

## MINUTES OF THE REGULAR MEETING OF JULY 27, 2017

The regular meeting of the Sussex County Planning and Zoning Commission was held on Thursday evening, July 27, 2017 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, Mr. Doug Hudson, Mr. Keller Hopkins, Mr. Robert Wheatley, Ms. Kimberly Hoey-Stevenson, with Mr. Vincent Robertson – Assistant County Attorney, Ms. Janelle Cornwell – Director, and Mrs. Jennifer Walls - Planning Manager.

Motion by Ms. Stevenson, seconded by Mr. Wheatley, and carried unanimously to approve the Agenda as posted. Motion carried 5-0

Motion by Ms. Stevenson, seconded by Mr. Hopkins, and carried unanimously to approve the Minutes for June 22, 2017 as revised. Motion carried 5-0.

### OLD BUSINESS

#### **C/U #2085 Land and Marketing Corporation**

**An Ordinance to grant a Conditional Use of land in a GR (General Residential District) for multi-family structures to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.16 acres, more or less.** The property is located on the northeast side of Sandy Cove Rd., approximately 472 ft. north of Cedar Neck Rd and on the northwest side of Cedar Neck Rd., approximately 764 ft. north of Sandy Cove Rd. 911 Address: None Available, Millville. Tax Map I.D. 134-9.00-88.00, 80.06, and 80.01 (portion of).

The Commission discussed this application which has been deferred since July 13, 2017.

Mr. Hudson stated that he would move that the Commission recommend approval of Conditional Use 2085 for Land and Marketing Corporation for multi-family structures based upon the record made during the public hearing and for the following reasons:

1. This property was the site of Conditional Use #1752 that was approved in 2007 for multi-family dwellings. The application is similar to that prior approval.
2. The property is in an area where other residential development has occurred, including single family homes, multi-family homes, mobile home communities and campgrounds. This project is consistent with those nearby uses, and it is essentially an infill development in this area of Cedar Neck Road.
3. The site is in the Environmentally Sensitive Developing Area according to the Sussex County Comprehensive Plan. This type of development is appropriate in this Area according to the Plan.
4. The proposed development will not have an adverse impact on the neighboring properties or roadways

5. The proposed density is significantly lower than the allowable density in the GR (General Residential) District.
6. The development will be served by central sewer provided by Sussex County.
7. This recommendation is subject to the following conditions:
  - A. The maximum number of residential units shall be 19.
  - B. All entrances, intersection, roadway and multi-modal improvements shall be completed by the developer in accordance with all DelDOT requirements.
  - C. The project shall be served by Sussex County sewer. The developer shall comply with all Sussex County Engineering Department requirements including any offsite upgrades necessary to provide service to the project.
  - D. The project shall be served by central water to provide drinking water and fire protection.
  - E. The applicant shall submit as part of the Final Site Plan a landscape plan showing the proposed tree and shrub landscape design, including any buffer areas.
  - F. All construction and site work on the properties, including deliveries of materials to or from the property, shall only occur between 7 am and 6 pm Monday through Saturday.
  - G. Street naming and addressing shall be subject to the review and approval of the County Mapping and Addressing Departments.
  - H. The applicant shall form a homeowners' or condominium association responsible for the perpetual maintenance of the streets, road, any buffers or landscaping, stormwater management facilities, erosion and sediment control facilities and other common areas.
  - I. The stormwater management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using best management practices.
  - J. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sediment control facilities.
  - K. The Final Site Plan shall be subject to review and approval of the Sussex County Planning and Zoning Commission.

Motion by Mr. Hudson, seconded by Mr. Hopkins, and carried with four (4) votes to forward this application on to the Sussex County Council with the recommendation that the application be approved for the reasons stated. Motion carried 4-1. Ms. Stevenson voted no.

**C/U #2087 John F. and Brenda L. Fegelein**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an automotive repair shop to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.0218 acres, more or less.** The property is located on the northwest side of Roxana Rd. (Rt. 17), approximately 715 ft. east of Zion Church Rd. 911 Address: None Available, Roxana. Tax Map I.D. 533-6.00-18.01

The Commission discussed this application which has been deferred since July 13, 2017.

