**PLANNING AND ZONING**

**MINUTES**

**AUGUST 30, 2023**

**PLANNING AND ZONING COMMITTEE:** Duane Beck Ron Hall

 Valerie Dugdale Corey Phoebus

 John Wright

**TOWN EMPLOYEES:** Cheryl Lynch Town Clerk

**OTHERS:**  Chuck Coleman Priscilla Schoolfield

 Greg Welch

**MEETING CALLED TO ORDER:**

Duane called the meeting to order at 6:32pm

**MOTION TO APPROVE THE AGENDA WITH ANY ADDITIONS OR DELETIONS:**

Ron made the motion to approve the agenda and seconded by John

Motion was unanimous

**PRESENTATION AND APPROVAL MINUTES:**

June 28, 2023- Ron made the motion to approve the minutes and seconded by

Valerie

Motion was unanimous

**NEW BUSINESS:**

**MEETING TO DISCUSS ZONING CHANGE FOR A STORAGE FACILITY, CHUCK COLEMAN,**

**TAX MAP PARCEL 433-6.00-101.00:**

Mr Coleman noted he submitted the zoning application and the letters from the neighboring

properties

Mr Coleman showed the plans and what the facility would look like on the property.

The property would have fencing, security cameras, security gate and lighting. The chicken

houses on the property would be raised and the sides opened.

Mr Coleman noted he is working with Deldot to confirm the entrance on the property. Currently

there is two entrances on the Frankford School Road side of the property.

Ron noted what would be stored in the facility.

Mr Coleman noted there would be boats, RV, company trucks, buses and vans.

Duane noted the cost the town would spend on the updating the Comprehensive Plan and

the Zoning Maps.

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Mr Coleman noted he would assist in those fees incurred for the changes.

Mr Coleman noted he already has established a website for this facility and they are

already taking calls for storage.

Corey noted this would be a great asset to the town and to have younger families move in the

area to keep Frankford’s legacy moving forward. Also, younger families have boats and RV’s

and don’t have storage.

Ron noted would you be able to expand.

Mr Coleman noted would not be able to expand unless the Dukes would sell their parcel.

Greg noted the meeting is the request for a zoning change.

Greg noted Mr Coleman is asking to change the zoning from Residential to Commercial

and that is a permanent change to the parcel.

Mr Coleman noted there would not be water or sewer on the property.

Mr Coleman noted the parcel is limited to what can be built on the parcel due to

part of parcel is in a flood zone.

Mr Coleman noted DNREC and Army Corp of engineers are looking at the grading of this parcel.

John noted to Chuck does it matter if the zoning is commercial.

 John noted under Storage and Parking Neighborhood business would allow for

Garage, Public or Commercial Parking.

John noted to Chuck he would need to amend his zoning application to Neighborhood

Business instead of Commercial.

Duane noted to Planning and Zoning Committee their recommendation to amend the

Zoning request from Commercial to Neighborhood Business which Garage, Public or

Commercial Parking is a permitted use under Neighborhood Business.

Duane noted the Committee will state their recommendation at the next Town Council Meeting.

Duane noted the Planning and Zoning Committee recommended the rezoning change

from Residential to Neighborhood Business.

Corey Phoebus- Yes

Ronald Hall- Yes

Valerie Dugdale: Yes

John Wright: Yes

Duane Beck: Yes

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**ADJOURN:**

Duane made the motion to adjourn the meeting at 7:06pm and was seconded by John

Motion was unanimous

**RESPECTFULLY**

**Cheryl A Lynch**

**Town Clerk**