



PLANNING & ZONING

AGENDAS & MINUTES

MINUTES OF THE REGULAR MEETING OF APRIL 24, 2008

The regular meeting of the Sussex County Planning and Zoning Commission was held Thursday evening, April 24, 2008 in the County Council Chambers, County Administrative 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, Mr. Benjamin Gordy, Mr. Michael Johnson, Mr. Rodney Smith, Mr. I.G. Burton III with Mr. Vincent Robertson – Assistant County Attorney, Mr. Lawrence Lank – Director, Mr. Shane Abbott – Assistant Director, and Richard Kautz – Land Use Planner.

Motion by Mr. Gordy, seconded by Mr. Smith and carried unanimously to approve the Agenda as amended by moving Item 3, the application of Caldera Properties – Indian River V, Inc. to the first public hearing. Motion carried 5 – 0.

Motion by Mr. Gordy, seconded by Mr. Smith and carried unanimously to approve the Minutes of April 3, 2008 as amended and the Minutes of April 10, 2008 as circulated. Motion carried 5 – 0.

OLD BUSINESS

C/Z #1637 – application of **EAST MARKET, LLC** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying at the southeasterly corner and the northeasterly corner of Warwick Road (Road 310A) and Blue Claw Road (Road 313A), to be located on 22.49 acres, more or less.

The Commission discussed this application which has been deferred since March 13, 2008.

Mr. Johnson stated that he would move that the Commission recommend approval of C/Z #1637 for East Market, LLC for a change of zone from AR-1 Agricultural Residential to MR Medium Density Residential based upon the record made at the public hearing and for the following reasons:

1. The land is located within the Environmentally Sensitive Developing Area according to the current Comprehensive Plan. The MR zoning for this property is consistent with the Comprehensive Plan.
2. The MR zoning is consistent with other residential developments and zoning districts in the area including Warwick Cove, which is zoned MR Medium-Density Residential, and Gull Point, which is zoned M Marine and HR High-Density Residential.

3. The MR zoning designation is appropriate for this parcel since it will be served by central water and sewer.
4. The re-zoning will have no adverse impact on uses or values of neighboring or adjacent properties in the area.

Motion by Mr. Johnson, seconded by Mr. Smith and carried with four (4) votes to forward this application to the Sussex County Council with the recommendation that the application be approved for the reasons stated. Motion carried 4 – 0 with Mr. Burton abstaining.

C/U #1775 – application of **EAST MARKET, LLC** to consider the Conditional Use of land in a MR Medium Density Residential District for multi-family dwelling structures (70 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 22.49 acres, more or less, lying at the southeasterly corner and northeasterly corner of Warwick Road (Road 310A) and Blue Claw Road (Road 313A).

The Commission discussed this application which has been deferred since March 13, 2008.

Mr. Johnson stated that he would move that the Commission recommend approval of C/U #1775 for East Market, LLC based upon the record and for the following reasons:

1. The proposed Conditional Use is appropriate for the site because residential development of this type is appropriate where central water and sewer are available. In this case, central sewer will be provided by Sussex County and central water will be provided by a private provider.
2. The property is in an area with a recommended MR zoning that has developed with similar residential properties including Warwick Cove and Gull Point.
3. With the conditions and stipulations placed upon this approval, the 70 unit multi-family dwelling project will not have an adverse impact on the neighboring properties or community.
4. With the stipulations and conditions placed upon this approval, the project will not adversely impact schools, public buildings, area roadways or public transportation.
5. This recommendation for approval is subject to the following conditions:
 - a. There shall be no more than 70 units within the project.
 - b. The Applicant shall form a condominium association responsible for the perpetual maintenance of streets, roads, any buffers, storm-water management facilities, erosion and sedimentation control facilities and other common areas.
 - c. The storm-water management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using Best Management Practices.
 - d. All entrances shall comply with all of DelDOT's requirements, and an area for a school bus stop shall be established. The location of the school bus stop shall be coordinated with the local school district.
 - e. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Departments.

