

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

7:00 p.m.

March 7, 2019

Chairman Wayne Sammons called the meeting to order with the following Commission members in attendance: Mark Grasset, E.B. Peterson, Matt Shaffer and Stacie Spicer. Building Official, Mike Bailey and Fire Chief Jack Wilson were 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 presented New Business #1, S&L Contractors Inc., property owner of Governors Grant, Plantation Drive, Tax Map and Parcel # 5-31-10.00-379.00 are seeking a Preliminary Site Plan review for Governor's Grant, to construct Condominiums on the subject parcel to include 104 units.

Mr. Bailey stated that this a preliminary site plan review to construct seven condominium buildings to include 104 units. The zoning is R-3 High Density Residential. The preliminary approvals have lapsed since being approved in 2008.

Mr. Bailey added that the 104 unit multi-family development will include 5 three story buildings consisting of 18 units per building. One, two story building with 12 units and one, two story duplex. There will be 213 parking spaces provided; 208 are required. The development does fall within the Well Head Protection Overlay District. This allows no more than 35% impervious surface coverage; currently at 57.85%. Stormtech infiltration structures will be constructed below the parking areas to recharge the groundwater.

Mr. Bailey mentioned that Bart Phillips with S&L Contractors, was present to answer any questions.

Chairman Sammons solicited any questions or comments from the commission.

Chairman Sammons asked if there was intended purpose to have the one duplex at the corner of property; ex: maintenance, employee, etc.

Mr. Phillips stated no, it is to utilize the corner of the property as much as possible.

Chairman Sammons asked if the units within the buildings were all the same sq. footage.

Mr. Phillips stated no. The square footage will vary slightly based on bedroom size/ number per unit.

Chairman Sammons called for any questions from the public; there were none.

Mr. Bailey presented New Business #2, Wheaton's Inc., property located at 24960 Dairy Lane, Tax Map and Parcel # 5-31-12.00-40.00 are requesting a Sketch Site Plan review for a proposed Montessori School to be located on the property.

Mr. Bailey stated that the property is zoned C-2 Highway Commercial. The school received a variance for the school from Board of Adjustment in February. They plan to renovate and use existing

Minutes of the Meeting of the  
City of Seaford Planning and Zoning Commission  
March 7, 2019

2

buildings on site to start with future plans to include 8 new buildings as presented. The site provides 181 paved parking spaces. They are currently in negotiations to purchase the property to the east of the existing site. The property will require the extension of City utilities (water, sewer, electric). They will also require approvals from DelDot, State Fire Marshal, Sussex Conservation and the City's Engineer for Stormwater.

Mr. Bailey also mentioned that Mark Chura, Project Manager for the school, was present to answer any questions.

Chairman Sammons solicited any questions or comments from the commission.

Chairman Sammons asked what the intended time of day the school will start and/or end. His concerns are with the managing of traffic flow in the area during normal school scheduled times.

Mr. Chura asked Carlton Savage with Scaled Engineering, to come forward to assist in answering questions that the commission members may have.

Mr. Chura stated that they have had conversations with DelDOT in regards to the traffic and/or a traffic study being conducted.

Mr. Savage stated that the number of trips and/or vehicles for the school will fall below the threshold for a Traffic Input Study. The school is much smaller than a standard school, where there will only be approximately 6 school buses and an estimated 260 students for the first year. The max amount of students would be 465. Therefore, it will not cause as much traffic and congestion as that of a public school would.

Chairman Sammons suggested that they reach out to the Seaford Police department, to possibly assist with traffic coming and going during school opening and dismissal hours, as they do for Seaford High School, etc.

Mr. Peterson asked if the purchase of the parcel to the east would make the total property 12 acres.

Mr. Chura stated that it would be 11 acres total.

Chairman Sammons asked where the closest Montessori School was in Delaware.

Mr. Chura stated that there are no charter elementary schools; the closest is the High School that is in Georgetown.

With no further questions or comments from the commission members or public, Chairman Sammons closed the public hearing at 7:19 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: Governors Grant R3
- Owners: S&L Contractors Inc.
- Zoning: R-3 High Density Residential

Minutes of the Meeting of the  
City of Seaford Planning and Zoning Commission  
March 7, 2019

3

- Preliminary Site Plan Approval
- Parking spaces provided: 213
- Tax Map & Parcel 531-10.00-379.00
- Property is located in Governors Grant Subdivision
- Project requires approval from:
  - Sussex Conservation District
  - Office of the State Fire Marshal
  - City's Engineer for Storm Water Management review
  - 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 preliminary site plan for Governor's Grant, to construct Condominiums on the subject parcel to include 104 units as presented. 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;  
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 she 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: Sussex Montessori School
- Owners: Wheatons Inc. on behalf of Sussex Montessori School
- Zoning: C-2 Highway Commercial
- Sketch Site Plan Approval
- Tax Map & Parcel 531-12.00-40.00
- Property is located at 24960 Dairy Ln
- Variance approved in February
- Parking spaces provided: 181
- City utilities to be extended (Water, sewer, electric)
- Project requires approval from:
  - DelDot
  - Sussex Conservation District
  - Office of the State Fire Marshal
  - City's Engineer for Storm Water Management review
  - Planning and Zoning to make a recommendation to Council.

Mr. Peterson made the motion to recommend approval of the sketch site plan review for a proposed Montessori School to be located at 24960 Dairy Lane, as presented. Mr. Grasset seconded the motion.

Minutes of the Meeting of the  
City of Seaford Planning and Zoning Commission  
March 7, 2019

4

Chairman Sammons called for a roll call vote:

**ROLL CALL VOTE:**

Mark Grassett 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 she 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. Mrs. Spicer so moved; Mr. Shaffer seconded the motion. Motion was unanimous to adjourn.

Chairman Sammons adjourned the meeting at 7: 22 p.m.

By: \_\_\_\_\_  
Wayne Sammons  
Chairman Planning and Zoning Commission

/sep