

PLANNING AND ZONING COMMISSION  
TOWN OF BRIDGEVILLE

---

October 6, 2015

Commissioners of Bridgeville  
101 North Main Street  
Bridgeville, Delaware 19933

Dear Commissioners:

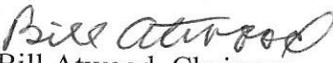
The Planning and Zoning Commission of the Town of Bridgeville met on September 15, 2015 to hear a Conditional Use application and make a recommendation to the Commissioners of Bridgeville.

An application was received from Ms. Tanya Haines concerning the desire to place a Hair Salon at 607 S. Main St., the former site of Tony's Pizza.

After an evaluation of the request, the Planning and Zoning Commission voted unanimously (6 members in attendance) to recommend adoption of the Conditional Use Ordinance for a Hair Salon at that site. The Commission therefore sends a recommendation to the Commissioners of Bridgeville for their approval and adoption of the Ordinance.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

  
Bill Atwood, Chairman  
Planning and Zoning Commission

BA/ps  
Enclosure

**TOWN OF BRIDGEVILLE  
PLANNING AND ZONING COMMISSION  
SEPTEMBER 15, 2015  
TOWN HALL**

**I. CALL TO ORDER**

The meeting was called to order by Chairman Bill Atwood at 7:00 P.M. Present: Planning and Zoning Commission (P&Z) members Tim Banks, Eleanor Bennett, Jack Cannon, Steve Dell, Sandie Rementer, ex-officio member Code Enforcement Officer (CEO) Jerry Butler, Town Solicitor Dennis Schrader and Town Secretary Peggy Smith.

**II. QUORUM PRESENT**

Chairman Atwood advised a quorum was present to conduct the business of the P&Z, despite the absence of member Ed Lewandowski.

**III. CONSIDERATION OF CONDITIONAL USE REQUEST – Ms. Tanya Haines –  
Hair Salon, 607 S. Main St.**

**A. Discussion of Application**

This meeting was advertised in the Seaford Star and adjoining property owners were given notice by mail, allowing individuals an opportunity to attend the meeting and participate in the discussion.

Ms. Haines advised she currently lives in Greenwood, Delaware. She intends to open a Hair Salon, including the sale of various hair products and accessories at the Bridgeville address. Currently, people go to Seaford or Georgetown for hair products, as nothing is available locally. Ms. Haines shared an architectural design of her intended layout for the salon.

P&Z member Banks questioned her intent to have 9 stations at the shop. Ms. Haines doesn't necessarily believe they will all be filled immediately and plans to begin with 6 stations. She originally intended to include a barbershop, but removed that option from her business plan. One of her hair stylists also has a barber license, but she does not intend to do any barbering when ladies are in the shop.

Other hair salons in Town were questioned. Several members were aware of one home-based hair salon in Town.

Mr. Atwood asked if Ms. Haines has assessed the market for a salon in Bridgeville. She advised some of the beauticians are leaving their homes to work at this new business and they will be bringing their customers with them.

The property owner, Mr. Ghulam Dastgir, was in attendance. Solicitor Schrader questioned his permission for this business. Mr. Dastgir advised he has signed a consent and given Ms. Haines authority to make this application concerning his property. For the record, the location is 607 S. Main St. The business will use one unit in the three-unit building. Solicitor Schrader asked if there is enough parking for Ms. Haines, her 6-9 beauticians and customers. She advised there is adequate parking. The water/wastewater provider was questioned; the property receives Town water/sewer services. Ms. Haines reported she expects to be open from 7:00 A.M. to 7:00 P.M., or possibly 9:00 P.M. sometime in the future. She wants to be sure the area is illuminated adequately when her employees leave at night. Ms. Haines intends to be open Monday through Saturday and closed on Sunday.

Solicitor Schrader asked if there is space for signage. There are brackets for a sign already in place and there is sign space on the door, as well. She will need to discuss signage with Code Enforcement Officer Butler.

P&Z member Mr. Dell asked, if Hair Salons were listed in the Zoning Ordinance under a Conditional Use, would this application meet those criteria. CEO Butler believes this is one aspect of the Zoning Ordinance that they need to take a closer look at and make it easier for similar businesses. A business like this is allowed in a home, but not in a commercial area, which is not reasonable. It should be a permitted use and the code should be changed.

