

SUSSEX COUNTY COUNCIL-GEORGETOWN, DELAWARE-JUNE 19, 1990

Call to  
Order

The regular meeting of the Sussex County Council was held on Tuesday, June 19, 1990 at 10:00 a.m. in the Council Chambers, Courthouse, Georgetown, Delaware, with the following members present:

William D. Stevenson, Sr.	President
R. James Mariner	Vice-President
Ralph E. Benson	Member
George B. Cole	Member
Dale R. Dukes	Member

The meeting was opened by repeating the Lord's Prayer and the Pledge of Allegiance to the Flag.

M 293 90  
Approval  
of Minutes

A Motion was made by Mr. Mariner, seconded by Mr. Dukes, to approve the minutes of the previous meeting as submitted. Motion Adopted by Voice Vote.

Corre-  
spondence

Mr. Berl, Acting County Attorney, read the following correspondence:

MEMBERS OF THE SENIOR HIGH SUNDAY SCHOOL CLASS OF AVENUE UNITED METHODIST CHURCH, MILFORD, DELAWARE  
RE: Presenting several appeals to Council in order that lower Delaware might operate in a more environmentally sensitive manner.

DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS, PHILADELPHIA DISTRICT, PHILADELPHIA, PENNSYLVANIA  
RE: Announcing the initiation of a shoreline protection study entitled "Delaware Coast - Cape Henlopen to Fenwick Island, Delaware", sponsored by the Delaware Department of Natural Resources and Environmental Control.

SANDY DOLE, PRESIDENT, DELAWARE COUNCIL OF ACTIVITY PROFESSIONALS, MILLSBORO, DELAWARE  
RE: Expressing appreciation for Council's interest and support by issuing a Proclamation in January recognizing the many contributions made by Delaware's Activity Professionals and informing Council that the Delaware Council of Activity Professionals was awarded first prize in national competition for its statewide "Bingo Bash" in observance of National Activity Professionals Day.

ESTHER M. HEAD, MAYOR, TOWN OF BLADES, BLADES, DELAWARE  
RE: Seeking the County's cooperation in expanding the present Blades Sanitary Sewer District to provide wastewater facilities to properties requesting annexation into the Town of Blades lying east of the present town limits. (This letter was referred to the County Engineering Department.)

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Corre-  
spondence  
(Continued)

REVEREND AND MRS. BRUCE C. KAHLER, GEORGETOWN, DELAWARE  
RE: Opposing blacktop plant proposed by Mr. Melvin Joseph  
to be located directly behind their property.

ROBERT E. NORRIS, PINEY GROVE MANOR, GEORGETOWN, DELAWARE  
RE: Expressing concern regarding Melvin Joseph Construction  
Company's proposed installation of an asphalt plant to be  
located between Route 113 and County Road 322.

EMMA M. BRODSKY, PINEY GROVE MANOR, GEORGETOWN, DELAWARE  
RE: Expressing concern regarding Mr. Melvin Joseph's  
proposing to locate an asphalt plant between Routes 113  
and 322.

DELAWARE RIVER BASIN COMMISSION, WEST TRENTON, NEW JERSEY  
RE: Notice of Commission Meeting and Public Hearing and  
submission of the Delaware River Basin Commission Annual  
Report, 1989.

Stormwater  
Management  
Report

Mr. Stickels, County Administrator, informed Council that  
the Stormwater Management Manual, for which a grant was  
received from the Delaware Department of Natural Resources  
and Environmental Control to develop, is now complete and  
a Sussex County Stormwater Management Ordinance has been  
drafted. Copies of the Proposed Ordinance, as well as  
amendments to the manual, were distributed for Council's  
information.

Mr. H. Earl Shaver, Jr., Environmental Engineer, Pollution  
Control Branch, Division of Water Resources, Delaware  
Department of Natural Resources and Environmental Control  
(DNREC), and Ms. Beth Horsey, District Coordinator, Sussex  
Conservation District, were present to give Council a brief  
overview on stormwater management and to answer any questions  
raised. Mr. Shaver reported that legislation has passed  
the Delaware General Assembly providing for a statewide  
Stormwater Management Program that will, as of July, 1991,  
affect all new development in the State of Delaware. A  
slide presentation of sediment and erosion control problems  
that are occurring was conducted by Mr. Shaver, which included  
a review of practices to remedy the problems to be initiated  
with the Stormwater Management Program as it evolves.  
Education programs for contractors and inspectors in areas  
of stormwater management were stressed as being necessary  
if stormwater control is to succeed. Plan review fees  
associated with the program were also discussed and are  
of concern to the Council. Although DNREC plans to administer  
the program statewide, it is proposed that local enforcement  
would be delegated to the County and/or Sussex Conservation  
District.

