

THE MINUTES OF THE REGULAR MEETING OF JANUARY 21, 2021

The regular meeting of the Sussex County Planning and Zoning Commission was held on Thursday afternoon, January 21, 2021 in Room 540, Carter Partnership Center, Delaware Technical Community College, 21179 College Drive, Georgetown, Delaware. Members of the public also attended this meeting by teleconference. The teleconference system was tested during the meeting by staff to confirm connectivity.

The meeting was called to order at 3:00 p.m. with Chairman Wheatley presiding. The following members of the Commission were present: Mr. Robert Wheatley, Ms. Kim Hoey-Stevenson, Mr. Keller Hopkins, Ms. Holly Wingate, Mr. J. Bruce Mears, with Mr. Vincent Robertson – Assistant County Attorney, Mr. Jamie Whitehouse – Planning & Zoning Director, Ms. Christen Scott – Planner I and Ms. Lauren DeVore – Planner III.

Mr. Robertson explained how the meeting would be conducted at this location.

Mr. Whitehouse noted that there were no changes to the Agenda. Motion by Mr. Mears seconded by Ms. Wingate and carried unanimously to approve the Agenda. Motion carried 5-0.

Motion by Ms. Stevenson, seconded by Mr. Hopkins to approve the Minutes of the December 17, 2020 Planning and Zoning Commission meeting as revised. Motion carried 5-0.

OTHER BUSINESS

Captain's Way RPC

Amenities Plan

This is an Amenities Plan for Captain's Way for a proposed 3,478 square foot clubhouse, 450 square foot pavilion, 1,500 square foot in-ground pool, community garden, greenhouse, tot lot, potting shed, dog park and associated parking located within the existing Captain's Way Residential Planned Community (RPC). The property is located on the west side of Captain's Boulevard at the intersection of Captain's Boulevard and Starboard Drive. At their meeting of Thursday, March 28, 2019, the Planning and Zoning Commission approved the Revised Site Plan for the development. The Amenities Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcel: 235-13.00-2.00. Zoning: GR-RPC (General Residential, Residential Planned Community District.) Staff are in receipt of all agency approvals.

Motion by Ms. Stevenson, seconded by Ms. Wingate, and carried unanimously to approve the Amenities Plan. Motion carried 5-0.

Reddenwood II (2016-12)

Amenities Plan

This is an Amenities Plan for Reddenwood II for a proposed 1,120 square foot pavilion, corn hole area, playground area and associated parking located within the existing Reddenwood II Subdivision. The property is located on the east side of Black Willow Dr. At their meeting of Thursday, October 12, 2017, the Planning and Zoning Commission approved the Final Subdivision Plan for the development. The Amenities Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcel: 135-7.00-12.00. Zoning: AR-1 (Agricultural District.) Staff are awaiting agency approvals.

Motion by Ms. Stevenson, seconded by Mr. Hopkins, and carried unanimously to approve the Amenities Plan. Motion carried 5-0.

S-20-33 Johnston Street Storage

Preliminary Site Plan

This is a Preliminary Site Plan for a proposed 2-story storage building that is 3,200 square foot in area. The Site Plan includes two parking spaces, and the applicant has requested to be waived from the single full-sized loading space requirement. The property is located off Johnston Street which is currently unimproved and has an 18-foot right of way. The Preliminary Site Plan complies with the Sussex County Zoning Code. 911 Address: None. Tax Parcel: 334-13.20-26.00. Zoning: C-1 (General Commercial Zoning District). Staff are awaiting agency approvals.

Motion by Mr. Mears, seconded by Ms. Wingate, and carried unanimously to approve the Preliminary Site Plan with final approval by staff upon receipt of all agency approvals. Motion carried 5-0.

