

# TOWN OF BRIDGEVILLE

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## Planning and Zoning Commission

### Annual Report - 2025

Per Chapter 234-16 (C)(2) of the Town Code, the Planning and Zoning Commission is required to submit a report of its activities to the Town's Commissioners.

#### 2025

There were a total of three meetings in 2025.

#### February:

Election of officers. Nominations as follows:

Chair – Clint Whaley

Vice Chair – Ryan Correia

Secretary – Skylar Willey

#### May:

The Commission reviewed three new projects:

Heritage Shores Phase 7B and an RPC amendment. The applicant presented their case, which was followed by a vote of 8-0. Motion carried.

Bridgeville Self Storage-Minor Development Plan. The applicant demonstrated the addition to an existing self-storage facility, followed by a vote of 8-0. Motion carried.

Auto Zone-Minor Development Plan, Sketch Plan. The Commission reviewed the applicant's sketch plan and gave feedback. No vote was required.

AMP Properties-amend zoning form R1 Residential/AIOZ Agricultural Industrial Overlay to M-1 Manufacturing. The applicant was given the floor and spoke to why this change was appropriate. A vote was taken, 8-0. Motion carried.

#### October:

Horizon Farm Credit-Minor Development Plan, Sketch Plan. The Commission listened and gave feedback on a sketch plan. No vote was required.

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SKI Properties-Minor Development Plan, Sketch Plan. The Commission listened and gave feedback on a sketch plan. No vote was required.

Tull Group-Lot Subdivision. To divide 307 Jacobs Ave to create 305 Jacobs Ave. A vote was taken, 5-0-1. Motion carried.

In summary, over the course of 2025, we saw:

- One new Phase within Heritage Shores,
- Four commercial minor development plans,
- One lot subdivision to create an opportunity for additional residential housing.
- One Rezoning

This activity continues the trend noted in last year's report, with an uptick in commercial growth and ongoing efforts to find more housing space within the community. As we continue to discuss the approaching deadline for our next Comprehensive Plan, we believe the nature of the residential and commercial applications should prompt new considerations for the plan, including the possibility of zoning changes or a revisit of our growth and annexation maps.

As always, the Planning and Zoning Commission appreciates the continued opportunity to work with the Bridgeville Commission and staff to maintain and grow our beloved town.

Respectfully submitted,

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Clint Whaley, Chairman