P&Z member Mrs. Bennett questioned whether any of the neighboring properties who received letters responded or expressed any objections. The Town did not receive any feedback from neighboring properties, but sent out notices beyond the Town Code's required distance.

Property owner Mr. Dastgir advised the space has been un-occupied for at least a year and he is pleased to see it filled. He added there is plenty of parking space for this business.

#### **B. Public Hearing**

A Public Hearing was not held, as there were no citizens in attendance to speak either in opposition or in support of the application.

For the record, CEO Butler advised Mr. Dastgir has improved the lighting in the parking lot. The parking area must be illuminated to protect the clientele, whether it be the Hair Salon or the Laundromat. The lighting must stay on until the last participant in any facility leaves the property. This is not a Condition to be added to the application; it is already a part of the Town Code.

#### **C. Recommendation of the Planning and Zoning Commission**

Solicitor Schrader advised he has prepared a Conditional Use Ordinance that has been introduced by the Town Commission and is before the P&Z members tonight. The following Conditions are to be placed on the property:

1. The hours of operation shall be from 7:00 A.M. to 9:00 P.M. (as long as there is activity around the business and Ms. Haines is comfortable with the safety of the area.)
2. Ms. Haines is to have no more than 9 stations with the related shampoo area, hair-drying stations and reception areas, consistent with the interior site plan that she provided.
3. The staffing shall start with 6 beauticians, not to exceed 9 beauticians, all to have Delaware licenses.
4. Ms. Haines may display and sell hair care and cosmetic products.
5. The exterior of the premises shall be maintained in a clean and orderly fashion.
6. Off-street parking shall be as required by the Land Use and Development Code for commercial activities at this location.
7. The Town Code concerning lighting remains in force at this commercial property.
8. Ms. Haines shall secure all other licenses and permits required for the use of the premises as a beauty salon from state, federal or county agencies with jurisdiction over the use of the property and shall otherwise comply with all applicable rules, regulations, statutes or Ordinances relating to the use of the premises as a beauty salon.

Mr. Dastgir advised they currently have a light that illuminates the entire parking lot. Additionally, each portion of the property has lighting directly outside the business. CEO Butler re-iterated –if the Laundromat is open 24 hours, the entire parking lot must be illuminated. Mr. Dastgir advised the parking lot light stays on all night; it is on a timer. CEO Butler wanted to make certain that the parking lot is illuminated during all dark hours, according to Town Code.

P&Z member Mr. Steve Dell make a motion to recommend to the Town Commissioners approval of this Ordinance, as drafted by the Town Solicitor and including the requirements added by CEO Butler. Commissioner Banks seconded the motion.

Commissioner Bennett – yes  
Commissioner Rementer – yes  
Commissioner Dell – yes

Commissioner Cannon – yes  
Commissioner Banks – yes  
Chairman Atwood – yes

The Planning and Zoning Commission will prepare a letter to the Town Commission recommending approval of the Conditional Use application for a Hair Salon at 607 S. Main St. with the conditions listed above. The Town Commission will consider this recommendation and review the application at its October 12, 2015 monthly Commission meeting.

Chairman Atwood advised the P&Z members have been considering a closer look at the Town Code to recommend some changes and update requirements. He is requesting that the P&Z members send proposed changes to the Code to Secretary Peggy Smith by October 13<sup>th</sup>. A discussion of Code changes will be placed on the October 20<sup>th</sup> P&Z Agenda.

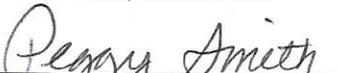
Solicitor Schrader and CEO Butler believe there are a number of changes to be made, as does Chairman Atwood. Our current processes are a deterrent to getting changes made. Commissioner Dell believes Town Manager Savage would have good input on the subject, as well. The P&Z members will meet on October 20<sup>th</sup> at 6:00 P.M.

#### IV. ADJOURNMENT

Commissioner Rementer made a motion to adjourn the meeting. Commissioner Banks seconded the motion. Motion carried; the meeting was adjourned at 7:30 P.M.

Respectfully submitted,

  
\_\_\_\_\_  
Bill Atwood, Chairman

  
\_\_\_\_\_  
Peggy Smith, Transcriptionist