- f. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all storm-water management areas and erosion and sedimentation control facilities.
- g. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.
- h. A 30-foot forested Agricultural Buffer shall be shown along boundaries bordering on any land used primarily for any agricultural purpose. The Final Site Plan shall also contain a landscape plan for all of the buffer areas, showing all of the landscaping and vegetation to be included in the buffer areas.
- i. The developer shall maintain as many existing trees as possible. The undisturbed forested area shall be shown on the Final Site Plan.
- j. No wetlands shall be included within any lots.
- k. A system of street lighting shall be established.
- l. Sidewalks shall be located on both sides of all streets in the project.
- m. There shall be walking, jogging and bike paths throughout the project as shown on the Preliminary Site Plan.
- n. The project shall be served by a central sewer system provided by Sussex County, and designed and constructed in accordance with Sussex County Engineering Department specifications.
- o. Within 3 years of the issuance of the first residential building permit, the developer shall construct all of the recreational amenities.
- p. There shall be a 50-foot buffer from all State and Federal Wetland areas. The buffer shall comply with the requirements of Section 115-193 of the Zoning Code.
- q. The dock, pier or boat slips shall be utilized by residents and guest of the project only and shall be subject to the review and approval of State and Federal agencies.
- r. The area originally set aside for wastewater treatment area shall remain as open space. Active recreation could add attractive features to the project. Another alternative would be planting native trees and plants to replace the forested area being removed in the rest of the site. The Final Site Plan shall show how this area is to be incorporated into the project's open space and shall include a landscape plan.
- s. The project shall provide for future interconnectivity to Rogers property to the East.
- t. The Agricultural Use Protection Notice shall be incorporated into the Condominium Documents for this project and shall be included on the Final Site Plan.
- u. Construction, site work, grading and delivery of materials on, off or to the property shall only occur during the hours of 7:00 a.m. through 6:00 p.m., Monday through Saturday.
- v. It is recommended that the Applicant, in cooperation with DelDOT, resurface Warwick Road from Blue Claw Road to the River and Blue Claw Road from Warwick Road to Gull Point Road upon completion of the project.

Motion by Mr. Johnson, seconded by Mr. Smith and carried with four (4) votes to forward this application to the Sussex County Council with the recommendation that the application be approved for the reasons and with the conditions stated. Motion carried 4 – 0 with Mr. Burton abstaining.

C/U #1733 – application of **EDWARD A. AND JANET L. O'BRIEN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a multi-purpose sports facility to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.8683 acres, more or less, lying northwest of Road 265-A and 300 feet northeast of Route One.

The Commission discussed this application which has been deferred since April 10, 2008.

Mr. Johnson stated that he would move that the Commission recommend approval of C/U #1733 for Edward A. and Janet L. O'Brien for a multi-purpose sports facility, based upon the record and for the following reasons:

1. The proposed use meets the purpose of the Code in that it protects the orderly growth of the County and will provide for additional recreation opportunities.
2. The proposed use as a multi-purpose sports facility will not adversely affect nearby uses or property values.
3. The proposed Conditional Use is compatible with other Conditional Uses and commercial uses in the area.
4. According to DelDOT comments, a traffic impact study was not required and the Level of Service "A" of Old Mill Road will not change as a result of this application.
5. The proposed Conditional Use will not adversely impact schools, public buildings and community facilities or area roadways and public transportation.
6. Individual on-site septic system and water is proposed.
7. This recommendation is subject to the following conditions:
 - a. The storm-water management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using Best Management Practices.
 - b. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all storm-water management areas and erosion and sedimentation control facilities.
 - c. All entrances shall comply with all of DelDOT's requirements.
 - d. Any outdoor sports courts are to be utilized during daylight hours only and are to be fence enclosed. Any outside lighting is to be used for security purposes only and shall be screened from neighboring properties and only installed on the building.
 - e. There will be only one (1) sign on the premises that shall not exceed 32 square feet on each side.
 - f. The hours of operation on this site shall be limited to 6:30 a.m. to 10:00 p.m. seven (7) days per week.
 - g. The maximum capacity of the building shall be forty (40) persons.
 - h. There shall be no outside piped music on the outdoor sports court.

