

Town of Milton

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Agenda

Planning & Zoning Commission

Grace Church Fellowship Hall, 512 Union Street

16 March 2021 – 6:30 pm

PLEASE NOTE – AS PERMITTED BY GUBERNATORIAL AUTHORITY, IN ORDER TO LIMIT THE RISK OF POTENTIAL COVID-19 EXPOSURE, THERE SHALL BE LIMITED ENTRY TO THE PLANNING AND ZONING COMMISSION MEETING. THE PUBLIC IS ENCOURAGED TO PARTICIPATE IN THE MEETING EITHER BY ATTENDING OR CONNECTING ELECTRONICALLY. FURTHER INSTRUCTIONS ARE LISTED AT THE BOTTOM OF THIS AGENDA.

1. Call to order
2. Roll call of members
3. Additions/Corrections to agenda
4. Approval of agenda
5. Approval of synopsis minutes 16 February 2021
6. Public Hearing
 - A. The applicant, Fernmoor Homes at Heritage Creek, is requesting a preliminary Subdivision Plat review for Phase 1 of the Heritage Creek subdivision. This phase is located within the current Heritage Creek Subdivision located on the northeasterly side of Harbeson Road south of the intersection of Harbeson Road and Shingle Point Road.
 - B. The applicant, Fernmoor Homes at Heritage Creek, is requesting a preliminary site plan review for Phase 1 of the Heritage Creek subdivision. This phase is located within the current Heritage Creek Subdivision located on the northeasterly side of Harbeson Road south of the intersection of Harbeson Road and Shingle Point Road.
 - C. The applicant, Loblolly, LLC is requesting a preliminary site plan approval to place a tower on the property located at 16109 Sam Lucas Road further identified by Sussex County Tax Map and Parcel ID # 235-21.00-44.00.
7. Close Public Hearing
8. Old Business
 - A. Findings and conditions for approval of a special permitted use to allow Cellco Partnership to erect a communications tower at 210 Front Street, further identified by Sussex County Tax Map and Parcel ID# 235-20.08-32.00 in accordance with Chapter 220 Zoning § 220-13 Single-Family Residential Use District (R-1) (4), and § 220-34 Special Uses.

9. New Business - Discussion and possible vote on the following items:

- A. The applicant, Fernmoor Homes at Heritage Creek, is requesting preliminary Subdivision Plat approval for Phase 1 of the Heritage Creek subdivision. This phase is located within the current Heritage Creek Subdivision located on the northeasterly side of Harbeson Road south of the intersection of Harbeson Road and Shingle Point Road.
- B. The applicant, Fernmoor Homes at Heritage Creek, is requesting preliminary site plan approval for Phase 1 of the Heritage Creek subdivision. This phase is located within the current Heritage Creek Subdivision located on the northeasterly side of Harbeson Road south of the intersection of Harbeson Road and Shingle Point Road.
- C. The applicant, Loblolly, LLC is requesting preliminary site plan approval to place a tower on the property located at 16109 Sam Lucas Road further identified by Sussex County Tax Map and Parcel ID # 235-21.00-44.00.

10. Adjournment

Pursuant to 29 Del. C. § 10004(e)(2), this agenda shall be 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 public body's meeting, and agenda items may be considered out of sequence. Pursuant to 29 Del. C. § 10004(e) (4), this agenda was posted on 8 March 2021 at 9:30 am by Stephanie Coulbourne, Town Clerk.

-MEETING INSTRUCTIONS-

Milton Planning and Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292. The meeting will be conducted in person and by teleconference technology.

To join the meeting via phone, please dial:

Dial -in Number: (425) 436-6360 Passcode: 500943

Or

Video and Screen Sharing:

Online meeting ID: tqass

Online meeting link: <https://join.freeconferencecall.com/tquass>

Members of the public joining the meeting on the phone will be provided an opportunity to make comments under the Public Comment section of this agenda only.

If any member of the public would like to submit comments electronically, please feel free to send them to scoulbourne@ci.milton.de.us. All comments shall be submitted by 4:30 P.M. on Tuesday, 16 March 2021.

¹Restrictions are being implemented to limit the exposure and risk related to "COVID-19" for Town personnel and members of the public who seek to attend the Planning and Zoning Commission Meeting. **Facial coverings will be required as well as practicing social distancing and the use of hand sanitizer at the door upon entry.** These decisions are being made under the authority issued by Governor John C. Carney through Proclamation No. 17-3292. See: <https://governor.delaware.gov/proclamation-173292-03132020/>.