Mr. Hudson stated that he would move that the Commission recommend approval of Conditional Use 2087 for John F. and Brenda L. Fegelein for an automotive repair shop based upon the record made during the public hearing and for the following reasons:

1. The automotive repair is small, and with the conditions and stipulations placed upon it, it will not have an adverse impact on the neighboring properties or community.
2. There are other small business uses and commercial or business uses in the area, including HVAC services, towing and other auto services, bait and tackle sales and others. This use is consistent with those uses.
3. The use as an automotive repair facility is of a public or semi-public character and is desirable for the general convenience and welfare of the area.
4. This recommendation for approval is subject to the following conditions and stipulations:
  - A. One lighted sign, not to exceed 32 square feet per side, shall be permitted.
  - B. Security lighting shall be downward screened and shall be directed away from neighboring properties and roadways.
  - C. Any dumpsters shall be screened from view of neighbors and roadways. The dumpster locations shall be shown on the Final Site Plan.
  - D. All repairs shall be performed indoors. No automobile parts shall be stored outside.
  - E. No junked, unregistered or permanently inoperable vehicles or trailers shall be stored on the site.
  - F. As proposed by the applicant, no more than 8 cars shall be on the site for repairs at any one time.
  - G. The property shall be screened from view of neighboring properties with a fence or vegetation. This screen shall be shown on the Final Site Plan.
  - H. No cars shall be sold on the property.
  - I. The site shall be subject to all DelDOT entrance and roadway requirements.
  - J. The hours of operation shall be from 7:00 am through 6:00 pm, Monday through Saturday.
  - K. 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. Hopkins, and unanimously to forward this application on to the Sussex County Council with the recommendation that the application be approved for the reasons stated. Motion carried 5-0.

**C/Z #1824 Tomark, LLC**

**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 Indian River Hundred, Sussex County containing 5.38 acres, more or less.** The property is located on the south side of John J. Williams Hwy. (Rt. 24) and on the north side of Jersey Rd., approximately 687 ft. east of Gravel Hill Rd. 911 Address: None Available, Millsboro. Tax Map I.D. 234-32.00-73.00

The Commission discussed this application which has been deferred since July 13, 2017.

Mr. Hopkins stated that he would move that the Commission recommend approval of Change of

Zone 1824 for Tomark, LLC for a change in zone from AR-1 to CR-1 based upon the record and the following reasons:

1. The site is located along Route 24 near the town limits of Millsboro. It is also next to a large electrical substation on an adjacent property. This location is appropriate for CR-1 zoning.
2. The site is in an area where other Commercial and Business zoned properties exist. The CR-1 zoning will be consistent with the area zoning and uses.
3. The site is in a Developing Area according to the Sussex County Comprehensive Plan. CR-1 Zoning is appropriate within this Area according to the Plan.
4. The proposed use will not adversely affect neighboring or adjacent properties or roadways.
5. Whenever this property is developed for a particular use, the applicant will be required to meet or exceed all DelDOT requirements. DelDOT will determine where appropriate entrance locations should be.
6. CR-1 Zoning is appropriate, since the County Zoning Code states that the purpose of such zoning is to provide for a wide variety of commercial and service activities generally serving a wide area, and that such uses should be located along existing major thoroughfares where a general mixture of commercial and service activities now exist. In this case, the rezoning along this area of Route 24 falls within the stated purposes of the CR-1 District.
7. Any development of the site will require Preliminary and Final Site Plan review by the Sussex County Planning and Zoning Commission.

Motion by Mr. Hopkins, seconded by Ms. Stevenson, and carried with three (3) votes to forward this application on to the Sussex County Council with the recommendation that the application be approved for the reasons and with the conditions stated. Motion carried 3-2. Mr. Wheatley and Mr. Ross voted no.

## PUBLIC HEARINGS

Mr. Robertson described how the public hearings are processed.

### **2017-5 Martha Collins, Heirs**

This a Major Subdivision for the creation of a standard subdivision. The plan purposes to subdivide 7.566 acres +/- into 2 single family lots with a 50-ft. easement. The property is located off a private road on the southwest side of Pear Tree Rd. (Rd. 424), approximately 1,012 ft. northwest of Millsboro Hwy. (Rt. 26/54), Gumboro. Tax ID: 333-11.00-10.02 (part of). Zoning: AR-1 (Agricultural Residential District).

