



PLANNING & ZONING

AGENDAS & MINUTES

JUNE 18, 2008

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, JUNE 18, 2008, at 3:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

I. Call to Order

II. Approval of Agenda

III. Consent Agenda

1. Subdivision #2004-10 – Windsor Farm, L.L.C. RW
Final – Windsor Farms North
2. Subdivision #2004-44 – Fran Gonson IGB
Final – Hummingbird Meadows
3. Subdivision #2005-3 – Douglas D. and Judith K. Breeding IGB
Final – Knoll Acres
4. Subdivision #2006-5 – Ship Builders, L.L.C. BG
Final - Skyview Estates
5. Time Extensions
 - a. C/U #1681 – W. Edward Metz MJ
 - b. C/U #1678 – Marine Farm, L.L.C. MJ
 - c. C/U #1651 – Jeff Hamer/Oasis Property MJ
 - d. Subdivision #2003-50 – Kaplan, Gallo & Howett IGB
 - e. Subdivision #2005-40 – Paul and Doris T. Barron BG
 - f. Subdivision #2005-36 – Betty D. Black IGB
 - g. Subdivision #2005-30 – Salvatore Cangiano IGB
 - h. Subdivision #2006- 9 – Ellis Grove BG

IV. Old Business

1. Subdivision #2006-58 – Wright H. Parker IGB
Preliminary – Hunt Valley

V. Other Business

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| 1. | MTC Properties, L.L.C.
C/U #1728 – Site Plan – U.S. Route 13 | IGB |
| 2. | North Beach Community
C/U #1507 – Revised Site Plan – Road 360 | RS |
| 3. | P. G. S. Properties, L.L.C.
Preliminary Commercial Site Plan – Route 54 | RS |
| 4. | BBM Ventures, L.L.C.
3 Parcels and 50' Right of Way – Road 567A | RW |
| 5. | Victoria Harmon
Lot on 50' Right of Way – Road 280 | MJ |
| 6. | Timothy S. Elder
3 Parcels and 50' Right of Way – Road 367B | RS |
| 7. | Bobby J. and Diann Miller
2 Lots on Existing 50' Right of Way – Road 490A | RW |
| 8. | Duane Kenton
Lot on 50' Right of Way – Road 626 | IGB |
| 9. | Jennifer and Jason C. Clagg
Parcel on 50' Easement – Road 632 | IGB |
| 10. | Triple D. & G. Enterprises
Parcel and 65' Right of Way – Route 36 | IGB |
| 11. | Subdivision #2006-51 – Wolfe Properties, Inc.
Reconsideration of Conditions of Approval | BG |
| 12. | Subdivision #2006-63 – Deep Branch Road, L.L.C.
Reconsideration of Conditions of Approval 15, 16, and 17 | MJ |
| 13. | Wetlands Jurisdictional Determinations
Discussion | |

ADDITIONAL OLD BUSINESS

1. Comprehensive Land Use Plan

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: JUNE 2, 2008

REVISED: JUNE 10, 2008

(Revised to include Additional Old Business)

CONSENT AGENDA

1. Subdivision #2004-10 -- application of **WINDSOR FARM, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 171.83 acres into 21 lots, located north of Road 527, 1.35 mile northeast of Route 18.
2. Subdivision #2004-44 -- application of **FRAN GONZON** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 161.91 acres into 205 lots, (Cluster Development), located south of Road 227, east of Road 226, and north of Road 231.
3. Subdivision #2005-3 -- application of **DOUGLAS D. AND JUDITH K. BREEDING** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 37.13 acres into 46 lots, (Cluster Development), located north of Road 224, approximately 1 mile east of Road 213.
4. Subdivision #2006-5 -- application of **SHIP BUILDERS, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 61.808 acres into 47 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Road 432, 400 feet south of Road 471.

OLD BUSINESS

1. Subdivision #2006-58 -- application of **WRIGHT H. PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Cedar Creek Hundred, Sussex County, by dividing 20.09 acres into 19 lots, and a waiver from the forested buffer requirements, located north of Road 38, 1,700 feet east of Road 225.