

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



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

October 13, 2016

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – September 8, 2016 and September 22, 2016

Old Business

2016-8 – Burton Acres II – MDI Investments Group, LLC

This is a Major Subdivision for the creation of a standard subdivision. The plan proposes to subdivide 23.91 acres +/- into 19 single family lots with private roads and open space. The property is located north of Iron Branch Road on both sides of Mountain Laurel Drive. Tax I.D. 233-5.00-24.00 & 24.13. Zoning: MR (Medium Density Residential District).

Announcement of Receipt of Soil Feasibility Study

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 letter from DelDOT regarding TIS

C/U #2058 Old Orchard Ventures, LLC, c/o Barry Baker

An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for multi-family (duplex) dwelling structures (24 units) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 9.33 acres, more or less. The property is located at the northeast of Old Orchard Rd (Road 269A.) approximately 1,115 ft. southeast of New Rd (Rd. 255). 911 Address: 16773 Old Orchard Rd., Lewes. Tax Map I.D. 335-8.00-25.00



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

Public Hearings

2016-10 Hamlet of Tillery – Dale Wheatley

This a Major Subdivision for the creation of a cluster subdivision. The plan proposes to subdivide 27.61 acres +/- into 27 single family lots with a private road and open space. The property is located west side of Long Branch Rd. approximately 822 ft. northwest of Sharps Mill Rd. Tax ID: 430-11.00-30.00 & 107.00-139.00. Zoning: AR-1 (Agricultural Residential District).

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).

Other Business

Sawmill Woods (fka Estates at Enchanted Woods) 2016-5

Final Subdivision

Lands of Vonasek on Reynolds Rd.

Preliminary Site Plan

Assembly of the Sacred Wheel

Preliminary Site Plan

The Cross Christian Academy (CU 2010)

Preliminary Site Plan

Living Hope Fellowship Church

Preliminary Site Plan

Lands of Watson on Bucks Rd.

Minor Subdivision with 50 ft. easement

Lands of Short on Woodhawk Rd.

Minor Subdivision with 50 ft. easement

The Reserves

Request to Amend Setbacks

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 October 6, 2016, at 12:27 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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