Ms. Cornwell advised the Commission that submitted into the record as part of the application were comments from the Sussex Conservation District.

The Commission found Steve Sellers, Land Surveyor and Katie Espenlaud were present on behalf of the application; that Mr. Sellers spoke that the applicant is requesting a waiver for the road design and landscaping for a proposed 2 lot subdivision with a 50-easement, and the

applicant is waiting for approval from the Office of the State Fire Marshal.

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

Mr. Wheatley stated that he would move that the Commission grant Preliminary and Final Site Plan approval of Subdivision 2017-5 for Martha Collins, Heirs based upon the record during the public hearing and for the following reasons:

1. This subdivision seeks to create a 1.977 acre lot from a 7.56 acres parcel. The new lot will have access via an existing 50 foot wide easement.
2. The proposed subdivision generally meets the purpose of the Subdivision Ordinance in that it protects the orderly growth of the County.
3. The land is zoned AR-1 which permits low density single family residential development. The proposed subdivision is significantly less than the allowable density in the AR-1 District.
4. The proposed subdivision will be consistent with the area and will not adversely affect nearby uses or property values.
5. The proposed subdivision will not adversely impact schools, public buildings and community facilities.
6. The proposed subdivision will not adversely affect traffic on area roadways.
7. Because this subdivision only creates one lot, a waiver from the forested buffer requirements is appropriate.

Motion by Mr. Wheatley, seconded by Ms. Stevenson, and carried unanimously to grant preliminary and final approval of Subdivision No. 2017-5 for Martha Collins, Heirs for the reasons stated. Motion carried 5-0.

#### **2017-6 Donna Smith Marconi**

This a Major Subdivision for the creation of a standard subdivision. The plan proposes to subdivide 63.26 acres +/- into 1 single family lot (5.0 acres) off a 50-ft. easement and residual parcel. The property is located on the north side of Fleatown Rd. (Rd. 224), approximately 1,932 ft. southwest of Clendaniel Pond Rd. (Rt. 38) Lincoln. Tax ID: 230-13.00-121.00. Zoning: AR-1 (Agricultural Residential District).

Ms. Cornwell advised the Commission that staff is in receipt of all agency approvals and that the applicant has requested a waiver from the landscape buffer and road design standards; and that comments and approval from the Sussex Conservation District have been submitted for the record.

The Commission found William Marconi, Donna Smith Marconi, and Bob Smith were present on behalf of the application.

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

Ms. Stevenson stated that she would move that the Commission to grant preliminary and final site plan approval of Subdivision 2017-6 for Donna Smith Marconi based upon the record during

the public hearing and for the following reasons:

1. This subdivision seeks to create a 5.00-acre lot from a 63.26-acre parcel. The new lot will have access via an existing 50-foot-wide easement.
2. The proposed subdivision generally meets the purpose of the Subdivision Ordinance in that it protects the orderly growth of the county.
3. The land is zoned AR-1 which permits low density single family residential development. The proposed subdivision is significantly less than the allowable density in the AR-1 District.
4. The proposed subdivision will be consistent with the area and will not adversely affect nearby uses or property values.
5. The proposed subdivision will not adversely impact schools, public buildings and community facilities.
6. The proposed subdivision will not adversely affect traffic on area roadways.
7. Because this subdivision only creates one lot, a waiver from the road design and forested buffer requirement is appropriate.

Motion by Ms. Stevenson, seconded by Mr. Hudson, and carried unanimously to grant Preliminary and Final approval of Subdivision No. 2017-6 for Donna Smith Marconi for the reasons stated. Motion carried 5-0.

**C/U #2089 Massey's Landing Properties, LLC**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an amendment to Ordinance No. 2378 for Conditional Use No. 1963 for a campground to amend condition of approval No. 9 relating to parking of "Park Model RV'S" and campground food trailer(s) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 54.33 acres, more or less.** The property is located on both sides of the eastern end of Long Neck Rd. 911 Address: 36625 Long Neck Rd. and 20628 Long Beach Dr., Millsboro. Tax Map I.D. 234-25.00-31.02, 234-25.00-31.05, 234-25.00-31.04, 234-25.00-31.00

Ms. Cornwell advised the Commission that the applicant is specifically requesting to amend Condition of Approval #9 that currently states "the campground/RV park shall remain vacant and no campers or RV's shall be stored on the campground during the period that the campground is closed;" that the applicant is requesting the condition to be revised to state " the campground/RV park shall remain vacant and no campers or RV's except Park Model RV's on approval Park Model campsites shall be stored on the campground during the period that the campground is closed. Park Model RV's and campground food trailer(s) in special flood hazard areas shall either meet the requirements of 115-141.5B(3) for manufactured homes or may be stored on paved campground automobile parking areas out of the floodplain when the campground is closed;" and that Sussex Conservation District has submitted comments into the record as part of the application.

