

MINUTES OF THE REGULAR MEETING OF MARCH 8, 2018

The regular meeting of the Sussex County Planning and Zoning Commission was held on Thursday evening, March 8, 2018 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 Ross presiding. The following members of the Commission were present: Mr. Martin Ross, Ms. Kim Hoey-Stevenson, Mr. Doug Hudson, Mr. Keller Hopkins, Mr. Robert Wheatley, with Mr. Vince Robertson – Assistant County Attorney, Ms. Janelle Cornwell – Director, Mr. Jamie Whitehouse - Planner III and Samantha Bulkilvish - Planner I.

Motion by Ms. Stevenson, seconded by Mr. Wheatley, and carried unanimously to approve the Agenda as amended by removing the approval of the minutes from February 22, 2018 and to remove case CU 2121. Motion carried 5-0.

OLD BUSINESS

C/U #2116 William and Stacey Smith

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for professional offices to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.641 acres, more or less. The property is located on the northwest corner of Savannah Rd. and Dove Dr. 911 Address: 1501 Savannah Rd., Lewes. Tax Map I.D. 335-8.18-2.00

The Planning Commission discussed the application which had been deferred since February 22, 2018.

Ms. Stevenson moved that the Commission recommend approval for C/U #2116 for William & Stacey Smith for Professional Offices based upon the record made during the public hearing and for the following reasons:

1. The proposed Conditional Use is similar in character to many other offices in this area of Savannah Road. It is in character with the long history of development of medical and professional office space along Savannah Road.
2. The use as professional office space in this location will benefit the health, safety and welfare of Sussex County residents by providing such a use in a convenient location.
3. The use will occur within the existing structure on the property, which will maintain a residential appearance. This is consistent with other business and professional uses along Savannah Road.
4. The use, with the conditions and limitations placed upon it, will not adversely affect neighboring properties or roadways.
5. The use is in a Developing Area according to the Sussex County Comprehensive Land Use Plan. This use is appropriate in that Area according to the Plan.
6. This recommendation is subject to the following conditions:
 - A. As stated by the applicant, the use shall occur within the existing dwelling that shall be converted to office use.
 - B. As stated by the applicant, the hours of operation shall be between 8:00 am and 8:00 pm Monday through Saturday. There shall not be any Sunday hours.

- C. One lighted sign, not to exceed 32 square feet per side, shall be permitted.
- D. Any dumpsters shall be screened from view of neighboring properties and roadways.
- E. There shall be a buffer along the boundary of this property and the residential property to the rear of it using Leyland Cypress or similar vegetation. The plantings must be at least 5 feet tall at the time of construction. The design of the buffer and the vegetation used in the buffer area shall be included in the Final Site Plan.
- F. The applicant shall comply with all DelDOT requirements concerning entrance, traffic and roadway improvements. In addition, and subject to DelDOT's approval, the access to the property via Dove Drive shall only be used to exit the property.
- G. All exterior lighting shall be downward screened so that it does not shine on neighboring properties or roadways.
- H. With the exception required handicapped spaces, all parking shall be located in the rear of the property behind the office.
- I. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning & Zoning Commission.

Motion by Ms. Stevenson, 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. Motion carried 5-0.

C/Z #1846 CMF Bayside, LLC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR-RPC (Medium Density Residential District – Residential Planned Community) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 71.379 acres, more or less. The property is lying on both sides of Williamsville Rd. approximately 843 ft. southwest of E. Sand Cove Rd. 911 Address: Not Available. Tax Map I.D. 533-19.00-297.00

The Planning Commission discussed the application which had been deferred since February 22, 2018.