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Proposed  
Resolution  
(Series  
1990 Bond  
Provisions)

Mr. Stickels, County Administrator, read in its entirety a Proposed Resolution entitled "RESOLUTION AMENDING CERTAIN BOND PROVISIONS OF THE SUSSEX COUNTY, DELAWARE GENERAL OBLIGATION BONDS, SERIES 1990".

M 294 90  
Adopt  
Resolution  
No. R 022 90  
(Series  
1990 Bond  
Provisions)

A Motion was made by Mr. Mariner, seconded by Mr. Stevenson, to adopt Resolution No. R 022 90 entitled "RESOLUTION AMENDING CERTAIN BOND PROVISIONS OF THE SUSSEX COUNTY, DELAWARE GENERAL OBLIGATION BONDS, SERIES 1990". Motion Adopted: 5 Yea.

Vote by Roll Call: Mr. Benson, Yea; Mr. Cole, Yea;  
Mr. Dukes, Yea; Mr. Mariner, Yea;  
Mr. Stevenson, Yea

Hurricane  
Seminar

Mr. Stickels, County Administrator, reported that the Sussex County Department of Emergency Preparedness will be conducting a Hurricane Seminar on Thursday, June 28, 1990 from 10:00 a.m. to 12:00 noon. Ms. Marian Peleski of the National Weather Service will speak on the potential for increased hurricane activity due to the changing weather in Western Africa.

Compliance  
Inspection  
Report/  
South  
Coastal  
Regional  
Wastewater  
Facility

Mr. Stickels, County Administrator, was pleased to inform Council that the South Coastal Regional Wastewater Facility was evaluated as satisfactory in all areas as a result of a compliance inspection conducted on May 9, 1990 by the Delaware Department of Natural Resources and Environmental Control. Mr. Stickels went on to attribute this successful evaluation to the hardworking, conscientious operating staff and publicly applauded the efforts of Tom Baker, Heather Sheridan, Loren George, Gary Hickman, Rex Powell, and Kenny Stevenson.

Sussex  
County  
Paramedic  
Director

Mr. Stickels, County Administrator, introduced Sussex County's first Paramedic Director, Mr. William H. Stevenson IV, who was chosen from a group of ten (10) applicants for the position. Mr. Stevenson resides in Lewes and is a graduate of the University of South Florida with a Bachelor of Science in Management. He also has an Associate of Science in Fire Service Administration from St. Petersburg Junior College. At the time of accepting the position as Paramedic Director, Mr. Stevenson was Editor of Rescue-EMS News and Firefighter's News, which are distributed to every emergency medical service and hospital emergency department and every fire department, respectively, in the United States. Council welcomed Mr. Stevenson as Sussex County's first Paramedic Director. His employment will begin on July 16, 1990 at an annual salary of \$32,000.00.

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The  
Chancellery  
(DBW&SSD)

Mr. Green, Chief of Utility Construction, County Engineering Department, appeared before Council regarding the establishment of an escrow account in the amount of \$18,150.00 for water and sewer to be installed under Ordinance No. 38 provisions to serve the property The Chancellery in the Dewey Beach Water and Sanitary Sewer District.

M 295 90  
Escrow  
Agreement/  
The  
Chancellery  
(DBW&SSD)

A Motion was made by Mr. Cole, seconded by Mr. Dukes, that the President of the Sussex County Council be authorized to execute an agreement between the Sussex County Council and The Chancellery for an escrow agreement in the amount of \$18,150.00 to be used for construction coordination services of wastewater facilities to serve the property The Chancellery in the Dewey Beach Water and Sanitary Sewer District. Motion Adopted: 5 Yea.

Vote by Roll Call: Mr. Benson, Yea; Mr. Cole, Yea;  
Mr. Dukes, Yea; Mr. Mariner, Yea;  
Mr. Stevenson, Yea

M 296 90  
Construction  
Coordination  
Services/  
The  
Chancellery  
(DBW&SSD)

A Motion was made by Mr. Cole, seconded by Mr. Dukes, that the President of the Sussex County Council execute an agreement between the Sussex County Council and Kidde Consultants, Inc. for construction coordination services for wastewater facilities in The Chancellery in the Dewey Beach Water and Sanitary Sewer District. Motion Adopted: 5 Yea.

