

**Regional Planning Commission Public Hearing Agenda**  
**Thursday, December 1, 2022 at 6:30 p.m.**  
**Levy Court Chambers, 555 Bay Road**  
**Dover, Delaware 19901**

In addition to the live meeting, this meeting will may also be held virtually by phone and video conferencing software to enable the applicant, owner, and/or members of the public to provide their testimony on the applications described below. The call in number is 1-408-418-9388. Use pass code 2332 807 2676 # to enter the meeting. All information about joining the video conference will be posted at [www.co.kent.de.us](http://www.co.kent.de.us) when it becomes available or email the Planning Office at [planning@co.kent.de.us](mailto:planning@co.kent.de.us) for meeting updates and information. For problems accessing the meeting, please call our office at 302-744-2471 for assistance.

**Call to Order for Public Hearing**

**The Pledge of Allegiance**

**Roll Call and Determination of Quorum**

**Approval of Agenda**

**Introduction and Public Hearing Instructions**

**Public Hearing:**

1. **AP-22-03 Merriken District:** Request approval of the creation of an Agricultural Preservation District located outside the Growth Zone Overlay District.
2. **CZ-22-09 / LC22-22 Rob's Rides, LLC:** Request to amend the Zoning Map from AC (Agricultural Conservation) to BG (General Business) located inside the Growth Zone Overlay District.
3. **LC22-23 Zoning:** An Ordinance to amend Kent County Code, Vol. II, Chapter 205, Zoning as amended, by revising Article II – Definitions, Article III – Districts and District Maps, Article IV – General Provisions, Article XXVIA – Supplementary Regulations, Article XXIX – Administration and Enforcement, and Article XXX – Legal Status and Effective Date; deleting in their entirety Article V – AC Agricultural Conservation District, Article VI – AR Agricultural Residential District, Article VII – RS1 Single Family Residential District, Article VIII – RS5 Medium Density Residential District, Article IX – RM Multifamily Residential District, Article X – RMH Residential Manufactured Home District, Article XI – BN Neighborhood Business District, Article XII – BN1 Neighborhood Business District, Article XIII – BG General Business District, Article XIII A – OC Office/Office Complex District, Article XIV – IL Limited Industrial District, Article XV – IG General Industrial District, Article XXI – Conditional Uses, Article XXII – Home Occupations, Article XXIII – Emergency Provisions, Attachment 1 – Matrix AC, Attachment 2 – Matrix AR, Attachment 3, Commercial, Attachment 4 – Matrix RM, Attachment 5 – Matrix RMH, Attachment 6 – RS1, Attachment 7 – Figure 6-1, Attachment 15 – Appendix H; and adding a new Article V – Permitted Uses, Article VI – Conditions of Approval, and Article VII – Area and Bulk Requirements to reorganize the Chapter, eliminate the BN-1 zoning district, delete the Coastal Zone Protection Overlay, establish revised permitted and conditional uses, revise the conditions of approval for various uses, and establish new and revised area and bulk regulations.

**4. LC22-21 Wind Energy Moratorium:** An Ordinance to Amend Kent County Code, Vol. 1, Chapter 158 Moratoriums, as Amended, By Adding A New Subsection Relating to Acceptance of Conditional Use Site Plan Applications for Public Utility/Public Utility Uses – Wind Energy Systems

**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.

**NOTE:** This meeting will be held in a building that is accessible to the handicapped.