



PLANNING & ZONING

AGENDAS & MINUTES

MARCH 19, 2008

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, MARCH 19, 2008, at 3:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Consent Agenda
 1. Subdivision #2005-32 - Ernest DeAngelis, Jr. IGB
Final – Melendez Manor
 2. Time Extensions
 - a. Subdivision #2004-10 – Windsor Farm, L.L.C. RW
 - b. Subdivision #2005-12 – Lacrosse Homes of Delaware, Inc. IGB
 - c. Subdivision #2005-18 – JKC, L.L.C. BG
 - d. Subdivision #2006-1 – Thomas Head RW
- IV. Old Business
 1. C/U #1728 – MTC Properties IGB
 2. C/U #1729 – Page Melson MJ
 3. C/U #1730 – Page Melson MJ
 4. Subdivision #2005-63 – Dream Builders Construction, Inc. RW
Preliminary – Orchard Point
 5. Subdivision #2006-35 – 2416 Joppa Road, LLC RW
Preliminary – Field at Neal School
 6. Subdivision #2006-51 – Wolfe Properties, Inc. BG
Preliminary – Tuscany Creek

7. Subdivision #2006-52 – LT Associates MJ
Preliminary - Senators

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V. Other Business

1. Villages of Red Mill Pond North and South MJ
Amenity Area Site Plan – Route 9
2. Subdivision #2006-31 – South Shore Builders IGB
Request for Reconsideration of Preliminary Approval
3. Lisa Phillips Trustee BG
C/U #1708 – Site Plan – Road 497
4. Independence MJ
Revised Record Plan – Route 5
5. Dansk, L.L.C. RS
C/U #1697 – Conceptual Site Plan – Route 54
6. Adam R. Dickerson BG
Parcel and 50' Easement – Road 494
7. Vincent and Sandra Oddo BG
3 Lots and 50' Right of Way – Road 436
8. Mabel W. Savage Heirs IGB
Lot on 50' Right of Way – Road 633
9. H. P. Layton Partnership IGB
Lot on 50' Right of Way – Road 257
10. Lucian Szczepanski BG
3 Lots and 50' Right of Way – Road 436
11. C. V. Townsend, III RS
Lot and 50' Easement – Road 341
12. Brian Short MJ
Lot and 50' Easement – Road 310A
13. David A. Ross BG
Parcel on 50' Right of Way – Road 66

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| 14. | Harold Clyde Betts
Parcel and 50' Right of Way – Route 16 | IGB |
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| 15. | Seacliffe Subdivision
Utility Site Plan – Piney Neck Road | RS |
| 16. | Nentego
Commercial Site Plan – Route 24 | MJ |
| 17. | The Vineyards
Site Work Authorization and Revised Site Plan – Route 9 | MJ |

Pursuant to 29 Del.C. 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: MARCH 6, 2008

CONSENT AGENDA

1. Subdivision #2005-32 -- application of **ERNEST DEANGELIS, JR.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 11.64 acres into 10 lots, located east of Route 30, 1,760 feet north of Road 319.

OLD BUSINESS

1. C/U #1728 -- application of **MTC PROPERTIES** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office, storage and steel truss manufacturing to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 24.83 acres, more or less, lying east of U.S. Route 13, 1,250 feet south of Road 583 (Adams Road).
2. C/U #1729 -- application of **PAGE MELSON** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (2 units) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 43,558 square feet, more or less, lying west of Route 5, 700 feet south of Route 9.
3. C/U #1730 -- application of **PAGE MELSON** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (2 units) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 20,000 square feet, more or less, lying east of Route 5, 900 feet south of Route 9.
4. Subdivision #2005-63 -- application of **DREAM BUILDERS CONSTRUCTION, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 307.71 acres into 251 lots, located south of Route 40, 580 feet west of Road 591.
5. Subdivision #2006-35 -- application of **2416 JOPPA ROAD, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 109.45 acres into 56 lots, located north of Road 553, 1,820 feet west of Road 558 and 900 feet east of the Delaware/Maryland State Line.
6. Subdivision #2006-51 -- application of **WOLFE PROPERTIES, INC.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 155.00 acres into 184 lots, and a waiver from the forested buffer requirements, located north and south of Route 24, 1,200 feet east of Road 493 and Road 514.

7. Subdivision #2006-52 -- application of **L. T. ASSOCIATES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 119.14 acres into 242 lots, (Environmentally Sensitive Developing District Overlay Zone), located southeast of Road 267, and south of Hawkseye and Wolfe Runne Subdivisions.