Vote by Roll Call: Mr. Benson, Yea; Mr. Cole, Yea;  
Mr. Dukes, Yea; Mr. Mariner, Yea;  
Mr. Stevenson, Yea

M 297 90  
Planning  
and Zoning  
Commission  
Reappoint-  
ment

A Motion was made by Mr. Mariner, seconded by Mr. Stevenson, that Hugh P. Smith be reappointed to the Sussex County Planning and Zoning Commission for a term of three (3) years (July 1, 1990 - June 30, 1993). Motion Adopted: 4 Yea; 1 Abstention.

Vote by Roll Call: Mr. Benson, Yea; Mr. Cole, Abstained;  
Mr. Dukes, Yea; Mr. Mariner, Yea;  
Mr. Stevenson, Yea

Proposed  
Ordinance  
C/U #945

Mr. Stevenson introduced Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A BORROW PIT TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 6.6 ACRES, MORE OR LESS, OF A 37.7 ACRE TRACT" (C/U #945) filed on behalf of the Delaware Department of Transportation. This Proposed Ordinance will be advertised for a Public Hearing.

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Proposed  
Ordinance  
C/U #946

Mr. Stevenson introduced Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A 4.0 ACRE BORROW PIT TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 46.91 ACRES, MORE OR LESS" (C/U #946) filed on behalf of Everett Dennis. This Proposed Ordinance will be advertised for a Public Hearing.

Future  
Reference  
to Sussex  
County

Former Sussex County Councilman Oliver E. Hill was recognized and asked that the County Administrator be directed to correspond with the Members of the Senior High Sunday School Class of Avenue United Methodist Church, Milford, Delaware, and request that future correspondence by this group refer to Sussex County as "Southern Delaware" rather than "lower Delaware", as was contained in correspondence presented to Council this date. Council President Stevenson informed Mr. Hill his request will be taken under advisement.

Recess

At 11:10 a.m., Council President Stevenson declared a recess for an Executive Session.

Reconvene/  
Recess

At 11:40 a.m., Council President Stevenson reconvened the Council's regularly scheduled meeting and immediately declared a recess until 1:30 p.m.

Reconvene

Council reconvened at 1:30 p.m.

Public  
Hearing  
C/U #936

A Public Hearing was held on Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A CONTRACTORS EQUIPMENT AND MATERIALS STORAGE YARD TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SEAFORD HUNDRED, SUSSEX COUNTY, CONTAINING 2.09 ACRES, MORE OR LESS" (C/U #936) filed on behalf of Benjamin F. Burris.

M 298 90  
Adopt  
Ordinance  
No. 691  
(C/U #936)  
With  
Stipulations

A Motion was made by Mr. Dukes, seconded by Mr. Cole, to adopt Ordinance No. 691 entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A CONTRACTORS EQUIPMENT AND MATERIALS STORAGE YARD TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SEAFORD HUNDRED, SUSSEX COUNTY, CONTAINING 2.09 ACRES, MORE OR LESS" (C/U #936) filed on behalf of Benjamin F. Burris, subject to the following stipulations:

1. A fifty (50) foot buffer strip of undisturbed woodland must be maintained around the perimeter of the parcel.

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M 298 90  
(Continued)

- A driveway, however, may be placed for access to the site within the buffer strip.
2. The fuel storage is limited to tanks not exceeding one thousand (1,000) gallons for both gasoline and diesel fuel.
  3. A site plan must be reviewed and approved by the Planning and Zoning Commission.
  4. No operations shall be permitted on Sunday.
  5. An unlit sign not exceeding thirty-two (32) square feet may be employed, and the applicant may use both sides of the sign.

Motion Adopted: 5 Yea.

Vote by Roll Call: Mr. Benson, Yea; Mr. Cole, Yea;  
Mr. Dukes, Yea; Mr. Mariner, Yea;  
Mr. Stevenson, Yea

Findings  
of Facts  
C/U #936

The findings of facts and the recommendations of the Planning and Zoning Commission are hereby incorporated into the record and into the findings of facts of the Council. By adopting this Ordinance, it has been found that the conditional use is appropriate legislative action based upon the following findings of facts:

1. The applicant plans to utilize the site for a contractor's equipment and material storage yard.
2. The proposed action will have no significant impact on traffic.
3. No adverse impact on property values or the neighborhood is anticipated.
4. The applicant and his family reside on a larger adjacent parcel.

