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Sussex County Planning & Zoning Commission

AGENDA

FEBRUARY 27, 2014

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 13, 2014

Old Business

Conditional Use #1978 John W. Davidson

MJ

Application of **JOHN W. DAVIDSON** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a professional office with contractor storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.6425 acres, more or less, lying southwest of Route 5 (Harbeson Road) 1,915 feet northwest of Route 48 (Hollyville Road) (Tax Map I.D. 2-34-10.00-70.16).

Subdivision #2013-10 David Green

MJ

Application of **DAVID GREEN** to consider the Subdivision of land in an a AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 32.06 acres into 5 lots, located east of Coolspring Road (Road 290) 4,000 feet north of Stockley Road (Road 280) (Tax Map I.D. 2-34-5.00-38.00).

Final

Subdivision #2013-6 Cannon Road Investments

MJ

Application of **CANNON ROAD INVESTMENTS** to consider the Subdivision of land in an a AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 142.019 acres into 254 lots, (21 expansion to a previously approved 233 lot preliminary approved application #2010-6), located on the east and west side of Cannon Road (Road 307) with the intersection on the southwesterly side of Indian Mission Road (Route 5) (Tax Map I.D. 2-34-16.00- P/O 19.00 and 2-34-17.00-358.00-381.00).

Final



Public Hearings

Conditional Use #1979 Thomas and Judy Munce

IGB

Application of **THOMAS AND JUDY MUNCE** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a retail package store and tavern to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 3.033 acres, more or less, lying east of U.S. Route 113 and 2,800 feet north of Route 16 (Tax Map I.D. 2-30-26.00-35.01).

Change of Zone #1740 Zhenguo Zhang

IGB

Application of **ZHENGUO ZHANG** to amend Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 2.3522 acres, more or less, land lying southwest of Route One (Coastal Highway) 1,000 feet northwest of Road 258 (Hudson Road) (Tax Map I.D. 2-35-16.00-64.00).

Change of Zone # 1743 Charles and Cristy Greaves

IGB

Application of **CHARLES AND CRISTY GREAVES** to amend Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 18,886 square feet, more or less, land lying southeast of Route 16 (Broadkill Road) across from Road 233 (Reynolds Road) (Tax Map I.D. 2-35-15.00-25.00).

Change of Zone #1744 Phillip Cross and Prentice Watkins

MJ

Application of **PHILLIP CROSS AND PRENTICE WATKINS** to amend Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 4.85 acres, more or less, land lying south of Route 18 (Lewes Georgetown Highway) 1,500 feet west of Road 258 (Hudson Road) (Tax Map I.D. 2-35-30.00-55.00).

Other Business

Alfonso Matos

RW

C/U #1945 Site Plan – Route 20

Americana Bayside MR/RPC

RS

Final Site Plan – Parcel H

E.L. and M.A. Isaacs Farms Limited – Partnership

IGB

Agricultural Preservation District – Route 30

C. Elmer and Edith L. Marine

RW

Lot on 50' Right of Way – Marine Road

Robert Mark Hopkins

IGB

Lot & 50' Easement – Road 88

Rocklan Reynolds

Lot on 50' Easement – Route 30

IGB

Senators – Hawkseye Subdivision

Interconnection Deletion Request

MJ

Villages at Herring Creek

Lot 102 Revised Setback

MJ

C/U #757 Harrington Equipment Co.

Interpretation

IGB

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 18, 2014, at 12:00 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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