

The Seabrook Planning and Zoning Commission met in special session on Tuesday, April 5, 2022 at 5:30 PM at Seabrook City Hall to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICH	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 5:47 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

2.0 NEW BUSINESS

2.1 Consider and take all appropriate action on a request for approval for amendments to the Seabrook Town Center Planned Unit Development (PUD).

The Developer requests the following amendments to the PUD:

1. Page 6, modify Table 1.0 Permitted Uses, by removing the reference of "Retail and Office" from Phase 1 and replacing it with the "Commercial"; and modify Phase 2 by removing the reference of "Retail" and replacing it with "Commercial"; and removing the reference of "Phase 3 Retail and Office" in its entirety.
2. Page 10, modify D. Development Regulations #1, by removing the reference of "Retail and Office" and replacing it with "Commercial" and removing the reference of "Phase 2 and Phase 3" and replacing it with "Phase 1 and Phase 2".
3. Page 10, #2, Subsection B, modify the reference of "459 spaces" to reflect "475 spaces required" and add a reference of "2.0 parking spaces per three bedroom units".
4. Page 12, #5, Remove the reference to "Retail and Office" and replace with "Commercial" and add the following: "Compact parking spaces are permitted as follows: no more than 15 compact spaces, to be located in groups of 5 contiguous spaces and be clearly identified as compact parking spaces".
5. Page 13, F. Signage, Subsection 1. State Highway 146, modify all references of pylon multi-tenant sign to monument.
6. Page 14, G. Building Regulations, Subsection 1 (b), add the word "cementitious stucco", (c) add the words "EFIS (for architectural features)".

- 54 7. Page 14, G. Building Regulations, Subsection 2, remove the reference of "Phase
55 2 and 3" and the reference of "Retail and Office" replacing it with "Commercial
56 Buildings in Phase 1 and 2" and adding the word "Commercial".
57 8. Page 15, G. Building Regulations, Subsection 2 (c), add the word "Cementitious
58 stucco".
59 9. All Exhibits have been modified to reflect changes in the locations, size of the
60 footprints and square footages of the commercial buildings.
61 10. Exhibit D-12 provides a modified schedule.
62

63 The P&Z Board discussed the following:

- 64 • Signage concerns – original signage as previously approved as part of the
65 original overlay district. 16' wide x 60' (Maximum) high pylon sign.
66 • Sign B – 16' Wide x 10' high (maximum) monument sign
67 • Sign A or B – 16' wide x 30' high (maximum) pylon sign or 16' wide x 14'
68 (maximum) high monument sign
69 • Branding on signs – possibly called the "Edge at Seabrook"
70 • Commercial buildings moved closer to SH146 – 4 buildings across the front
71 • The configuration of the entry off of Lakeside Drive
72 • Relocation of the dog park to the center of the multi-family
73 • Retail building that was tucked under the residential has been removed
74

75 H&S Development Group:

- 76 • The following is an estimate based on favorable market conditions and
77 project leasing:

78 Phase 1: Multi-Family – Commercial 5&6, Plaza, Rotonda and All Paving

79 A. Third and Fourth Quarter 2022: Design and plan review and approval

80 B. Fourth Quarter 2022/First Quarter 2023: Begin on site construction,
81 including eight foot (8') opaque, concrete panel fence along the northern
82 property boundaries adjacent to the existing single family lots

83 C. Fourth Quarter 2024/First Quarter 2025: Construction complete

84 D. Third and Fourth Quarter 2024: Begin occupancy

85 Phase 2: Commercial Pads

86 A. Commercial pad sites only will be ready for construction Third and Fourth
87 Quarter 2024.
88

89 *Motion made by Darrell Picha and seconded by Scott Reynolds.*
90

91 *To approve the request for amendments made to the Seabrook Town Center Planned Unit*
92 *Development (PUD) as presented.*
93

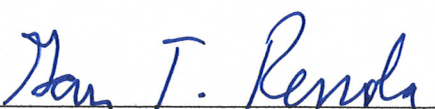
94 MOTION CARRIED BY UNANIMOUS CONSENT
95

96
97 **Motion was made by Darrell Picha and seconded by Scott Reynolds.**
98

99 *To adjourn the April 5, 2022 Planning & Zoning meeting.*
100

101 Having no further business, the meeting adjourned at 6:08 p.m.
102

103 APPROVED THIS 21 DAY OF April, 2022.
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106 
107 Gary T. Renola, Chairman
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106 
107 Pat Patel, Administrative Coordinator
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