

PLANNING AND ZONING COMMISSION

TOWN OF BRIDGEVILLE

2016 ANNUAL REPORT

During 2016, the Bridgeville Planning and Zoning Commission (P&Z) considered 6 applications/actions as listed below:

March 15 Heritage Shores Phase 3B, Parcel K – *Lot Line Revisions* – An application was received by P&Z from Passwaters Farm, LLC to revise previously-approved Phase 3B Parcel K Lot Lines. In addition to the mix of single-family detached lots within Section K, the developer included a section of single-family detached lots served by an alley, in an effort to respond to market conditions. There had appeared to be a demand for smaller foot-print homes with a rear-facing alley entry; however, the interest was not there and a reconfiguration of lots lines was presented, eliminating the alleys and returning to front-facing lots.

The members voted unanimously (6 members present) to revise the lot lines in Phase 3B, Parcel K.

May 17 Virginia Kefauver, 500 S. Railroad Ave. – *Zoning Change Application, Residential (R-1) to Commercial (C-1) Zoning* The P&Z members evaluated the application on two aspects, primarily focusing on the request to change zoning from R-1 to C-1 for a non-owner auto repair shop, as well as the current physical condition of the property and excessive number of code violations incurred.

The members voted 4 to 1 (5 members present) to recommend to the Town Commission the denial of this application and instructed the Bridgeville Code Enforcement Officer to continue with enforcement of code violations on the Kefauver property.

June 21 Heritage Shores RPC Plan Amendment – *Phase 3 Landscape Standards Modification* – This application involved debate regarding the adequacy of topsoil being spread on Brookfield Homes sites. After a discussion of topsoil, the Town advised they require confirmation that what is being applied on the land meets the Town's code, including the Soil Conservation Service topsoil standard. Mr. Robert Rauch withdrew the application and agreed to provide certifications that the requirements were met to the Town.

With the withdrawal of the application, no action was required by the P&Z members.

July 19 Bridgeville Comprehensive Plan Update – *General Discussion of upcoming plan update.* The Town must complete a Plan Update every 10 years. The Plan indicates how a Town wants to grow, future intentions, etc. It is a living document that is not set in stone, but is changeable as circumstances warrant. Mr. Jason Loar from the Town's engineering firm of Davis, Bowen & Friedel, Inc. will spearhead the project and bring the P&Z members together for meetings, as needed.

No action was taken.

September 16 Comprehensive Plan Update Overview & Discussion –
P&Z members met at the Bridgeville Public Library for a general discussion of the upcoming
Comp Plan update. As the Town tops 2,000 population, more elements/details will be required
in the Comp Plan.

No action was taken.

December 20 Revised Development Plan Review – Heritage Shores Phase 2 – Lot Line Revisions

Mr. Casey Rauch, representing Passwaters Farm, LLC, presented a lot line revision for lots 373-
386 on Whistling Duck Dr. The lots are currently platted and recorded as minimum 46' wide
lots that vary in widths. The revision proposes 50' wide lots in the existing areas, which will
provide a wider variety of housing options for these lots. This revision will result in a reduction
of two lots in the current Phase 2, which will be recovered in future phases. Additionally, side
yard setbacks will be 5 ft.

The members (7 in attendance) voted to approve the lot line revisions.

Application Summary: Lot Line Revisions – 2
 Comp Plan Update Discussions – 2
 Zoning Change – 1
 Phase 3 Landscape Standards Modifications – 1

Minutes were prepared and forwarded to the Town Commissioners for their use, in those cases where
Town Commission approval was necessary.


Attendance by the Commissioners at our hearings continues to be excellent with no occasion when the
Commission was without a quorum.

The Planning and Zoning Commission has been ably supported by the Town staff, particularly Jerry
Butler and Peggy Smith, as well as by the Town attorney, Dennis Schrader and, as required, the Town engineer.

Mr. Bill Atwood continued to serve as Chairman of the Planning and Zoning Commission during 2016
and Mrs. Sandie Rementer served as Vice-Chairperson.

In June 2016 Mr. Duane Pierce was appointed to complete the term of Mr. Tim Banks on the Planning
and Zoning Commission and in August 2016 Mr. Matthew Davis was appointed to complete the term of Mr. Ed
Lewandowski.

Respectfully Submitted,


Mr. Bill Atwood, Chairman