

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

7:00 p.m.

August 2, 2018

Chairman Wayne Sammons called the meeting to order with the following Commission members in attendance: Mark Grasset, Al Temple, John Leverage, E.B. Peterson and Matt Shaffer. Building Official, Mike Bailey, was also present.

Chairman Sammons closed the regular meeting of Planning and Zoning at 7:01 p.m. and opened the Public Hearing. He then turned the meeting over to the Building Official, Mike Bailey.

Mr. Bailey stated that Residences at Riverplace LLC, property owners of 601 and 701 Water Street, Seaford, De, identified as Tax Map and Parcel # 431-5.00-314.00 is requesting a subdivision to create two parcels.

The zoning is C3, Riverfront Enterprise District. The existing lot size is 102, 956 sq. ft. The proposed new lot sizes are 49, 763 sq. ft. for lot one and 48, 691 sq. ft. for lot two. Both new lots will meet area and bulk requirements for the C3 zone.

Mr. Bailey stated that Will Kernodle with Parker and Associates Engineering was present to help answer any questions the commission members or public may have.

Chairman Sammons solicited any questions or comments from the commission members.

Chairman Sammons asked if the subdivided lots will still have the same current owner and if the proposed apartments will be built on lot two.

Mr. Bailey stated yes, both lots will have the same owner, and the proposed second apartment building will be built on lot two.

Mr. Sammons asked if the apartments for lot two will have to meet the same setback requirements as the apartments on lot one did.

Mr. Bailey stated yes. With the subdivision placement of the two lots, there wouldn't be any problems with the setbacks for either lot.

Mr. Leverage asked what the reasoning for the subdivision was.

Mr. Bailey stated that the subdivision is required to create a separate parcel for the construction and land of second lot for the financing from the bank for the second apartment building.

Mr. Leverage also asked about the Verizon lines and poles that are currently on the lot, he stated that it is an eye sore.

Mr. Kernodle came forward to answer the question. He stated that he knows that they are still in negotiations with Verizon to have the lines buried underground. He is unsure of the timeline for that to be done at this time.

Mr. Temple asked what the starting time frame on the construction of the new apartments would be.

Mr. Kernodle stated that once the subdivision takes place and the financing goes through the construction would be started.

Mr. Peterson asked if lot two would only have apartments, and not a pool like lot one has.

Mr. Kernodle stated yes.

Chairman Sammons then solicited any questions from the public.

Mr. Farnell came forward to ask if the number of apartments to be constructed on lot two would be the same amount as the current building.

Mr. Bailey stated yes.

Mr. Farnell also asked about the entrance to the second lot and if it would be separate or run through lot one and if so how would that work if the property was to ever sell.

Mr. Kernodle came forward to show Mr. Farnell a print of the subdivided lots and the access easement granted to both parcels.

With no further questions or comments from the commission members or public, Chairman Sammons closed the public hearing at 7:10 p.m. and re-opened the regular meeting of Planning and Zoning.

Building Official, Mike Bailey then presented finding of facts.

Agenda item #1

Findings of Facts:

- Project: Residences at Riverplace lot subdivision
- Owner: Residences at Riverplace LLC
- Tax ID: 431-5.00-314.00
- Zoning – C3 Riverfront Enterprise District
- Existing lot size - 102,596 sq. ft
- Proposed new lots:
 - Lot 1 – 49,763 sq. ft.
 - Lot 2 – 48,691 sq. ft.
- Both new lots meet area and bulk requirements for the C3 Zone.
 - Planning and Zoning to make a recommendation to Council.

Chairman Sammons called for a motion.

Mr. Peterson made the motion to recommend approval of the requested subdivision of the existing lot into two parcels. Mr. Temple seconded the motion.

Minutes of the Meeting of the
City of Seaford Planning and Zoning Commission
August 2, 2018

3

Chairman Sammons called for a roll call vote:

ROLL CALL VOTE:

Mark Grasset stated he approved based on the Findings of Facts;
Al Temple stated he approved based on the Findings of Facts;
John Leverage stated he approved based on the Findings of Facts;
E. B. (Rick) Peterson stated he approved based on the Findings of Facts;
Matthew Shaffer stated he approved based on the Findings of Facts;

Chairman Sammons stated the motion so passed with all present voting in favor. The Council will review the Commission's recommendations.

With no further agenda items to discuss, Chairman Sammons called for a motion to adjourn the meeting of Planning and Zoning. Mr. Peterson so moved; Mr. Temple seconded the motion. Motion was unanimous to adjourn.

Chairman Sammons adjourned the meeting at 7:12 p.m.

By: _____
Wayne Sammons
Chairman Planning and Zoning Commission

/sep