

THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 14, 2019

The regular meeting of the Sussex County Planning and Zoning Commission was held on Thursday evening, November 14, 2019, in the County Council Chamber, Sussex County Administration Office Building, Georgetown, Delaware.

The meeting was called to order at 6:00 p.m. with Chairman Wheatley presiding. The following members of the Commission were present: Mr. Robert Wheatley, Ms. Kim Hoey-Stevenson, Mr. Keller Hopkins, Ms. Holly Wingate, Mr. J. Bruce Mears, with Mr. Vincent Robertson – Assistant County Attorney, Ms. Janelle Cornwell – Director of Planning & Zoning, Mr. Jamie Whitehouse – Planning & Zoning Manager -Absent, Ms. Lauren DeVore – Planner III and Ms. Samantha Bulkilvish – Planner.

Motion by Ms. Wingate, seconded by Mr. Mears and carried unanimously to approve the Agenda as revised. Motion carried 5-0.

Motion by Ms. Stevenson seconded by Ms. Wingate and carried unanimously to approve the Minutes of October 10, 2019, Planning and Zoning meeting as amended. Motion carried 5-0.

OLD BUSINESS

C/Z 1895 Gulfstream Development, LLC (Kent Apartments)

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.93 acres, more or less. The property is lying on the northwest corner of Parker House Rd. and Muddy Neck Rd. 911 Address: N/A. Tax Parcel: 134-16.00-382.00.

The Planning Commission discussed the application which has been deferred since October 24, 2019.

Mr. Mears moved that the Commission recommend approval of **C/Z 1895 Gulfstream development, LLC** for a Change in Zone from AR-1 (Agricultural Residential District) to GR (General Residential) based upon the record made during the public hearing and for the following reasons:

1. The project meets the purpose of the Zoning Code in that it promotes the orderly growth of the County.
2. The proposed rezoning is consistent with other zonings and uses in the area. This includes a HR-1/RPC which is adjacent to the site. The property to the west and south is currently zoned GR and there is B-1 zoning in the area. There are also many services and retail uses in the general area.
3. The rezoning is basically infill to make this parcel consistent with the GR and HR zoning that surrounds it.
4. The rezoning will not have a significant impact upon area traffic or roadways. DelDOT has stated that the development on this site will generate less than 50 vehicle trips per hour and less than 500 trips per day. DelDOT has stated that the impact of the proposed

development of the property will be negligible.

5. The rezoning will not adversely impact the neighboring properties, the community or public facilities in the area.
6. The site is served by central sewer provided by Sussex County and by central water.
7. The rezoning is consistent with the Sussex County Comprehensive Development Plan. The site is in the Coastal Area according to the Plan. Medium and higher densities such as those permitted in the GR district are appropriate in the Coastal Area according to the Plan, in certain circumstances where the site will be served by central water and sewer; where it is near sufficient commercial uses and employment centers; where it is in keeping with the character of the area and other similar factors. The site meets the Plan's considerations for rezoning to GR in the Coastal Area under the Comprehensive Plan.
8. For all of these reasons, it is appropriate to rezone this property from AR-1 to GR General Residential.

Motion by Mr. Mears, seconded by Mr. Hopkins and carried unanimously to forward this application to the Sussex County Council with a recommendation that the application be approved for the reasons stated in the motion. Motion carried 5-0.

C/U 2195 Gulfstream Development, LLC (Kent Apartments)

An Ordinance to grant a Conditional Use of land in a GR General Residential District for multi-family (45 apartment units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.93 acres, more or less. The property is lying on the northwest corner of Parker House Rd. and Muddy Neck Rd. 911 Address: N/A. Tax Parcel: 134-16.00-382.00

The Planning Commission discussed the application which has been deferred since October 24, 2019.

