



Sussex County Planning & Zoning Commission

AGENDA

April 20, 2017

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 6, 2017

Old Business

2016-20 Donna Smith and Teresa Smith

DH

A Major Subdivision for the creation of a standard subdivision. The plan proposes to subdivide 63.64 acres +/- into 1 single family lot (0.90 ac. +/-) with a residual parcel of land. The property is located on the west side of Clendaniel Pond Rd., the north side of Fleatown Rd. and is approximately 218 ft. northwest of the intersection of said roads. Tax ID: 230-13.00-121.00. Zoning: AR-1 (Agricultural Residential District).

Receipt of Soil Feasibility Study

C/U #2071 Blessing Greenhouses and Compost

KS

An Ordinance to grant a Conditional Use of Land in a AR-1 (Agricultural Residential District) for composting, mixing, blending, bagging poultry by-products, compost, potting soil products, for trucking and wholesale distribution to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 31.95 acres, more or less. The property is located near the northwest corner of Draper Road and Thirteen Curves on the west side of Draper Rd. 911 Address: 9372 Draper Rd., Milford. Tax Map I.D. 230-15.00-34.00 and 230-15.00-35.00 (part).

~~C/U #2074 Quail Valley 1525, LLC~~

~~KS~~

~~An Ordinance to grant a Conditional Use of Land in a AR-1 (Agricultural Residential District) for a commercial use as a therapy and fitness center to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 6.113 acres, more or less. The property is located on the north side of Savannah Rd., approximately 2,150 ft. west of Dove Dr. 911 Address: 1523 Savannah Rd., Lewes. Tax Map I.D. 335-12.06-1.00.~~

~~C/U #2075 Burton's Pond, LLC (Burton's Pond Section II)~~

~~KH~~

~~An Ordinance to grant a Conditional Use of Land in a MR (Medium Density Residential District) for a multi-family (100 townhouse units) to be located on a~~



~~certain parcel of land lying and being in Indian River, Sussex County, containing 30.95 acres, more or less. The property is located at the southwest corner of John J. Williams Hwy. (Rt. 24) and Sloan Rd. (Rd. 49). 911 Address: None Available. Tax Map I.D. 234-17.00-29.00 (portion of).~~

Public Hearings

2017-1 Baylis Estates Phase 2 – Intrinsic Financial, LLC KH
A Major Subdivision for the creation of a cluster subdivision. The cluster subdivision is for the creation of 37 additional single family lots with private roads and open space. The property is located on the northeast side of Mt. Joy Rd. (Rt. 297), approximately 1,243 ft. north of John J. Williams Hwy. (Rt. 24) Millsboro. Tax ID: 234-29.00-42.00. Zoning: AR-1 (Agricultural Residential District).

2017-2 Woodfield Preserves Expansion – Thompson Schell, LLC KS
A Major Subdivision for the creation of a cluster subdivision. The cluster subdivision is for the creation of 36 single family lots with private roads and open space. The property is located on the south side of Broadkill Rd. (Rt. 16), approximately 2,184 ft. east of Coastal Hwy. (Rt. 1) Milton. Tax ID: 235-8.00-87.00. Zoning: AR-1 (Agricultural Residential District).

C/U #2072 KMH Ventures DE, LLC KH
An Ordinance to grant a Conditional Use of land in a GR (General Residential District) for multi-family dwelling structures (20 units) located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.1 acres, more or less. The property is located on the north side of Munchy Branch Rd, approximately 1,064 ft. southwest of Field Ln. 911 Address: 18834 Munchy Branch Rd., Rehoboth Beach. Tax Map I.D. 334-13.00-27.00

Other Business

Solitude on Whites Creek (2005-59) DH
Preliminary Amenities Plan

Delmarva Power and Light (C/U 2073) DH
Preliminary Site Plan

Peninsula Lakes KH
Revised Master Plan

Peninsula Lakes KH
Revised Preliminary Site Plan – Park and Ride

Peninsula Lakes KH
Request to Amend Condition of Approval

Kings Landing MR
Preliminary Commercial Site Plan

Lands of Olson MR
Minor Subdivision off 50 ft. easement

Additional Business

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 April 12, 2017, at 1:28 p.m., and at least seven (7) days in advance of the meeting.

Revised on April 13, 2017 to remove Old Business items CU 2074 and CU 2075

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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