Mr. Hudson moved that the Commission recommend approval of Change of Zone # 1846 for CMF Bayside, LLC for a change in zone from AR-1 to an MR-RPC based upon the record made during the public hearing and for the following reasons:

1. The site is adjacent to portions of the existing Americana Bayside MR-RPC development. It will be an extension of that development.
2. The proposed density of 122 residential units on 74.25 acres is within the permitted density of the MR District. It is also consistent with the density of the Americana Bayside development, and these units will be included in, and will not exceed, the total number of units permitted as part of the entire Americana Bayside MR-RPC.
3. The proposed development will have sewer service provided by Sussex County and water provided by Tidewater Utilities.
4. The proposed rezoning to an MR-RPC is in compliance with the goals and objectives

- of the Sussex County Comprehensive Land Use Plan. The Plan also recognizes that a range of housing types are appropriate in the Environmentally Sensitive Developing Area where this project is located, including multi-family and townhouse units.
5. The proposed development will not adversely impact neighboring properties, traffic or the environment.
 6. The development will be an extension of the existing Bayside development, and residents will be members of the Americana Bayside Homeowners Association entitling them to use the development's existing recreational amenities and requiring them to pay the required dues and assessments within the development.
 7. This recommendation is subject to the following conditions:
 - A. The maximum number of residential dwelling units on this property shall be 122.
 - B. The 122 units approved as part of this extension of the MR-RPC shall be part of the uses approved in conditions #1 and #3 of CZ #1393 and shall not be in addition to these conditions previously imposed on the Americana Bayside MR-RPC project.
 - C. The development shall be served as part of a Sussex County Sanitary Sewer District.
 - D. The Developer shall comply with all requirements and specifications of the County Engineering Department.
 - E. The RPC shall be served by central water.
 - F. Stormwater management and erosion and sedimentation control facilities shall be constructed in accordance with all applicable State and County requirements. These facilities shall be designed and operated in a manner consistent with Best Management Practices.
 - G. The Final Site Plan for each phase of the development shall contain the approval of the Sussex Conservation District upon it.
 - H. The project will be incorporated as part of the existing Americana Bayside MR-RPC (CZ #1393) and shall be subject to, and benefited by, the conditions opposed upon that development, except as modified herein.
 - I. All entrance, roadway, intersection and multi-modal improvements required by DelDOT shall be completed in accordance with DelDOT's determinations.
 - J. The interior street design and parking areas shall meet or exceed Sussex County street design specifications and requirements.
 - K. The residential units in this development shall be part of the Americana Bayside Homeowners Association responsible for the maintenance of streets, roadways, buffers, stormwater management areas and community areas.
 - L. Road naming and addressing shall be subject to the review and approval of Sussex County Mapping and Addressing Department.
 - M. The Final Site Plan shall include a landscape plan for all the buffer areas, showing all the landscaping and vegetation to be included in those areas.
 - N. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

Motion by Mr. Hudson, seconded by Mr. Wheatley and carried with four (4) votes to forward this application to the Sussex County Council with a recommendation that the application be approved for the reasons stated. Motion carried 4-1.

PUBLIC HEARINGS

Mr. Robertson described how the public hearings are processed.

C/U #2118 John W. Davidson

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a professional office with contractor storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 4.6425 acres, more or less. The property is located on the northeast of Harbeson Rd., approximately 1,932 ft. northwest of Hollyville Rd. 911 Address: Not Available. Tax Map I.D. 234-10.00-70.16

Ms. Cornwell advised the Commission that submitted into the record were a survey, staff analysis, comments from the Sussex Conservation District, Sussex County Engineering Department Utility Planning Division and a site plan.

The Commission found that John Davidson was present on behalf of the application; that Mr. Davidson stated he had issues with stormwater management and DelDOT; that he has been working with Engineering and needs a new Conditional Use for the final plan; that the use is for a contractor storage and the only access to the property is off of Route 54; that he has eight employees; that there will be no customers; that this is only a place to pick up equipment and leave; that the hours of operations are 6:00 am till 6:00 pm, that he would like a non-lighted sign; that only employees go to the site; that this is the same plan and he is ok with the same conditions; and that he is ok with incorporating the prior approval into this hearing.

The Commission found that no one spoke in favor of the application or in opposition to the application.

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

Ms. Stevenson moved that the Commission recommend approval of Conditional Use #2118 for Professional Offices & Contractors storage based upon the record made during the public hearing and for the following reasons:

1. This application is identical to Ordinance No. 2340 for Conditional Use No. 1978, that Conditional Use lapsed while the applicant was seeking his agency approvals.
2. The applicant has stated that he is willing to abide by all of the conditions imposed as part of Ordinance No. 2340.
3. The proposed use is still consistent with nearby uses, which include other businesses, offices, and contractors.
4. The findings of fact contained in Ordinance No. 2340 support this current recommendation of approval.
5. No Parties appeared in opposition to this application.
6. This recommendation is subject to all of the conditions imposed upon Ordinance No. 2340, and those conditions are incorporated into this recommendation in their entirety.

