



# Sussex County Planning & Zoning Commission

## AGENDA

July 14, 2016

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – June 23, 2016

### Old Business

#### C/Z #1800 Sussex Real Estate Partners, LLC (Belle Terre)

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR-RPC (Medium Density Residential District – Residential Planned Community) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 123.75 acres, more or less. The property is located southwest of Dorman Farm Ln., 1,000 ft. southwest of Mulberry Knoll Rd. (Rd. 284) and being approximately 1,800 ft. southeast of Cedar Grove Rd. (Rd. 283) and approximately 1,200 ft. northwest of John J. Williams Hwy. (Rt. 24). (911 Address: None Available) Tax Map I.D. 334-12.00-17.00, 18.00, 19.00 and 20.00

#### Announcement of TIS Results from DelDOT

#### 2016-2- Estates at Cedar Grove – BDRP, LLC

This is a Major Subdivision for the creation of a cluster subdivision. The plan proposes to subdivide 70.23 acres +/- into 100 single family dwellings with private roads and open space. The property is located on the northwest side of Beaver Dam Rd. approximately 477 ft. south of Kendale Rd. Tax Parcel: 234-2.00-2.00. Zoning: AR-1 (Agricultural Residential District).

#### Announcement of Receipt of HOA letter and applicants response to HOA letter

### Other Business

#### Americana Bayside Village C Phase 1C

Revised Final Site Plan

#### Royal Farms No. 226 on Coastal Hwy.

Final Site Plan



**Rehoboth Pointe**

Final Site Plan

**Lullaby House on Rt. 9**

Preliminary Site Plan

**Lands of West and Jones on Johnson Rd.**

Minor Subdivision with 50 ft. easement

**Public Hearings**

**C/Z #1802 J.G. Townsend Jr. & Co.**

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-1 (Neighborhood Business District) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 11.66 acres, more or less. The property is located at the southeasterly corner of Gills Neck Rd. (Rd. 267) and Kings Hwy. (Rd. 268). (911 Address: None Available) Tax Map I.D. 335-12.00- Part of Parcel 3.00**

**Additional Business**

Discussion regarding Comprehensive Plan  
opportunity for public comment

Reorganization

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Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 6, 2016, at 3:57 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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