

Town of Bethany Beach
Planning and Zoning Commission Meeting
March 20, 2021

The Bethany Beach Planning and Zoning Commission held a meeting on Saturday, March 20th, 2021 at 9:00 am in the Town Meeting Room.

Present: Mike Boswell, John Gaughan, Diane Fogash, Lew Killmer, Scott Edmonston, Kathy Shorter and Susan Frederick (Building Inspector)

Also present: John Apple, Assistant Town Manager, and Andrea Brosius, Secretary.

Mr. Boswell called the meeting to order at 9:03 am.

Approval of the Agenda

Mr. Gaughan made a motion to approve the agenda. Seconded by Mr. Killmer, the motion was unanimously approved.

Discussion/Approval of the Planning and Zoning Commission Minutes of February 20, 2021

Mr. Boswell made a motion to approve the minutes. The motion was seconded by Mr. Gaughan and unanimously approved.

Announcements/Comments/Updates

The Non-Residential Design Review Committee met on March 11, 2021. They unanimously approved the new sign for Sandy Pony Donuts. Mr. Killmer and Ms. Frederick made the Commission aware that the Town of Bethany Beach was in the process of purchasing 2.7 acres of wetlands adjacent to the Walcek property.

New Business:

Discussion and possible vote on an application for relocation of a lot line between properties identified as Lots 100 and 101, Block 28, at 604 and 606 Pond View Drive in the R-1 Zoning District.

Ms. Frederick confirmed that all requirements were met, and it was properly noticed. She then read into the record:

George and Dana Worthington, owners of Lots 100 and 101, Block 28, known as 606 Pond View Drive are requesting that the lots be partitioned into two lots. Based upon the information provided:

1. The property is zoned R-1 Residential and has a total area of 11,623 square feet. The lots front on Pond View Drive and abut the Salt Pond and a canal on two sides. The area includes the area beyond the bulkhead.
2. The lots are currently vacant. A new bulkhead and dock was installed several years ago.
3. Lot 100 consists of approximately 5,352 square feet and has 40 feet of frontage on Pond View Drive. Setbacks are shown as 20 feet in the front, 7 feet at each side and 15 feet in the rear (abutting the canal/lagoon).
4. Lot 101 consists of approximately 6,271 square feet and has 60.74 feet of frontage on Pond View Drive. Setbacks are shown as 20 feet in the front, 7 feet on each side (abutting Lot 100 and the Salt Pond) and 15 feet in the rear (abutting the canal/lagoon).
5. These lots were once two separate lots. If partitioned the new addresses will be 606 Pond View Drive (Lot 100) and 608 Pond View Drive (Lot 101).
6. Pursuant to Appendix 3, Table of Dimensional Requirements, in the R-1 District, the minimum street frontage for interior lots is 40 feet and the minimum lot area for single dwelling lots is 5,000 square feet.

Copies of the surveys showing the current conditions and proposed new lots are attached.

Mr. Gaughn made a motion to approve this application, seconded by Ms. Shorter. The decision was unanimously approved.

Old Business:

General Review of the Comprehensive continues. The Plan will be made available on Google Docs for everyone to edit and preview. Also as discussed, Ms. Frederick will be updating the terms of pervious and impervious surfaces in the Town Code in the near future.

The next meeting will be held on April 17, 2021 at 9:00am.

Adjourn:

Mr. Gaughan made a motion to adjourn the meeting. Ms. Fogash seconded the motion, and it was unanimously approved. The meeting was adjourned at 10:55 a.m.

Respectfully submitted:

Andrea Brosius, Secretary