S-20-35 Carillo's Towing, LLC

Preliminary Site Plan

This is a Preliminary Site Plan for a proposed 11,792 square foot indoor soccer facility and two outdoor soccer fields that are each approximately 39,816 square feet in area. The Site Plan also includes 25 parking spaces. The subject site is located off Marshall Street (S.C.R. 225) in Lincoln. Additionally, the site includes an existing 50-ft wide easement located over a 24-ft wide driveway. The property is approximately 9.670 acres +/- . This Site Plan is associated with Conditional Use No. 2146, which was approved by the Sussex County Council on November 13, 2018 and adopted through Ordinance No. 2614. The Preliminary Site Plan complies with the Sussex County Code and all Conditions of Approval. 911 Address: 19008 Marshall Street, Lincoln. Tax Parcel: 330-15.00-10.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

Motion by Mr. Hopkins, seconded by Ms. Stevenson, and carried unanimously to approve the Preliminary Site Plan with final approval by staff upon receipt of all agency approvals. Motion carried 5-0.

Lands of Rex 1, Inc.

Minor Subdivision Plan

This is a Conceptual Minor Subdivision Plan for the creation of two lots off a proposed 50-foot wide access easement. Lot 1 shall measure 1.452 acres +/-, and Lot 2 shall measure 1.450 acres +/- . The property is located on the northern side of Stockley Road (S.C.R. 280), and it does not exist within any County Transportation Improvement District. The Conceptual Plan complies with the Sussex County Zoning and Subdivision Code. 911 Address: 30125 Stockley Road, Milton. Tax Parcel: 234-5.00-43.00. Zoning: AR-1 (Agricultural Residential). Staff are awaiting agency approvals.

Motion by Ms. Stevenson, seconded by Mr. Hopkins and carried unanimously to approve the Minor Subdivision with final approval by staff upon receipt of all agency approvals. Motion carried 5-0.

Lands of Wilson

Minor Subdivision Plan

This is a Minor Subdivision Plan for the creation of one (1) lot off a proposed 50-foot wide access easement. Lot 1 shall measure 6.930 acres +/-, and the residual lands shall measure 32.73 acres +/- . The property is located on the northern side of Bethel Concord Road (S.C.R. 485), and it does not exist within any County Transportation Improvement District. This Minor Subdivision Plan complies with

the Sussex County Zoning and Subdivision Codes. 911 Address: 26826 Bethel Concord Rd., Seaford. Tax Parcel: 132-7.00-54.00. Zoning: AR-1 (Agricultural Residential) & C-1 (General Commercial). Staff are awaiting agency approvals.

Motion by Mr. Hopkins, seconded by Ms. Stevenson and carried unanimously to approve the Minor Subdivision off a 50' easement with final approval by staff upon receipt of all agency approvals. Motion carried 5-0.

OLD BUSINESS

Ord. 20-07 – Future Land Use Map

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-13.00-29.00, 29.01 & 235-14.00-570.00

Mr. Whitehouse advised the Commission that this Ordinance was left open from the December 17, 2020 meeting for the receipt of PLUS comments, that PLUS comments have now been received.

Ord. 20-06 – Future Land Use Map

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 132-2.00-264.00 (PORTION OF)

The Commission discussed this application which has been deferred since January 7, 2021.

Ms. Wingate moved that the Commission recommend approval of Ordinance # 20-06 to amend the Future Land Use Map in the current Sussex County Comprehensive Plan for Parcel 1-32 2.00 264.00 from a Low-Density Area to a Developing Area based on the record made during the public hearing and for the following reasons:

1. The parcel is 5.05 acres of land. The portion of it fronting on Brickyard Road and currently zoned as GR General Residential is designated as the “Existing Developing Area” according to the Future Land Use Map.
2. The remaining 3.093 acres of the parcel is designated as being in the Low-Density Area according to the Future Land Use Map. This results in the property having two different designations according to the Map. Given the relatively small size of the property and the differing rules for the Low-Density Area and the Developing Area, it is appropriate for this property to have one classification on the Future Land Use Map.
3. The property to the east of this Parcel is entirely within the Existing Developing Area, and the properties across Brickyard Road from this parcel are designated as Developing Areas surrounded by the Commercial Area. The revision to a Developing Area on the Future Land Use Map is consistent with the surrounding Map designations.
4. This revision to the Future Land Use Map will not adversely affect neighboring properties, area roadways or future land-use planning in the area.
5. The parcel is approximately 450 feet from the municipal boundary of the City of Seaford. This supports a change to Developing Area on the Future Land Use Map.
6. This revision of the Future Land Use Map is appropriate given the particular circumstances involved, including the split-zoning of the property, the size of the property, the fact that the property has two different Area designations according to the current Future Land Use Map, the fact that the property is adjacent to other Developing Areas according to the Future Land Use

Map, and because it is so close to a municipal boundary. When several factors like this exist, the consideration and approval of an amendment to the Future Land Use Map is appropriate.

