



Sussex County

Planning & Zoning Commission

AGENDA

February 25, 2016

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 11, 2016

Old Business

None

Public Hearings

C/U #2045 Robert and Deborah Reed RE/MAX Realty Group

An Ordinance to grant a Conditional Use of land in a B-1 (Neighborhood Business District) for multi-family dwelling structures to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 31.34 acres, more or less. The property is located southwest of Oak Orchard Rd. (Rt. 5 and Rd. 297) approximately 600 ft. south of John J. Williams Hwy. (Rt. 24) and fronting the southerly right-of-way of John J. Williams Hwy. (Rt. 24). (911 Address: None Available). Tax Map I.D. 234-29.00-69.01 and 69.08 – 69.11

C/Z #1793 Church of God of Prophecy

An Ordinance to amend the 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 Georgetown Hundred, Sussex County containing 5.06 acres, more or less. The property is located west of Zoar Rd. (Rt. 48) 200 ft. south of Sussex Pines Rd. (Rd. 224). (911 Address: 21950 Zoar Rd., Georgetown) Tax Map I.D. 135-23.00-18.01, 18.02 & part of 18.03

C/Z #1795 Bay Forest Club, LLC c/o Natelli Communities, Inc.

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC (Medium Density Residential District – Residential Planned Community) to a MR-RPC (Medium Density Residential District – Residential Planned Community) for the purpose of correcting the number of units for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 385 acres, more or less. The property is located east of Rd. 347 (Whites Neck Rd.) and north of Rd. 349 (Old Mill Rd.). (911 Address: None Available) Tax Map I.D. 134-8.00-15.02 and numerous other parcels

Other Business

Bella Terra, LLC off N. Union Church Rd. – CU 1884

Preliminary Site Plan

Dean Sherman/Sherman Heating Oil on Elm St. – CU 2030

Preliminary Site Plan

Wyoming Millwork Facility on Gravel Hill Rd.

Preliminary Site Plan

Rehoboth Pointe on Rt. 1

Preliminary Site Plan

The Vineyards at Nassau Valley Phase 2

Preliminary Site Plan

Lands of Eric Henry on Mount Pleasant Rd.

Minor Subdivision off 50' easement

Lands of Dixie Gildon off Willow Creek Rd.

Minor Subdivision off a 50' easement

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 February 17, 2016, at 10:49 a.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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