



**PLANNING AND ZONING
MINUTES
NOVEMBER 15, 2022 – 6:00 P.M.
BRIDGEVILLE PUBLIC LIBRARY & ZOOM**

A regularly scheduled meeting of the Planning and Zoning Commission was held on November 15, 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
Matt Davis	Planning and Zoning Commissioner
Jay Mervine	Planning and Zoning Commissioner
Stephani Ballard	Town Solicitor
Bethany DeBussy	Town Manager
Melissa Cassimore	Town Financial Manager

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 October 18, 2022, Planning and Zoning Minutes– Motion Correll; 2nd – Mervine; motion carried (7-0).

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

NEW BUSINESS:

Heritage Shores Phase 5 Final Development Plan and Phase 5 RPC Amendment
Demetrios Kaouris of McAllister, De Tar, Showalter & Walker LLC, Attorney for Passwaters Farm, presented the request. Dustin & Bob Rauch of Rauch Inc. were present via Zoom. Mr.

Kaouris stated this development is not age restricted and will have it's own Homeowners Association and amenities to include a pool, pool house, and playground. Mr. Kaouris summarized the history of Phase 5 and the changes that were made to address the concerns of the Commissioners and bordering property owners. K. Davis asked about the height of the townhomes. D. Rauch stated the townhomes would be 41.5 feet tall, the attic would not be occupied, and the dormers are for cosmetic purposes. Mr. Mervine asked for clarification on the term four-unit duplex. D. Rauch stated two duplexes are connected by a shed/storage area to equal a four-unit duplex. Mr. Oliver expressed his concern with the recordation of the stormwater management agreement. Mr. Kaouris stated a copy of the recorded agreement would be provided. Mr. Oliver asked if the 50-foot easement could be labeled on the plat. D. Rauch stated it would be labeled before recording. Jason Loar of Davis, Bowen & Friedel reviewed his approval letter requiring the water line to be approved before any construction starts. Lauren Good of Wallace Montgomery suggested if the Commission is looking to approve this request to add the adjustment of the Property Development Standards per Town Code Section 234-37F.

Motion to recommend approval of the Phase 5 RPC Amendment, Motion – Oliver; 2nd – M. Davis; motion carried (7-0).

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

Motion to recommend approval of the Phase 5 Final Development Plan, Motion – Oliver; 2nd – M. Correll; motion carried (6-1).

Commissioner Correll-Yes	Commissioner Cannon-Yes
Commissioner K. Davis-No	Commissioner Oliver-Yes
Chairman Whaley-Yes	Commissioner M.Davis-Yes
Commissioner Mervine-Yes	

GOOD OF THE ORDER:

None.

ADJOURNMENT:

The meeting was adjourned at 6:42 PM.

Respectfully submitted,

Melissa Cassimore, Transcriptionist