

**MINUTES OF THE MEETING
CITY OF SEAFORD BOARD OF ADJUSTMENT AND APPEALS**

May 3, 2017

12:00 P.M.

Mayor David Genshaw called the meeting to order with the following Board members in attendance: Dolores J. Slatcher, City Manager and James A. Fuqua, Jr., City Solicitor. Joshua Littleton, Building Official was also in attendance. Mayor Genshaw turned the meeting over to Mr. Littleton.

Mr. Littleton presented **Case No. V-06-17: DKR Investments**, property owners of 900 Norman Eskridge Hwy, Tax Map and Parcel 331-5.00-59.00, are asking for a variance to increase the size of the existing ground sign. Mr. Matt Phillips, from Phillips Sign Co, is present to answer any questions. Mr. Littleton noted DKR came before the Board in 2016 for the same request, in order to add a sign for Pizza Hut and a blank sign. Now that Harbor Freight is locating to the site, additional signage is needed that would increase the sign to 232 ± sq. ft. In 2016 we talked about visibility. The sign falls within the 75-ft. visibility triangle. But the entrance/exit is controlled by a traffic signal, so visibility isn't really any issue. The proposed sign will be 6 ½ ft. from the bottom of the sign to the ground.

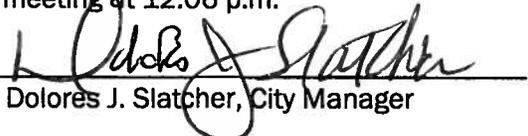
Mayor Genshaw asked which space Harbor Freight is going to occupy? Mr. Littleton explained there is an empty space between Big Lots and the Check Cashing store. It's a space that was part of Ames but when Big Lots moved in, they didn't occupy this space.

City Solicitor Fuqua went back to the sign, saying the lowest point allowed by code is 10 ft. from ground level to the bottom of the sign. Mr. Littleton said correct, and for this request its reduced to 6 ½ ft. He went on to explain the code allows a ground sign to be a total of 150 sq. ft. on one side. The existing sign is 204± sq. ft.; the proposed sign is 232 ± sq. ft. There was a discussion if the current sign ordinance is realistic but it was agreed every proposed sign over the code allowance should be heard on a case by case basis. This gives the public and neighbors the opportunity to asks questions. It was also noted that one empty space remains in the plaza and has a potential occupant. There is an empty space on the existing sign for that occupant. Mr. Littleton noted all the occupants of the plaza have signage on the ground sign except for the check cashing store.

Mayor Genshaw called for public comment. There being none, City Solicitor Fuqua commented we've added to the sign before; there is a traffic control signal at the intersection so the visibility clearance under the sign isn't an issue; no one from the public is in opposition; and it has no adverse effect of the neighbors. Therefore, the motion is made to approve the sign as presented. City Manager seconded the motion. Motion so passed with all present voting in favor.

Mayor Genshaw noted there is no Old Business.

Mayor Genshaw asked for a motion to adjourn. City Solicitor Fuqua so moved; City Manager Slatcher seconded the motion. Motion so passed with all present voting in favor. Mayor Genshaw adjourned the meeting at 12:06 p.m.

By: 

Dolores J. Slatcher, City Manager

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