Motion by Ms. Stevenson, seconded by Mr. Hudson, and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be approved for the reasons stated. Motion carried 5-0.

2017-17 Haileys Glen (also known as Kielbasa) – David K. Kielbasa and Terry Jan

Kielbasa This is a cluster/ESDDOZ subdivision. The cluster/ESDDOZ subdivision proposes to subdivide 32.3 +/- acres into sixty-eight (68) single family lots. The property is located on the north side of Angola Rd. and across from Angola Beach Rd. Zoning: AR-1 (Agricultural Residential District). 911 Address: 33199 Angola Rd., Millsboro. Tax Map I.D. 234-12.00-11.00

Ms. Cornwell advised the Commission that submitted into the record were an exhibit booklet, subdivision plan, staff analysis, TAC, comments from the Sussex Conservation District, DNREC of Fish and Wildlife, Division of Groundwater Discharge, Sussex County Engineering Utility Planning Division, Delaware Electric Co-op, Office of State Fire Marshal, Sussex County Mapping and Addressing Department, DelDOT, USDA Natural Resource Conservation Service, PLUS, Ms. Cornwell also advised that a waiver is required for the dead end street due to its length and two petitions in opposition.

The Commission found that William Scott, Attorney with Scott and Shuman, Mike Fitzgerald with Hailey Development, the applicant, and Frank Kea and Jason Palkewicz with Solutions IPEM were present of behalf of the application; that Mr. Scott stated that this is a cluster/ESDDOZ subdivision; that they are proposing 68 lots with active and passive open space on 32.3 +/- acres; that the density is 2.1 homes per acre; that average lot size is 8,500 square feet; that the property is located on Angola Road; that the property is zoned AR-1 with ESDDOZ; that the property is currently a combination of farmland, woodland and some non-tidal wetlands; that the property is adjacent to Bay Ridge Woods Community (single family homes) and farmland; that the Land Use classification per the Comprehensive Plan is Environmentally Sensitive Developing Area; that the site is located in State Strategy Level 3 with a small portion in 4; that there is no ability for interconnectivity but an emergency access is provided; that there will be turn arounds every 800 feet; that no TIS was required but there are improvements required; that Mr. Palkewicz stated there will be a 20 foot buffer around the development; that a 50 foot setback is provided from the existing agricultural land to the east; that the lots are 20 to 40 feet away from the property line; that infiltration practices are proposed to manage stormwater and stormwater will drain into the wetlands in the back; that no lots will be within 80 feet of the wetlands; that the only woodland to be removed will be for roads and lots; that they have talked to DelDOT and they will have to put a left turn lane into the site and into Angola Beach, and other improvements, that it is an almost an infill lot; that Marsh Farm has not been constructed; that Middle Creek is a cluster community; that Angola Bay is a dense community; that there is 44% open space; that there is a proposed small amenity feature; that Chapter 99-9C is explained in the exhibit booklet; that HOA documents were provided; that they have proposed that this subdivision will be able to use Marsh Farm Estates amenities; that Mr. Scott stated 5.4 acres of forested area will be maintained; that the density is in line with the area; that they have provided a draft of proposed conditions and findings of fact; that the streets are 24 feet wide; that the amenity has not yet been determined and the market will determine a better concept for the final site plan; that there is an old borrow pit within the trees; that they are keeping the perimeter with trees and maintaining the wetlands; that the lots will be sold as home packages; that there is no intent to cross wetlands for access to Marsh Farm Estates; that residents will have to drive to those amenities; that there will be sidewalks on both sides and street lights; that they will talk to the post office for central box location; and that they will talk to the school district about a bus stop.

The Commission found that there were no parties in favor of this application.