Motion by Ms. Wingate, seconded by Ms. Stevenson and carried unanimously to recommend approval for the reasons and conditions stated in the motion. Motion carried 5 – 0.

C/Z 1910 – Brickyard Apartments, LLC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 3.093 acres, more or less. The property is lying on the northwest side of Brickyard Road approximately 0.3 miles southeast of Sussex Highway (Rt. 13). 911 Address: 9329 Brickyard Road, Seaford. Tax Parcel: 132-2.00-264.00

The Commission discussed this application which has been deferred since January 7, 2021.

Ms. Wingate moved that the Commission recommend approval of C/Z 1910 for **BRICKYARD APARTMENTS, LLC** for a change in zone from AR-1 to GR General Residential based upon the record made during the public hearing and for the following reasons:

1. The application meets the purpose of the Zoning Code in that it promotes the orderly growth of the County.
2. This parcel currently has a split zoning, where the front of the parcel is already zoned GR and the rear portion is zoned AR-1. This rezoning will bring the entire parcel under a single, uniform zoning district. Since the frontage is zoned GR, it is appropriate to rezone the rear to match the existing GR zoning.
3. The proposed rezoning is consistent with other zoning and uses in the area. The properties to the east and south are also currently zoned GR and there is C-1 zoning in the area. The parcel is also very close to the municipal boundaries of the City of Seaford. Under these circumstances the rezoning to GR is appropriate.
4. The rezoning will not have a significant impact upon area traffic or roadways.
5. The rezoning will not adversely impact neighboring properties, the community or public facilities in the area.
6. The site will be served by central sewer and by central water.
7. Based on the amended Future Land Use Map, this site is in a Developing Area. This Area is appropriate for GR zoning according to the Sussex County Comprehensive Plan.
8. No parties appeared in opposition to this application.
9. For all of these reasons, it is appropriate to rezone this property so that it is entirely within the GR General Residential Zoning District.

Motion by Ms. Wingate, seconded by Mr. Mears and carried unanimously to recommend approval of CZ 1910 Brickyard Apartments, LLC for the reasons and conditions stated in the motion. Motion carried 5 – 0.

C/U 2212 – Brickyard Apartments, LLC

An Ordinance to grant a Conditional Use of land in a GR General Residential District for multi-family (48 apartments) to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 5.05 acres, more or less. The property is lying on the northwest

side of Brickyard Road, approximately 0.3 miles southeast of Sussex Highway (Rt. 13). 911 Address: 9329 Brickyard Road, Seaford. Tax Parcel: 132-2.00-264.00

The Commission discussed this application which has been deferred since January 7, 2021.

Ms. Wingate moved that the Commission recommend approval of C/U 2212 for **BRICKYARD APARTMENTS, LLC** for multi-family (48 Apartments) based upon the record made during the public hearing and for the following reasons:

1. The Applicant is seeking a Conditional Use to develop a residential rental apartment complex with 48 units. These units will be located in six buildings containing four, one-bedroom apartments, and six buildings with four, two-bedroom apartments.
2. Upon the favorable action of County Council, the site will be entirely located within the Developing Area according to the Sussex County Comprehensive Plan. In this Area a wide range of housing types can be appropriate, including multi-family units such as what the Applicant has proposed here.
3. The proposed development creates rental housing at an appropriate density in an area served by central sewer and water which is near major roads, shopping and centers of employment.
4. The proposed density of this project is appropriate for this location since it is surrounded by other residential developments. Also, it is in close proximity to Route 13 and the City of Seaford.
5. There is a demand for rental housing including more affordable types of rental housing in this area of Sussex County.
6. The Sussex County Council declared in Chapter 72, Section 18 of the County Ordinances, that it was the public policy of the County to:
 - a. Encourage the creation of a full range of housing choices, conveniently located in suitable living environments, for all incomes, ages and family sizes.
 - b. Encourage the production of affordable rental units to meet the existing and anticipated future employment needs in the County.
 - c. Assure that affordable rental units are dispersed throughout the County consistent with the Comprehensive Plan.
 - d. Encourage developments in Growth Areas as defined within the County's most current comprehensive plan and Areas of Opportunity as defined by the Delaware State Housing Authority to include a minimum percentage of affordable rental units on public water and sewer systems.

