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Sussex County

Planning & Zoning Commission

AGENDA

December 22, 2016

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – December 8, 2016

Old Business

2015-1 Lands of Roy F. Rogers

Zoned AR-1 (Agricultural Residential District) in Indian River Hundred, Sussex County, by dividing 17.42 acres into 5 lots and a waiver from the street design requirements and forested buffer requirements. The property is located at the southeast corner of Washington Street Extended and Walt Carmean Lane. Tax Map I.D. 234-32.00-40.09

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

2016-16 Piney Creek – Briggs 2, LLC This a Major Subdivision for a standard subdivision. The plan proposes to subdivide 9.39 acres +/- into 7 single family lots with a private road and open space. The property is located on the south side of Piney Neck Rd. approximately 101 ft. east of Bunting Rd. Tax ID: 233-7.00-10.00 and 10.03-10.10. Zoning: AR-1 (Agricultural Residential District).

2016-15 Belle Terre – Sussex Real Estate Partners, LLC This a Major Subdivision for cluster subdivision. The plan proposes to subdivide 123.75 acres +/- into 269 single family lots with a private road and open space. The property is located southwest of Dorman Fam Ln., approximately 1,000 ft. southwest of Mulberry Knoll Rd. (Rd. 284), approximately 1,800 ft. southeast of Cedar Grove Rd. (Rd. 283) and approximately 1,200 ft. northwest of John J. Williams Hwy. (Rt. 24). Tax ID: 334-12.00-17.00, 18.00, 19.00 and 20.00. Zoning: AR-1 (Agricultural Residential District).



Public Hearings

2016-20 Donna Smith and Teresa 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 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).

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).

Other Business

Captain's Way

Final Site Plan

Bay Forest Club

Revised Master Plan

Beaver Dam Pet Foods

Preliminary Site Plan

Americana Bayside – Phase 13

Revised Preliminary Site Plan

Americana Bayside – Harris Teeter Parking

Preliminary Site Plan

Americana Bayside – Village C The Point Amenity

Preliminary Site Plan

Americana Bayside – Melson Property

Preliminary Site Plan

Bay Forest Club – Phase 5.2

Preliminary Site Plan

Bay Forest Club – Clubhouse #2

Preliminary Site Plan

Delaware Electric Cooperative (CU 2052) on Sussex Hwy.

Preliminary Site Plan

Delaware Electric Cooperative (CU 2057) on Zoar Rd.
Preliminary Site Plan

Lands of Anthony Crivella and Harold Dukes on Canal St.
Preliminary Site Plan

Trinity Holiness Church
Preliminary Site Plan

Lands of Richard Poppleton on Central Ave.
Preliminary Site Plan

Lands of Harold E. Dukes Jr. on Governors Stockley Rd.
Preliminary Site Plan

Waters Run
Request for Elimination of Sidewalk

Lands of Stephen and Evelyn Prettyman
Minor Subdivision with 50 ft. easement.

Lands of John Copeland
Minor Subdivision with 50 ft. easement.

Additional Business

Discussion regarding Comprehensive Plan
Opportunity for public comment regarding Comprehensive Plan

Appointment of Planning Commission Secretary

Public Comment

**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 December 14, 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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