

**PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
**March 21, 2019**

1. Chairman Baptist Damiano called the meeting to order at 6:00 p.m. with the Pledge of Allegiance. Commission Members Damiano, Nicholson, Liddle, and Sigvardson were in attendance. Planning & Zoning & Development Director Ken Cimino, Engineer James Lober, Town Solicitor Dennis Schrader, and Jill Oliver were also in attendance. The meeting was held at 32 West Avenue. Mr. Amendt was not present.

Mr. Schrader announced that Item C has been withdrawn from the agenda.

2. **APPROVAL OF AGENDA**

*A motion was made by Mr. Liddle, seconded by Mr. Sigvardson, to approve the amended agenda. The motion carried unanimously 4/0.*

3. **APPROVAL OF MINUTES**

*A motion was made by Mr. Sigvardson, seconded by Mr. Liddle, to approve the February 21, 2019 minutes as presented. The motion carried unanimously 4/0.*

4. **NEW BUSINESS**

- A. **P-313 14 Betts Avenue (PIDN:127.000/Sussex CTM# 134-12.00-320.00)**

Application P-313 is a final land development site plan review submitted by the property owners Jane W. Tribbit, Nancy H. Rhoads, and Laura L. Hickman, seeking the subdivision of a single improved lot to create five lots on property zoned R-1 single-family residential district located at 14 Betts Avenue (PIDN:127.000/Sussex CTM# 134-12.00-320.00).

Mr. Cimino read the overview and noted that the Town engineer had no further comments. There were no further comments from the applicant. No questions or comments from the Commission.

*A motion was made by Mr. Liddle, seconded by Mr. Sigvardson, to approve the application as presented. The motion carried unanimously 4/0.*

- B. **P-321 129 Central Avenue (PIDN:024.000/CTM# 134-12.00-446.00)**

Application 321 is an ordinance to amend the zoning district designation for the lands of C & C Real Estate Holdings, LLC, from R-1 single-family residential district to R-3 town house and multifamily district for a certain parcel of land containing 1.3528 acres, more or less, located at 129 Central Avenue.

Mr. Cimino read his overview to the Commission. He said this parcel of land has remained vacant for several years. In 2015, as part of the Comprehensive Land Use Plan Amendment (see attachment) it was rezoned from General Business District 1 (GB-1) to Single Family Residential District (R-1).

To date, the parcel has remained undeveloped. The new property owner is seeking to amend the Zoning District from single Family Residential District (R-1) to Townhouse and Multifamily District (R-3).

Mr. Schrader explained ordinance to the Commission, and told them they will be making a recommendation to Council.

Applicant Chris Washington, C & C Real Estate, spoke to the Commission. He said this is the old Gomlick property which is currently an eyesore. He said they do not plan apartments but rather 3 duplex units, or six total homes. Mr. Washington noted the surrounding neighborhood is single-family homes. There is public water, sewer and it is in the Indian River School District.

There were no letters or comments from the public.

*A motion was made by Mr. Sigvardson, seconded by Mr. Nicholson, to recommend a change of zoning to Council. The motion carried unanimously.*

**C. P-323 - withdrawn**

**5. ADJOURNMENT**

*A motion was made by Mr. Sigvardson, seconded by Mr. Liddle, to adjourn the meeting at 6:12pm. The motion carried unanimously 4/0.*

Respectfully submitted,  
Donna M. Schwartz, CMC