The proposed development is in accordance with this stated County Public Policy.

7. With conditions imposed, the Conditional Use meets the purpose of the Zoning Code and Comprehensive Plan in that it promotes the orderly growth, convenience, order, prosperity, and welfare of the County and its residents.
8. This recommendation is subject to the following conditions:
 - a. There shall be no more than 48 units within this apartment development consisting of six buildings containing four, one-bedroom apartments, and six buildings with four, two-bedroom apartments.
 - b. All entrances, intersections, interconnections, roadways and multi-modal improvements required by DelDOT shall be completed in accordance with DelDOT's requirements.
 - c. The Conditional Use shall be served by central sewer.
 - d. The Conditional Use shall be served by central water.

- e. Stormwater management and erosion and sedimentation control facilities shall be constructed in accordance with all applicable State and County requirements. These facilities shall be operated in a manner that is consistent with Best Management Practices.
- f. Interior street design shall meet or exceed Sussex County's street design requirements. There shall also be sidewalks on at least one side of all streets within the Conditional Use and the sidewalk design shall take into account the location of a school bus stop.
- g. The developer shall coordinate with the Seaford School District about the location of a centralized school bus stop within the development. If requested by the Seaford School District, a school bus stop shall be provided. The location of the bus stop area shall be shown on the Final Site Plan.
- h. Road naming and addressing shall be subject to the review and approval of Sussex County Mapping and Addressing Departments.
- i. Construction activities, including sitework and deliveries, shall only occur between 7:30 am and 7:00 pm Monday through Friday, and 8:00 am through 5:00 pm on Saturdays.
- j. There shall be an on-site management office within the Community.
- k. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.
- l. The Applicant or its assigns shall be responsible for the maintenance of interior drives and parking areas, buildings, buffers, stormwater management, amenities and all open space.
- m. This recommendation is contingent on Sussex County Council approving the amendment of the Future Land Use Map so that this entire parcel is identified as being within the Development Area.
- n. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

Motion by Ms. Wingate, seconded by Ms. Stevenson and carried unanimously to recommend approval of CU 2212 Brickyard Apartments, LLC for the reasons and conditions stated in the motion. Motion carried 5 – 0.

Ord. 21-01 – The Coastal Area

AN ORDINANCE TO AMEND CHAPTER 115, ARTICLE XXV, SECTION 115-194.3 OF THE CODE OF SUSSEX COUNTY REGARDING THE COASTAL AREA

The Commission discussed this Ordinance Amendment which has been deferred since January 7, 2021.

Mr. Mears moved that the Commission recommend that County Council adopt Ordinance Number 21-01 regarding the Coastal Area.

Without this amendment, AR-1 cluster-style subdivisions in the Coastal Area do not have to comply with the “superior design” criteria contained in Section 115-25F of the Zoning Code. This amendment makes these requirements uniform throughout all of Sussex County.

This ordinance amendment is supported by several Strategies, Goals and Objectives of the current Sussex County Comprehensive Land Use Plan.

This ordinance amendment will not affect the net density of a cluster-style development in the Coastal Area. Instead, it will just require developers to design their projects in a way that is superior to a standard ¾ acre lot subdivision, just like developers are currently required to do throughout the rest of Sussex

County. As we have seen, developers are able to design AR-1 cluster subdivisions outside of the Coastal Area and maintain an actual density of approximately two lots per acre that is permitted with clustering. Development will continue to be able to do this in the Coastal Area as a result of this ordinance, just with better design standards like those that are required in the rest of Sussex County.

Motion by Mr. Mears, seconded by Ms. Wingate and carried unanimously to recommend adoption of Ordinance No. 21-01 – The Coastal Area for the reasons and conditions stated in the motion. Motion carried 5 – 0.

PUBLIC HEARINGS

Mr. Robertson described the procedures for public hearings before the Planning and Zoning Commission.