The Commission found Jeff Clark with Land Tech Land Planning was present on behalf of the application; that Mr. Clark spoke that this is an upscale location; that there are beach resort amenities; that this is a transient campground; that no guests remain for the entire camping

season; that the campground consists of tents, RVs both self-propelled and pull behind; that the Park Models have to be removed from the campground and relocated offsite during the time that the campground is closed for the season; that the water is shut off when the campground is closed for the season; that a caretaker remains onsite year round; that this condition was placed by the Commission but amended by County Council, therefore a new public hearing is necessary to amend the condition; that the site plan limits the number of Park Model sites in the campground to 70; that the kitchen for the Sandy Dollar Grill is a food trailer and a portable bathroom trailer facility are also required to be relocated offsite during the offseason; and that relocating the Park Models and trailers offsite is expensive.

The Commission found there were no parties in support to this application.

There was discussion about the application

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

**C/U #2090 Edgar Reyes Hernandez**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a shop for a painting business and storage to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.4583 acres, more or less.** The property is located on the north side of Zoar Rd., approximately 748 ft. west of Gravel Hill Rd. 911 Address: 25203 Zoar Rd., Georgetown. Tax Map I.D. 234-14.00-30.01

Ms. Cornwell advised the Commission that comments from Sussex Conservation District; a Service Level Evaluation from DelDOT indicating a Traffic Impact Study was not required; and a staff analysis were submitted into the record as part of the application.

The Commission found Mr. Edgar Reyes, the property owner and Angelica Flores were present on behalf of the application; that that the application is for a Conditional Use for a shop to run a painting business and storage; that no business will be conducted on the premise; that they have 10–15 trucks and 25 employees; that employees come to the shop to get materials and equipment then go to the job site; that not all trucks return to the shop each night as some employees take vehicles home; that business hours are from 7am to 5:30 pm Monday thru Saturday; that the applicant wants to put a sign on the property for the business; that the lot is 1.4 acres in size; that there is a daycare across the street and a poultry business down the road.

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

The Commission found that Mr. John Ingle and Mrs. Joan Ingle spoke in opposition to the application; that the Ingles' are adjacent neighbors; that since the Reyes' built the shop the Ingles' have issues with flooding; that there are no other commercial business in the neighborhood; that this is a residential area, not a commercial area; that the employees arrive at work between 5:30 and 5:45 am and there is considerable amount of noise from employees loading ladders and other equipment onto the trucks; that the neighbors are otherwise good

neighbors; that Mrs. Ingle stated Mr. Reyes told her he had 40–42 employees; that they park 15–18 vehicles parked on the property every day all day; that sometimes the employees would have loud parties after work.

There was discussion about the application.

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

**C/U #2095 Sposato Investments, LLC**

**An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an amendment to Ordinance No. 1533 for Conditional Use No. 1446 for a landscaping business with outdoor storage to request an amendment to Condition No. 3 regarding hours of operation to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 5.0 acres, more or less.** The property is located on the south side of Rickards Rd., approximately 0.62 miles northeast of Daisey Rd. 911 Address: 34742 Rickards Rd., Frankford. Tax Map I.D. 134-18.00-31.01 and 134-18.00-31.02

Ms. Cornwell advised the Commission that comments from Sussex Conservation District; and a staff analysis were submitted into the record.

