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Sussex County

Planning & Zoning Commission

REVISED AGENDA

November 3, 2016

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 13, 2016 and October 27, 2016

Old Business

2016-1 The Estates at Middle Creek Subdivision – BDRP, LLC

This is a major subdivision plan to subdivide 146.96 acres +/- into 314 single family lots with private roads and open space. The property is located on the north side of Angola Rd. approximately 2,210 ft. east of John J. Williams Hwy. (Rt. 24) The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 234-11.00-51.00, 54.00, 54.01, 54.02, 54.03 and 234-12.00-14.00

Announcement of receipt of TIS results

C/U #2059 Julie Norwood

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a beauty salon to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 24,205 square ft., more or less. The property is located at the northwest corner of John J. Williams Hwy. (Rt. 24) and Retz Ln. (a private rd.) 911 Address: None Available. Tax Map I.D. 334-12.00-25.00

2016-13 Barry N. Koch and Diane J. Koch

This a Major Subdivision for the creation of a standard subdivision. The plan proposes to subdivide 31.743 acres +/- into 1 single family lot with a residual off an easement. The property is located on the south and east side of Koy Ln. and west of Green Rd. Tax ID: 234-18.00-56.00. Zoning: AR-1 (Agricultural Residential District).

Public Hearings

2016-17 Donna Lee Smith and Teresa Lynn Smith

This 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 west side of Clendaniel Pond Rd., the north side of Fleatown Rd. approximately 218 ft. northwest of the intersection of said roads. Tax ID: 230-13.00-121.00. Zoning: AR-1 (Agricultural Residential District).

2016-18 Terry Sockriter Moore

This a Major Subdivision for the creation of a standard subdivision. The plan proposes to subdivide 26.83 acres +/- into 2 single family lots with a residual lot. The property is located on the west side of Robin Hood Rd. approximately 314 ft. south of Cardinal Rd. and on the north side of Cardinal Rd. and west of Robin Hood Rd. approximately 185 ft. west of the intersection of said roads. Tax ID: 532-14.00-36.00. Zoning: GR (General Residential District) & AR-1 (Agricultural Residential District).

Other Business

The Reserves

Final Site Plan

The Reserves – Clubhouse

Final Site Plan

The Estuary – Recreational Amenities

Preliminary Site Plan

East Coast Cleaning Service Business (CU 1981) CU

Preliminary Site Plan

Bay Crossing Phase 4

Request to amend Condition of Approval

Additional Business

Discussion regarding Comprehensive Plan
Opportunity for public comment regarding Comprehensive Plan

2017 Planning Commission Meeting Schedule

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 October 27, 2016, at 8:55 am., 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.

Revised: October 27, 2016 (to include other business The Reserves and East Coast Cleaning Service Business (CU 1981))

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