

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

7:00 p.m.

June 7, 2018

Chairman Wayne Sammons called the meeting to order with the following Commission members in attendance: Mark Grasset, John Leverage, E.B. Peterson, Matt Shaffer and Stacie Spicer. Fire Chief, Jack Wilson and 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 Liborio Watergate, LLC, property owners of the undeveloped acreage on Bridgeville Hwy, to be known as "Melanie's Ridge" identified as Tax Map and Parcel 331-5.00- 11.00 and the undeveloped acreage on Bridgeville Hwy, which was formerly known as "Lawrence", Tax Map and Parcel 331-5.0-11.01 is seeking a subdivision for the realignment of the property lines for the purpose of creating four parcels.

The Zoning is R3-High Density Residential and C2- Highway Commercial. The subdivision for the realignment of the property lines for the purpose of creating four parcels to include;
Reallocating 61.9 +/- acre lands to create:

Parcel 1: 54.7 +/- acres
Parcel 2: 3.7 +/- acres
Parcel 3: 1.6 +/- acres
Parcel 4: 1.6 +/- acres, Future City Right of Way.

Mr. Bailey also stated that Ring Lardner, with Davis, Bowen and Friedel Engineering was present to help answer any questions the commission or public may have.

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

Mr. Peterson asked if the 1.6 +/- acreage was for residential or commercial use.

Mr. Bailey stated that it would be discussed in the next Agenda item.

With no further questions or comments from the commission members or public, Chairman Sammons closed the public hearing at 7:03 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: Melanie's Ridge Subdivision
- Owners: Liborio Watergate LLC
- Property is located on Bridgeville Hwy
- Tax Map Parcel # - 331-5.00-11.00 & 11.01
- Zoning - R3 High Density Residential & C2 Highway Commercial

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- Subdivision for the realignment of the property lines for the purpose of creating four parcels.
- Reallocating 61.9 +/- acre lands to create:
- Parcel 1: 54.7 +/- acres
- Parcel 2 : 3.7 +/- acres
- Parcel 3: 1.6 +/- acres
- Parcel 4: 1.6 +/- acres (Future City ROW)

Chairman Sammons called for a motion.

Mr. Peterson made the motion to recommend approval of the requested subdivision for the realignment of the property lines for the purpose of creating four parcels. Mr. Leverage seconded the motion.

Chairman Sammons called for a roll call vote:

ROLL CALL VOTE:

Mark Grasset 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;
Stacie Spicer stated he approved based on the Finding of Facts;

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

Chairman Sammons closed the regular meeting of Planning and Zoning at 7:05 p.m. and opened the Public Hearing. He then turned the meeting over to the Building Official, Mike Bailey.

Mr. Bailey stated that Liborio Watergate, LLC, property owners of Melanie's Ridge is seeking a final site plan review, for a proposed residential development with commercial frontage identified as Tax Map Parcel # - 331-5.00-11.00 & 11.01.

The property is Zoned R3 High density residential and C2 highway commercial. The project will include a 280 unit apartment Complex with future commercial space and 560 +/- parking spaces. The lands are partially within the Wellhead Protection Zone. Parcel 2 Commercial land along Bridgeville Hwy includes a +/-10,000 sf commercial leasable area and Parcel 3 Commercial Land does not include any proposed use at this time. It will also include a mixture of private & City maintained streets, Clubhouse, Playground, Swimming pool and dumpster enclosures. As well as storage Facilities for the residents.

Utility Improvements include an extension of Municipal water, sanitary sewer and electric systems. Private Stormwater Management System installation throughout, with outfall to Herring Run Branch. Proposed Street names throughout Complex which have been reserved by Sussex County include, Melanie's Ridge, Wheatfields Road, Sophia Drive, Tina's Way, Susan's Way and Lawrence Crossing. State agency approvals have been received from the State Fire Marshal, Sussex Conservation District, DNREC - Sanitary Sewer System expansion, the Office of Drinking Water - Municipal Water system expansion and DelDot - Entrance.

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

Mr. Leverage asked if there will be a left turn lane at the entrance of the proposed project.

Mr. Lardner stated yes. There will be both right and left turn lanes at the entrance of the site. DeIDot has reviewed the entrance and has no objections.

Mr. Leverage asked what and how many business are proposed in the commercial space.

Mr. Lardner stated he was unsure at this time.

Mr. Sammons asked what the nature of the storage units would be used for.

Mr. Lardner stated that the code requires the storage units for the units. The detached storage units can be used for outdoor belongings, such as bikes, toys, etc. Architecturally the storage units will look like the apartments.

Mr. Sammons asked if there will be someone maintaining the site to make sure that people are using the storage units properly and keeping things from laying around the apartments since the units are detached.

Mr. Lardner stated yes. There will be a property manager for the complex that will be present every day.

With no further questions or comments from the commission members or public, Co-Chairman Leverage closed the public hearing at 7:18 p.m. and re-opened the regular meeting of Planning and Zoning.

Building Official, Mike Bailey then presented finding of facts.

Agenda item #2

Finds of Facts:

- Project: Melanie's Ridge Final Site Plan Review
- Owners: Liborio Watergate LLC
- Property is located on Bridgeville Hwy
- Zoning – R3 High Density Residential & C2 Highway Commercial
- Lands are partially within the Wellhead Protection Zone.
- Parcel 2 Commercial land along Bridgeville Hwy includes a +/-10,000 sf commercial leasable area.
- Parcel 3 Commercial Land does not include any proposed use at this time.
- Residential land will include a 280 unit apartment complex, with +/- 560 parking spaces.
- Mixture of Private & City maintained streets,
- Clubhouse, Playground & Swimming pool, dumpster enclosures.
- Storage Facilities for the residents.
- Utility Improvements include:
 - Extension of Municipal Water, Sanitary Sewer & Electric Systems.
 - Private Stormwater Management System installation throughout, with outfall to Herring Run Branch.
 - Proposed Street names throughout Complex which have been reserved by Sussex County:
 - Melanie's Ridge

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- Wheatfields Road
- Sophia Drive
- Tina's Way
- Susan's Way
- Lawrence Crossing
- State agency approvals have been received from:
 - State Fire Marshal
 - Sussex Conservation District
 - DNREC – Sanitary Sewer System expansion
 - Office of Drinking Water – Municipal Water system expansion
 - DelDot – Entrance
- The project will comply with the area and bulk requirements of both districts.
 - 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 final site plan review, for a proposed residential development with commercial frontage identified as Tax Map Parcel # – 331-5.00-11.00 & 11.01. Mr. Grasset seconded the motion.

Chairman Sammons called for a roll call vote:

ROLL CALL VOTE:

Mark Grasset 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;
Stacie Spicer stated he approved based on the Finding 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. Leverage seconded the motion. Motion was unanimous to adjourn.

Chairman Sammons adjourned the meeting at 7:24 p.m.

By: _____
Wayne Sammons
Chairman Planning and Zoning Commission

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