- i. Parking shall be confined to the parking lot. No parking is to occur on Old Mill Road. No parking is to be permitted in the front yard setback.
- j. No alcohol is allowed on the premises.
- k. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

Motion by Mr. Johnson, seconded by Mr. Gordy and carried with four (4) votes to forward this application to the Sussex County Council with the recommendation that this application be approved for the reasons and with the conditions stated. Motion carried 4 – 0 with Mr. Burton abstaining.

C/U #1735 – application of **RICHARD AND SONYA WEST** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an airport and heliport to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 28.55 acres, more or less, lying 900 feet northwest of Route 17, 0.48 mile northeast of Road 370 (Daisy Road) with access from a 60-foot private road.

The Commission discussed this application which has been deferred since April 10, 2008.

Mr. Smith stated that he would move that the Commission recommend approval of C/U #1735 for Richard and Sonya West with conditions based upon the record and for the following reasons:

1. The application is for a private landing strip and heliport at a location just west of Roxana.
2. This recommendation, with the conditions limiting the time and volume of the use at the property, will protect the safety and well being of the property owners.
3. The proposed use is a permitted Conditional Use in the AR-1 District and the property will be used for agricultural purposes and other public uses including healthcare and police emergencies.
4. The application is in compliance with the Sussex County Comprehensive Development Plan in that it supports an agricultural use and alternative mobility elements.
5. The use of the property as an air landing strip has been recognized in the County for over thirty (30) years.
6. The State of Delaware further recognizes this air landing strip as a private strip D21.
7. This recommendation is subject to the following conditions:
 - a. Any landings of airplanes or helicopters shall be limited to the hours between dawn and dusk, and shall be further limited to visual flight conditions only, as defined by the Federal Aviation Administration.
 - b. Any lighting on runways shall be limited to those necessary for directional purposes.
 - c. With the exception of agricultural aerial spray applications, no commercial activities or flights, including by not limited to banner towing, shall be permitted.
 - d. Storage of fuel or hazardous materials shall be limited to such temporary storage necessary for agricultural aerial spray applications and shall be in compliance with all Federal, State and local laws or ordinances.

- e. Use of the airport by emergency, police and medivac agencies shall be permitted at anytime.
- f. No more than nine (9) landings per day shall be permitted, with the exception of landings and takeoffs necessary for agricultural aerial spray applications.
- g. The landing strip shall remain grass or dirt.
- h. No more than one (1) additional hangar, not to exceed 10,000 square feet in size shall be permitted on the site. The location of the hangar shall be shown on the Site Plan.
- i. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.
- j. Access to the site shall be from Route 17 only.

Motion by Mr. Smith, seconded by Mr. Johnson and carried with 4 votes to forward this application to the Sussex County Council with the recommendation that the application be approved for the reasons and with the Conditions stated. Motion carried 4 – 0 with Mr. Burton abstaining.

Subdivision #2006-61 – application of **MLK PARTNERS** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek Hundred, Sussex County, by dividing 43.29 acres into 36 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located south of Road 488, 1,100 feet west of U.S. Route 13.

The Commission discussed this application which has been deferred since March 13, 2008.

Motion by Mr. Smith, seconded by Mr. Johnson and carried unanimously to defer action for further consideration. Motion carried 5 – 0.

PUBLIC HEARINGS

C/Z #1651 – application of **CALDERA PROPERTIES – INDIAN RIVER V, LLC** to amend the Comprehensive Zoning Map from a MR Medium Density Residential District to a MR-RPC Medium Density Residential District – Residential Planning Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying southeast of Road 346A and 3,100 feet east of Road 346, to be located on 78.228 acres, more or less.

