

## THE MINUTES OF THE REGULAR MEETING OF AUGUST 9, 2018

The regular meeting of the Sussex County Planning and Zoning Commission was held on Thursday evening, August 9, 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 Wheatley presiding. The following members of the Commission were present: Ms. Kim Hoey-Stevenson - Absent, Mr. Doug Hudson, Mr. Keller Hopkins, Ms. Holly Wingate, with Mr. Vincent Robertson – Assistant County Attorney, Ms. Janelle Cornwell – Director, and Mr. Jamie Whitehouse – Planning & Zoning Manager.

Motion by Mr. Hopkins, seconded by Ms. Wingate, and carried unanimously to approve the Agenda as revised. Motion carried 4-0.

Motion by Mr. Hudson, seconded by Ms. Wingate and carried unanimously to approve the Minutes for July 12, 2018 as revised. Motion carried 4-0.

### OLD BUSINESS

#### **C/U # 2138 Walker Construction, Inc.**

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for site contracting excavating services with storage, repair, and maintenance and light material and storage and general office to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 13.76 acres, more or less. The property is lying on the west side of Robinsonville Rd., approximately 671 ft. south of Kendale Rd. 911 Address: 33077 Walker Farm Rd., Lewes. Tax Parcel: 234-2.00-23.03 (portion of)**

At their meeting of August 9, 2018, the Planning Commission discussed the application that has been deferred since July 26, 2018.

Mr. Hudson moved that the Commission recommend approval of CU 2138 for Walker Construction for site contracting excavating services with storage, repair, and maintenance and light material and storage and general office based upon the record made during the public hearing and for the following reasons:

1. The property is a 17.42-acre parcel located on Robinsonville Road. Only 13.76 acres of the property will be used for the Conditional Use.
2. The site has a history of prior usage. Prior to the Applicant's acquisition of it, it had been used as a borrow pit and a dump site. The Applicants have cleaned up the site and stated that they will continue to do so.
3. The activities of the conditional use will be confined to an area located approximately 900 feet from the property line. The use is generally not visible from Robinsonville Road.
4. The Applicants reside on the property.
5. The Applicants have stated that all excavating work is performed offsite, and that there will not be any dumping on the site.
6. There will be no retail sales from the property, and the use is limited in nature. With the conditions and limitations placed upon it, the use will not adversely affect neighboring properties, roadways or traffic.

7. The business provides a service to a wide variety of Sussex County residents and businesses. This intended use is of a public or semi-public character and will benefit the residents and businesses of Sussex County.
8. This recommendation is subject to the following conditions:
  - A. This use shall be limited to site contracting and excavating services with storage, along with maintenance and repairs to the equipment associated with the business and office space for the business. No other businesses shall be conducted from the site, and no vehicles associated with any other business shall be parked on the site. No retail sales shall be conducted from the site.
  - B. No manufacturing shall occur on the site. This prohibition includes the chipping, shredding or grinding of any materials and also includes the dyeing of mulch or similar materials.
  - C. As stated by the applicant, no signs shall be permitted.
  - D. The hours of operation shall be limited to 6:00 am through 6:00 pm, Monday through Friday and 7:00 am through 2:00 pm on Saturday. There shall not be any Sunday hours of operation.
  - E. Any security lighting shall be screened so that it does not shine on neighboring properties or roadways.
  - F. The applicant shall comply with all DeIDOT requirements, including any entrance or roadway improvements.
  - G. All stormwater management facilities shall be subject to the review and approval of the Sussex Conservation District. The Final Site Plan shall include the approval of the Sussex Conservation District for the design and location of the stormwater management areas.
  - H. There shall not be any dumping on the site, and a single dumpster permitted on the site be screened from the view of neighboring properties and roadways.
  - I. The Final Site Plan shall clearly show all areas for vehicle and equipment storage and parking, and these areas shall be clearly marked on the site itself.
  - J. All equipment and vehicle maintenance and repair shall occur indoors.
  - K. All loading areas, storage areas and trash container areas shall be screened by the existing wooded vegetation located on the site with a minimum vegetated buffer of at 50 feet from all property lines. This buffer shall be shown on the Final Site Plan.
  - L. Failure to comply with any of these conditions shall be grounds for termination of the Conditional Use approval.
  - M. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

Motion by Mr. Hudson, 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 4-0.

#### PUBLIC HEARINGS

Mr. Robertson described how the public hearings are processed.

