

PLANNING AND ZONING COMMISSION TOWN OF BRIDGEVILLE

2017 ANNUAL REPORT

During 2017, the Bridgeville Planning and Zoning Commission (P&Z) considered 6 applications/actions as listed below:

March 21

- Town of Bridgeville Property at 17 Church Street – Variance Request – A variance application was received by P&Z to make a determination whether or not to subdivide Parcel #88. Mr. Eddy Parker was in attendance to represent his son, Deric Parker, the property owner of 17 Church St. A Public Hearing was required for this application.

The members voted unanimously (7 members present) to approve the Variance request for 17 Church St.

- Passwaters Holding Company, LLC – Revision to Approved Phase 3 RPC Plan. A Public Hearing was required for this application.

Mr. Robert D. Rauch from Rauch, Inc. advised that the developer would like to recommend a “guest cottage” to accommodate guests coming to the community (short-term) to consider buying. It would be part of the golf course and sales operations. Another idea of interest is a lodge for short- and long-term stays for golfers to market/sell new homes. If they were later to be sold, they would need to return to the Town to do so, as a change of use.

The members voted unanimously (7 members present) to approve the Revision to the Approved Phase 3 PRC Plan.

- Passwaters Holding Company, LLC –Introduction of Phase 4.

Mr. Rauch introduced the proposed Phase 4 and that he needs confirmation for the Phase 4 limits only, in order to proceed with the design process. In this proposed phase there will be 436 residential lots with a mixture of lot sizes but that are consistent with previously approved lots. Lot sizes will be 60x125 feet, 50x125 feet and 50x110 feet. Mr. Rauch and the committee discussed how the phase would be built, the limits of the phase and that this phase will be consistent with previous phases.

The members voted 6-1 to table the motion (7 members present) until April until the information they have requested is provided and that the advertisement be worded correct.

April 18

- Passwaters Holding Company, LLC-Heritage Shores – Phase 4 Preliminary Development Plan Review - A Public Hearing was required for this application.

Mr. Robert D. Rauch from Rauch, Inc., stated that nothing had changed from March's meeting regarding the introduction to Phase 4 presentation except the decision that the road, Wood duck is staying a part of this phase, because there are utilities there. Mr. Rauch kept his promise and brought a binder with the history of the Heritage Shores phases. He explained how the binder was set up, the history of the project and he stated that each time he comes in for a Phase; he will add documents to the binder. Mr. Rauch discussed with the committee each Phase of the project, which included lot types and total lot numbers. Mr. Rauch's request is that Planning and Zoning Commission recommend to the Town Commissioners that The Preliminary Development Plan Review be approved for Phase 4.

The members voted unanimously (5 members present) to approve Phase 4 Preliminary Development Plan.

September 08

- Ghulam Dastgir- Development Plan Review of a proposed retail sales establishment at 603 S. Main Street formally known as the Shore Stop- A Public Hearing was required for this application.

Mr. Dastgir, Owner of 603 S. Main Street did not show for the meeting. The P&Z Commission decided to meet again in October.

The members voted unanimously to table this application until October's Meeting in hopes that Mr. Dastgir would come.

October 17

- Ghulam Dastgir- Development Plan Review of a proposed retail sales establishment at 603 S. Main Street formally known as the Shore Stop- A Public Hearing was required for this application.

Mr. Ghulam Dastgir, owner of 603 S. Main Street, discussed with the P&Z Commission his idea of a Community Emporium store.

The members voted unanimously (6 members present) to defer the application until more information that the P&Z Commission had requested had been received.

November 21

- Bridgeville Comprehensive Plan Update- Lee Ann Walling.

Ms. Lee Ann Walling discussed with the Planning and Zoning Commission that she is working with Davis, Bowen and Friedel in regards to updating Bridgeville's Comprehensive plan and that she has worked on Bridgeville's plans in the past. Ms. Walling discussed demographics on how the Town of Bridgeville has improved.

- Robert Tull/ Weatherd Treasures- Preliminary Development Plan Review- Proposed Retail Sales Establishment located at 401 Market St. A Public Hearing was required for this application.

Mr. Robert Tull, owner of 401 Market Street, discussed with the P&Z Commission his application and plans regarding Weatherd Treasures at 401 Market Street. Mr. Tull stated that they currently have a country and an antique store in Seaford. Their plan is to demolish the current building and build a new pole building. The pole building will be completely finished inside and will have a 6 foot concrete porch on the front with a 1 foot overhang. He stated that the building itself will be 30 foot wide by 50 foot long. Mr. Tull said that it will be a country and Antique store. Mr. Tull stated that there will be a bathroom in the building and they are only taking half of the existing concrete out so they will have 5 or 6 parking spaces on the side.

