

DAGSBORO PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING ON DECEMBER 9, 2009

The regular meeting of the Dagsboro Planning and Zoning Commission was called to order at 7:00 p.m. on Wednesday, December 9, 2009, at Bethel Center.

Members present were Lisa Boyce, Gayle Chandler, Herb Disharoon, Marjorie Eckerd, and Loretta Zsido. The following persons were also present: Kyle Gulbranson of URS, William DeHaven, Ken Christenbury of Axiom Engineering, and Pastor Kim Tephacock of the Dagsboro Church of God.

Agenda: A motion was made by Gayle and seconded by Lisa to approve the agenda for this evening. The vote in favor was unanimous.

Minutes: A motion was made by Lisa and seconded by Loretta to approve the November minutes. The vote in favor was unanimous.

New Business:

Ken Christenbury of Axiom Engineering and Pastor Kim Tephacock of the Dagsboro Church of God presented a preliminary site plan application for two apartment buildings composed of fifty-one units and a rental office space to be located on the property of the Dagsboro Church of God. They submitted a preliminary site plan application to the P&Z Commission before the Town Council's public hearing and subsequent vote on November 16 to remove high density residential districts. If they had not submitted a plan, they would lose the high density residential zoning on Parcel D. The thirty-three acre church property is zoned high density residential, residential, and highway commercial. The piece under consideration (Parcel D) was annexed and obtained high density residential zoning from the Dagsboro Town Council in 2005. Included in this parcel is a baseball field that the church wants to keep intact. The apartments are being designed for senior citizens, and more appropriate amenities for them are planned. The church wants to administer the rental units themselves or through another church-affiliated agency with an on-site property manager. They also intend to re-align Hickman Street from the Nine Foot Road entrance through their property to a new exit on US Route 113; Hickman Street is a private Sussex County road that is maintained by the church. The church was advised to obtain the new zoning codes on architectural design and landscaping. There is no construction timeline on this project.

Adjournment: A motion was made by Lisa and seconded by Herb to adjourn the meeting. The vote in favor was unanimous. The meeting ended at 7:38 p.m.

Respectfully submitted,  
Gayle L. Chandler  
Secretary