

Planning & Zoning Meeting Minutes

23 August 2023

Meeting called to order at 6:34 p.m.

Pledge of Alliance-Rebecca Marasco

Moment of Silence-Rebecca Marasco

Roll Call

Members Attending: Rebecca Marasco, John Willard, Jilana Wilson, Jim Fennemore

Absent: Luke Thomas

*John made a motion with a second by Jim to excuse Luke's absence. Rebecca, John, Jilana, Jim, Aye. None Opposed. Motion carried.*

Staff Attending: Roseann Lamar-Town Clerk, Michael Wooleyhand-Town Manager,  
Chief Richard Baker

Council: Kyle Dixon

Attendees: Jay Heilman, Dev Sitaram, Donna Mason, Elaine Bilow, Joyce Stockslager, Joe, Donna Weever, Mike Marasco, Cathy George

**Adoption of Agenda:**

*Jim made a motion with a second by John to approve the agenda as presented. Rebecca, John, Jilana, Jim, Aye. None Opposed. Motion carried.*

**Adoption of Minutes:**

*John made a motion with a second by Jim to approve the minutes as presented. Rebecca, John, Jilana, Jim, Aye. None Opposed. Motion carried.*

**New Business:** DR Horton- Preliminary Plan-Savannah Farm

Mr. Elliott Batista- (attorney for DR Horton) went through the concept plan. Stated that any rezoning or variances is off the table. Will not be requesting any. They are no longer seeking boundary line adjustment. The plans presented are within compliance with the town's Land Use & Development Code. Residential zoning (R1) with ten thousand square (10,000) feet lots.

Jay Heilman-Land & Development manager with DR Horton went over who DR Horton was as a builder. Stated that their homes are made in America, originally founded in Fort Worth, Texas in 1978. DR Horton expanded its operation to Delaware and the eastern shore of Maryland in 2017. Thus, creating work for other local businesses with more than three hundred people employed. One (1) out of ten (10) homes are a DR Horton home. Teams operating across the nation in thirty-three (33) states. To improve the overall quality of our communities we have created an internal land development team to oversee the entitlement and land development process to maximize our vision. Our last fiscal year our department has delivered over three hundred (300) building lots across three (3) different

communities. We have also won in that time the impeccable record for the Sussex County Stewardship Award for 2022-2023. With DR Horton we help set up the HOA structure and the management, added amenities to the development, landscape, road width. Estimated timeline: beginning of land development- August 2024, First home completion-May 2025, Completion date-May 2032. Slide show of example models that DR Horton has previously done. They will be starting on the Camden side first. Possibly another well will be added to the development towards the Camden side.

Dev Sitaram with Karins and Associates presented preliminary plan for the Savannah Farm project. Background on Karins and Associates Engineering has been in business for fifty years (50). Well respected company. The Wyoming portion of the project consists of one hundred thirty-five acres (135 acres) with two hundred and twenty-six lots (226) Residential (R1) lots. Each lot will be ten thousand square (10,000) feet. In summary the plan is consistent with the Comprehensive Plan and Land Use and Development Code for the town. Compliant with future land use map and existing R1 Zoning. Compliant with State of Delaware PLUS comments. Adequate water and sewer facilities. Will continue to comply with DelDOT requirements, Sediment and Stormwater regulations. Ongoing discussions with School district regarding timing and capacity as well with utilities regarding ability to serve.

**Questions:** Jim questioned when property will be taxed. Mr. Heilman response not until its done and recorded with Kent County. Mr. Fennemore also questioned the railroad and Delmarva power easement and how they were going about handling that. Mr. Sitaram stated that they will be reaching out to both companies. Jiliana questioned the size of the project and had they done one similar to this size previously. Mr. Sitaram pointed out that they did the Village of Bayberry with thirty-five hundred units (3500). John questioned and Jilana both had concerns about the schools and fire department and the impact that this type of development would have on them. Mr. Heilman stated that they will help in any way that they can.

*John made a motion to approve with a second by Jilana to move forward with the preliminary plans as presented by DR Horton for Savannah Farms on the contingency of the approval of all the local agencies as well as comments made by the town's engineer Tom Wilks with Carroll's Engineering. Rebecca, John, Jilana and Jim all in favor, Aye. None Opposed. Motion carried.*

Review of final Zoning map from University of Delaware-everything looks good. There was a question about a parcel on Southern Blvd. Question regarding whether it should be zoned commercial since the other properties surrounding it are already zoned that. The 142 Southern Blvd property is currently zoned residential (R1), however there is a warehouse behind the home that operates as a business. Will need to look into this property and check to see if a Conditional Use was ever issued for this property at one time. Will gather information for September's meeting for an update.

**Old Business:**

- None
- Jim mentioned Ordinance that was discussed a couple of meetings ago regarding the use of Marijuana. Will look into this.

**Next Regular Meeting:**

September 27, 2023 @ 8:13 p.m.

**Public Comments:**

- None

**Adjourned:**

*John made a motion with a second by Jim to adjourn the meeting at 8:13 p.m. Rebecca, John, Jilana, Jim, Aye. None Opposed. Motion carried.*

Roseann Lamar  
Town Clerk