

**PLANNING AND ZONING COMMITTEE MEETING**

**CALL TO ORDER:** Called the meeting to order at 7:00 PM on February 28, 2023.

**PLEDGE OF ALLEGIANCE:** Lead by Ms. Shaw

**ROLL CALL:**

Committee Members: Marie Shaw (Chair) – Present  
Linsey Underwood – Present  
Milt Elliot – Present  
Leland Mudge – Present  
Phil Green – Present

**READING AND APPROVAL OF THE LAST MEETING MINUTES:** Meeting minutes from January 4, 2023 were reviewed and agreed upon.

A motion was made by Ms. Underwood to approve the minutes from January 4, 2023 and a second by Mr. Green. Motion passed by unanimous voice vote.

**BUILDING PERMITS:**

**Burgers and Brews** – Tabled due to insufficient/incomplete application.

**5 Fourth Street, Solar Panels** – Ms. Shaw gave a quick overview of the application contents and then allowed each member to review the packet before asking for a motion to accept the permit.

Mr. Green made a motion to accept the permit for solar panels to 5 Fourth Street as submitted. The motion was seconded by Mr. Elliot. Mr. Elliot also wished the applicant success with the project.

**Asbury Square Package** – Dan Barbato, Town of Frederica Engineer, reviewed the previous steps and processes for the project since this is the first exposure this current Planning and Zoning Committee has had to the project.

Mr. Clifton Mumford, Senior Civil Engineer, from Davis, Bowen & Friedel, Inc., presented the concept drawings for Asbury Square that included the location of a retail building to house a liquor store. Mr. Mumford explained the building would be 9,720 sq. ft., with an architectural tower that would be 25 feet high from the ground. The building would have batten and board siding. He further explained that would be an area of outside seating, pole lights with timers, low level security lighting at entry points, shrubbery and mulch would finish off the landscaping. This concluded his presentation to the Committee.

Several Committee members have concerns regarding the location of the dumpster area and seating area for the proposed liquor store. According to the site plan, the dumpster area would be closest to the Waters Edge development at the NW corner of the building. The Committee questioned the need for a seating area outside of the liquor as all felt this was inviting an issue with the hotel in close proximity. Additionally, the Town of Frederica does not currently have the infrastructure in place, i.e. Police, to address potential issues related to public drinking, fights, etc.

Concern was also raised regarding the dumpster location for the proposed fast feeders, specifically the positioned closest to Waters Edge. The concern is the proximity of the dumpster enclosure to the Waters Edge development and the potential for animal/rodent issues, trash, drop in property values, etc.

Mr. John Paradee, Partner, Baird, Mandalas, Brockstedt, Federico, and Cardera, LLC, addressed the concerns raised by the Committee. Mr. Paradee stated that he wanted to be on record that he will do what is necessary to be a good neighbor to the residents of Waters Edge as the landlord for the property. He and his team have committed to make sure that there is plenty of landscaping to buffer the Waters Edge development.

The Committee proceeded to a vote for the revisions to the concept plan.

Marie Shaw (Chair) – No vote

Linsey Underwood – Yes

Milt Elliot – Yes

Leland Mudge – Yes

Phil Green – Yes

Before proceeding to vote on the concept plan and the liquor store site plan, the committee asked that the seating area be removed from the plan. We also asked that the dumpster enclosure be relocated to NW corner of the building or the middle of the back of the back of the building to get it further from the Waters Edge development. Mr. Paradee and Mr. Mumford committed to reviewing the changes with team to see if this could be done.

The Committee proceeded to a vote for the site plan of the liquor store with conditions as stated in the above paragraph.

Marie Shaw (Chair) – No vote

Linsey Underwood – Yes

Milt Elliot – Yes

Leland Mudge – Yes

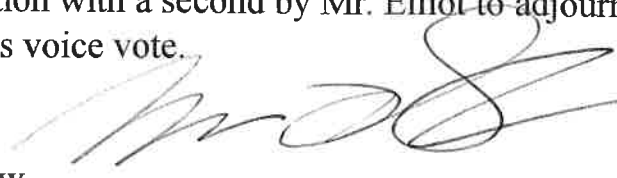
Phil Green – Yes

#### **ADJOURNMENT:**

Ms. Underwood made a motion with a second by Mr. Elliot to adjourn at 8:16 PM.  
Motion passed by unanimous voice vote.

Respectfully submitted,

Committee Chair Marie Shaw



3/14/2023