Mr. Mears moved that the Commission recommend approval of Conditional Use #2195 for **Gulfstream Development, LLC** for the multi-family apartment units in a GR (General Residential) District based upon the record made during the public hearing and for the following reasons:

1. The application seeks the approval of 45 multi-family structures with three buildings on approximately 3.93 acres.
2. The property is in an area where a variety of development has occurred. Lands to the north of this property are zoned HR-1/RPC with a multi-family residential development. Lands to the west and south are developed under GR zoning and there is a nearby B-1 zoning and other lands with commercial uses. This property is basically an infill development and it is consistent with these nearby uses.
3. This site is in the Coastal Area according to the Sussex County Comprehensive Plan. This type of development is appropriate in this area according to the Plan which states that "a range of housing types" are acceptable here including medium and high densities when a site is near commercial uses, is served by central water and sewer, where the key use is in keeping with the character of the area and other similar factors. These types of

considerations exist with regard to this site.

4. The proposed development will not have an adverse impact on the neighboring properties or communities.
5. The project will not have an adverse impact on traffic or roadways. DelDOT has stated it will generate less than 50 vehicle trips per hour and less than 500 trips per day, leading that agency to conclude that the traffic impact will be negligible.
6. The project is located in an “Area of Opportunity” as defined by the Delaware State Housing Opportunity Maps. The Delaware State Housing Authority has strongly recommended this application.
7. The development will be served by central sewer provided by Sussex County.
8. This application is essentially an infill development that is consistent with adjacent residential development in the area.
9. The development will be served by central water.
10. This recommendation is subject to the following conditions:
 - a. The maximum number of residential units shall be 45.
 - b. The Applicant or its successor, as Landlord, shall be responsible for the perpetual maintenance of the development roadway, buffers, stormwater management facilities, erosion and sediment control facilities, and other common areas.
 - c. All entrance, intersection, roadways, and multi-modal improvements shall be completed by the developer in accordance with DelDOT requirements.
 - d. The project shall be served by Sussex County sewer. The developer shall comply with all Sussex County Engineering Department requirements including any off-site upgrades necessary to provide service to the project.
 - e. The project shall be served by central water to provide drinking water and fire protection.
 - f. There shall be a vegetated or forested buffer at least ten feet in width.
 - g. The Applicant shall submit as part of the Final Site Plan a landscape plan showing the proposed tree and shrub landscape design, including the buffer areas.
 - h. Construction activities, including site work and deliveries, shall occur only between 7:30 am and 7:00 pm Monday to Friday, and between 8:00 am and 5:00 pm on Saturdays. There shall be no construction activities at the site on Sunday.
 - i. Street-naming and addressing shall be subject to the review and approval of the County Mapping and Addressing Department.
 - j. The Final Site Plan shall contain the approval of the Sussex County Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.
 - k. All street lights shall be shielded and downward screened so they do not shine on neighboring properties or roadways.
 - l. The interior street designs shall meet or exceed Sussex County street design requirements.
 - m. If required by the local school district a school bus stop shall be provided. The location of the bus stop shall be shown on the Final Site Plan.
 - n. Recreational amenities, including the outdoor swimming pool and bathhouse, shall be completed simultaneously with the issuance of the Certificate of Occupancy for the first multi-family building.
 - o. The Final Site Plan shall be subject to the review and approval by the Sussex County

Planning and Zoning Commission.

Motion by Mr. Mears, seconded by Mr. Hopkins and carried 4-1 to forward this application to the Sussex County Council with a recommendation that the application be approved for the reasons and with the stipulations stated in the motion. Motion carried 4-1 with Ms. Stevenson dissenting.

PUBLIC HEARINGS

Mr. Robertson described the procedures for public hearings before the Planning and Zoning Commission.

2019-16 Estates at Milton Crossing – William T. Sammons, Sr., Mary Jane Sammons, William T. Sammons, Jr., and Bonnie Voshell (formerly Sammons)

A cluster subdivision to divide 102 acres +/- into 87 single-family lots to be located on a certain parcel of land lying and being in BroadKill Hundred, Sussex County. The property is located on the northeast side of Reynolds Rd., approximately 920 ft. southeast of Draper Rd. Tax Parcels: 235-8.00-31.00, 26.00, and 26.03. Zoning District. AR-1 (Agricultural Residential District).

Ms. Cornwell advised the Commission that based on the number of lots it did go through PLUS and submitted into the record are the PLUS letter and the response to the PLUS letter, there are agency comments from the Technical Advisory Committee (TAC), a preliminary Subdivision Plan, and an Exhibit Booklet from the Applicant.

