

**MINUTES OF THE MEETING
OF THE CITY OF SEAFORD
PLANNING AND ZONING COMMISSION**

7:00 p.m.

January 11, 2018

Chairman Wayne Sammons called the meeting to order with the following Commission members present, Elizabeth Jenkins, Mark Grasset, Thomas A. Temple, John Leverage, E. B. Peterson, Matthew Shaffer and Stacie Spicer. Fire Chief Jack Wilson and Building Official, Mike Bailey, were also present.

Chairman Sammons stated that New Business #1, will be discussed after New Business #2. He then turned the meeting over to Mike Bailey, Building Official.

Mr. Bailey presented New Business #2, The City of Seaford and/or Two Farms Inc., property owners of Tax Map and Parcel 431-5.00-208.00, located at the corner of N Front Street and E King Street, are requesting to subdivide TMP # 431-5.00-208.00 to create a new lot consisting of 9,488 +/- sq. ft. with the remaining lands to be combined into a larger parcel TMP # 431-5.00-214.00. The proposed lot complies with Sec. 15-48e. Area and bulk requirements, (b) f. Lot size. The minimum lot size is 4,500 sq. ft.

Mr. Bailey stated that Royal Farms will deed the new lot back to the City for a future playground to be built and the remainder of land to be retained by Royal Farms and consolidated into one larger parcel for the new store.

Mr. Bailey stated that Randy Bendler with Two Farms Inc. was present to answer any questions the public or commission members may have.

Mr. Leverage asked who currently owns that lot.

Mr. Bailey stated that Two Farms Inc. currently owns that property.

Mr. Leverage asked where the idea of the playground came about, given that that area is a highly trafficked area.

Mr. Bendler stated that the developers came up with the idea. Since the City is looking to bring more development and community life to downtown, they found that this corner lot was a good location due to its proximity to downtown, High Street.

Chairman Sammons asked if the developers of the playground will have to come back to the Planning and Zoning commission for approval of the playground.

Mr. Bailey stated no.

Chairman Sammons solicited any other further questions or comments from commission members or the public. There were none.

Mr. Bailey presented Finding of Facts:

Minutes of the Meeting of the
City of Seaford Planning and Zoning Commission
January 11, 2018

2

- 9,488+/- sq. ft. lot to be created at the corner of N Front St and King St.
- Royal Farms to deed new lot back to the City for a future playground.
- Remainder of the land to be retained by Royal Farms and consolidated into one larger parcel for the new store.
- Planning and Zoning to make a recommendation to Council.

Chairman Sammons called for a motion. Mr. Peterson made a motion to approve the request to subdivide TMP # 431-5.00-208.00 to create a new lot consisting of 9,488 +/- sq. ft. with the remaining lands to be combined into a larger parcel TMP # 431-5.00-214.00. The proposed lot complies with Sec. 15-48e. Area and bulk requirements, (b) f. Lot size. The minimum lot size is 4,500 sq. ft. Mr. Temple seconded the motion.

Chairman Sammons called for a Roll Call Vote:

ROLL CALL VOTE:

Commissioner Elizabeth Jenkins stated she approved based on the Findings of Facts;
Commissioner Mark Grassetto stated he approved based on the Findings of Facts;
Commissioner Thomas A. Temple, Jr. stated he approved based on the Findings of Facts;
Commissioner John Leverage stated he approved based on the Finding of Facts;
Commissioner E. B. (Rick) Peterson stated he approved based on the Findings of Facts;
Commissioner Matthew Shaffer stated he approved based on the Findings of Facts; and,
Commissioner Stacie Spicer stated she approved based on the Findings of Facts.

Chairman Sammons stated the Commission voted unanimously in favor of the motion.

Mr. Bailey presented New Business #1, Grotto Pizza LLC, TMP # 331-6.00-9.00 and Tharp Road Properties, TMP # 331-6.00-9.01, 9.03, 9.06, are seeking a preliminary site plan review for a proposed Wawa convenience store with associated parking, gasoline pumps and access driveways.

