

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

7:00 p.m.

February 1, 2018

Chairman Wayne Sammons called the meeting to order with the following Commission members present, Elizabeth Jenkins, Mark Grassett, Thomas A. Temple, John Leverage, E. B. Peterson, and Matthew Shaffer. Logan Wolf, with the SVFD and Assistant City Manager Charles Anderson were also present.

Chairman Sammons turned the meeting over the Assistant City Manager Charles Anderson.

Mr. Anderson presented New Business Item #1, The City of Seaford, property owner of Tax Map and Parcel 431-5.00-291.00, located at 200 S Pine St., are requesting to subdivide TMP # 431-5.00-291.00 to create a new lot consisting of 0.375 acers +/- . The proposed lot complies with Sec. 15-48 e. Area and bulk requirements, (b) f. Lot size. The minimum lot size is 4,500 sf.

Mr. Anderson presented a drawing with the outlined proposed subdivision and stated that by subdividing the lot, the City will retain the Riverwalk area. The remaining portions of the lot is proposed to be developed.

Mr. Leverage asked if the subdivided lot for the developer is part of the proposed Hotel.

Mr. Anderson stated yes, from the proposed plans that he has reviewed.

Mr. Peterson asked if the boundary line from the subdivided lot shown on the drawing runs through the existing shed that is on the property.

Mr. Anderson stated yes. However the shed will be torn down once the development begins to take place.

Mr. Sammons asked if the developed land will tie into the Riverwalk area.

Mr. Anderson stated yes. Based on the preliminary plans that he has viewed, the developed land will complement the existing Riverwalk area.

Mr. Leverage asked if the preliminary plans will be brought in front of the Planning and Zoning Commission prior to any work being done.

Mr. Anderson stated yes.

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

Mr. Anderson presented Finding of Facts:

Project: Subdivision of Property

- Owners: The City of Seaford

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- Zoning: C-3 Riverfront Enterprise Zone
- Tax Map & Parcel 431-5.00-291.00
- Property is located on S Pine St
- New will be 0.375 Acres +/-
- Remainder of Property = 1.99 Acres +/-
- City to retain "Riverwalk Area"
- 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 # 431-5.00-291.00 to create a new lot consisting of 0.375 acres +/- 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,

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. Leverage seconded the motion; motion so passed with all present voting in favor. The meeting of Planning and Zoning was closed at 7:07 p.m.

By: _____
Wayne Sammons
Chairman of Planning and Zoning Commission

/sne