That the Commission found that Mr. Preston Dyer, Esquire was present on behalf of the application and was representing the Applicant GRJS Outreach, LLC.; that present are Bill Sammons, Sr., Bill Sammons, Jr., Bonnie Sammons, and Mark Davidson, Pennoni Engineering Firm; that the Estates at Milton Crossing is a cluster subdivision on 102.14 acres; that the Sammons family owns 70 acres and GRJS Outreach, LLC owns approximately 31 acres; that under 115-25A(2) lots can be reduced to 21,780 square feet where the soil conditions are suitable as approved by DNREC; that the soil is suitable for all 87 lots to have gravity onsite septic systems; that the proposed plan exceeds the requirement for low-density by approximately 15%; that the proposed plan shows the provision of approximately 48 acres of open space; that there are zero acres of wetlands impacted by the development; that the homes would be stick-built or modular for single-family detached dwellings; that a 30 ft. , buffer is to be provided adjacent to the agricultural uses and an adequate buffer to the adjoining residential development; that there will be no access to State maintained roads from any of the proposed lots; that the only access to the proposed division would be from Reynolds Road; that this project has been in development stages since 2002 and 2003 with a plan to provide over 1,000 units for senior housing which was withdrawn following the economic recession; and that the Sammons family decided it was best to pursue low-density single-family cluster subdivision, which is similar to other development in the area.

That the Commission found that Mr. Mark Davidson, Principal Engineer stated that the proposed project is consistent with the trend of single-family residential uses in the area; that the subdivision is in character with the nature of the area; that it will allow for ½-acre lots with the retention of natural and open space features; that there is 47% open space with over 30% contiguous to wetlands; that the entrance on Reynolds Road provides easy access to local amenities; that there

will be no access to the subdivision from Coastal Highway; that all lots will have individual wells and septic systems; that the soil feasibility study was included in the Exhibit Booklet and was approved by DNREC; that approximately 4.27 acres will be planted as forested or landscaped buffer as defined in section 99-5; that there is approximately 30 acres of wooded area on site and less than two acres will be disturbed for this project; that the development will not affect any of the wetlands; that under 99-9C there are 17 items to be addressed as part of a subdivision design and are addressed in the exhibit booklet; that consideration was given to the location of lots in relation to local roads and adjoining properties; that the subdivision was integrated into the surrounding terrain to maintain as much open space as possible; that no lots will be developed within flood zones; that there are no historical features found within this property; that all the natural features will be protected as part of this development; that erosion, sediment control and stormwater management will be designed and approved with DNREC; that no traffic impact study was required for this project; that sidewalks will be designed and with Sussex County Engineering department; and that the proposed subdivision meets the purpose of the subdivision zoning Ordinance being located in an appropriate location meeting the purpose of the Zoning District and the Comprehensive Plan.

Ms. Stevenson asked about the size of the buffer between the subdivision and the highway; that Mr. Davidson stated that 20 ft. was required but the plan adds an additional 10 ft. to aid stormwater management.

That the Commission found that no one spoke in favor of the Application.

That the Commission found that Mr. Michael Sevest spoke in opposition to the Application; that Mr. Savest asked that sidewalks be made a condition of approval; that the amenities of a clubhouse house and swimming pool should be guaranteed as part of this project; and that additional parking should be provided for the amenities and at the school bus stop.

At the conclusion of the public hearing, the Commission discussed this application.

Motion by Ms. Stevenson, seconded by Ms. Wingate and carried unanimously to defer action for further consideration. Motion carried 5-0.

C/U 2196 Wine Worx, LLC

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for amendments to conditions of approval for Conditional Use No. 2127 (Ordinance No. 2600) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 25.60 acres, more or less. The property is lying on the west side of Blackwater Rd., approximately 1,007 ft. north of Burbage Rd. 911 Address: 32512 Blackwater Rd., Frankford. Tax Parcel: 134-11.00-53.00.

Ms. Cornwell advised the Commission that submitted into the record are the PLUS letter, agency comments, and an Exhibit Booklet.