The Commission found that Ms. Shannon Carmean Burton, attorney with Sergevic Carmean Weidman McCartney and Owens, Tony Sposato, President of Sposato Investments LLC and Sposato Landscape Company Inc, and Rich McCracken Sposato Landscape Ocean View Branch Manager were present on behalf of the application; that an exhibit book was provided; that Sposato Landscape is located on approximately 5 acres; that the business has been in operation for over 20 years; that the applicant is requesting to amend Condition 3 of the Conditional Use approved in 2002 and modified in 2016 to modify the operational hours to allow three mechanics to arrive at 5 am, management to arrive at 6am and the remaining employees to arrive at 6:30 am to prepare for daily operations; that the daily end time would be 7pm; that there shall be no Sunday hours of operation; that currently business hours are 7am to 7 pm Monday thru Saturday; that Mr. Sposato did not realize he could not have employees onsite prior to 7am; that the property is located in an agricultural and residential area; that there are 2 other business in the area one being a poultry operation and one being an electrical contracting business; that most of the neighbors and adjacent neighbors have submitted letters of approval which were contained in the exhibit book; that Mr. Sposato has 2 signs on the property asking employees to be respectful of neighbors; that Mr. Sposato makes every effort to minimize impact to neighbors, including asking drivers to avoid driving past one neighbor's property; that the company makes every attempt to be a good neighbor and minimize impacts to the neighborhood; that customers do not come to the site; that there is no signage advertising the business; that there is a forested buffer surrounding the property; that mechanics make every effort to do repair work inside the shop, though there are some instances that work may need to be done outside; that Mr. Sposto said it is rare that equipment backfires on the property; that Sposato Landscape Company is a nationally recognized landscape firm; that Mr. McCracken indicated the trucks are coming back around 6:30pm; that mechanics are working on equipment inside shop prior to loading trucks and going on road by 7am.



The Commission found there were ten (10) parties in support of this application.

The Commission found Mr. Mike Kwiecien and Mr. Don Sousa opposed to the application; that Mr. Kwiecien is a neighbor and has concerns with travel, traffic, noise; the number of trucks delivering mulch and supplies; grinding mulch, employees trespassing on his property, trucks driving on the wrong side of the road, safety of kids getting on school bus when trucks and trailers are coming and going; that he has been fighting this for 16 years; that others in the neighborhood have concerns; that this is a quality of life issue; that the road is an old country road; that he wants the conditional use removed; that Mr. Sousa stated the chipper is very loud; that the Sposatos have been good neighbors at times, but he has concerns with the expansion of the new hours and wants to keep it as it is.

There was discussion about the application.

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

## OTHER BUSINESS

### **Massey's Landing Properties, LLC (CU 1963)**

#### Amend Condition of Approval

This is a request to amend Condition #8 for the Conditional Use. The Planning Commission held a public hearing on May 23, 2017. As part of the approval, Condition #8 states that "the entire facility may open no earlier than April 1<sup>st</sup> each year and shall close no later than the first Sunday of November of each year." The applicant is requesting that Condition #8 be amended to state "the entire facility may be open no earlier than the Friday preceding April 1<sup>st</sup> each year and shall close no later than the first Sunday of November of each year." This request does not require a public hearing as the condition was created by the Planning Commission.

Motion by Mr. Hopkins, seconded by Ms. Stevenson and carried unanimously to approve the amend Condition #8. Motion carried 5-0.

### **Pelican Landing (S-17-25)**

#### Final Site Plan

This is a Final Site Plan for Pelican Landing to construct 87,800 square feet of commercial space on three proposed parcels with site improvements to be located off John J. Williams Highway (Rt. 24). The Planning Commission granted preliminary approval on January 8, 2015 with Final Site Plan approval by Planning Commission contingent on receipt of agency approvals and approval of a shared parking agreement. The property consists of 14.12 acres, is zoned B-1 and is located within the Environmentally Sensitive Development District Overlay Zone (ESDDOZ). The Tax Parcels are 234-7.00-88.00, 89.00, 90.00, 91.00, and 92.01.

Motion by Mr. Hudson, seconded by Mr. Wheatley and carried unanimously to approve the Final Site Plan. Motion carried 5-0.

**Americana Bayside Phase 13 (RPC)**

Final Site Plan

This is a Final Site Plan for construction of 26 townhouse units and site improvements on 4.59 acres to be located in Americana Bayside as Phase 13. Planning Commission granted approval of a Revised Preliminary Site Plan on December 22, 2016. The final site plan is in compliance with the Zoning Code and staff is in receipt of all agency approvals. The property is zoned MR-RPC. The Tax Parcel is 533-19.00-301.01.

