



# PLANNING & ZONING

## AGENDAS & MINUTES

MAY 14, 2008

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, MAY 14, 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 #2003-27 – Main Street Homes, L.L.C. MJ  
Final
  2. Time Extensions
    - a. Subdivision #2005-13 – Lynn and Karen McColley IGB
    - b. C/U #1639 – Bethany Court, L.L.C. RS
    - c. C/U #1664 – Mark J. and Stacie N. Mills RS
    - d. C/U #1716 – Andrew Lubin MJ
- IV. Old Business
  1. Subdivision #2006-43 – Summer Hill Developments, L.L.C. RS  
Preliminary – Stony Creek
  2. Subdivision #2006-61 – MLK Partners RW  
Preliminary – Millstone
  3. Subdivision #2006-63 – Deep Branch Road, LLC MJ  
Preliminary – Deep Branch Village
- V. Other Business
  1. King Farm Industrial Park MJ  
C/U #1705 – Site Plan – Park Avenue (Road 321)
  2. Tidewater Utilities, Inc. MJ  
C/U #1696 – Site Plan – Camp Arrowhead Road (Road 279)

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| 3.  | Royal Farms<br>Commercial Site Plan – Route 54   | RS  |
| 4.  | Subdivision #2006-31 – South Shore Builders, L.L.C.<br>Revised Preliminary – Winding Brook Estates | IGB |
| 5.  | Jake Marine<br>3 Lots and 50' Right of Way – Road 62   | BG  |
| 6.  | Branson S. Smith<br>2 Lots and 50' Right of Way – Road 535   | RW  |
| 7.  | Ronald and Rachel Edwards<br>Lot and 50' Right of Way – Road 288                                   | MJ  |
| 8.  | Donald Brittingham<br>Lot and 50' Right of Way – Road 331  | RS  |
| 9.  | Joyce L. Pinkine<br>3 Lots and 50' Easement – U.S. Route 13A                                       | RW  |
| 10. | Douglas P. Corey<br>Parcel and 50' Easement – Road 545   | RW  |
| 11. | Ronald L. and Susan L. Berwick<br>2 Lots and 50' Right of Way – Road 225                           | IGB |
| 12. | KGH Property Development, L.L.C.<br>3 Lots – Road 257 (Round Pole Bridge Road)                     | IGB |
| 13. | Sugar Maple Farms<br>Revised Lot 39 – Route One  | IGB |

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: APRIL 25, 2008

CONSENT AGENDA

1. Subdivision #2003-27 -- application of **MAIN STREET HOMES, L.L.C.** to consider the Subdivision of land in a MR Medium Density Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 24.40 acres into 35 lots, located at the end of Fairway Drive within Old Landing Development, approximately 1,950 feet west of Road 274 (Old Landing Road).

OLD BUSINESS

1. Subdivision #2006-43 -- application of **SUMMER HILL DEVELOPMENTS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 47.00 acres into 90 lots, (Environmentally Sensitive Developing District Overlay Zone), located west of Road 391, 950 feet north of Route 54.
2. Subdivision #2006-61 -- application of **MLK PARTNERS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 43.29 acres into 36 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 488, 1,100 feet west of U.S. Route 13.
3. Subdivision #2006-63 -- application of **DEEP BRANCH ROAD, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 202.37 acres into 303 lots, (Cluster Development), located at the northwest corner of the intersection of Road 317 and Road 315.