That the Commission found that Mr. David Hutt, Esquire was present on behalf of the application and was representing the Applicant Wine Worx, LLC.; that present is Adrian Mobilia, one of the

principals of Wine Worx, LLC.; that Mr. Hutt stated that the application is to amend conditions of approval of CU 2127 which was granted in September 2018; that there were ten conditions of approval which outline the general parameters of a zoning and land use nature; that planning and zoning staff are charged with enforcing the conditions of any Conditional Use; that when Mr. Mobilia presented the application, no parties appeared in opposition; that County Council redrafted several of the conditions of approval recommended by the Planning and Zoning Commission; that one condition limits events to the first 1,284 ft. of the site; that there is also a limitation as to the number of people who can attend any event and therefore, it is contended that a condition on the location is not necessary; that part of the planned expansion would be within the area which is now excluded by the current condition; that this would be a more suitable area to have events as it is further away from adjacent residential uses; that the term “event” is difficult to determine; that also listed was the condition that all events must conclude by 10:30 pm; that Wine Worx wish to be in compliance with Sussex County Code and have therefore requested a change in the conditions of approval for CU 2127; that the history of this site is listed in the Exhibit Booklet; and that a petition in favor of the amended conditions is included in the Exhibit Booklet.

Mr. Wheatley stated that typically the Commission does not amend conditions that have been set by County Council, but instead would forward the application back to County Council for consideration.

That the Commission found that no one spoke in favor or in opposition to the Application.

At the conclusion of the public hearing, the Commission discussed this application.

Motion by Ms. Wingate, seconded by Mr. Mears to recommend approval to amend conditions of approval based on the record and for the following reasons:

1. As part of CU 2127, the Commission recommended six conditions of approval that were all reasonable given the proposed use and because no parties appeared in opposition to the application.
2. County Council substantially revised the recommended conditions as part of Ordinance No. 2600.
3. The conditions included in Ordinance No. 2600 appear difficult to enforce.
4. Whilst the conditions imposed by Ordinance No. 2600 appear to have been drafted to protect the neighboring property owners, all of the property owners have signed a petition supporting conditions nearly identical to the Planning and Zoning Commission’s original recommendation, not the more restrictive conditions imposed by County Council.
5. No parties appeared in opposition to this request.
6. For all of these reasons, the Commission recommends that the conditions of approval for CU 2196 and CU 2127 revert back to what the Planning and Zoning Commission originally recommended in its decision of May 24, 2018, for this site as part of CU 2127.

Motion by Ms. Wingate and seconded by Mr. Mears and carried unanimously to recommend approval of the amendment to the conditions of approval as outlined in the motion. Motion carried 5-0.

C/Z 1897 Preston Dyer

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.97 acres, more or less. The property is lying on the north side of Lewes-Georgetown Hwy. (Rt. 9), approximately 428 ft. east of Josephs Rd. 911 Address: 28855 Lewes-Georgetown Hwy. (Rt. 9), Lewes. Tax Parcel: 334-4.00-37.01.

Ms. Cornwell advised the Commission that submitted into the record a site plan, a staff analysis agency comments, and an Exhibit Booklet.

Mr. Robertson recused himself for this application.

That the Commission found that Mr. Preston Dyer, Esquire, was present on behalf of the application and was representing the Applicant Capstone Homes LLC., of which he is a member; that present are Jake Booth, Joe Reid and Mark Davidson, of Pennoni Engineering Firm; that this is a rezoning to Medium Commercial District (C-2) for 1.97 acres located in the low-density area under the Comprehensive Plan; that the project to the west of the subject parcel is zoned general commercial (C-1); that the three properties to the east are zoned commercial residential (CR-1) and general commercial (C-1); that to the south of the subject property is Georgetown-Lewes Highway (Route 9) which is an arterial road; that to the north is the Georgetown-Lewes trail path; that C-2 zoning is consistent with the commercial uses to the east and west of this property; that it is appropriate for this area; that this rezoning will not diminish or impair property values; that it will not create a public nuisance or create any increase in public expenditures; that C-2 will allow for a more specific medium commercial district with smaller more related uses; that the intended use of this property would be for a professional office; that there would be no outside sales or storage; that if the rezoning is granted, and a historic home on the property would serve as the office.

