

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: SUSSEX SPORTS AMENITIES, LLC (Case No. 11143)

A hearing was held after due notice on January 28, 2013. The Board members present were: Mr. Dale Callaway, Mr. Jeff Hudson, Mr. John Mills, Mr. Norman Rickard, and Mr. Brent Workman.

Nature of the Proceedings

This is an application for a special use exception to retain a mobile home type structure as a temporary golf clubhouse/pro shop for a period of five (5) years.

Findings of Fact

The Board found that the Applicant was seeking a special use exception to retain a mobile home type structure as a temporary golf clubhouse/pro shop for a period of five (5) years on certain real property located north of Lakeview Drive approximately 450 feet east of Americana Parkway, being Lot 2 within Americana Bayside development; said property being identified as Sussex County Tax Map Parcel Number 5-33-19.00-36.01. After a hearing, the Board made the following findings of fact:

1. Doug Brown was sworn in to testify on behalf of the Application.
2. The Board found that Mr. Brown testified that he is the Vice-President of Carl Freeman which owns the Bayside Golf Course.
3. The Board found that Mr. Brown testified that the mobile home structures are attached to an existing permanent structure.
4. The Board found that Mr. Brown testified that the permanent structure is the Cove Bar and Grill which was built in the summer of 2010.
5. The Board found that Mr. Brown testified that the mobile home type structures are used as the kitchen for the Cove Bar and Grill and a golf pro shop.
6. The Board found that Mr. Brown testified that the Applicant plans to build a permanent clubhouse once the golf club reaches 200 members.
7. The Board found that Mr. Brown testified that the Cove Bar and Grill was built to attract new members and provide a new amenity to current 118 members.
8. The Board found that Mr. Brown testified that the Applicant was originally approved for a special use exception in 2005 and obtained a three (3) year extension in 2009.
9. The Board found that Mr. Brown testified that the trailers were placed on the site in 2005.
10. The Board found that Mr. Brown testified that some members do not want a large expensive clubhouse.
11. The Board found that Mr. Brown testified that the Applicant has surveyed members to ascertain the type of clubhouse they desire.
12. The Board found that Mr. Brown testified that the Applicant is confident a permanent structure can be built within in the next five (5) years.
13. The Board found that Mr. Brown submitted exhibits to the Board.
14. The Board found that no parties appeared in support of or in opposition to the Application.
15. Based on the findings above and the testimony presented at the public hearing, the Board determined that the application met the standards for granting a special use exception because the use does not substantially affect adversely the uses of adjacent or neighboring properties. The special use exception is approved for a period of five (5) years.

The Board granted the special use exception application for a period of five (5) years finding that it met the standards for granting a special use exception.

Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board Members in favor were Mr. Dale Callaway, Mr. Jeff Hudson, Mr. Norman Rickard, and Mr. Brent Workman. Mr. John Mills voted against the Application.

BOARD OF ADJUSTMENT
OF SUSSEX COUNTY


Dale Callaway
Chairman

If the use is not established within one (1)
year from the date below the application
becomes void.

Date February 19, 2013