The Commission found Edward Crawford, Roger Edwards, June Santos, Jens Wegscheider, Eric Quigley, Richard Raynic, Leonard Ullman, Carolyn Adkins Quigley, Curt Smith, Jerry Sideman, Judy Mangini, Carol Hughes, Gretchen Klein, Dawn Quigley and Jerome Arniti spoke in opposition to the application; that Mr. Crawford stated he has a nice forested view now and this would create a dense subdivision adjacent to his property; that this will decrease property values; that this is a bad plan; that it is a very narrow site; that this may conform to the letter of the law but it is deficient to intent of the cluster development; that most of the trees will be cut and the only trees that will be left are by the creek which is a very important wildlife corridor; that the area was used as an old borrow pit; that there will be little recreation area; that there is no quality or open space; that he has concerns with the HOA; that he has concerns with traffic; that Mr. Edwards stated he has problems with dense construction; that he has concerns with open space; that they should think about children and have a place for cars for the school bus stop; that he has concerns with encouraging access road; that this is not needed; that Ms. Santos stated she has concerns with traffic; that there is no emergency access out of the parcel; that there are already 380 homes approved on Angola Road and over 300 off of Camp Arrowhead Road and she does not think the roads are wide enough; that she has concerns with home values; that she has concerns with mosquitos from the stormwater management ponds; that Mr. Wegscheider stated he has concerns with sewer and will they have their own pump stations; that people don't want small lots with no trees; that there are 3,000 new homes approved within a 3 miles radius; that he has concerns with sharing amenities; that 314 homes have been approved in Middle Creek Preserve on Angola Road; that he has concerns with traffic and emergency evacuation access; that Mr. Quigley stated he believes there are Indian Artifacts on the site; that Mr. Raynic stated he has concerns with developments occurring; that he has concerns with sprawl; that Mr. Ullman stated he has issues with the emergency access and with other roads; that Ms. Carolyn Adkins Quigley stated she has concerns with emergency access; that Mr. Smith stated there are a number of developments in the area; that this is in a bad location; that Mr. Sideman stated this will destroy the character of the area; that this will destroy the land; that this is a bad design; that there will be loss of wildlife habitat; that Ms. Mangini stated she has concerns with changes to the area; that there are lots of houses already built; that there needs to be a moratorium; that Ms. Hughes stated this is not consistent with the area; that she has concerns with stormwater management; that Ms. Klein stated she has concerns with wetlands; that Ms. Quigley stated she wants to know what the white item is on the plan which is the pump station; that has there been historical research; that she has concerns with the number of kids into the school system which is already crowded; that there is lack of open space; that there is no emergency access on the road; and that Mr. Arniti stated he has concerns with flooding.

Mr. Scott stated they did not identify any significant historical areas on the site and if they find any, they will have to comply with the state; that Marsh Farm Estates will be made aware of shared amenities; that this is a similar density to Marsh Farm Estates; that the price range is in the upper \$300,000 range; and that there is no plan to market to any one area.

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

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

C/U #2119 Chad Hayes

This is an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for automotive sales with minor repairs and contractor office with storage to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 0.909 acres, more or less. The property is located on the north side of Lewes-Georgetown Hwy. (Rt. 9) approximately 812 ft. east of Sand Hill Rd. 911 Address: 22091 Lewes-Georgetown Hwy., Georgetown. Tax Map I.D. 135-15.00-40.00

Ms. Cornwell advised the Commission that submitted into the record were a staff analysis, comments from the Sussex Conservation District, results from DelDOT Service Level Evaluation stating a TIS was not required, and one letter in opposition was read into the record.

The Commission found Chad Hayes was present on behalf of the application; that Mr. Hayes stated they have had go kart sales for 16 years; that there have been no accidents at their site; they want to sell cars instead of go karts and keep the contractors office; that the site is mainly for sales; that they would change batteries and clean the cars up; that there would be 10 cars on the lot; that the hours of operations are 8:00 am to 6:00 pm; that the go kart business was a night time business from 6:00 pm to 10:00 pm; that the hours of operations would be six days a week; Monday thru Saturday; that there would be four to five employees and will start out with two to three employees; that they would be selling used cars; and that they would like to have a 32 square foot lighted sign as they do now.

The Commission found that no one spoke in favor of the application or in opposition to the application.

