

Planning & Zoning Minutes
September 9, 2026
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, Zeus Tecson, Jeff Foust, Kathy Thornton and Randal Beers

Staff: Town Manager, Amy Thomas.

Citizens: Fredit Wittig (WF Development) and Miguel Vazquez Vargos.

COMPLIANCE LETTER REQUEST

Wawa & Retail Site – Signage

11455 S Dupont Highway (Tax Map ID # 8-07-139.05-01-07.00/000 & #8-07-139.05-01-08.00/000)

Each Commissioner reviewed the paperwork for the request. The request is to construct three signs on the property of the proposed Wawa, McDonalds and Retail Site. Sign locations are at N Dupont Highway Right/In and Right/Out (Wawa fuel pricing and four tenant sleeves for retail users), N Dupont Highway and Midstate Road corner (Wawa fuel pricing with no tenant signage) and Midstate Road (Wawa ID sign with no fuel pricing and four tenant sleeves for retail).

Commissioner Thornton stated everything looks good but the site plan needs to show the setbacks of the signs to the property lines. Mr. Wittig stated that he could get an updated site plan submitted to the Town by tomorrow.

RECOMMENDATION: The Planning Commission recommends the Council approve the Compliance Letter request for the three signs contingent upon the Town receiving the updated site plan showing the setbacks with the sign locations. The request meets all requirements of the Planning and Zoning Ordinance.

COMPLIANCE LETTER REQUEST

Miguel Vazquez Vargos – Residential Renovations and Remodel

26 Jefferson Street (Tax Map ID #8-07-138.08-02-35.00/000)

Each Commissioner reviewed the paperwork for the request. The request is for renovations and remodel of the home. Mr. Vargos stated after rebuilding the addition off the rear of the home they rebuilt it in the same footprint. Commissioner Thornton stated since they demoed the addition and rebuilt it that will require a Demolition permit.

RECOMMENDATION: The Planning Commission recommends the Council approve the Compliance Letter request for the renovations and remodel at 26 Jefferson Street. The request meets all requirements of the Planning and Zoning Ordinance.

The meeting was adjourned at 6:43pm. These minutes were prepared by Amy Thomas.

Amy Thomas, Town Manager Date