2020-11 - Cardinal Grove

A cluster subdivision to divide 49.04 acres +/- into 98 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred and a portion within Lewes and Rehoboth Hundred, Sussex County. The property is lying on the west side of Beaver Dam Road (Route 23), approximately 0.31 mile south of Fisher Road (S.C.R. 262). Tax Parcel: 234-2.00-1.10. Zoning District: AR-1 (Agricultural Residential District).

Mr. Whitehouse advised the Commission that submitted into the record is a copy of the Applicant's subdivision plan, a copy of TAC comments, a copy of comments received from the Sussex County Engineering Department Utilities Planning Division, a copy of the Applicant's exhibit book which includes 99-9C response from the Applicant, the staff analysis, and PLUS comments. Mr. Whitehouse noted that the subject property is near the Henlopen Transportation Improvement District.

The Commission found that Ms. Mackenzie Peet, Esq. was present on behalf of the Applicant, 18898 Beaver Dam Road, LLC; that also present are Mr. John Horner, Esq. with Schell Brothers and Mr. Jason Palkewicz, Solutions, Integrated Planning, Engineering Management, LLC; that the Applicant intends to develop a cluster subdivision on a 49.04 acre parcel into 98 single family lots; that over 53% or 26.12 acres will be devoted to interconnected open space; that this development is superior in design to a standard subdivision as there is significant amount of open space, landscaping and wetland buffers to protect environmentally sensitive areas onsite and a stormwater management system that will be a natural companion to natural features onsite; that this site is in the vicinity of other developments such as Heron Bay, Ridings at Rehoboth, Oak Crest Farm and Coastal Club; that this is an in-fill subdivision considering the number of subdivisions in the area; that the property is currently vacant and if this Application is approved the density will be two homes per acre as allowed by the Zoning Code; that this is a Low-Density Developing area according to the Comprehensive Plan and is in Investment Level Four according to the State Spending and Strategies Map; that this project has received PLUS comments and also went through TAC; that the project complies with the requirements of the AR-1 district and with the Cluster requirements; that all lots shall be at least 7,500 sf, have a lot width of 60 ft., a 25 ft. front yard setback, 10 ft. rear and side yard setbacks and a maximum height of 42 ft. as per the requirements of Chapter 115-25 of the Sussex County Code for Cluster Subdivisions with central sewer; that the project complies with the Code section 115-19 by proposing a Low-Density single-family residential development that protects water resources, watershed, wooded areas and scenic views; that the project complies with the requirements of the AR-1 district and Cluster Subdivisions; that all Community signs will comply with Code 115-159.2; that a buffer of 30 ft. is proposed between this site and adjacent properties; that the lots will be contained within the Development and will not have direct access to any state-maintained road; that there are approximately 4.7 acres of wetlands on this site and the

Development will avoid those delineated wetlands; that a wetland buffer of 50 ft. is proposed; that the Development will be served by central water and sewer; that the Development will meet Section 115-25 (F) of the County Code as this subdivision provides a design which is superior to the standard subdivision; that the homes and amenities shall be clustered on the environmentally suitable portions of the tract avoiding wetlands and waterways; that removal of wooded areas will be limited to those necessary for the development of the property; that the required open space for this project is 30% which equates to approximately 14.7 acres for this project, the Applicant proposes 26.1 acres of open space; that this project proposes 19.9 acres of contiguous open space; that the Code requires a pedestrian trail accessible to residents; that this project proposes a sidewalk that will connect to DelDOT's multi-modal path and to the Ocean Meadow's community; that stormwater management will be onsite and will meet the State of Delaware regulations; that Scenic views will be maintained; that there are no known historic features on the site and the project is not located in a designated growth area; that the project also meets the requires of Chapter 99-9C of the Code as the proposed subdivision is integrated into the existing terrain and surrounding landscape by providing significant amount of open space and buffers; that there is a minimal use of wetlands and floodplains and lots are a minimum of 50 ft. from tidal wetlands; that there will be a minimization of tree, vegetation and soil removal and grade changes; that screening of objectionable features from neighboring properties and roadways will be provided by a 30 ft. landscaped buffer; that Artesian will provide water to the Development; that trash will be collected by a commercial trash hauler; that the entrance to the Community will be designed to DelDOT's standards and all roadways within the Development will be designed to Sussex County Standards; that the proposed subdivision will not adversely affect adjacent farmlands as buffers are being provided; that Cardinal Grove is located in the Cape Henlopen School District but is not expected to have an adverse effect on schools as evidenced in the PLUS comments; that a swimming pool and bathhouse are some of the proposed amenities on site; that street lights and a community mailbox will be provided; that a school bus stop will be located towards the entrance of the property; that this subdivision is compatible with the other subdivisions in the area in design, density, home-style and land use; that the subdivision will not adversely affect waterways; and that the project is consistent with the Comprehensive Plan and Cardinal Grove will enhance the area with a well-planned design of upscale homes, amenities and minimum impact to the total site area.

