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Sussex County

Planning & Zoning Commission

AGENDA

January 26, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – January 12, 2017

Old Business

2016-14 Burton's Pond – Burton's Pond, LLC This a Major Subdivision for a cluster subdivision. The plan proposes to subdivide 158.75 acres +/- into 265 single family lot with private roads and open space. The property is located on the northwest and southwest corners of Hollymont Rd. and John J. Williams Hwy. (Rt. 24). Tax ID: 234-17.00-17.00 and 234-11.00-97.00 Zoning: AR-1 (Agricultural Residential District).

C/U #2062 RDK & A Investments, LLC

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an office to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 25,163 square feet, more or less. The property is located on the north side of Burbage Rd. (Rd. 353) approximately 1,456 ft. west of Windmill Dr. 911 Address: 36017 Burbage Rd., Ocean View. Tax Map I.D. 134-12.00-373.05

Public Hearings

C/U #2064 R&K Partners

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for medical offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.54 acres, more or less. The property is located on the northwest side of Savannah Rd (Rt. 18), approximately 450 ft. northeast of Wescoats Rd. (Rt. 12). 911 Address: 1537 Savannah Rd., Lewes. Tax Map I.D. 335-12.05-4.00

C/U #2070 Cape Henlopen School District

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a special needs school (Sussex Consortium) to be located



on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 25.0 acres, more or less. The property is located on the southwest side of Sweetbriar Rd (Rd. 261) approximately 3,800 ft. southeast of Cave Neck Rd. (Rt.88). 911 Address: 17344 Sweetbriar Rd., Lewes. Tax Map I.D. 235-27.00-20.00

Other Business

The Vineyards at Nassau Valley Phase 2

Final Site Plan

Lands of Chorman CU 2055

Preliminary Site Plan

Key Properties, LLC

Preliminary Site Plan

Heron Bay

Revised Amenity Site Plan

Lands of Park Ridge, LLC

Minor Subdivision with 50 ft. easement

Lands of John Paul Vickers, Jr.

Minor Subdivision with 50 ft. easement

Lands of Olsen

Minor Subdivision with 50 ft. easement

Lands of Brittain and Umbrel

Minor Subdivision with 50 ft. easement

Lands of Robinson

Minor Subdivision with 50 ft. easement

Additional Business

Presentation regarding Commercial Zoning Districts

Discussion regarding Comprehensive Plan

Opportunity for public comment regarding Comprehensive Plan

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on January 19, 2017, at 3:49 pm., 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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