#### **2018-10 Overbrook Meadows – Overbrook Acres, LLC**

This is a cluster/ESDDOZ subdivision to divide 64.2 acres +/- into 135 single family lots to be

located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the northeast side of Coastal Hwy. (Rt. 1) across from Cave Neck Rd. Tax Parcel: 235-23.00-1.00. Zoning District. AR-1 (Agricultural Residential District).

Ms. Cornwell advised the Commission that submitted into the record were an exhibit booklet, Subdivision Plan, Environmental Assessment and Public Facility Report, comments from Sussex Conservation District, Sussex County Utility Planning Division, Sussex County Public Works Department, DelDOT, DNREC Division of Waste and Hazardous Substance and Ground Water Discharge, Division of Air Quality, Public Health, State of Delaware Fire Marshal, Delaware Electric Co-op, Sussex County Mapping and Addressing Department, response from Plus, and one letter in opposition read in to record.

The Commission found Jim Fuqua, Attorney with Fuqua, Willard, Stevens & Schab, Lou DiBitinito, applicant, Steve Gorski, with Duffield Associates, and Joe Cawoor were present on behalf of the application; that Mr. Fuqua stated the application is for a ESDA cluster subdivision; that the subdivision will be comprised of a 135 single family lots and amenities on 64 acres of land; that 64 acres is the rear portion of 114 acre parcel; that a prior application for CR-1 zoning and Planning Commission and County Council held public hearings; that the Planning Commission recommended approval with 3-2 vote; that County Council voted to deny with a vote 4-1; that the applicant filed an appeal of the County Council decision and a new hearing was ordered before the County Council and it was held on April 10<sup>th</sup>; that on May 1<sup>st</sup> a vote of 3-2 to deny the application; that applicant proposed a commercial use on the front 15 acres and develop the back 64 acres as a cluster subdivision; that the plan proposed two cluster subdivisions; that the first one is tonight; that the parcel is cleared farmland with 6 acres of woodland; that there is agricultural uses to the north, south and east, C-1, B-1 and MR zoning across the street; that there is a mixture of uses in the area; that the land is zoned AR-1; that low-density single family dwellings is a permitted use; that the Land Use Classification per the Comprehensive Plan is in the Environmentally Sensitive Developing Area that is a growth area; that the max density is 2.18 per acre; that the minimum 7,500 square feet and is permitted; that they are proposing a 2.10 density per acre; that this will conform with the density lot size that is permitted; that water will be provided by Tidewater Utilities Inc.; that the sewer will be provided by Artesian Wastewater Management; that both companies are willing and able to serve the site: that electric is providing by Delaware Electric Co-op; that DelDOT did require a TIS and one was done with commercial rezoning; that the site is subject to DelDOT Corridor Capacity Preservation Program; that this program limits the access to 200 trips per day and less with road improvements; that the roadway improvement is the construction of a grade separated intersection proposal to provide access and planned by DelDOT; that the evening peak hours are much lower with fix from the change of zone has to be done; that DelDOT has given three options, that DelDOT is to build, build by developer or public private partnership to build an overpass; that the applicant will be required for all intersection and entrance improvements per DelDOT; that there are no wetlands or floodplain on site; that the stormwater management with comply with Sussex Conservation District regulations; that the stormwater will use Best Management Practices; that they will recharge through bio swales; that the total maximum building load calculation was performed and the subdivision will reduce the total nitrogen and phosphorus on site; that 28% coverage is less than the requirements from the source water protection; that the minimum lot size is 8,000 square feet and the average lot size is 9,000 square feet; that the development will have two phases of equal size; that there will be an recreational

