

**Planning & Zoning Minutes**  
**October 5, 2022**  
**6:30pm**

Chairmen Scott Thornton called the meeting to order at 6:30pm and in attendance were the following:

Planning and Zoning Commissioners: Chairman Scott Thornton, Ronnie Stumpf, Jacqueline Sudler, Kathy Thornton and Randal Beers.

Staff: Town Manager, Amy Thomas.

Citizens: Steven Fortunato – Bohler Engineering, Fred Wittig – WF Development LLC, Dan String – KCI Engineering, Carl Acton – TPDL, LLC and Robert Wells.

**COMPLIANCE LETTER REQUEST**  
**Single Family Dwelling – TPDL, LLC**

1419 Peach Basket Road (Tax Map #SM-07-129.00-01-03.04/000)

Committee members reviewed the paperwork for the project. The permit for the single-family home was approved December 2021 with the required setbacks. After the home was built and a survey was done on the property it showed a discrepancy. See Table 8-1. Basic Development Standards in Residential Zones, page 49.

1. The Rear Yard Setback is 30 feet and one side of the rear of this lot is 29.8 feet and the other side is 29.6 feet.

Commissioner Thornton advised Mr. Acton that this would have to be brought to the Board of Adjustments Committee to request a variance.

**RECOMMENDATION: The Planning Commission recommends this item be taken to Board of Adjustment. The Commissioners are unable to approve because it does not meet the required setbacks.**

**PRELIMINARY SITE PLAN REVIEW**  
**Wawa – Convenience Store with Gas Station**

S Dupont Highway – (Tax Map #SM-07-139.05-01-07.00/000 & SM-07-139.05-01-08.00/000)

Each Commissioner had been given a copy of the preliminary site plan and KCI's comments regarding the plan prior to the meeting.

Commissioner Thornton asked the following questions.

1. What street is the front of the store going to face? Mr. Wittig stated that he would like the front to be facing S Dupont highway to keep the current address. Scott stated that if it was Midstate Road then the setback would have to be adjusted.

2. Is there a wetlands certificate? Mr. Fortunato stated no, the wetlands are in the back well off site.
3. Where will you be connecting to the Town's water? Mr. Fortunato showed on the plans the connection will be south, Scott requested that they put a match line on the plan to show the connection.

Commissioner Thornton asked if there were anymore questions and there were none.

**RECOMMENDATION: The Planning Commission recommends Council approve the Preliminary Site Plan Review for the Wawa located on S Dupont Highway. The request fell within the guidelines of the Planning and Zoning Ordinance and with KCI's comment letter.**

The meeting was adjourned at 7pm. These minutes were prepared by Amy Thomas.

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Amy Thomas, Town Manager                      Date