

**Regional Planning Commission
Business Meeting Agenda
Thursday, January 9, 2025 at 6:00 p.m.
Levy Court Chambers, 555 Bay Road
Dover, Delaware 19901
www.kentcountyde.gov**

In addition to the live meeting, this meeting may also be held virtually by phone and video conferencing to enable the applicant, owner, and/or members of the public to provide their testimony on the applications described below.

Join the meeting via Webex by going to:
<https://kentcountyde.webex.com/kentcountyde/j.php?MTID=m81b0e34f85659dc281e4599cbeab3246>
or by phone, by calling 1-408-418-9388. Meeting number (access code) 2345 326 2357
Meeting password: ieUmMVdH238

Call to Order for Public Hearing

The Pledge of Allegiance

Roll Call and Determination of Quorum

Approval of Agenda

Approval of Minutes – December 12, 2024

Levy Court Action on Commission Recommendations:

<u>Application:</u>	<u>RPC Rec.</u>	<u>L.C. Action</u>
CZ-24-11 Dirk G. & Dianna M. Gleysteen	Approval	Approved
CZ-24-12 MHA Land Holdings LLC	Denial	Denied
CS-99-11 Delaware State Fairgrounds	Cond Approval	Cond Approval
CS-24-05 Tidewater Utilities Water Tower	Cond Approval	Cond Approval
LC24-32 Stormwater Maintenance District Fees	Approval	Approved
LC24-33 Solar Facilities-Decommissioning Estimate	Approval	Approved
LC24-35 Area & Bulk Regulations Inside the GZ	No Recommendation	Approved

Old Business:

1. **S-24-03 Felton Drive-In LLC:** Request for Reconsideration of Site Plan conditional approval for the construction of six (6) warehouse buildings totaling 58,500 sq. ft. located inside the Growth Zone Overlay District /Parcel #SM-00-129.01-01-60.00-000.

New Business:

1. **CS-25-01 Tidewater Utilizes Water Tower 2:** Request for Site Plan Approval for a Replacement Water Tower located inside the Growth Zone Overlay District / NM-00-095.00-01-17.00-000
2. **CZ-25-01 Direct & Correct, Inc.:** Request to amend the Zoning Map from AR (Agricultural Residential) & BG(General Business) to BG(General Business) located outside the Growth Zone Overlay District / NM-00-109.02-01-21.01-000
3. **SL-23-01 Webber Farm:** Request Final Approval of a Major Subdivision plan for a 203-lot residential development located inside the Growth Zone Overlay District.

Public Comment

Commission Comments

Other Business

Adjournment

29 Del. C. 10004 (e) (2). The Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.