amenity area which include a clubhouse, pool and deck area; that the clubhouse will be a minimum of 2,400 square feet and the pool will be a minimum of 1,500 square feet; that there will be other gathering areas throughout the development; that amenities will be completed prior to the 70<sup>th</sup> certificate of occupancy; that the streets will be built to County standards and will be private; that the streets will have curbs and gutters; that there will be sidewalks on both sides; that along the northern property will be a 20 foot landscaped buffer and is the land of Mr. Vincent; that there should be 50 foot ag buffer because the land is in ag preservation; that 20 foot landscape buffer will be in the 50 foot buffer and in the deed will include an ag note; that there is an existing 12 foot wide farm access easement for the use of the farm to the east; that the easement is to be relocated to the rear and south of the site; that the new relocated easement will increase to 30 feet in width from the 12 feet; that the easement will be right along the property line and inside the easement is the 20 foot forested landscape buffer; that there will be a 50 foot to 100 foot buffer provided; that there will be 25.1 acres which is approximately 39% of open space; that the community will have a HOA; that the proposed subdivision complies with the code and the Comprehensive Plan; that they can only build 20 houses till the intersection is improved; that the 20 houses equal 200 trips per day; that the intent is to build with two to three years; that they can be built at the same time with the interchange and house; that the easement road is not intended for construction access; that Jennifer Cinelli-Miller with DelDOT Planning, stated per the CTP has gone into the project development and construction funding does not start until 2024; that they have submitted a public private partnership (P3) application which will speed up the process; that this will meet federal and state regulations and will cost approximately \$14 million dollars; that Mr. Fuqua stated they expect to be the only partner in the project; and that Ms. Cinelli-Miller stated the 20 units is for temporary access to Route 1; and that Mr. Fuqua stated the easement is still being worked out and is a private matter.

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

The Commission found that John Vincent spoke in opposition to the application; that Mr. Vincent stated he owns the farm to the north and it is in agricultural preservation; that when he empties out his four chicken houses there are trucks coming in and out and it can be noisy; that the irrigation system can cause overspray if it is windy; that this impacts the ability for ammonia and aerial spraying; that there would be a loss of aerial spraying and a reduction in the different types of crops he can grow; that he has concerns with stormwater management and impervious surface amounts; that he has concerns with drainage in the area; that there are already traffic issues, especially with farm equipment; that is there something that ensures notices of agricultural land; and that would lose the front field from hunting as there is not 300 feet.

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

Motion by Mr. Hopkins, seconded by Ms. Wingate and carried unanimously to defer action to for further consideration. Motion carried 4-0.

**C/Z # 1853 - Beebe Healthcare**

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an I-1 Institutional District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 19.9136 Acres, more or less. The property is lying on the east side of Warrington Rd., approximately 107 ft.**

south of John J. Williams Hwy. (Rt. 24). 911 Address: N/A. Tax Parcel: 334-12.00-125.00

Ms. Cornwell advised the Commission that submitted into the record were an exhibit booklet, survey, staff analysis, comments from DelDOT, and several letters of support were read into the record.

The Commission found Robert Gibbs, Attorney with Morris, James, Wilson, Halbrook, and Bayard, Alex Sydnor and Mark Loukides with Beebe Healthcare Jeff Harmon with Becker Morgan Group, and Jennifer Cinelli-Miller with DelDOT; that Mr. Gibbs stated the parcel is located on Warrington Road; that the parcel is surrounded by residential communities; that this property abuts the existing Beebe property with a medical facility and medical offices and services; that the acreage is 19.91 acres; that the current zone is AR-1 and the currently used as a farm; that proposed zone is I-1; that there was a previous conditional use in 2008 for a medical office complex in August 2005 and no action was taken; that the propose use is for medical services and are a permitted use per the code; that it will likely be a surgical center and any of the uses that fall with the I-1 zone; that the parcel is located in the Level 2 Sate Strategy; that the Land Use Classification per the Comprehensive Plan is in the Environmentally Sensitive Developing Area; that the ESDDOZ report is included in the exhibit booklet; that a Service Level was completed an a TIS was not required; that due to Bella Terra a TIS was completed; that a TOS analysis was done; that DelDOT has a project that will widen Route 24 and in this area; that Mr. Harmon stated there is C-1, CR-1, MR and HR zonings in the area; that there is Institutional use in the area; that there are developed lands in the area; that DelDOT is making road improvements; that they are talking to DelDOT about projects; that they used the TIS from Bella Terra per DelDOT , as it had the most recent traffic numbers; that they will have LOS (Level of Service) if C and D which are very good levels; that they have worked with DelDOT on the entrance location; that they have discussed interconnection with the adjoining parcel and will provide it; that they will comply with the regulations of stormwater management; that there is excellent drainage soils in the area and will use infiltration; that water will be served by Tidewater Utilities; that the sewer will be provided by Sussex County; that there are no known endangered species or other environmental issues; that there are no wetlands or woodlands on the site; that the site is an active farmland; that there will be buffers and open space for beautification; that there will be over 100 medical jobs to be created; that there is no known historical or cultural resources on the site; that the parcel will be in compliance with the Comprehensive Plan; that project is consistent with the surrounding area; that they think it is an appropriate location for I-1; that Mr. Gibbs stated the staff analysis states the project would be consistent with the surrounding zones, land uses and uses; that Ms. Cinelli-Miller stated the design will not finish up until October; and that the Right of Way acquisition will begin in November of this year.

