



PLANNING & ZONING

AGENDAS & MINUTES

DECEMBER 13, 2012

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 13, 2012, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of December 6, 2012
- IV. Old Business
 1. Subdivision #2005-74 Delmarva Woodlands Alliance 4, LLC MJ
Final – Phase 1 Welsh Run East
 2. Subdivision #2005-52 - Underhill Properties, LLC and MJ
Subdivision #2008-25 – Underhill Properties, LLC
Final – Marsh Island
- V. Public Hearings
 1. Subdivision #2012-4 Main Street Homes of Sussex LLC MJ
- VI. Other Business
 1. Hudson's Hotel MJ
Preliminary Commercial Site Plan – Route One
 2. Because Jesus Loves You Ministries, Inc. IGB
Preliminary Site Plan – Road 213
 3. Donna Milligan MR
Lot & 50' Easement – Road 413
 4. Ruth A. Moore MR
Parcel & 50' Easement – Road 498

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| 5. | Woodrow Whaley
2 Lots & 50' Easement – Road 464 | MR |
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| 6. | Michael E. Smack
Parcel & 50' Easement – North Street | RW |

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: December 4, 2012

OLD BUSINESS

1. Subdivision #2005-74 – application of **DELMARVA WOODLANDS ALLIANCE 4, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Indian River Hundred, Sussex County, by dividing 172.12 acres into 296 lots, (Cluster Development), located south of Road 48, east and west of Road 305 and south of Road 302 (Tax Map I.D. 2-34-15.00-40.00).
2. Subdivision #2005-52 – application of **UNDERHILL PROPERTIES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 104.79 acres into 139 lots, (Cluster Development), located east of Road 279, 515 feet southeast of Road 289 (Tax Map I.D. 234-7.00-132.00-132.05-132.06-132.07).
3. Subdivision #2008-25 –application of **UNDERHILL PROPERTIES, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 8.78 acres into 14 lots, (Environmentally Sensitive Development District Overlay Zone) expansion to 138 lot Environmentally Sensitive Development District Overlay Zone (#2005-52), located 500 feet east of Road 279 and 700 feet north of Road 279A (Tax Map I.D. 234-7.00-132.00, 132.05, 132.06, 132.07 & 234-12.00-22.00).

PUBLIC HEARINGS

1. Subdivision # 2012-4 – application of **MAIN STREET HOMES AT SUSSEX, LLC** to consider the Subdivision of land in an MR Medium Density Residential Zoning District in Lewes and Rehoboth Hundred, Sussex County, by dividing 19.71 acres into 32 lots, located at the end of Fairway Drive within Old Landing Development, approximately 1,950 feet west of Road 274 (Old Landing Road) (Tax Map I.D. 3-34-18.00-83.14).