That the Commission found that Mr. Jake Booth, a member of Capstone Homes, LLC., stated that the company is locally owned and operated and was founded in 2006; that Capstone builds between 80 – 100 homes per year in Sussex County; that there are 22 employees; and that this office will be an administrative and a sales center.

That the Commission found that Mr. Mark Davidson, Principal Engineer stated that the historic house on the property would be used as the office; that the property will have to dedicate an additional 20 ft. of right-of-way in addition to the current 60 ft. of right-of-way for DelDOT's future improvements; that there will also be a permanent 15 ft. easement in the front of the property to provide for future multi-modal paths and drainage utilities; that DelDOT asked if the Applicant would like to provide access to the Georgetown-Lewes trail path and that will be included in the site plan; that there are no wetlands on the property; that the property is located in the flood zone X; that although the house is of historical nature, there are no other historical features on the site; that the entrance meets the requirements of DelDOT; that there is sufficient parking on-site; that Route 9 is a business corridor; and that the rezoning meets the purpose of the zoning district and the Comprehensive Plan.

That the Commission found that no one spoke in favor or in opposition to the Application.

At the conclusion of the public hearing, the Commission discussed this application.

Motion by Mr. Mears, seconded by Ms. Wingate and carried unanimously to defer action for further consideration. Motion carried 5-0.

At the request of the Applicant, Chairman Wheatley announced that the Commission would hear a combined public hearing for application C/Z 1896 and application C/U 2197. Whilst the hearings would be combined, the Commission would ultimately vote on each application separately.

C/U 2197 Fenwick Commons, LLC

An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for multi-family (62 duplex units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 13.33 acres, more or less. The property is lying at the southwest corner of Lighthouse Rd. (Rt. 54), and Sand Cove Rd., and the east side of Sand Cove Rd., approximately 211 ft. south of Lighthouse Rd. (Rt. 54). 911 Address: N/A. Tax Parcel: 533-19.00-52.00.

C/Z 1896 Fenwick Commons, LLC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 13.33 acres, more or less. The property is lying at the southwest corner of Lighthouse Rd. (Rt. 54), and Sand Cove Rd, and the east side of Sand Cove Rd., approximately 211 ft. south of Lighthouse Rd. (Rt. 54). 911 Address: N/A. Tax Parcel: 533-19.00-52.00.

Ms. Cornwell advised the Commission that submitted into the record for both applications is a Site Plan, a staff analysis, agency comments, and an Exhibit Booklet. The record for CZ 1896 includes a DelDOT Service Level Evaluation Response stating that a TIS is not required.

That the Commission found that Mr. Gene Bayard, Esquire, and Mr. Ken Christenbury, with Axiom Engineering were present on behalf of the application; that CU 2098 & CZ 1827 were recommended for approval with conditions by the Commission in November 2017; that the record of that Application be made a part of this record; that in 2017, the Commission had approved the 52 duplex type residential structures with a density of 3.9 units per acre; that the project had 41% of open space; that 65% of all trees were preserved; that protection, parking and access to the Hudson family cemetery was provided; that landscaping would be provided along Route 54 to screen the project from the farm on the south side; that on January 23, 2018, County Council denied the applications; that Councilman Cole stated that the Environmentally Sensitive Development District Overlay Zone should have a western boundary and that the subject property should be limited to AR density of not more than two units per acre; that the motion carried by a vote of 3-2; that since that time two things have changed; that to the south of the subject property is farmland; that to the east is Bayside – Phase 7 which is fronted by commercially zoned property on Route 54; that the Bayside development has 48 multi-family dwellings on 9.87 acres which is a density of 4.86 units per acre; that the second change is that in March 2019, the Environmentally

Sensitive Development District Overlay Zone and was replaced by the new classification of Coastal Area and that County's Future Land Use maps were amended accordingly; that this property is within the Coastal area; that the Comprehensive Plan states that, for Coastal Areas, it is clear that where central water and sewer are available, a range of housing types should be permitted including single-family homes, townhomes, and multi-family units; that the language also states that medium and higher density is appropriate in certain locations where there is central water and sewer, near sufficient commercial uses and employment areas, and where it is in keeping with the character of the area; that the Applicant therefore requests that the Commission renew its recommendation that this Conditional Use and Change of Zone with the same density as previously proposed be sent to Council with an affirmative recommendation.