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

The Commission found Kathleen Baker spoke in opposition to the application; that Ms. Baker stated she wants to maintain quality of life; that she is not against the application but does not have enough information; that she has concerns with the building height, location of the building and light pollution; that she also has concerns with noise pollution; and that she has questions about the interconnectivity.

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

Motion by Mr. Hudson, seconded by Ms. Wingate and carried unanimously to defer action for further consideration. Motion carried 4-0.

**C/Z # 1854 - Ferguson Enterprises, Inc.**

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agriculture Residential District to a C-5 Service/Limited Manufacturing District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.306 Acres, more or less.** The property is lying on the north side of Lewes-Georgetown Highway. (Rt. 9) approximately 937 ft. east of Nassau Commons Blvd. 911 Address: 32359 Lewes-Georgetown Highway., Lewes Tax Parcel: 334-5.00-139.00 (portion of).

Ms. Cornwell advised the Commission that submitted into the record were an exhibit booklet, survey, staff analysis, comments from the Sussex Conservation District, and results from Plus.

The Commission found Jim Fuqua, Attorney with Fuqua, Willard, Stevens & Schab, Dave Jemo with Ferguson and David Kuklish, with Bohler Engineering were present on behalf of the application; that Mr. Fuqua stated this is an application to rezone 5.31 acres of a 6.76 acre parcel from an AR-1 to C-5; that 1.3 acre parcel will remain AR-1; that the land is located on the north side of Route 9 and west of the five points intersection; that County originally determined that this land was appropriate for commercial zoning; that it was zoned C-1; that in 1988 the owner rezoned the property to AR-1; that Ferguson is the largest plumbing distributor in North America; that they would like to build a new HVAC facility on this site; that the primary customers are contractors; that they can purchase equipment at the store, picked up at the store and the business is open to the public with a counter area; that this will replace an older facility; that the new facility will be closer to users and customers; that the site is located in the County sewer district and water will be provided by an on-site well; that the stormwater will comply with DNREC requirements; that there are no wetlands and the site is not in a floodplain; that DelDOT did not require a TIS; that it is a low traffic impact of 49 trips per day; that DelDOT reserves the right in the future to require a TIS or TOA depending on the uses of the rear of the property; that they believe it is an appropriate location; that the use complies with the code and they have retail use; that the site fronts on Route 9 and which is a major arterial road; that the Comprehensive Plan states that large scale must be on a major arterial road; that the site is in Level 1 and 2 State Strategies; that the Land Use Classification per the Comprehensive Plan is in the Environmentally Sensitive Developing Area and the Highway Commercial Area; that the site is consistent with the Comprehensive Plan; that there are commercial uses in the area and the commercial zoning dates back to the 1970s; that the was zoned commercial (C-1); and that it was an unusual application to go from C-1 zoning to AR-1 zoning.

The Commission found no one spoke in favor of the application.

The Commission found that David Tawll, Mel Brunt, and Dan Donoghue spoke in opposition to the application; that Mr. Tawll stated he has concerns the lighting uses across the street: that how can they minimize the noise and lights; Mr. Brunt stated he had concerns with traffic on Route 9; that there is overdevelopment in the area; that he has concerns with the mix of commercial and residential uses; that Mr. Donoghue stated he has concerns with the height of the building; that

he had concerns with lighting; and he has concerns about the signage and especially lighting. The Commission explained that many of the stated concerns are site-plan related.

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

Motion by Ms. Wingate, seconded by Mr. Hudson, and carried unanimously to defer action for further consideration. Motion carried 4-0.

**Ord. # 18-10 – Forested Landscape Buffer**

**An Ordinance to amend Chapter 99, Article I and III, Sections 99-5 and 99-16 of the Code of Sussex County relating to forested and/or landscaped buffers.**

Ms. Cornwell advised the Commission that submitted into the record were several letters of support and opposition for the proposed Ordinance.

Mr. Robertson stated the Code has an existing minimum 20 foot forested and/or landscaped buffer requirement around every subdivision; that has been in effect for 10 years; that according to law, an Ordinance must restate the Code and show the proposed changes and deletions; that underlined or italic text shows anything added to the Code; that the 20 foot was the depth of the buffer, and for every 100 feet of buffer, there are 15 trees to be added; that this is proposed to be increased to 25 trees per 100 feet; and that in Chapter 99-5 there would be a requirement to maintain existing vegetation when possible.

