

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

7:00 p.m.

September 5, 2019

Chairman, Wayne Sammons, called the meeting to order with the following Commission members in attendance: Mark Grasset, Al Temple, Rick Peterson and Matthew Shaffer. Seaford 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 then presented New Business #1, Hunter Creek Homes, located at lot 6E Arch St Extd., Tax Map and Parcel # 331-5.18-101.00 is requesting a subdivision of the referenced property into three lots.

Mr. Bailey stated the property is zoned R-2 Medium Density Residential and the lots meet area and bulk regulations for this zoning; minimum lot size, 4,500 sq. ft and minimum width of 35 ft. The first lot size, 5, 162 sq. ft/ 54 ft. frontage, Lot 2, 5, 167 sq. ft/ 54 ft. frontage, and Lot 3, 5, 548 sq. ft. / 54 ft. frontage.

Mr. Bailey also stated, John Hamstead, owner of Hunter Creek Homes, was present to answer any questions.

Chairman Sammons solicited any questions or comments from the commission members; there were none.

Chairman Sammons solicited any questions or comments from the Public;

Mrs. Katy Werner, 313 Washington St., came forward to discuss the zoning of the property. Mrs. Werner stated that she was under the impression the zoning was R2- low density, which the subdivision would not meet requirements for low density zoning.

Mr. Bailey stated no, the zoning is R-2 Medium density, as stated previously during the presentation which the subdivision would meet the required lot size and bulk requirements.

Mr. Stuart Johnson, 314 State St., came forward to ask about the Stormwater drainage system and how new construction of houses would effect that.

Chairman Sammons stated that the presentation discussion is for the subdivision of the property only. If approved tonight, he suggested that Mr. Johnson attend the Council Meeting on September 24th to voice his concerns about the Stormwater drainage system.

He also stated that Mrs. Werner would benefit voicing her concerns at the Council meeting as well.

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Mr. Bailey presented New Business #2, Ross Point Freedom Church, located at Sussex Ave Extd., Tax Map and Parcel # 531-10.00 217.02 is seeking a Final Site Plan approval for a proposed Church with associated parking.

Mr. Bailey stated that the construction will include a 9,950 +/- Sq. ft. Church and is zoned C-2 Highway Commercial. A variance was previously granted from Board of Adjustments for the church to be built on the site. The property will include 79 parking spaces including 8 handicap and site lighting will be required. Sidewalks will be installed along the Tull Drive side of the property which will be extended to the western property line.

Mr. Bailey also stated that an onsite Stormwater management system will outfall to the City's existing system in Tull Drive and an enclosed area for a dumpster will be provided. The project has received approvals from Sussex Conservation District, the State Fire Marshal's office and the City's Engineer.

Mr. Sammons solicited any questions or comments from the commission members;

Mr. Sammons asked how many years ago was the variance granted.

Mr. Bailey stated approximately four years.

Fire Chief, Jack Wilson, asked if there will be a street extension.

Mr. Bailey stated there are currently no plans to extend the street.

Mr. Peterson asked if the Church needed to receive an approval because of the package store that is in the area, because there has been needed alcohol permitting approvals for other Church's that are close to places that sell alcohol.

Mr. Bailey stated no, the distance from the Church to the package store is enough to not affect the need for it.

Mr. Sammons asked what the time frame for construction to begin is.

Mr. Bailey stated that they have two years from the time of approval.

With no further questions or comments, Chairman Sammons closed the Public Hearing portion of the meeting at 7:17 p.m. and reopened the regular meeting of Planning and Zoning.

Building Official, Mike Bailey then presented finding of facts.

Agenda item #1

Findings of Facts:

- Project: Hunter Creek Homes Lot Subdivision
- Property Location – Arch St Ext and State St
- Tax Map & Parcel 331-5.18-101.00
- Zoning – R2 Medium Density Residential
- Proposed Lots meet area and bulk regulations;
 - ❖ Minimum lot size 4,500 sq. ft.

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- ❖ Minimum width 35 ft.
 - Lot 1 5,162 sq. ft. / 54 ft
 - Lot 2 5,167 sq. ft. / 54 ft
 - Lot 3 5,548 sq. ft. / 54 ft
- Planning and Zoning to make a recommendation to Council.

Chairman Sammons called for a motion;

Mr. Peterson made a motion to approve the requested subdivision of the above referenced parcel into three (3) lots as presented. Mr. Temple 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;
Al Temple stated he approved based on the Findings of Facts;
Rich 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.

Agenda item #2

Findings of Facts:

- Project: Ross Point Freedom Church
- Property Location – Tull Dr & Sussex Ave
- Tax Map & Parcel 531-10.00-217.02
- Zoning: C2 Highway Commercial
- Proposed development of a 9,950 sq. ft Church
- A variance was granted to allow a church to be built on the site
- Onsite SW management system will be required and will outfall to the City's existing system in Tull Drive.
- An enclosed dumpster area will be provided;
- 79 parking spaces, including 8 handicap spaces are proposed.
- Site lighting will be required.
- Sidewalk will be installed along the Tull Drive side of the property and Tull Drive will be extended to the western property line.
- Project received approvals from Sussex Conservation District, The State Fire Marshal's office and The City's Engineer.
- Planning and Zoning to make a recommendation to Council.

Chairman Sammons called for a motion;

Mr. Peterson made a motion to approve the requested final site plan review for construction of a new church at the above referenced location. Mr. Shaffer seconded the motion;

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Chairman Sammons called for a Roll Call vote:

ROLL CALL VOTE:

Mark Grassett stated he approved based on the Findings of Facts;
Al Temple stated he approved based on the Findings of Facts;
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 made a motion to adjourn; Mr. Temple seconded the motion; Motion was unanimous to adjourn.

Chairman Sammons adjourned the meeting at 7: 21 p.m.

By: _____
Chairman Wayne Sammons
Planning and Zoning Commission Member

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