Ms. Stevenson asked what the Applicant means when they made the statement that "removal of trees will be kept to a minimum", specifically how many acres of trees are currently on the site and how many acres of trees will remain when the project has been completed.

Mr. Jason Palkewicz stated that there are 25 acres of woodlands and that 11.25 acres are anticipated to remain.

Ms. Stevenson referenced the letter where DNREC stated that flooding could be caused by putting the stormwater management on top of hydric soils and asked Mr. Palkewicz to address this.

Mr. Palkewicz stated that they have had a meeting with the Conservation District and the wet ponds will work; and that there is water coming from the adjacent Ocean Meadows development which will also be treated by Cardinal Grove's stormwater management system.

Ms. Stevenson asked if the Development will have an acceptance of agricultural activities in the covenants.

Ms. Peet confirmed this.

Ms. Wingate asked if there would be sidewalks within the community.

Ms. Peet stated there will be sidewalks on one side of the streets.

Mr. Mears stated that he appreciates the dedication of additional open space in this proposed subdivision.

Mr. Bill Brockenbrough, DelDOT stated that the Applicant plans to be part of the Transportation Improvement District and that the Applicant pays a fee which covers their participation in infrastructure improvements.

The Commission found that no one spoke in favor of the Application.

The Commission found that Mr. Robert and Ms. Carol Mihalcik spoke in opposition to the Application.

Both Mr. and Ms. Mihalcik had concerns about water from the development causing flooding on their property. Mrs. Mihalcik stated that they have experienced recent flooding on their property after the trees on the Cardinal Grove property were removed.

Chairman Wheatley stated that if this development is approved; that it must be developed so its water stays on its property; and he asked Mr. Palkewicz to address the concerns of the neighbors.

Mr. Palkewicz stated that no water will be discharged onto adjacent properties.

Chairman Wheatley encouraged the Applicant to have a conversation with the Mihalciks to address their concerns directly.

Upon there being no further questions, Chairman Wheatley closed the public hearing for this application.

Prior to the recess, the Commission discussed Application 2020-11 – Cardinal Grove. Motion by Ms. Stevenson to defer action for further consideration, seconded by Ms. Wingate, and carried unanimously. Motion carried 5-0.

C/U 2201 - Sun Leisure Point Resort, LLC (Pine Acres, Inc.)

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a campground to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 8.0 acres, more or less. The property is lying on the south side of Dogwood Lane approximately 305 feet south of Radie Kay Lane, approximately 0.29 mile northeast of Long Neck Road. 911 Address: 25491 Dogwood Lane, Millsboro. Tax Parcels: 234-24.00-39.02 and 39.06.

Mr. Whitehouse advised the Commission that submitted into the record is a copy of the Applicant's indicative site plan, a copy of the Applicant's exhibit book, a copy of the DelDOT service level evaluation response, a staff analysis, and a copy of comments received from the Sussex County Engineering Department Utilities Planning Division, Mr. Whitehouse noted that Staff have received one letter regarding the Application.

