



The Town Of
Bridgeville
If You Lived Here, You Would Be Home Now

**PLANNING AND ZONING
MINUTES
OCTOBER 15, 2024 – 6:00 P.M.
BRIDGEVILLE PUBLIC LIBRARY & ZOOM**

A regularly scheduled meeting of the Planning and Zoning Commission was held on October 15, 2025, at 6:00 PM, at the Bridgeville Public Library, and via Zoom.

The following were present:

Clint Whaley	Planning and Zoning Chairman
Patricia Correll	Planning and Zoning Commissioner
Ryan Correia	Planning and Zoning Commissioner
Mary Ann Peragallo	Planning and Zoning Commissioner
Matt Davis	Planning and Zoning Commissioner

Stephani Ballard	Town Solicitor
Bethany DeBussy	Town Manager

Absent:

Jack Cannon	Planning and Zoning Commissioner
Jay Mervine	Planning and Zoning Commissioner
Kelly Davis	Planning and Zoning Secretary
Skylar Willey	Planning and Zoning Commissioner

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 September 24, 2024, Planning and Zoning Minutes– Motion Correll; 2nd – Correia; motion carried (5-0).

NEW BUSINESS:

Bridgeville Town Center, Major Development Plan-Final Submission

Representatives presented the application for final plan submission, and reviewed the history of the project with the current commission.

Motion to recommend the Commissioners approve the Final Development Plan. Motion Correia; 2nd – Peragallo; motion carried (5-0).

Heritage Shores Phase 7A Revisions and RPC Amendment

Robert Rauch presented the application. The proposal is to change the 38 single family detached lots to 58 attached duplex lots. Wallace Montgomery requested copies of the approvals from all other agencies. Rauch informed Wallace Montgomery and Commissioners that the requested approvals and plans have been previously submitted with the overall RPC plans.

Motion to recommend the Commissioners approve the Phase 7A Revisions and RPC Amendment. Motion Correia; 2nd – M. Davis; motion carried (5-0).

PTV 1309, LLC dba Dollar General Market-Billboard Lot Subdivision

Applicant was not present. Wallace Montgomery reviewed the application at the recommendation of the Commission and found no issues.

Motion to recommend the Commissioners approve the Billboard Lot Subdivision with the condition that it be for billboard use only. Motion Correia; 2nd – Correll; motion carried (5-0).

PUBLIC COMMENT:

Gail McGuinness, 12 Gadwall Circle, asked how the modification was not going to change the number. It was explained that there is a max amount of lots that are allowed in the RPC and they have not exceeded that amount. Ms. McGuinness is also concerned with the drainage issues the new properties could cause, due to the current issues the community faces. It was explained that the Sussex Conservation District reviews applications and submits their concerns.

Kevin Ryan, 112 Wills Island Drive, asked for clarification for where the quad-duplexes are located. Town Manager DeBussy explained that there are quad-duplexes in the Bridgeville Villas, which is part of Heritage Shores. Mr. Ryan also asked when the public hearing for this application would be held. Town Manager DeBussy stated the public hearing notice would be advertised on our website, the public meeting agenda, and in the newspaper.

Another resident asked for clarification about the Villas being included in Heritage Shores. It was explained they are part of the total RPC count, regardless of egress. The resident reviewed the last printed update she had received on the amount of homes in the build out of the community.

Catherine Hugues, 93 Emilys Pintail Drive, asked if the new duplexes would look like the Villas. Town Manager DeBussy reminded attendees the final review has not been submitted at this time.

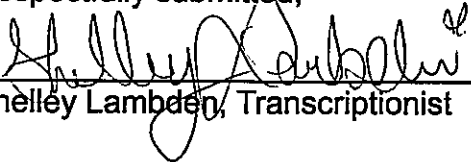
GOOD OF THE ORDER:

None.

ADJOURNMENT:

The meeting was adjourned at 6:47PM.

Respectfully submitted,



Shelley Lambden, Transcriptionist