Ms. Stevenson asked about the difference between the Site Plans; that Ms. Cornwell stated that there are ten fewer units in the current plan.

Mr. Robertson asked about the condition to provide access to the cemetery; that Mr. Bayard stated that there will be protection, parking, and access provided to the cemetery.

That the Commission found that no one spoke in favor or in opposition to the Application.

At the conclusion of the public hearing, the Commission discussed this application.

Motion by Ms. Wingate, seconded by Mr. Hopkins and carried unanimously to defer action for further consideration for Conditional Use 2197. Motion carried 5-0.

Motion by Ms. Wingate, seconded by Mr. Hopkins and carried unanimously to defer action for further consideration for Change of Zone 1896. Motion carried 5-0.

OTHER BUSINESS

(2019-17) Lands of David S. & Margaret O. Elechko

Final Subdivision Plan

Ms. Devore advised the Commission that this is a Final Subdivision Plan for a standard subdivision to divide 9.1 acres+/- into two single-family lots off of a 50 ft. access easement. The property is located on the north side of Ajewell Rd., approximately 205 ft. northeast of Vines Creek Rd. (Rt. 26). The Preliminary Subdivision Plan was approved by the Planning and Zoning Commission at their meeting of October 17, 2019. Tax Parcel: 134-11.00-148.00. Zoning District: AR-1 (Agricultural Residential District). Staff is in receipt of all agency approvals.

Motion by Mr. Mears, seconded by Ms. Wingate and carried unanimously to approve the Final Subdivision Plan. Motion carried 5-0.

Captain's Way (CZ 1721)

Revised Site Plan

Ms. Bulkilvish advised the Commission that this is a Revised Site Plan for Captain's Way to revise the location of certain lots – Lots 61-88, Lots 188 – 205 and Lots 269 – 286 to allow for a 50 ft. strip of open space between lots. In order to achieve this breakwater reach, Botswing Avenue and

Harpoon Drive also must be shifted. There is no change in the number of lots or the percentage of open space which will remain at 51%. CZ 1721 was approved on March 13, 2013, by the Sussex County Council. Tax Parcels: 235-13.00-2.00, 2.06, 2.07 and 2.08. Zoning District: GR/RPC (General Residential/Residential Planned Community). Staff are waiting for agency approvals.

Motion by Mr. Hopkins, seconded by Ms. Stevenson and carried unanimously to approve the Revised Site Plan. Motion carried 5-0.

S-19-29 M.L Joseph Sand & Gravel Borrow Pit (CU 2155)

Preliminary Site Plan

Ms. Devore advised the Commission that this is a Preliminary Site Plan for a borrow pit with a truck, scale and landscaping to be located off Seashore Hwy. The total excavated surface area is equal to 111.55 acres and the intention is to leave the excavated area as a pond when the borrow pit has been exhausted. CU 2155 was approved on February 19, 2019, by the Sussex County Council. Tax Parcel: 231-6.00-21.00. Zoning District: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals.

Motion by Mr. Hopkins, seconded by Ms. Stevenson and carried unanimously to approve the Preliminary and Final Site Plan. Motion carried 5-0.

Angola Beach and Estates – Buttercup Street Extension

Preliminary Site Plan

Ms. Bulkilvish advised the Commission that this is a Preliminary Site Plan for the relocation of 21 lots within the Angola Beach and Estates Manufactured Home Park to Buttercup Street Extension. There has not been any addition to lots within the manufactured home park; lots have been relocated from Waterview Court, Marlin Court, Lighthouse Court and Ship's Court as the lots were reconfigured to accommodate double-wide homes. Tax Parcel: 234-18.00-1.00. Zoning District: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Motion by Mr. Mears, seconded by Ms. Wingate and carried unanimously to approve the Preliminary Site Plan with Final Site Plan approval by staff upon receipt of all agency approvals. Motion carried 5-0.

Meeting adjourned at 8:07 p.m.