



PLANNING & ZONING

AGENDAS & MINUTES

DECEMBER 12, 2007

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, DECEMBER 12, 2007, 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 #2003-33 – John A. Mast RW
Final – Woodland Ferry Estates
 2. Subdivision #2004-8 – Spring Breeze Associates MJ
Final – Spring Breeze
 3. Subdivision #2004-53 – Anthem Delaware, L.L.C. MJ
Final – Anthem
 4. Subdivision #2005-2 – Carriage Springs Run, L.L.C. MJ
Final – Lakes at Carriage Springs
 5. Subdivision #2005-27 – Burcap Partners IGB
Final – Deep Branch Woods
 6. Subdivision #2005-46 – Bill Link and Elmo Singer RW
Final – White Tail Crossing
 7. Subdivision #2005-87 – Deric Parker IGB
Final – Apple Tree Crossing
 8. Time Extensions
 - a. C/U #1619 – Helena R. Dove MJ
 - b. Subdivision #2005-39 – B & W Ventures, L.L.C. IGB
 - c. Subdivision #2005-71 – Delaware Land Associates MJ

IV. Other Business

- | | | |
|-----|---|-----|
| 1. | Americana Bayside MR/RPC
Amenity Area Site Plan – Americana Parkway | RS |
| 2. | The New Gumboro Store
C/U #1700 – Site Plan – Route 26 | BG |
| 3. | Delaware Electric Cooperative
C/U #1748 – Site Plan – Road 431 | BG |
| 4. | Henlopen Soccer Club
Recreation Site Plan – Road 233 | IGB |
| 5. | Subdivision #2004-17 – Hopkins Pettyjohn Subdivision
Revised Condition – Route 9 | MJ |
| 6. | Deerfield Meadows, L.L.C.
3 Parcels on 50' Right of Way – Route 20 | RW |
| 7. | Wendy B. Hearn
Lot and 50' Easement – Road 515 | BG |
| 8. | Delano Hudson
Parcel on 50' Right of Way – Road 17 | RS |
| 9. | Eschol J. Mariner
Lot on 50' Right of Way – Road 70 | BG |
| 10. | Jessica Watson
Sussex Conservation District
Power Point Presentation | |

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: NOVEMBER 21, 2007

CONSENT AGENDA

1. Subdivision #2003-33 -- application of **JOHN A. MAST** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 30.65 acres into 13 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north of Road 78, 375 feet northwest of Road 80.
2. Subdivision #2004-8 -- application of **SPRING BREEZE ASSOCIATES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 139.62 acres into 235 lots, located north of Road 48 (Hollymount Road), 1,380 feet east of Road 285.
3. Subdivision #2004-53 -- application of **ANTHEM DELAWARE, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 75.89 acres into 151 lots, (Cluster Development), located north of Road 260 (Walker Road), approximately 1 mile west of Road 258 (Hudson Road).
4. Subdivision #2005-2 -- application of **CARRIAGE SPRINGS RUN, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 77.55 acres into 155 lots, (Cluster Development), located north of Road 252, approximately 0.75 mile west of Route 30.
5. Subdivision #2005-27 -- application of **BURCAP PARTNERS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 29.37 acres into 30 lots, located at the southeast corner of the intersection of Route 5 and Road 234B.
6. Subdivision #2005-46 -- application of **BILL LINK AND ELMO SINGER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 16.25 acres into 15 lots, located northwest of Burton Street, 0.46 miles north of Road 535.
7. Subdivision #2005-87 -- application of **DERIC PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Nanticoke Hundred, Sussex County, by dividing 22.491 acres into 23 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located at the northeast corner of the intersection of Road 40 and Road 591.