

Planning & Zoning was held on Wednesday, March 11, 2026, at 7:00 p.m. The following members were in attendance Planning Chair Brent Boyce, Amy Handy, Randy Radish, Dan Ash, and George Sakellis. Also, in attendance were Public Works Director James Foksey, Director of Code Enforcement Dan Hogg, Recording Secretary Alexis Oliphant, Town Manager Jamie Smith, David Kuklish from Boheler Engineering, Fred Wittig. It was noted that Planning Members Randy Hill and Angie Calio-Quillen were absent.

Planning Chair Boyce opened the Public Hearing at 7:01 p.m. pertaining a Preliminary Site Plan, Truitt Farm Retail, County Seat Highway, Tax Map #232-12.00-16.00. Planning Chair Boyce stated an amended preliminary site plan was presented and approved last month. Mr. Kuklish stated they're proposing five pad sites including 1 car wash, 1 retail, 1 quick service restaurant, 1 retail, and 1 vacant pad site. They will have a proposed access off of Rt. 13 with stormwater management being in the back. The property is a total of 45 acres, and they will be subdividing the first 12 ½ acres. The proposed lots will be zoned C-B. He explained each lot size individually meets the lot size requirements, and each lot meets or will exceed all parking requirements in the town. He stated sidewalks will be in place from Bargain Bills to Nanticoke Immediate Care as well as water and sewer being extended to a service road. He stated landscaping will be proposed at each lot per the town's specifications and proper lighting will be in place to ensure no dark areas. He stated nothing is being proposed at the top of the property. He presented various elevations to the public. Mr. Kuklish inquired if the public or P&Z had any questions or comments.

Mrs. Shirely O'Neal inquired if traffic lights would need to be installed. Mr. Kuklish stated the proposed property will be a right in and right out to allow for interconnectivity with Bargain Bills due to it being a dual highway.

Mrs. Marissa McKennon inquired if water and sewer would be extended to Tidal Immediate Care. Public Works Director Foskey stated this proposed project will be extending water and services to the southern portion of the property. With services being extended the property owners may request an annexation into town.

Mrs. McKennon inquired the time frame of this project. Mr. Kuklish stated the Traffic Impact Study has been submitted to Del-DOT for their review, will be awaiting state agency review and approval and a Final Site Plan must be submitted to the town for approval. He estimated a 10-to-12-month time frame once approvals are received.

Planning Chair Boyce closed the Public Hearing at 7:14 p.m.

The Planning & Zoning Minutes of February 11, 2026, were presented for review and adoption. Planning Member Radish made a motion to accept the minutes as presented. Planning Member Ash seconded the motion. Vote was 5-0, with Planning Member Hill and Planning Member Calio-Quillen absent.

With there being no further matters to discuss, Planning Member Radish made a motion to adjourn the meeting. Planning Member Ash seconded the motion. Vote was 5-0, with Planning Member Hill and Planning Member Calio-Quillen absent.

Meeting Adjourned at 7:15 p.m.