The Commission found that prior to the meeting the Applicant had provided an Exhibit Booklet and Appendices which contains references to the Project Team, an Executive Summary, references to conformance with the Zoning Ordinance, references to conformance with Section 99-9C of the Subdivision Regulations, a Nutrient Loading Assessment Protocol Work Sheet, references to Open Space, utility commitment letters, a boundary survey and legal description, a proposed RPC plan, an aerial photograph, a copy of the FEMA Floodplain Map, a copy of the DNREC Groundwater Recharge Map, a copy of the Soil Survey Map, a copy of the Tax Map of the area, a Cultural Resources Evaluation Report, a Phase I Environmental Site Assessment; a copy of the Traffic Study letter from DelDOT, endangered and threatened species letters, a letter from DNREC Wetlands and Subaqueous Lands Section suggesting bridge sections along the access road, an access road alternatives in response to the DNREC request, photographs of

timber bridges approved and constructed in Sussex County, photographs of wetland mitigation sites in Sussex County, photographs of wetlands in the vicinity of the proposed access road, correspondence to adjacent land owner regarding alternate access or exchange of land, and a copy of the PLUS comment response letter.

Mr. Lank advised the Commission that he had received a copy of the response to the PLUS comments and that the response is a part of the record for this application.

The Commission found, based on a letter received from the DNREC Division of Water Resources Wetlands and Subaqueous Lands Section, that the site is of particular interest because the current design includes an access road and two walkways in State and federally regulated wetlands; that the State regulated tidal wetland line was incorrectly plotted; that the original tidal wetland line significantly underestimated the extent of tidal wetlands on the site; that the Division has worked with the developer to correct the tidal wetland line and advises the County that the plans provided with the current submission reflect that change; that the DNREC approved tidal wetland line is shown on a plan entitled "State Tidal Wetlands Exhibit for Riverview Sussex County, Delaware", dated March 19, 2008; that the Division strongly opposes the current proposal to use fill material for the construction of the access roadway in tidal and non-tidal wetlands; that the Division would prefer that access be achieved through uplands, thus avoiding adverse impacts to regulated wetlands; that if the Division determines that an upland alternative is not feasible and that some wetland impacts are unavoidable, the Division recommends that an alternative design which minimizes those adverse impacts be considered; that using fill material to construct the road would permanently remove beneficial wetland functions of the filled wetland area, such as flood abatement, habitat value, aquatic productivity, water quality maintenance, nutrient removal, etc; that a more desirable design would include the construction of a pile-supported bridge over the wetland area, particularly the portion of the roadway that crosses State regulated tidal wetlands; that while a bridge would still have negative impacts on the wetlands, at least some beneficial wetland functions would be preserved; that the Division has not received a permit application for the construction of the pedestrian boardwalks through tidal wetlands; that it appears that the proposed walkways are significantly longer than those typically authorized by the Division for construction; and that the Division has no comment other than to recommend that wetland impacts from any water access structures be minimized.

The Commission found, based on comments received from the County Engineering Department Utility Planning Division, that the site is located in a proposed or current County operated and maintained sanitary sewer district; that wastewater capacity is available; that Ordinance 30 construction is required; that the current System Connection Charge Rate is \$5,272.00 per EDU; that there is no service to the parcel at this time; that the site is located in the Holts Landing Sanitary Sewer District; that conformity to the South Coastal Area Planning Study, 2005 Update will be required; that the proposed project is in the Holts Landing Sanitary Sewer District Planning Area and connection to the sewer system is mandatory; that the project does not adjoin a current boundary of the District and a request for annexation must include additional parcels to establish adjacency; that it will be the developer's responsibility to obtain the participation of additional property owners; that the project is within planning study and capacity assumptions for sewer service; that the development will require a developer installed collection system in

accordance with County standard requirements and procedures; that it will be the developer's responsibility to install regional infrastructure from an approved connection point in accordance with the South Coastal Planning Study, 2005 Update; that the County Engineer must approve the connection point; that the Engineering Department requires that a Sewer Concept Plan be submitted for review and approval prior to requesting annexation; that all cost associated with extending sewer service will be the sole responsibility of the developer; and that one-time system connection charges will apply.

The Commission found that a copy of the PLUS review letter of February 25, 2008 is a part of the record for this application.

