

The Seabrook Planning and Zoning Commission met in regular session on Thursday, March 17, 2022 at 6:00 PM at Seabrook City Hall and via teleconference to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICHA	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

2.0 NEW BUSINESS

2.1 Discussion, consideration, and possible action regarding a report from the City Engineer on the update of The Land Use Assumptions and Capital Improvements Plan.

Presentation made by Cobb Fendley:

- *Capital Recovery Fee "impact fee" definition*
- *What may be funded with impact fees : (1) construction contract prices (2) surveying and engineering fees (3) land acquisition costs, including land purchases, court awards and costs, attorney fees and expert witness fees (4) fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision.*
- *Wastewater System Projects listed in the City's CIP*
- *Current Impact Fee by Meter Size: \$2,163 Water and \$2,887 Wastewater*
- *Proposed Impact Fee by Meter Size: \$2,910 Water and \$2,813 Wastewater*
- *Impact Fees of similar Cities*
- *Action taken 5 years ago: P&Z approved a recommendation to City Council to retain the current impact fee for wastewater of \$2,693 and to increase the impact fee for water by 15% each year over the next five years, starting with the current fee of \$1,192.*
- *Action taken by City Council: To revise the total percentage increase to 30% for a total dollar amount of \$5,050.50, with a 23% increase on the water impact fee to a dollar amount of \$2,163.50 and a 7% increase on the wastewater impact fee for a dollar amount of \$2,887.*

Motion made by Darrell Picha and seconded by Rhonda Thompson.

To accept the findings of the City of Seabrook Water and Wastewater Capital Improvements Plan and Impact Fee Determination 2021-2030 Study, to include \$2,910.00 per EDU Water and \$2,813.00 per EDU Waster Water.

MOTION CARRIED BY UNANIMOUS CONSENT

2.2 Discuss/deliberate the North Planning Area and the properties south of Red Bluff Road; to include, an examination of the existing zoning districts; provide an inventory of available properties for development and/or re-development; identify grandfathered uses and structures; provide information as it relates to drainage; to include, information as it relates to impacts of the adoption of the FEMA Flood Insurance Rate Maps.

Mr. Sean Landis explained to the P&Z Commission that City Council has requested this Commission to come up with a comprehensive plan for the north side, in terms of zoning and use of the property, also taking into consideration the impact on the City in terms of quantity and quality of life. Council would like the P&Z Commission to review the way the North side is currently zoned, to ensure it is zoned properly to address both the culture of Seabrook, the drainage, traffic concerns, and the best utilization of the land.

Discussion items:

- (1) What uses are appropriate – what zoning districts to create to put those uses in.
- (2) Majority of this property is under a single ownership – owner wants to sell it as one sale.
- (3) Developers are confused as to what they can and cannot do.
- (4) What kind of uses can go on a 10 acre track.
- (5) Looking at the traffic patterns – Red Bluff Road.
- (6) What type of commercial development could be prosperous in that area.
- (7) Port Road currently being re-developed – used for truck traffic.
- (8) Possibility of creating a new zone for this area
- (9) Possible to modify an existing zoning district
- 10) What are sustainable uses

The P&Z Board reviewed and discussed the North Planning Area, and agreed to continue the discussion for the North Planning Area. No motion needed.

3.0 ROUTINE BUSINESS

3.1 Approve the minutes from the February 17, 2022 regular P&Z Meeting.

Motion made by Rhonda Thompson and seconded by Scott Reynolds.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Report from the Director of Planning and Community Development on status update of City projects.

Sean Landis gave a brief report.

3.3 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis gave a brief report.

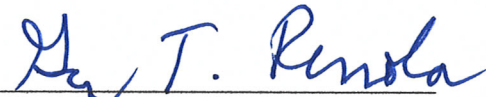
3.4 Establish future agenda items and meeting dates.

Motion was made by Guy Rodgers and seconded by Darrell Picha .

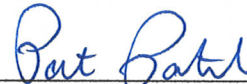
To adjourn the March 17, 2022 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 7:25 p.m.

APPROVED THIS 21 DAY OF April, 2022



Gary T. Renola, Chairman



Pat Patel, Administrative Coordinator