Mr. Bailey stated the convenience store will be 5,612 sq. ft. one story building, a fuel pump island with eight pumps and 55 parking spaces to be provided. By code only 29 parking spaces are required. It will require a lot subdivision and Grotto's will need to reconfigure their parking lot, but will have no loss of spaces. The project will require approvals from: DeIDOT, Sussex Conservation, and the State Fire Marshal.

Mr. Bailey stated that Chris Mondoro, Bohler Engineering, Robert Wittig and Dave Cantara were present to answer any questions that the commission members or public may have.

Chairman Sammons asked if they are making joint efforts with Grotto's for the reconfiguration of their parking and access road.

Mr. Wittig stated yes. Grotto's is excited to have the access from Tharp Road and the land swap with Wawa to allow for the reconfiguration of the parking.

Mr. Leverage asked if they believe they will have approval of an access road from Tharp Road from DeIDOT.

Mr. Mondoro stated yes. They have worked with DeIDOT on some preliminary work and things are moving in a positive direction to have the access granted.

Chairman Sammons asked if the access road would be lined up with the Walmart entrance.

Mr. Mondoro stated yes. The access road will be lined up directly across from the Walmart entrance.

Chairman Sammons asked if the access road will just be servicing Wawa and Grotto's.

Mr. Mondoro stated yes.

Chairman Sammons asked what the comparison of store size was the local Wawa's in the area.

Mr. Wittig stated that the store size would be comparable to that of the Delmar Wawa location.

Chairman Sammons asked if the proposed road was denied by DeIDOT, if the developers would continue to build.

Mr. Wittig stated no.

Chairman Sammons solicited any other questions or comments from the members or public. There were none.

Mr. Bailey presented Finding of Facts:

- Project: Wawa Convenience Store
- Owners: Grotto Pizza Seaford LLC & Tharp Road Properties LLC
- Zoning: C-2 Highway Commercial
- Preliminary site plan review for a 5,612 sf convenience store with fuel island and site improvements.
- Parking spaces provided: 55
- Tax Map & Parcel #'s 331-6.00-9.00,9.01,9.03,9.06
- Property is located on Sussex Hwy
- Project requires approval from:
 - DeIDOT
 - Sussex Conservation District
 - Office of the State Fire Marshal
- City's Engineer for Storm Water Management review
- Planning and Zoning to make a recommendation to Council.

Chairman Sammons called for a motion. Mr. Peterson made a motion to approve the preliminary site plan review for a proposed Wawa convenience store with associated parking, gasoline pumps and access driveways. Mr. Leverage seconded the motion.

Chairman Sammons called for a Roll Call Vote:

ROLL CALL VOTE:

Commissioner Elizabeth Jenkins stated she approved based on the Findings of Facts;

Minutes of the Meeting of the
City of Seaford Planning and Zoning Commission
January 11, 2018

4

Commissioner Mark Grassetto stated he approved based on the Findings of Facts;
Commissioner Thomas A. Temple, Jr. stated he approved based on the Findings of Facts;
Commissioner John Leverage stated he approved based on the Finding of Facts;
Commissioner E. B. (Rick) Peterson stated he approved based on the Findings of Facts;
Commissioner Matthew Shaffer stated he approved based on the Findings of Facts;
Commissioner Stacie Spicer stated she approved based on the Findings of Facts.

Chairman Sammons stated the Commission voted unanimously in favor of the motion.

Chairman Sammons called for a motion to adjourn the meeting of Planning and Zoning. Mr. Peterson made a motion to adjourn. Mr. Temple seconded the motion; motion so passed with all present voting in favor. The meeting of Planning and Zoning was closed at 7:17 p.m.

By: _____
Wayne Sammons
Chairman of Planning and Zoning Commission

/sne