

BRIDGEVILLE PLANNING & ZONING COMMISSION
MINUTES
December 21, 2021 – 6:00 P.M.
Bridgeville Public Library & Zoom

I. Call to Order

The meeting was called to order at 6:02 P.M. by Planning and Zoning Commission (P&Z) Commission Secretary Kelly Davis.

II. Quorum Present

A quorum was present to hold the meeting (4 Members were present, Chairman Clint Whaley, Jay Mervine, and Matt Davis were absent) along with Town Manager Bethany DeBussy, Town Solicitor Dennis Schrader, and Town Financial Manager Melissa Cassimore.

III. Approval of Minutes

Motion to approve September 21st Planning and Zoning Minutes– M. Correll; 2nd – Oliver; motion carried (4-0).

Commissioner Correll- Yes Commissioner Cannon-Yes
Commissioner K. Davis-Yes Commissioner Oliver-Yes

IV. New Business (Discussion, Consideration, and possible voting on)

- A. Concept Plan – Heritage Shores Phase 6 (Land Bay H)**
- B. Heritage Shores Phase 6 RPC Amendment**

Mr. Schrader provided a brief review of the documents submitted by the Applicant. Mr. Schrader stated the Concept Plan was reviewed by Lauren Good of Wallace Montgomery, who provided a letter and checklist stating the Applicant complies with the Concept Plan Review Checklist. Mr. Schrader stated that Jason Loar of Davis, Bowen and Friedel, Inc. reviewed the submission and will provide a more detailed utility and street tree review during the Preliminary Development Plan. Lauren Good, present via Zoom, discussed her role in the review process. Jason Loar stated his comments can be addressed at Preliminary. Bob Rauch and Dustin Rauch were present via Zoom, and Demetrios Kaouris of McAllister, De Tar, Showalter & Walker LLC was in person. Mr. Kaouris reviewed the application request. Mr. Schrader questioned the total number of units and the number of units that are age-restricted. Bob Rauch stated the number of allowed lots in the RPC is 2000. Bob Rauch stated the lots in the Heritage Shores boundaries for the HOA are age-restricted although the balance of the lots allowed in the RPC is not age-restricted. After a brief discussion, Mr. Schrader stated further review will be done to clarify the total number of lots allowed and how many lots will be age-restricted. Mr. Schrader asked if the architecture will be compatible with what currently exists in Heritage Shores. Bob Rauch confirmed and stated they were prepared by Brookfield Homes. Mr. Oliver discussed the possibility of a paved road to connect the cul-de-sac with the wellhead building. Mr. Oliver discussed the installation of utilities and not paving of the stub road # 10 on the Conceptual Landscape Plan.

The Town of Bridgeville Commission gave a favorable recommendation of the Concept Plan – Heritage Shore Phase 6 (Land Bay H) and Heritage Shores Phase 6 RPC Amendment.

V. Adjournment

The meeting was adjourned at 6:30 P.M

Respectfully submitted,

Melissa Cassimore, Transcriptionist

