



# PLANNING & ZONING

## AGENDAS & MINUTES

JANUARY 8, 2009

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, JANUARY 8, 2009, 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 December 11, 2008  
Approval of Minutes of December 17, 2008  
Approval of Minutes of December 18, 2008
- IV. Public Hearings
  1. C/U #1755 – T-Tops, Etc. MJ
  2. C/U #1762 – T. S. Smith & Sons Farm, Inc. RW
  3. C/U #1763 – Alton R. Stack MJ
  4. C/Z #1625 – Darren Shaffer C/O DGS Services, LLC BG
  5. Ordinance Amendment – Replacement of Small Accessory Buildings,  
Commonly Referred to as “Sheds”

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: DECEMBER 19, 2008

### PUBLIC HEARINGS

1. C/U #1755 -- application of **T-TOPS, ETC.** to consider the Conditional Use of land in a B-1 Neighborhood Business District to manufacture, install and retail boat tops to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.612 acres, more or less, lying southwest of Route 5, 1,200 feet southeast of Route 47 (Johnson Road) and 1,550 feet northwest of Route 48 (Hollyville Road).
2. C/U #1762 -- application of **T. S. SMITH & SONS FARM, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a retail farmer's market with a small petting zoo to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 1.0 acre, more or less, lying at the southwest corner of U.S. Route 13 (Sussex Highway) and Road 600 (Fawn Road).
3. C/U #1763 -- application of **ALTON R. STACK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a contractor's office and parking for vehicles and equipment to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 28,964 square feet, more or less, lying northeast of DuPont Boulevard (U.S. Route 113) 0.25 miles south of Road 321 (Wood Branch Road).
4. C/Z #1625 -- application of **DARREN SHAFFER C/O DGS SERVICES, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, land lying north of Route 26, 400 feet west of U.S. Route 113, to be located on 0.68 acre, more or less.
5. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115, SECTION 172, OF THE CODE OF SUSSEX COUNTY, IN RESPECT TO THE REPLACEMENT OF SMALL ACCESSORY BUILDINGS, COMMONLY REFERRED TO AS "SHEDS".