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

**Americana Bayside – Harris Teeter Overflow Parking (RPC)**

Revised Site Plan

This is a revised Site Plan to construct an overflow parking lot to add 36 additional parking spaces for the Harris Teeter Fuel Center and provide open space at Americana Bayside located off Americana Parkway and Lighthouse Road. The Planning Commission approved the site plan for construction of gasoline pumps, a canopy, kiosk and signage with revisions to on-site parking and landscaping at this site on January 28, 2016. The site plan is in compliance with the Zoning Code and staff is in receipt of all agency approvals. The property is zoned MR-RPC and the tax parcels are 533-19.00-37.00 and 17.02.

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

**Marshall Street Mini-Storage (S-17-34; CU 2020 and 1771)**

Preliminary and Final Site Plan

This is a Preliminary and Final Site Plan for a 79,132 S.F. mini storage facility to be located off Marshall Street (SCR 225) and Swains Rd (private road). An application for Conditional Use 2020 for mini-storage units, and boat and RV storage was recommended for approval by the Planning Commission on July 9, 2015. The site plan is in compliance with the Zoning Code and staff is in receipt of all agency approvals. The property consists of 8.919 acres and is zoned AR-1. The Tax Parcels are 330-11.17-18.00, 20.00, and 330-15.05-6.00.

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

**Coastal Club Clubhouse (RPC)**

Revised Amenities Site Plan

This is a Revised Amenities Site Plan for the Coastal Club (RPC) Clubhouse and amenities. The Planning Commission approved the Preliminary and Final Site Plan for the Coastal Club Clubhouse and amenities on July 30, 2015. The revised plan proposes to eliminate the Arts and Crafts building and increase parking. The site plan is in compliance with the Zoning Code. Staff is awaiting updated agency approvals. The property consists of 6.67 acres and is zoned MR-RPC. The Tax Parcel is 334-11.00-395.00 and 396.00.

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

**Selbyville 54 Storage Expansion**  
Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan to expand an existing mini-storage facility to construct up to 50 additional mini-storage units totaling 119,824 S.F of floor area to be located off Lighthouse Road (Rt 54). The Planning Commission previously granted approval on November 11, 2015 for Buildings F and G. The revised site plan is in compliance with the Zoning Code and staff is awaiting agency approvals. The property is 10.50 acres and is zoned C-1. The Tax Parcels are 533-18.00-57.00 and 57.03.

Motion by Mr. Wheatley, seconded by Ms. Stevenson and carried unanimously to approve the Revised Preliminary Site Plan with final approval subject to staff upon receipt of all agency approvals. Motion carried 5-0.

**Arbor-Lyn (CU-2046)**  
Preliminary Site Plan

This is a Preliminary Site Plan for Arbor-Lyn (CU 2046) for the construction of 142 multi-family dwellings on 35.45 acres to be located off of Warrington Road. The property is zoned MR with conditional use for multi-family structures. The Tax Parcels are 334-12.00-127.02, 127.04, and 127.05. Staff is awaiting agency approvals.

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

**Lands of Hartnett**  
Minor Subdivision off 50' easement

This is a minor subdivision concept for the creation of 1 new lot off a 50' wide easement over an existing private road (Memory Lane), located off Doddtown Road (SCR 293). Lot 1 is proposed as 0.75 acres +/-; Lot 2 is proposed as 1.75 acres +/--. The parcel is zoned AR-1. The Tax Parcel is 135-17.00-28.00. Staff is awaiting agency approvals.

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

**Lands of Hayes**

Minor Subdivision off 50' easement

This is a minor subdivision for the creation of 3 new lots off a 50' wide easement over an existing driveway, located off Gravel Hill Road (SR 30). Lot 1 is proposed as 0.814 acres +/-; Lot 2 is proposed as 1.749 acres +/-; and Lot 3 is proposed as 1.790 acres +/--. The residual lot is 0.806 acres +/- and has adequate road frontage to access Gravel Hill Road. The parcel is zoned AR-1. The Tax Parcel is 235-25.00-3.00. Staff is awaiting agency approvals.

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

ADDITIONAL BUSINESS

**Discussion regarding of the Comprehensive Plan**

**Opportunity for public comment regarding Comprehensive Plan**

Meeting adjourned at 8:22 p.m.