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

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

C/Z #1847 Winsferd Ray Hutchins, Sr. and Josephine C. Hutchins

This is an Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Broad Creek Hundred, Sussex County containing 2.09 acres, more or less. The property is located on the west side of Sussex Hwy. (Rt. 13) approximately 412 ft. north of Boyce Rd. 911 Address: 28506 Sussex Hwy., Laurel. Tax Map I.D. 132-12.00-102.01

Ms. Cornwell advised the Commission that submitted into the record were a staff analysis, and comments from the Sussex Conservation District results of the DelDOT Service Level Evaluation stating that a TIS was not required.

Mr. Wheatley recused himself.

The Commission found Josephine Hutchins was present on behalf of the application, that Mrs. Hutchins stated they had a bicycle shop, which was a hobby and are no longer able to do it; that there is a need to change the zoning of the property and will need to have employees to help with the bicycle shop; that their son may have an office at the site; that they are unable to sell the property; that this is not a residential property; that the property is located on the Highway; that

the property is over two acres; and that there are commercial zoning and uses across the street.

The Commission found that no one spoke in favor of or in opposition to the application.

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

Ms. Stevenson moved the Commission approve Change of Zone #1847 for Winsferd Ray Hutchins, Sr. and Josephine C. Hutchins for a change in zone from AR-1 to CR-1 based on the record made during the public hearing and for the following reasons:

1. The property has been used by the Applicant for years as a bicycle shop, which is a use consistent with commercial zoning.
2. This site is located on Route 13, which is appropriate for commercial zoning.
3. The rezoning is consistent with other commercial zoning and use in the area.
4. The Applicants have testified that given the site's location on Route 13 with so much commercial around it, the site is no longer appropriate for residential zoning. Commercial zoning is more appropriate than the current residential zoning.
5. No parties appeared in opposition to the application.
6. The rezoning to CR-1 is consistent with the purpose of the CR-1 District according to the Sussex County Zoning Code.
7. Any development of this site will require site plan approval by the Sussex County Planning & Zoning Commission.

Motion by Ms. Stevenson, seconded by Mr. Hudson, and carried unanimously to forward this application to the Sussex County Council with a recommendation that the application be approved for the reasons stated. Motion carried 4-0.

OTHER BUSINESS

The Estuary (2005-64)

Revised Subdivision Plan

Mr. Whitehouse advised the Commission that this is a Revised Subdivision Plan for The Estuary – Phase 1B for revisions to the approved sidewalk design shown on the Landscape Plan. Tax Parcel ID: 134-19.00-413.00. Zoning District is AR-1. The Revised Final Subdivision Plan complies with the Zoning and Subdivision Codes.

Motion by Mr. Hudson, seconded by Mr. Wheatley, and carried unanimously to approve the revised subdivision plan. Motion carried 5-0.

McKinneys Grove (S-18-04) and (CU 2072)

Preliminary Site Plan

Mr. Whitehouse advised the Commission that this is a Preliminary Site Plan for McKinney's Grove (CU 2072) for 20 single family detached condominiums and site improvements on a 5.1 AC lot accessed from Munchy Branch Road (SCR 270A). Zoning District is General Residential (GR). Staff are in receipt of all agency approvals. The site plan complies with the preliminary and final site plan requirements in the County's Zoning Code. Tax Parcels ID: 334-13.00-27.00.

The Commission found Frank Kea was present on behalf of the application and stated they are going to come back with the amenities site plan and the outdoor area is proposed.

Motion by Mr. Hopkins, seconded by Ms. Stevenson, and carried unanimously to approve the preliminary site plan with final site plan approval subject to staff upon showing all the amenities and receipt of agency approvals. Motion carried 5-0.

Salt Aire (S-18-07)

Preliminary Site Plan

Mr. Whitehouse advised the Commission that this is a Preliminary Site Plan for a 19-unit single-family residential condominium community on a 4.16 AC site accessed from Sandy Cove Road (S.C.R #358). The application follows the approval of Condition Use CU 2085 by Planning & Zoning Commission on July 13, 2017, and by County Council on August 22, 2017. The site is within the General Residential (GR) Zoning District. Tax Parcel: 134-9.00-88.00, 80.06 and 80.01 (part of). Staff are awaiting agency approvals. The Preliminary Site Plan complies with the Zoning Code.

Motion by Mr. Hudson, seconded by Ms. Stevenson, and carried unanimously to approve the preliminary site plan with final site plan approval subject to staff upon receipt of all agency approvals. Motion carried 5-0.