The Commission found that James Fuqua, attorney, was present on behalf of Caldera Properties – Indian River V, LLC and stated that the applicants and the opponents have been working to resolve some issues and requested that the public hearing be tabled until a July meeting; that a prior version of the application was denied by the Commission and approved by the County Council; that the County Council's decision was appealed by Ms. Barbara Murray, the neighboring property owner; that the decision of the County Council was overturned by the Court; and that they are now filing for reconsideration of the application.

The Commission found that Michael Malkiewicz, attorney, was present with Ms. Murray, and agreed with Mr. Fuqua requesting a continuation.

The Commission discussed this request.

The Commission found that Mr. Fuqua added that they would notify PLUS if the change to the plans was substantial; that the access to the property is the issue; and that the Applicants and opponents have agreed to try to work out their differences very quickly.

Mr. Robertson stated that the Rules and Procedures of the Commission would allow for such a continuation.

The Commission found that there were no other parties present in opposition.

Motion by Mr. Smith, seconded by Mr. Gordy and carried unanimously to table this public hearing until July 10, 2008. The public hearing will be continued on this date. Motion carried 5 – 0.

C/U #1783 – application of **ALLEN'S HATCHERY, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a railroad loop for agricultural use to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 68.6 acres, more or less, lying ¼ mile north of Road 544 and west of and adjacent to Norfolk Southern Railroad Line.

Mr. Lank advised the Commission that he had written to Chad Allen of Allen Hatchery, Inc. on February 19, 2008 and advised him that an application for Conditional Use is required since the railroad loop is located in the AR-1 Agricultural Residential District; that the railroad loop will

serve the mill under construction; and that all agency approvals were obtained for the mill which is located in a HI-1 Heavy Industrial District.

Mr. Robertson advised the Commission that the railroad loop is actually located in the AR-1 District and would be a permitted use in LI-2 and/or HI-1 Industrial zoning districts.

The Commission found that Chick Allen was present on behalf of Allen Hatchery, Inc. and stated that the railroad loop is needed to serve the feed mill.

The Commission found that Mr. Allen submitted a tax map of the area depicting the mill site, which is zoned HI-1 Heavy Industrial, and the surrounding lands owned by the Allen family, which is zoned AR-1.

The Commission found that there were no parties present in support of or in opposition to this application.

Mr. Gordy stated that there is a need for this use to serve the poultry industry.

Mr. Johnson stated that the use will serve the mill which will serve agriculture in the area and the use is appropriate in the agricultural area.

Mr. Johnson stated that he would move that the Commission recommend approval of C/U #1783 for Allen Hatchery, Inc. for a railroad loop since it supports the agricultural community; since it is an appropriate location in the AR-1 Agricultural Residential District; since the railroad loop furthers the purpose of agriculture in the County; and since there will be no negative impacts on the neighboring properties or property values.

Motion by Mr. Johnson, seconded by Mr. Burton and carried unanimously to forward this application to the Sussex County Council with the recommendation that this application be approved for the reasons stated. Motion carried 5 – 0.

C/Z #1620 – application of **BOB’S MARINE SERVICE, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, land lying west of Route 17 (Roxana Road) 600 feet south of Route 26, to be located on 2.038 acres, more or less.

The Commission found that the Applicant had provided an Exhibit Booklet prior to the meeting and that the booklet contains Applicant/Owner information, a copy of the application with preliminary site plan, property information, an area map, an aerial map, a tax map of the area, a zoning map of the area, a tax map depicting nearby existing businesses, copies of the Comprehensive Plan Update Existing Land Use Map and Future Land Use Map, a copy of the survey/site plan, a plot of St. George’s Tax Ditch and proposed agreement relating to maintenance of the Ditch, a copy of the DelDOT Support Facilities Report, eight (8) letters in support of the application, and proposed Findings of Fact.