The members voted unanimously (5 members present) to approve the Preliminary Development Plan Review- Proposed Retail Sales Establishment located at 401 Market St.

- Passwaters Holding Company, LLC-Heritage Shores – Phase 4 Preliminary Development Plan Review - A Public Hearing was required for this application.

Mr. Bob Rauch was in attendance representing Brookfield Homes and the Heritage Shores project. Mr. Rauch stated that the Phase 4 RPC has already been approved and this step is to have their improvement plans reviewed and approved. He stated that the full set of improvement plans have been submitted to the Town and the Engineers have reviewed them. Mr. Rauch stated that Davis Bowen and Friedel had a minor comment but they did not feel that it would hold up approval. Code Enforcement Officer Butler stated that he spoke with DBF and they were not concerned that it would hold up approval. Mr. Rauch stated that they had to reconfigure some lots in order to establish the connection out to the commercial area.

The members voted unanimously (5 members present) to approve Phase 4 Preliminary Development Plan.

- Ghulam Dastgir- Development Plan Review of a proposed retail sales establishment at 603 S. Main Street formally known as the Shore Stop- A Public Hearing was required for this application.

Mr. Dastgir stated that he received the questions from the P&Z Commission. Mr. Dastgir stated that his store is about 3,000 square feet. Mr. Dastgir stated that the laundry mat is

open from 5 am to 11 pm. He stated that he will make sure the individual merchants can lock their items up. Mr. Dastgir stated that the bathrooms are on the end the near the laundry mat and that there will be 4 foot paths between the merchants. Mr. Dastgir stated that he spoke with code Enforcement Officer, Jerry Butler about mold issues. Mr. Dastgir researched the mold issue and he stated that the air in the attic's air does not come down into the rentable space. He said that per the State of Delaware requirements, he does not need to get an Environmental test and it is an unnecessary expense.

The members voted 2-1 with 2 abstaining (5 members present) to approve the Development Plan Review of a proposed retail sales establishment at 603 S. Main Street. The Planning and Zoning Committee thought it was approved but it was denied because if a member abstained then it becomes a no. A December meeting was scheduled. The Planning and Zoning Commission asked for a survey of the property to better understand the property layout.

December 19

- Bridgeville Comprehensive Plan Update- Lee Ann Walling. No Public Hearing was required for this presentation.

Lee Ann Walling discussed with the Planning and Zoning Commission that she is working with Davis, Bowen and Friedel in regards to updating Bridgeville's Comprehensive plan. Ms. Walling discussed demographics on how the Town of Bridgeville has improved. Ms. Walling stated that the Town needs a brand and maybe it is not the rocking chair. Ms. Walling stated that she would be reviewing Bridgeville's Ordinances.

- Ghulam Dastgir- Development Plan Review of a proposed retail sales establishment at 603 S. Main Street formally known as the Shore Stop- A Public Hearing was required for this application.

Chairman Atwood stated that he has asked Solicitor Schrader for a brief background at what had transpired at the November meeting. Solicitor Schrader stated that at the conclusion of the meeting in November, there were two people for the application, two against and two abstained, the P&Z Commission at the time then believed that it had been approved but by code it was denied because the application did not receive a majority vote. Mr. Dastgir stated that he did have the mold test done and he stated that the tests concluded that there are no signs of any mold. Mr. Dastgir stated that he has never tried this type of this store but he is willing to get input from the P&Z Commissioners. Chairman Atwood stated that it is a challenge for the Commission as well because normally when an application is submitted it has a plan and tenants.

The members voted unanimously (5 members present) to table the Development Plan Review of a propose Retail Sales Establishment at 603 S. Main Street formally known as Shore Shop in request of a site plan survey.

Application Summary:	Variance Request	1
	Revision or RPC Plan	1
	Preliminary Development Plan Review	4

Minutes were prepared documenting each hearing and, together with our formal recommendations, were forwarded to the Town Commissioners for their information and use.

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 Ashley Walls, 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 2017 and Mrs. Sandie Rementer served as Vice-Chairperson.

The members of the Planning and Zoning Commission appreciate the opportunity to work with the Bridgeville Commission and staff in maintaining the quality of life and character of our Town.

Respectfully Submitted,



Mr. Bill Atwood, Chairman