Henlopen Plaza (CZ 1818)

Preliminary Site Plan

Mr. Whitehouse advised the Commission that this is a Preliminary Site Plan for Henlopen Plaza to re-locate an access driveway, expand storage area in connection with building 9, and erection of a 1,440 SF building for owner's personal use, following approval of change of Zoning District to C-1 on May 23, 2017 (CZ 1818). Tax Parcel: 334-6.00-497.08. Staff are awaiting agency approvals. The Preliminary Site Plan complies with the Zoning Code.

Motion by Ms. Stevenson, seconded by Mr. Hopkins, and carried unanimously to approve the preliminary amenities plan with final site plan approval subject to staff upon receipt of all agency approvals. Motion carried 5-0.

Richard & Dawn Jamison (CU 2099)

Preliminary Site Plan

Ms. Bulkilvish advised the Commission that this is a request for Preliminary Site Plan Approval for CU 2099 for the use of an existing barn for a wedding and reception venue with adequate parking located off Woodpecker Rd. The Conditional Use was approved on December 5, 2017. The parcel is zoned AR-1. Tax Parcel: 531-12.00-92.00. Staff is awaiting agency approvals.

Motion by Mr. Wheatley, seconded by Mr. Hudson, and carried unanimously to approve the preliminary site plan and final site plan. Motion carried 5-0.

Governors Condominium Community (CU 1772)

Preliminary Amenities Plan

Mr. Whitehouse advised the Commission that this is a Preliminary Amenities Plan for Governors (CU 1772) Condominium Community, to include a 2,500 SF assembly hall, 2,340 SF indoor recreation building, a 400 SF office building, swimming pool, 75-space parking area and other site improvements including landscaping. Tax Parcel ID: 335-12.00-3.11. Zoning District is Agricultural Residential (AR-1). Staff are awaiting agency approvals. The Preliminary Site Plan

complies with the Zoning Code.

Motion by Mr. Hopkins, seconded by Mr. Hudson, and carried unanimously to approve the preliminary amenities plan with final site plan approval subject to staff upon receipt of all agency approvals. Motion carried 5-0.

Lands of Moore

Minor Subdivision off 50 ft. easement

Ms. Bulkilvish advised the Commission that this is a minor subdivision for the creation of two parcels of land off an existing 50' easement. Lot 1 will measure 0.8559 acres +/- and Lot 2 will measure 0.7500 acres +/- . The residual will measure 1.218 acres +/- . The property is zoned AR-1. Tax Parcel: 234-33.00-42.00. Staff is awaiting agency approvals.

Motion by Ms. Stevenson, seconded by Mr. Hopkins, and carried unanimously to approve the minor subdivision off a 50 ft. easement with final site plan approval subject to staff upon receipt of all agency approvals. Motion carried 5-0.

Lands of Savini/Complete Construction

Minor Subdivision off 50 ft. easement

Ms. Bulkilvish advised the Commission that this is a request for the subdivision of one parcel into two separate parcels measuring 15.17 acres +/- and 5.20 acres +/- . The parcels will be accessed from an existing 50' access easement. The parcel is zoned AR-1. Tax Parcel: 235-25.00-30.11. Staff are awaiting agency approvals.

Motion by Mr. Wheatley, seconded by Mr. Hudson, and carried unanimously to approve the minor subdivision off a 50 ft. easement with final site plan approval subject to staff upon receipt of all agency approvals. Motion carried 5-0.

Lands of Fraley

Minor Subdivision off 50 ft. easement

Ms. Bulkilvish advised the Commission that this is a request for the subdivision of two lots off an existing 50' easement. Parcel D will measure 0.9402 acres +/- and Parcel E will measure 1.0139 acres +/- with the residual measuring 2.7551 acres +/- . The parcel is zoned AR-1. Tax Parcel: 133-2.00-83.00. Staff are awaiting agency approvals.

Motion by Mr. Hudson, seconded by Mr. Wheatley, and carried unanimously to approve the minor subdivision off a 50 ft. easement with final site plan subject to staff upon receipt of all agency approvals. Motion carried 5-0.

Meeting adjourned at 8:36 p.m.