

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

7:00 p.m.

November 8, 2018

Chairman Wayne Sammons called the meeting to order with the following Commission members in attendance: Mark Grasset, Al Temple, E.B. Peterson and Matt Shaffer. 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, Grotto Pizza LLC, 331-6.00-9.00 and Tharp Road Properties, 331-6.00-9.01, 9.03, 9.06, are seeking a final site plan review for a proposed Wawa convenience store with associated parking, gasoline pumps and access driveways.

Mr. Bailey stated that this a final site plan review for a 5, 612 sq. ft. Wawa convenience store. The site will include 55 parking spaces, 29 required. Grottos will reconfigure their parking lot so they will have no loss of spaces. The project has received approvals from DelDot, Sussex Conservation, and the State Fire Marshal.

Mr. Bailey added that the only change from the preliminary site plan, is the entrance/ exit to and from Tharp Road. The preliminary plans included a dual entrance and exit to and from Tharp Road from the Wawa. The final site plan includes an entrance and exit from Tharp Road, however the exit from the Wawa will be a right turn only and will not allow cars to go straight across from Walmart or turn left onto Tharp Road. Customers will be able to enter Wawa from Tharp Road from both directions.

Mr. Bailey mentioned that Chris Mondoro, Bohler Engineering, Fred Wittig and Dave Cantera, Tharp Road Properties, were present to answer any questions.

Chairman Sammons solicited any questions or comments from the commission.

Chairman Sammons stated that in prior discussion, he would like to add to the record, that signage from the Wawa exit onto Tharp Road be placed to stop the confusion to customers exiting and wanting to turn left where the exit will only allow customers to exit right and not have access to Route 13.

Mr. Temple asked if the exit will be across from the Walmart entrance.

Mr. Bailey stated yes. However, customers from Walmart may enter the Wawa entrance from straight across, but customers leaving Wawa will not be able to cross over to Walmart, as the exit will only be allowing right turns.

Chairman Sammons asked what relation to size this proposed site will have to the Bridgeville site.

Mr. Mondoro stated he was not familiar with the size of the Bridgeville site.

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Mr. Bailey stated that he felt from the plans, the proposed Seaford store would be bigger than the Bridgeville store.

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

With no further questions or comments from the commission members or public, Chairman Sammons closed the public hearing at 7:09 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: Wawa Convenience Store
- Owners: Grotto Pizza Seaford LLC & Tharp Road Properties LLC
- Zoning: C-2 Highway Commercial
- Final site plan review for a 5,612 sf convenience store with fuel island and site improvements.
- Parking spaces provided: 55
- Tax Map & Parcel 331-6.00-9.00,9.01,9.03,9.06
- Property is located on Sussex Hwy
- Project received approval from:
 - DelDot
 - Sussex Conservation District
 - Office of the State Fire Marshal
 - 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 Wawa convenience store. Mr. Temple seconded the motion.

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;
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. Shaffer seconded the motion. Motion was unanimous to adjourn.

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Chairman Sammons adjourned the meeting at 7: 11 p.m.

By: _____
Wayne Sammons
Chairman Planning and Zoning Commission

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