

**BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY**

**IN RE: CMF TIDEWATER LANDING, LLC**

**(Case No. 11981)**

A hearing was held after due notice on June 19, 2017. The Board members present were: Mr. Dale Callaway, Ms. Ellen Magee, 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 a manufactured home type structure for an office.

Findings of Fact

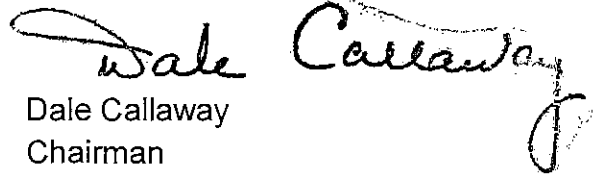
The Board found that the Applicant is requesting a special use to place a manufactured home type structure for an office. This application pertains to certain real property located at the northeast side of Robinsonville Road (Route 277) approximately 3,000 feet northwest of Webb's Landing Road (911 Address: Robinsonville Road, Lewes); said property being identified as Sussex County Tax Map Parcel Number 2-34-6.00-975.00. After a hearing, the Board made the following findings of fact:

1. The Board was given copies of the Application, an aerial photograph of the Property, a portion of the tax map of the area, photographs of the proposed unit, and a site plan dated March 27, 2017.
2. The Board found that the Office of Planning and Zoning received no correspondence in support of or in opposition to the Application.
3. The Board found that Rich Grissum and Timothy Green were sworn in and testified regarding the Application.
4. The Board found that Mr. Grissum testified that he is the director of construction and land development for Carl Freeman Companies and that the Applicant seeks the special use exception for a trailer to be used at Tidewater Landing near Lewes, Delaware.
5. The Board found that Mr. Green testified that Tidewater Landing consists of 195 single family home sites and site improvements on the first phase are underway.
6. The Board found that Mr. Green testified that the Applicant would like to take advantage of the summer selling season but the Applicant is not far enough along in the development process to construct a model home.
7. The Board found that Mr. Green testified that the manufactured home type structure will be used as a temporary sales office and will be located near a construction entrance along Robinsonville Road.
8. The Board found that Mr. Green testified that the Applicant seeks the special use exception for a period of one (1) year.
9. The Board found that Mr. Green testified that the special use exception will not substantially, adversely affect the uses of neighboring and adjacent properties.
10. The Board found that Mr. Green testified that the sales center will have a clean and "beachy" appearance. Flowers, shrubs, and landscaping will be planted around the structure.
11. The Board found that Mr. Green testified that the Applicant previously used the manufactured home structure at Solitudes at White Creek for the same use and the Applicant has renovated the manufactured home.
12. The Board found that Mr. Green testified that the sales center will face Robinsonville Road.
13. The Board found that Mr. Green testified that wastewater will be collected in a holding tank beneath the structure and the tank will be pumped on an "as needed" basis.

Decision of the Board

Upon motion duly made and seconded, the special use exception application was approved for a period of one (1) year. The Board Members in favor were Mr. Dale Callaway, Ms. Ellen Magee, Mr. John Mills, Mr. Norman Rickard, and Mr. Brent Workman. No Board Members voted against the Motion to approve the special use exception 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 August 22, 2017