



**PLANNING AND ZONING
MINUTES
OCTOBER 18, 2022 – 6:00 P.M.
BRIDGEVILLE PUBLIC LIBRARY & ZOOM**

A regularly scheduled meeting of the Planning and Zoning Commission was held on October 18, 2022, at 6:00 PM, at the Bridgeville Public Library and via Zoom.

The following were present:

Clint Whaley	Planning and Zoning Chairman
Kelly Davis	Planning and Zoning Secretary
Patricia Correll	Planning and Zoning Commissioner
Jack Cannon	Planning and Zoning Commissioner
Cliff Oliver	Planning and Zoning Commissioner
Jay Mervine	Planning and Zoning Commissioner

Stephani Ballard	Solicitor
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Bethany DeBussy	Town Manager
Melissa Cassimore	Town Financial Manager

Absent:	Matt Davis	Planning and Zoning Commissioner
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CALL TO ORDER:

The meeting was called to order by Chairman Whaley.

QUORUM PRESENT:

Chairman Whaley reported that a quorum was present.

APPROVAL OF MINUTES:

Motion to approve August 16, 2022, Planning and Zoning Minutes– Motion Correll; 2nd – K. Davis; motion carried (6-0).

Commissioner Correll-Yes	Commissioner Cannon-Yes
Commissioner K. Davis-Yes	Commissioner Oliver-Yes
Chairman Whaley-Yes	Commissioner Mervine-Yes

NEW BUSINESS:

Public Hearing- Heritage Shores Phase 4F Revisions Request and Phase 4 RPC Amendment

Demetrios Kaouris of McAllister, DeTar, Showalter & Walker LLC, Attorney for Passwaters Farm, LLC presented the request. Mr. Kaouris presented a revision request for consideration for Phase 4F of Heritage Shores; the developer has revised the original plan from 120 single family lots to 132 lots including 28 duplex lots. The configuration will remain the same. All criteria for approval have been met. Commissioner Oliver expressed his concern over the number of added driveways and traffic concerns with the addition of duplex lots in Heritage Shores Circle. He believes duplex lots are a mistake for that area. Mr. Kaouris reminded Mr. Oliver that while there is an increase in lots for that phase it is beneficial for the overall plan of Heritage Shores and has already been approved by DeIDOT and the Fire Marshal. Dustin Rauch suggested the parking issue be mentioned to the HOA for further discussion. Bob Rauch would like to remind the commission that Heritage Shores has been planned in a professional manner and personal opinions should not dictate the recommendation for amendment approval. Commissioner Oliver does not believe his statements are personal opinions; he believes there are issues with the development of duplex lots in that area. Dustin Rauch clarified that the lots will have garages. Bob Rauch clarified that the plans are in compliance.

Motion to approve the revision, Motion – Correll; 2nd – Mervine; motion carried (5-1).

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Chairman Whaley-Yes

Commissioner Cannon-Yes
Commissioner Oliver-No
Commissioner Mervine-Yes

GOOD OF THE ORDER:

None.

ADJOURNMENT:

The meeting was adjourned at 6:27 PM.

Respectfully submitted,

Shelley Lambden, Transcriptionist