

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: COASTAL CLUB, LLC

(Case No. 11398)

A hearing was held after due notice on June 2, 2014. 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 place two (2) manufactured home type structures for temporary sales and rental offices.

Findings of Fact

The Board found that the Applicant was seeking for a special use exception to place two (2) manufactured home type structures for temporary sales and rental offices. The Applicant has requested that the aforementioned requested special use exception be granted as it pertains to certain real property located southeast of Road 285 (Beaver Dam Road), 4,520 feet southwest of Road 285A (Jimtown Road); said property being identified as Sussex County Tax Map Parcel Number 3-34-11.00-396.00. After a hearing, the Board made the following findings of fact:

1. The Board found that the Office of Planning & Zoning received no correspondence in support of or in opposition to the Application.
2. Travis Warnock was sworn in to testify on behalf of the Application.
3. The Board found that Mr. Warnock submitted exhibits to the Board to review which included an entrance permit from the Delaware Department of Transportation.
4. The Board found that Mr. Warnock testified that the units will be used by Beazer Homes and NV Homes.
5. The Board found that Mr. Warnock testified that the units will be needed as sales offices for approximately eight (8) months until the model homes can be constructed.
6. The Board found that Mr. Warnock testified that the site work is currently under way.
7. The Board found that Mr. Warnock testified that the office style units measure twelve (12) feet by fifty-four (54) feet.
8. The Board found that Mr. Warnock testified that each unit will have office space on each end with a showroom in the center.
9. The Board found that Mr. Warnock testified that the units will have no cooking facilities but will have bathrooms and will be handicap accessible.
10. The Board found that Mr. Warnock testified that there will be seventeen (17) parking spaces available.
11. The Board found that Mr. Warnock testified that the units will have landscaping around them.
12. The Board found that Mr. Warnock testified that the units will be newer models.
13. The Board found that Mr. Warnock testified that the use will not substantially adversely affect the neighboring and adjacent properties.
14. The Board found that Mr. Warnock testified that nearby properties are used for agricultural purposes, an Elks Lodge, and a few single family homes.
15. The Board found that no parties appeared in support of or in opposition to the Application.
16. Based on the findings above and the testimony and evidence presented at the public hearing and the public record, the Board determined that the Application met the standards for granting a special use exception. The proposed use will

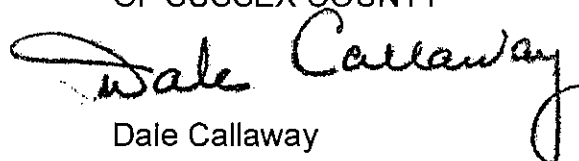
not substantially affect adversely the uses of neighboring and adjacent properties. No evidence was presented that the proposed use would substantially affect adversely the uses of neighboring and adjacent properties. The special use exception was approved for one (1) year.

The Board approved the special use exception application for a period of one (1) year 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 approved for a period of one (1) year. The Board Members voting to approve the Application were Mr. Dale Callaway, Mr. Jeff Hudson, Mr. John Mills, Mr. Norman Rickard, and Mr. Brent Workman. No Member voted against the Motion to Approve 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.

A placement permit must be obtained before the manufactured home is placed on the property.

Date July 22, 2014