

ROBERT C. WHEATLEY, CHAIRMAN
IRWIN G. BURTON, III
DOUGLAS B. HUDSON
MARTIN L. ROSS
R. KELLER HOPKINS



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County

Planning & Zoning Commission

AGENDA

December 8, 2016

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – October 27, 2016, November 3, 2016 and November 17, 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

Public Hearings

2016-19 The Greens at Indian River – Bunting and Murray Construction Corporation

This a Major Subdivision for a standard subdivision. The plan proposes to subdivide 1.03 acres +/- into 2 single family lots with a private road and open space. The property is located on the east side of Irons Ln. and south side of Windward Way. Tax ID: 134-7.00-165.00. Zoning: AR-1 (Agricultural Residential District).

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).

Other Business

The Estuary (2005-64)

Revised Final Subdivision Plan

Hawthorne - Phase 2-5 (2005-73)

Revised Final Subdivision Plan

Iglesia De Dios Pentecostes Alfa y Omega

Preliminary Site Plan

Cellco Partnership (Verizon Wireless) for Zoar Bella/BAR-SRG

Preliminary Site Plan

Linkside Village Townhomes

Consideration of conversion to fee simple parcels

Woodfield Preserves

Consideration of Waiver

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 December 1, 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.

####