Public  
Hearing  
C/U #937

A Public Hearing was held on Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MARINE DISTRICT FOR A SALES OFFICE FOR GULL POINT CONDOMINIUM AND A REAL ESTATE OFFICE FOR FIVE (5) YEARS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, AND BEING UNIT 161 OF GULL POINT CONDOMINIUM" (C/U #937) filed on behalf of Iota Rho Corp.

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M 299 90  
Adopt  
Ordinance  
No. 692  
(C/U #937)

A Motion was made by Mr. Mariner, seconded by Mr. Dukes, to adopt Ordinance No. 692 entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A M MARINE DISTRICT FOR A SALES OFFICE FOR GULL POINT CONDOMINIUM AND A REAL ESTATE OFFICE FOR FIVE (5) YEARS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, AND BEING UNIT 161 OF GULL POINT CONDOMINIUM" (C/U #937) filed on behalf of Iota Rho Corp. Motion Adopted: 5 Yea.

Vote by Roll Call: Mr. Benson, Yea; Mr. Cole, Yea;  
Mr. Dukes, Yea; Mr. Mariner, Yea;  
Mr. Stevenson, Yea

Findings  
of Facts  
C/U #937

The findings of facts and the recommendations of the Planning and Zoning Commission are hereby incorporated into the record and into the findings of facts of the Council. By adopting this Ordinance, it has been found that the conditional use is appropriate legislative action based upon the following findings of facts:

1. The applicant plans to utilize the site for a real estate office, both for the internal sale of units at Gull Point as well as outside sales.
2. It is anticipated that the remaining units at Gull Point will be built and sold within the five (5) years during which the property will be leased to Patterson-Schwartz Realtors, and which corresponds to the five (5) year conditional use request.
3. There would appear to be sufficient parking, as certain spaces are designated to be used by the particular unit in question, parking is permitted along a driveway to the unit, and an overflow lot is located within approximately three hundred (300) feet.
4. Patterson-Schwartz intends to remain active in Sussex County after the expiration of the lease and the conditional use with respect to real estate sales.
5. No adverse impact on property values is expected.

Public  
Hearing  
C/Z #1071

A Public Hearing was held on Proposed Ordinance entitled "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-1 GENERAL COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SEAFORD HUNDRED, SUSSEX COUNTY, CONTAINING 2.01 ACRES, MORE OR LESS" (C/Z #1071) filed on behalf of Glenn H. Griffin and Linda R.

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M 300 90  
Adopt  
Ordinance  
No. 693  
(C/Z #1071)

A Motion was made by Mr. Dukes, seconded by Mr. Mariner, to adopt Ordinance No. 693 entitled "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-1 GENERAL COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SEAFORD HUNDRED, SUSSEX COUNTY, CONTAINING 2.01 ACRES, MORE OR LESS" (C/Z #1071) filed on behalf of Glenn H. Griffin and Linda R. Motion Adopted: 5 Yea.

Vote by Roll Call: Mr. Benson, Yea; Mr. Cole, Yea;  
Mr. Dukes, Yea; Mr. Mariner, Yea;  
Mr. Stevenson, Yea

Findings  
of Facts  
C/Z #1071

The findings of facts and the recommendations of the Planning and Zoning Commission are hereby incorporated into the record and into the findings of facts of the Council. By adopting this Ordinance, it has been found that the change of zone is appropriate legislative action based upon the following findings of facts:

1. The applicant would use the subject premises for a 48 x 60 foot building to store equipment and vehicles for their construction firm.
2. There will be no impact on traffic patterns.
3. There are numerous other commercial enterprises within the vicinity of the subject premises.
4. No adverse impact on surrounding property values is expected.

Public  
Hearing  
C/Z #1072  
(Action  
Deferred)

A Public Hearing was held on Proposed Ordinance entitled "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-1 GENERAL COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 3.9 ACRES, MORE OR LESS" (C/Z #1072) filed on behalf of Dorothy Kelly, David Dekowsky, and Erin Rogers. The Public Hearing was closed and action was deferred. However, the record was left open to allow for written comment from the Delaware Department of Natural Resources and Environmental Control regarding the type of wastewater disposal system which would be necessary to accommodate the proposed use (strip shopping center) as presented to Council, upon receipt of which the public will have an opportunity for written comment.

