

Mayor Glanden opened the public hearing at 6:30 PM.

Mayor Glanden, Councilmembers Simpler, Davila, Webb and Maddox were present.

Town Solicitor Mr. Pepper was also present.

Public hearing to discuss the annexation/rezoning of the following properties on or near Frederica Road:

JMER Properties/Jonny Nichols Nurseries, LLC- 5-00-14100-01-2800-00001

JMER Properties/Jonny Nichols Nurseries, LLC -5-00-14100-01-2700-00001

JMER Properties/Jonny Nichols Nurseries, LLC -5-00-14100-01-2900-00001

JMER Properties/Jonny Nichols Nurseries, LLC -5-00-14100-01-0800-00001

Ring Lardner, engineer for the JMER Properties, discussed the addition of the four properties in town and to zone them as C1 commercial in compliance with the Town Land Devolvment Ordinance (LDO).

Harry Ford resident of Waters Edge on Tidewater Court was concerned about having a barrier between his property and the commercial property. He was also concerned about the lights from the De. Turf fields and the noise. Mayor Glanden assured him a barrier would be built.

A Mr. Tryon was worried about the water run-off from the commercial property onto his property. Mr. Pepper informed him that the owner of the commercial property cannot redirect the flow of any water onto his property. Mayor Glanden informed him that retention ponds would part of the site plans that were still to be submitted to the Town by the JMER engineers. Mr. Tryon was concerned that the construction of this property would change the flood map zones and now include his property in the flood zones. Mr. Lardner, engineer for the JMER properties, told Mr. Tyron that all flood maps are done by FEMA. The latest flood map came from the floods caused by Hurricane Sandy and they would not be changed until the next big storms that cause large amounts of flooding. He assured him that no project can affect any adjacent properties (as to water flow) and all problems with the water flow would be addressed by the forth coming site plan.

Mr. Jack Green addressed the Council with his concerns about the traffic flow on Frederica Rd. He stated the traffic was already to heavy and made it difficult to get out of his driveway without there being any commercial development. He was firmly against any commercial devolvment on Frederica Rd.

Mr. Harry Quinlan of Waters Edge discussed the possibility of having an entrance off Rt. 1 to relieve the congestion on Frederica Rd. Mayor Glanden informed him at this time there is no plan to have any direct access to this commercial property to Rt. 1. He also wanted to know how long he would have to wait for a barrier to be built between his property and the commercial property. He wants the barrier ASAP. Mr. Pepper assured him that according to the LDO there must be a barrier between commercial and residential properties. Mr. Quinlan wanted a fence Mr. Pepper was stated that according to the LDO a barrier could be trees and shrubbery. He also complained about the noise coming from De. Turf he was advised to call the County about the noise because the De. Turf is not in the Town limits of Frederica.

PUBLIC HEARING – ANNEXATION/ REZONING

Wednesday May 1, 2019

Town of Frederica

With no more comments, opposition or questions from the public Councilmember Simpler made a motion to close the public hearing motion was seconded by Councilmember Webb. Motion passed by unanimous voice vote. Meeting was closed at 6:57 PM.