The Commission found that no one spoke in favor of the Ordinance.

The Commission found Mark Moore, Michaelena Hayes, Jim Fuqua, and Ring Lardner spoke in opposition to the Ordinance; that Mr. Moore stated he thinks that the Ordinance needs more time; that it is too simplified and need to have time to discuss the Ordinance; that this will limit developers and the design of communities; that a lot of the spirit of this Ordinance will maintain the beauty of the area but it may sacrifice mature woods and other natural areas; that there are better ways; that maybe they could use an average buffer and other creative ways to achieve the goal to maintain the charm; that Ms. Hayes stated her thoughts are similar to Mr. Moore's; that if they stayed with the 20 foot buffer but maybe impose a 20 easement that could not be built upon and adjacent to that buffer to keep the 40 foot buffer; that this would reduce the number of inward lots and with the roads to meet the lot depth; that there needs to be more time; that Mr. Fuqua stated he hasn't heard an explanation of why; that this could limit open space from the interior; that the developers try to have lots back up to open space; that he is not for or against; that Mr. Robertson stated there is a question of whether the 20 foot buffer is sufficient; that the trees along the perimeter of the subdivisions improve the visual landscape of the County; that the County is trying to accommodate the new lots, by creating more visual open space around the perimeters of subdivisions; that with cluster subdivisions, AR-1 subdivisions, and subdivisions in ESDDOZ they get to use open space to count toward the density, so the total of lots is not reduced; that Mr. Lardner stated the County recently adopted new road design standards with 50 foot Right of Way; that the new stormwater regulations keep reducing the amount of land to use; and that the buffer impacts more than just the perimeter.

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

Motion by Mr. Hopkins, seconded by Mr. Hudson, and carried unanimously to defer action for further consideration. Motion carried 4-0.

## OTHER BUSINESS

### **Holiday Inn Express at Midway (FKA Midway Hotel)**

#### Final Site Plan

Mr. Whitehouse advised the Commission that this is a Final Site Plan for the construction of a 4-story hotel with 93 rooms and a 120-space parking lot. The Zoning Code requires 142 parking spaces. On October 26, 2017, the Planning & Zoning Commission approved a modification of the required parking in accordance with Section 115-164 of the Zoning Code. Preliminary Site Plan approval was previously granted on May 26, 2016 for 85 rooms and 130 parking spaces. The site layout has since been revised to centrally locate the hotel building and relocate some of the parking spaces to the north-east edge of the site. The amount of landscaping has also been revised. The property is zoned C-1 (General Commercial Zoning District) and also is located within the Combined Highway Corridor Overlay Zone (CHCOZ) and the ES-1 (Environmentally Sensitive Development District Overlay Zone). Tax Parcel: 334-6.00-144.01. Staff are in receipt of all required agency approvals.

Motion by Mr. Hopkins seconded by Ms. Wingate and carried unanimously to approve the Final Site Plan. Motion carried 4-0.

### **2014-05 - Ida Jane Farm**

#### Revised Preliminary Subdivision Plan

Mr. Whitehouse advised the Commission that this is a Revised Preliminary Subdivision Plan for a Major Subdivision of 19.16 acres into 6 lots. Two (2) of the lots will have frontage along Gray Rd. The remaining four (4) lots will have frontage along Ida Jane Lane. The Planning & Zoning Commission granted Preliminary Subdivision Plan approval at its meeting of January 14, 2016. A waiver was also granted from the requirement to provide a vegetated buffer. The Preliminary Subdivision Plan has since been revised to change the street layout near the entrance. Zoning: AR-1 (Agricultural Residential District). Tax Parcel I.D: 134-11.00-40.00. Staff are awaiting agency approvals for the street design changes.

Motion by Mr. Hopkins seconded by Ms. Wingate and carried unanimously to approve the revised Preliminary Subdivision Plan with final approval to the Planning & Zoning Commission upon receipt of all agency approvals. Motion carried 4-0.

### **S-18-56 - Grace and Mercy Cemetery (CU 2104)**

#### Preliminary Site Plan

Ms. Bulkilvish advised the Commission that this is a Preliminary Site Plan for a half-acre gated cemetery located off Woodyard Rd. Conditional Use No. 2104 was granted on December 5, 2017 for the cemetery. The Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 530-5.00-40.05 Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Motion by Mr. Hopkins seconded by Ms. Wingate and carried unanimously to approve the



Preliminary Site Plan with final approval subject to staff upon receipt of all agency approvals.  
Motion carried 4-0.