Public  
Hearing  
C/Z #1073

A Public Hearing was held on Proposed Ordinance entitled "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO

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Public  
Hearing  
C/Z #1073  
(Continued)

A B-1 NEIGHBORHOOD BUSINESS DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 1.17 ACRES, MORE OR LESS" (C/Z #1073) filed on behalf of Paul T. McDermond and Arlone Bertoni.

M 301 90  
Adopt  
Proposed  
Ordinance/  
C/Z #1073  
(Denied)

A Motion was made by Mr. Cole, seconded by Mr. Dukes, to adopt Proposed Ordinance entitled "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A B-1 NEIGHBORHOOD BUSINESS DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 1.17 ACRES, MORE OR LESS" (C/Z #1073) filed on behalf of Paul T. McDermond and Arlone Bertoni. Motion Denied: 1 Yea; 3 Nay; 1 Not Voting.

Vote by Roll Call: Mr. Benson, Nay; Mr. Cole, Nay;  
Mr. Dukes, Nay; Mr. Mariner, Not Voting;  
Mr. Stevenson, Yea

Findings  
of Facts  
C/Z #1073

The findings of facts and the recommendations of the Planning and Zoning Commission are hereby incorporated into the record and into the findings of facts of the Council. By not adopting this Ordinance, it has been found that the change of zone is not appropriate legislative action based upon the following findings of facts:

1. The applicant proposed a 28 x 60 foot building for the sale of antiques and the preparation/sale of stained glass.
2. The proposed rezoning was determined not to be compatible with the Coastal Sussex Land Use Plan, which suggests centralized shopping as opposed to strip commercial development.
3. The subject premises are separated from other commercial and business areas by residential uses, and it was, therefore, determined that rezoning the property for a commercial use would constitute impermissible spot zoning.
4. The applicants testified that their emphasis would be on stained glass as opposed to sale of antiques, which use could be maintained by virtue of a conditional use as opposed to a rezoning for commercial uses, the latter of which would permit uses other than the sale of antiques.

M 302 90  
Permit  
C/Z #1073  
Applicants  
to Reapply  
for C/U

A Motion was made by Mr. Cole, seconded by Mr. Dukes, that the applicants for Change of Zone No. 1073, Paul T. McDermond and Arlone Bertoni, be permitted to reapply for a Conditional

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M 302 90  
(Continued)

Use and that the filing fee be waived, with processing by Planning and Zoning to occur as soon as possible. Motion Adopted: 3 Yea; 2 Not Voting.

Vote by Roll Call: Mr. Benson, Yea; Mr. Cole, Yea;  
Mr. Dukes, Yea; Mr. Mariner, Not Voting;  
Mr. Stevenson, Not Voting

Public  
Hearing  
C/Z #1074

A Public Hearing was held on Proposed Ordinance entitled "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-1 GENERAL COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 7.0 ACRES, MORE OR LESS" (C/Z #1074) filed on behalf of Delaware Electric Cooperative.

M 303 90  
Adopt  
Ordinance  
No. 694  
(C/Z #1074)

A Motion was made by Mr. Mariner, seconded by Mr. Stevenson, to adopt Ordinance No. 694 entitled "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-1 GENERAL COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 7.0 ACRES, MORE OR LESS" (C/Z #1074) filed on behalf of Delaware Electric Cooperative. Motion Adopted: 5 Yea.

Vote by Roll Call: Mr. Benson, Yea; Mr. Cole, Yea;  
Mr. Dukes, Yea; Mr. Mariner, Yea;  
Mr. Stevenson, Yea

Findings  
of Facts  
C/Z #1074

The findings of facts and the recommendations of the Planning and Zoning Commission are hereby incorporated into the record and into the findings of facts of the Council. By adopting this Ordinance, it has been found that the change of zone is appropriate legislative action based upon the following findings of facts:

1. The applicant intends to use the site for an office and service facility.
2. The site is in close proximity to, and compatible with, other commercial uses.
3. Access to the site will be from Route 433 rather than the more heavily traveled Route 20.
4. There will be no adverse impact upon neighboring properties.

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M 304 90  
Adjournment

A Motion was made by Mr. Mariner, seconded by Mr. Stevenson,  
to adjourn at 3:23 p.m. Motion Adopted by Voice Vote.

Respectfully submitted,

*Susan W. Webb*

Susan W. Webb  
Acting Clerk of the County Council