The Commission found, based on comments received from the County Engineering Department Utility Planning Division, that the site is located in the Beaver Dam Planning Area; that the system design assumption for the parcel is 4.0 EDUs per acre, reflecting the parcel's AR-1 zoning; that the design of the sewer system did not anticipate zoning changes to commercial in this residential area; that the Engineering Department opposes this rezoning because of the potential for increased wastewater flow; that proposed zoning is not located on residential lands previously identified for commercial zoning by the Planning and Zoning Department; that an on-site septic system will serve the proposed use; that central sewer service is not available to the parcel at this time; that the project is not capable of being annexed into a County operated Sanitary Sewer District at this time; that the County will be extending sewer to this area at some future time; that the County does not have a firm schedule for providing sewer service; that the County has no objection to the proposed use developing with an on-site septic system; and that when the County provides sewer service, it is required that the on-site system be abandoned and a direct connection made to the County system at the property owners expense.

Mr. Lank advised that three (3) letters had been received in support of the application from Pierce Hardy Limited Partnership, Gerald W. and Emily W. Hocker, and Wayne's Discovery, LLC.

The Commission found that Carl Littleton, Vice President of Bob's Marine Service, Inc. was present with David Hutt, Attorney, and that they stated in their presentations and in response to questions raised by the Commission that they are proposing to expand the existing boat sales and service facility; that they are proposing to change the zoning from AR-1 to CR-1 so that the use can be expanded; that the business was incorporated in 1978 and has been at the current location since 1982; that this site is immediately adjacent to the existing facility; that several business and commercial uses exist in the area, i.e. furniture sales, grocery, car wash, lumber yard and funeral home; that a proposed Home Depot is planned across Route 17; that they propose to utilize the site for additional boat storage as an accessory to their marine supply store; that they store boats indoors and outdoors; that they sell and display boats, motors and boat accessories; that a dwelling exists on the site and will remain since they have allowed life time rights to the dwelling to the seller; that the use is consistent with the Comprehensive Plan Update since it is in the Environmentally Sensitive Developing Area; that the site is located in the village area of Route 26 and Route 17; that the site is located in an Investment Level 2 area according to the State Strategies; that there is no need for additional sewer or water at this time; that they are working on a maintenance agreement with the tax ditch company; that DelDOT has not asked for a traffic impact study; that the site is surrounded by commercial and business uses; that several neighboring property owners have sent in letters of no objections; that the storage area will be improved with crushed stone or shells, not pavement; that the storage area is predominantly wooded and an old chicken house; that the site will be used for winter storage of boats; that they realize that site plan approval will be required; and that customers do not go in and out of the site since employees handle all movement of boats.

The Commission found that there were no parties present in support of or in opposition to this application.

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

Mr. Smith stated that he would move that the Commission recommend approval of C/Z #1620 for Bob's Marine Service, Inc. to amend the zoning map from AR-1 Agricultural Residential to CR-1 Commercial Residential based upon the record made at the public hearing and for the following reasons:

1. The subject property is located on Route 17, which is classified by DelDOT as a Major Collector Route and close to Route 26, a Minor Arterial Route.
2. The subject property is located immediately adjacent to an existing C-1 General Commercial District.
3. Under the 2002 Sussex County Comprehensive Plan Update, the subject property is within the Environmentally Sensitive Developing Area.
4. The proposed use of the subject property is in character with the nature of the surrounding area.
5. The proposed commercial use of the subject property meets the general purpose of the Zoning Ordinance by promoting the orderly growth, convenience, order, prosperity and welfare of the County.

Motion by Mr. Smith, seconded by Mr. Gordy and carried unanimously to forward this application to the Sussex County Council with the recommendation that this application be approved for the reasons stated. Motion carried 5 – 0.

OTHER BUSINESS

Land Use Map Information for Review for April 30, 2008.

Mr. Lank presented the Commission with copies of a set of maps showing parcels and areas requested by some property owners for inclusion in Developing Areas of the Comprehensive Plan.

Mr. Lank briefly described the parcels and areas to familiarize the Commission with the locations so that they can discuss them on April 30, 2008.

Meeting adjourned at 7:45 p.m.