**S-18-54 - Plantation Square**

Preliminary Site Plan

Ms. Bulkilvish advised the Commission that this is a Preliminary Site Plan for three commercial buildings; two-single story buildings measuring 9,900 sf. each and a third building with two stories measuring 9,940 sf. with parking and other site improvements located off Plantation Rd. Tax parcel: 334-12.00-57.01. Zoning: B-1 (Neighborhood Business District). Staff are awaiting agency approvals.

Motion by Ms. Wingate seconded by Mr. Hudson and carried unanimously to approve the Preliminary Site Plan with final approval subject to staff upon receipt of all agency approvals.  
Motion carried 4-0.

**H-Two LLC**

Preliminary Site Plan

Mr. Whitehouse advised the Commission that this is a Revised Preliminary Site Plan for a 3,000 sf. commercial storage building addition to the existing 7,000 SF storage building, with associated improvements on a 1.79 Ac Parcel of land accessed from Lewes-Georgetown Highway (Rt.9). Zoning: C-1 (General Commercial Zoning District). Tax Parcel ID: 135-15.00-55.02. The Preliminary Site Plan complies with the Zoning Code. Staff are awaiting agency approvals.

Motion by Ms. Wingate seconded by Mr. Hopkins and carried unanimously to approve the Preliminary Site Plan with final approval subject to staff upon receipt of all agency approvals.  
Motion carried 4-0.

**S-18-53 - Mitchel Farm – Lot 1**

Preliminary Site Plan

Ms. Bulkilvish advised the Commission that this is a Preliminary Site Plan for the construction of a two-story, 39,000 sf. building to be used as medical offices with parking and other site improvements to be located at the northeast corner of Kings Hwy. and Gills Neck Rd. Tax Parcel: 335-8.00-37.01. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Motion by Mr. Hopkins seconded by Mr. Hudson and carried unanimously to approve the Preliminary Site Plan with final approval subject to staff upon receipt of all agency approvals.  
Motion carried 4-0.

**EJF Real Estate**

Preliminary Site Plan

Ms. Bulkilvish advised the Commission that this is a Preliminary Site Plan for the construction of a 7,500 sf. Boat Sales Building to replace an existing building and other site improvements located off Cedar Neck Rd. Tax Parcel: 134-9.00-25.00. Zoning: C-1 (General Commercial District). Staff are awaiting agency approvals.

The Planning Commission held a discussion regarding interconnectivity; that is possible for interconnectivity with the north property which is zoned MR; and that the Ordinance with interconnectivity from commercial to commercial.

Motion by Mr. Hudson seconded by Ms. Wingate and carried unanimously to approve the Preliminary Site Plan with final approval to Planning Commission upon receipt of all agency approvals with the possibility of interconnectivity. Motion carried 4-0.

### **Saddle Ridge Amenities**

#### Preliminary Amenities Site Plan

Ms. Bulkilvish advised the Commission that this is a Preliminary Amenities Site Plan for a 2,665 sf. clubhouse, pool, playground, parking and other site improvements as part of the Saddle Ridge MR-RPC. Tax Parcel: 334-18.00-40.00. Zoning: MR-RPC (Medium Residential District – Residential Planned Community). Staff are awaiting agency approvals.

Motion by Mr. Hopkins seconded by Ms. Wingate and carried unanimously to approve the Preliminary Amenities Site Plan with final approval to the Planning & Zoning Commission upon receipt of all agency approvals. Motion carried 4-0.

### **Angola Beach and Estates**

#### Consideration of Reconfiguration of Lots

Ms. Bulkilvish advised the Commission that this is a request to amend the layout of the Angola Beach development along Waterview Court and Marlin Court. The proposal is to reduce the number of lots from these two Courts from 54 lots to 42 lots. The leased lot areas shall comply with the separation distances, lot area, and setbacks. The Planning Commission previously approved a similar request. The applicant will have to come back before the Planning Commission to relocate the leased lot areas that are being removed. Tax Parcel: 234-18.00-1.00 Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Motion by Mr. Hudson seconded by Ms. Wingate and carried unanimously to approve the consideration of reconfiguration of lots with final approval to Planning Commission upon receipt of all agency approvals. Motion carried 4-0.

Meeting adjourned at 9:07 p.m.