

Mr. Abbott advised the Commission that this is a request to create 2 lots with access from a 50-foot right of way; that the owner proposes to extend a right of way and create a cul-de-sac to serve as access to the 2 lots; and that the Commission can approve the request as submitted or require an application for a major subdivision.

Mr. Allen advised the Commission that he visited the site and did not find a right of way.

Motion by Mr. Wheatley, seconded by Mr. Smith, and carried unanimously to deny the request as submitted.

Motion carried 5 – 0.

Richard E. and Sonya M. West

3 Parcels and a 50' Right of Way – Route 17

Mr. Abbott advised the Commission that this is a request to create 3 parcels with access from a 50-foot right of way; that the parcels would contain 27.50-acres, 28.55-acres, and 56.34-acres; that there is an existing right of way on the site; and that the request can be approved as submitted or require an application for a major subdivision.

Motion by Mr. Smith, seconded by Mr. Gordy, and carried unanimously to approve the request as submitted.

Motion carried 5 – 0.

James and Mary Tisher  
Lot and 50' Easement – Route 16

Mr. Abbott advised the Commission that this is a request to create a 1.0-acre lot with access from a 50-foot easement; and that the Commission can approve the request as submitted or require an application for a major subdivision.

Minutes  
April 7, 2005  
Page 13

Motion by Mr. Wheatley, seconded by Mr. Smith, and carried unanimously to defer action.

Motion carried 5 – 0.

Paul W. and Revonda L. Layton  
Lot and 50' Easement – Route 36

Mr. Abbott advised the Commission that this is a request to create a 2.37-acre lot with access from a 50-foot easement; and that the Commission can approve the request as submitted or require an application for a major subdivision.

Motion by Mr. Wheatley, seconded by Mr. Johnson, and carried unanimously to defer action.

Motion carried 5 – 0.

Gary A. Annett and Susan E. Cline  
Parcel and 50' Right of Way – Road 620

Mr. Abbott advised the Commission that this is a request to create a 5.0-acre parcel with access from a 50-foot right of way; and that the Commission can approve the request as submitted or require an application for a major subdivision.

Mr. Allen advised the Commission that he visited the site and that there is an existing right of way.

Motion by Mr. Wheatley, seconded by Mr. Johnson, and carried unanimously to approve the request as submitted.

Motion carried 5 – 0.

Ernie and Teri Ricketts  
Lot and 50' Right of Way – Road 31

Mr. Abbott advised the Commission that this is a request to create a 2.0-acre lot with access from a 50-foot right of way; and that the Commission can approve the request as submitted or require an application for a major subdivision.

Motion by Mr. Wheatley, seconded by Mr. Gordy, and carried unanimously to defer action.

Minutes  
April 7, 2005  
Page 14

Motion carried 5 – 0.

Monica F. Malandrucolo  
Lot and 50' Right of Way – Road 34

Mr. Abbott advised the Commission that this is a request to create a 0.75-acre lot with access from a 50-foot right of way; and that the Commission can approve the request as submitted or require an application for a major subdivision.

Motion by Mr. Wheatley, seconded by Mr. Johnson, and carried unanimously to defer action.

Motion carried 5 – 0.

Meeting adjourned at 9:40 p.m.