

Planning & Zoning Meeting Minutes

26 October 2022

Roll Call

Members Present: Rebecca Marasco, Jilana Wilson, Luke Thomas, James Fennemore

Absent: John Willard

Town Staff: Roseann Lamar-Town Clerk, Michael Wooleyhand-Town Manager

Attendees: Dorothy Kope, Larry Pippin, Mike Marasco

Meeting called to order at 6:33 pm

Pledge of Allegiance

Moment of Silence

Adoption of Agenda: Motion by Jim, Second by Jilana all in favor

Adoption of Minutes: Motion by Jim, Second by Jilana all in favor

New Business: Preliminary plan for new Crematorium for Pippin Funeral Home. Mr. Pippin presented site drawings to the committee for consideration for extended use of lands incorporated into Pippin Funeral Home, LLC as presented on map A&B, lots on Broad Street 112 & 114. Current lot that funeral home sits on is 119 W. Camden Wyoming Ave will be merged to make one parcel with 112 S. & 114 S. Broad Street. Lot lines will be adjusted. With the extended property the use would be for a new cremation facility, monument office and that will also allow them to add a display on the lot as well for their monuments. Mr. Pippin is looking to have existing equipment brought up to date. Last update was done in 2004 and meant all criteria standards. Cost is around sixty thousand to rebuild, with the new computerized system for a cremation time wise gets cut down from four hours to seventy minutes thus making this more efficient. Buildings will be thirty feet apart. Mr. Pippin will need a letter from the Planning & Zoning committee stating that he can move forward with this project so he can move forward with DNREC as the next step in this process. Letter will also be needed for lot line adjustment.

Jim made a motion with a second by Jilana for Mr. Pippin to move forward with plot plan as presented and lot line adjustment to combine all three parcels of 112 Broad St., 114 Broad St., and 119 W. Camden Wyoming Ave. None opposed. Motioned carried.

Variance request-126 S. Layton Ave, Ms. Kope is looking to add an attached garage to house current land use and development code setback for side yard is ten feet, proposed garage being built is eleven and an eighth inch. Ms. Kope is asking for an additional two feet setback to build attached garage. This would take the setback from ten feet to twelve feet so that she may have the garage she prefers to be built. Planning committee sees no problem with Ms. Kope moving forward to the Board of Adjustments with her request.

Luke made a motion with a second by Jim to approve the Variance Request at 126 S. Layton Ave as presented and refer to the Board of Adjustments for review. None opposed. Motioned carried.

Old Business: Review draft of Land Use & Development code: Planning and Zoning Committee need name fixed for Jilana, spelling wrong. Page 11. Article 3 Zoning Districts, where it states in Residential (R1 & R2) and Town Center (TC) zones allowing for development that is consistent with the small-scale, traditional character of the town. Committee wants that also incorporated into the Commercial (C) and Light Industrial (L1) zones as well. Like the wording for town feel County/Victorian. Page 13. Article 4 Use Regulations Still needing some more clarification on Office, Clerical, Research, and services not primarily related to goods and services. Page 15. Solar Energy decommissioning of solar, would like a little more on about that put in and who determines when it's time for the resident to decommission them. Is this something our code enforcement officer can do? Page 61. Removal of Invasive Species. Definition and Regulations, both of those sentences they would like to see if reworded, a bit confusing to interpret what is being stated. Clean up. Page 64. Stormwater Management. Add where feasible

Next Regular Meeting/Meetings:

November 16th, 2022 @ 6:30pm
December 13th, 2022 @ 6:30 pm

Public Comments: None

Adjourn: Meeting adjourned at 7:45 pm Motioned by Jim Second by Jilana, all in favor

Roseann Lamar
Town Clerk