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# Sussex County Planning & Zoning Commission

## AGENDA

FEBRUARY 26, 2015

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – February 12, 2015

### Old Business

#### Conditional Use #2008 John Martin

**MR**

Application of **JOHN MARTIN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a trucking business and parking of vehicles to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 35,011 square feet, more or less, land lying northwest of Millsboro Highway (Route 24) 300 feet northeast of Lewis Road (Road 409) (911 Address: 30102 Millsboro Highway, Millsboro, DE) (Tax Map I.D. # 133-20.00-17.17).

#### Conditional Use #2009 Josh Grapski

**MJ**

Application of **JOSH GRAPSKI** to consider the Conditional Use of land in a C- 1 General Commercial District for a food truck (vendor) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 20,271 square feet, more or less, land lying southwest of Coastal Highway (Route One) and southeast of Airport Road (Road 275A)(911 Address: 19406 Coastal Highway, Rehoboth Beach, DE) (Tax Map I.D. # 334-13.00-325.02).



## **Public Hearings**

### **Conditional Use #2010 The Cross Christian Academy, Inc.**

**IGB**

Application of **THE CROSS CHRISTIAN ACADEMY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a Christian academy/private school to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 9.55 acres, more or less, land lying south of Route 16 (Beach Highway) 1,020 feet west of Road 595A (Spruce Road) and north of Road 595A (Spruce Road) 1,075 feet southwest of Route 16 (Beach Highway) (911 Address: None Available) (Tax Map I.D. # 230-26.00-6.03).

### **Conditional Use #2011 Douglas Hitchens t/a Hitchens Auto Sales, LLC**

**RW**

Application of **DOUGLAS HITCHENS T/A HITCHENS AUTO SALES, LLC** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an automotive sales lot expansion to be located on a certain parcel of land lying and being Nanticoke Hundred, Sussex County, containing 1.0 acres, more or less, land lying northeast of Route 18 (a.k.a. Route 404 and Seashore Highway) 950 feet northwest of Road 527 (Wilson Hill Road) (911 Address: 12769 Seashore Highway, Georgetown) (Tax Map I.D. # 231-5.00-7.06).

### **Change of Zone 1766 Stonemark Ventures, LLC**

**MJ**

Application of **STONEMARK VENTURES, LLC** to amend the Comprehensive Zoning Map of Sussex County, from an AR-1 Agricultural Residential District to a HR-1 –RPC High Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 19.52 acres, more or less, land lying south of Road 285 (Beaver Dam Road) 2,500 feet west of Road 275 (Plantation Road) (911 Address: None Available) (Tax Map I.D. 334-50.0-222.01).

## **Other Business**

### **Evelyn M. Timmons**

**RS**

Commercial Site Plan – Route 26

### **Chesapeake Agrisoil / Perdue Agri Recycle, LLC**

**RW**

2 Parcels with existing easement – Route 13A

### **Charles Auman**

**IGB**

C/U #1771 Revised Site Plan – Swains Private Road

### **Allen Warfel**

**IGB**

Parcel & 50' Right of Way – Road 635

### **Dolores Desmond**

**IGB**

3 Parcels & 50' Right of Way – Road 258

### **Cassandra Short & Eric Brosnahan**

**MR**

Lot & 50' Right of Way – Road 427

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 18, 2015, at 3:00 p.m., and at least seven (7) days in advance of the meeting.**

**This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.**

**Agenda items listed may be considered out of sequence.**

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