

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

7:00 p.m.

July 5, 2018

Co-Chairman John Leverage called the meeting to order with the following Commission members in attendance: Thomas A. Temple, Mark Grasset, E.B. Peterson, Matt Shaffer and Stacie Spicer. Building Official, Mike Bailey, was also present.

Co-Chairman Leverage 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 Chick-fil-A Inc., property owners of 22932 Sussex Highway, Tax Map and Parcel # 331-5.00-50.12, is seeking a Preliminary Site Plan review for a proposed Chick-fil-A restaurant with associated parking and access driveways.

The restaurant will be a one story building totaling 4,999 sq. ft. with an occupant load of 110 seats and include 46 paved parking spaces provided (32 Onsite & 14 provided by an easement with Seaford Village Shopping Center.) The 46 parking spaces are required by code and the zoning of the property is C-2 highway commercial.

On site storm water management to be provided and the project will require approvals from the State Fire Marshall and Sussex Conservation District.

Co-Chairman Leverage solicited any questions from the Public or Commission members.

Mrs. King asked if the drive thru will be a double lane.

Mr. Bailey stated yes.

Mr. Peterson asked if there would be any change in access to the restaurant from Route 13.

Mr. Bailey stated no. They will still use the same existing entrances.

With no further questions or comments from the commission members or public, Co-Chairman Leverage closed the public hearing at 7:05 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: Chick-Fil-A Restaurant
- Owners: Chick-Fil-A Inc.
- Property is located at 22932 Sussex Highway
- Tax Map & Parcel 331-5.00-50.12
- Zoning: C-2 Highway Commercial
- Preliminary site plan review for a 4,999sf single story building with site improvements.

Minutes of the Meeting of the  
City of Seaford Planning and Zoning Commission  
July 5, 2018

2

- Parking spaces provided: 46 paved parking spaces provided  
(32 onsite & 14 provided by an easement with Seaford Village Shopping Center.)
- Project requires approvals from:
  - Sussex Conservation District
  - Office of the State Fire Marshal

Planning and Zoning to make a recommendation to Council.

Co-Chairman Leverage called for a motion.

Mr. Peterson made the motion to recommend approval of the Preliminary Site Plan for a proposed Chick-fil-A restaurant as presented. Mr. Temple seconded the motion.

Co-Chairman Leverage called for a roll call vote:

**ROLL CALL VOTE:**

Mark Grasset stated he approved based on the Findings of Facts;  
Thomas A. Temple, Jr. 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;

Co-Chairman Leverage 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, Co-Chairman Leverage 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 7:08 p.m.

By: \_\_\_\_\_  
John Leverage  
Co-Chairman Planning and Zoning Commission

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