The Commission found that Mr. David Hutt, Esq. was present on behalf of the Applicant, Sun Leisure Point Resort, LLC; that also present are Mr. Mark Davidson, Principal Land Planner and Alan Decktor, Professional Engineer with Pennoni Group, and Jackie Maguire representing Sun Leisure and appearing

by teleconference is Brian Styck, Engineer with the Atwell Group; that exhibit notebooks were submitted as part of the record; that Sun Leisure Point Resort community is a community of manufactured homes, recreational vehicles (RVs), and a marina located just off Long Neck Road; that the property under consideration is made up of two tax parcels; that each parcel is made up of four acres for a total of eight acres; that the proposed Conditional Use is for 58 RV sites on these eight acres; that Leisure Point has been in existence since the 1960s; that Leisure Point was developed by George Harrison, Sr., prior to the enactment of the Sussex County Zoning Code; that Leisure Point is considered a pre-existing legally non-conforming manufactured home and RV resort community; that Leisure Point was originally developed for transient campers but, over time, it became a mixture of permanent manufactured home lots as well as RV sites; that, currently, the community consists of 211 manufactured home sites, 317 RV sites, and 305 boat slips in the marina; that Mr. Dick Harrison worked in Leisure Point for many years until it was sold in 2019 to Sun Leisure Point Resort, LLC; that there is a Conditional Use Application before the Planning and Zoning Commission for 58 RV sites on these eight acres which is adjacent to the existing community; that, after the Conditional Use application was filed, the Applicant was informed that a variance from the separation distance requirement would also be necessary for this property; that the variance request was heard by the Board of Adjustment on June 1, 2020; that the variance was granted on July 6, 2020, and a copy of the Findings of Fact have been included in the exhibit booklet; that the property is zoned AR-1 and a Conditional Use is required for a campground in addition to the special requirements of Sussex County Code 115-172(H); that the surrounding area is primarily residential and consists of manufactured home / RV parks, single-family residential homes and farmland; that there are 17 manufactured home parks and three RV parks off Long Neck Road not counting Sun Leisure Point; that immediately to the south of the subject property are three single-family residences, to the north is the remainder of Sun Leisure Point community, to the east are manufactured home parks and to the west is an agricultural used area; that Long Neck Road is known as a major collector road; that the entrance will be off Radie Kay Lane which already exists so additional road improvements will not be needed at this time; that the subject property lies in the Coastal Area according to the Comprehensive Plan and the majority of the parcel in the Level Two Area according to the Strategies for State Policies and Spending Map with a small portion in the Level Three Area; that Level Two is an area where growth is anticipated by local, county and state plans in the near-term future; that public utilities are available for this site; that there are no known archeological sites or national registered historical sites on the property; that there are no wetlands on the property and is outside of a floodplain area; that because this property is located in the Coastal Area an environmental assessment report was prepared and is part of the exhibit book; that the property is located in a well-head protection area; that the development must be at least 100 ft. away from the wells and this proposal will greatly exceed the requirements; that the impervious cover must be 35% or less and this proposal will comply with those requirements; that there are nine requirements for an RV park; that the first requirement is that the access to the site must be from a public highway or an easement having a width of at least 50 ft. and this property has access from a public road – Long Neck Road to Radie Kay Lane which is a 50 ft. right of way which leads back to Leisure Point; that the second requirement is that there is adequate drainage on the site and the entire site is in a Fair Water Recharge Area, that drainage will be to Guinea Creek and those waters eventually end up in the Bay; that the third requirement is that the campsites be at least 400 ft. from any existing dwelling on property of other ownership and shall be at least 100 free from any public road and this site is over 100 ft. from a public road and a variance was granted by the Board of Adjustment with regard to the 400 ft. separation distance; that as part of that approval, the Applicant has offered to install a privacy fence around the entire perimeter of the campground; that the fourth requirement is that each campsite shall have an area of 2000 sf and a width of not less than 40 ft. and that the park have a landscaped buffer of 50 ft. wide and the Applicant will meet the campsite dimensions and the 50 ft buffer requirements and will include a privacy fence; that the fifth requirement is that proper provisions be made for public water supply, toilets and bathing facilities and electric connections and as described earlier these services will be provided and there a bathing facility for guests is shown on the site plan; that the guests in this part of Leisure Point will also have access to the amenities in the

existing Leisure Point; that the sixth requirement is that small retail businesses intended primarily for occupants of the park area shall be permitted within the park area and there is no plan to add to this section as there is a camp store in the original section of Leisure Point; that the seventh requirement is that proper provision shall be made for refuse storage and collection, and as it does now there will be refuse collections sites and all refuse will be removed from the site by a commercial refuse hauler; that the eighth requirement deals with accessory structures and should there be any accessory structures on the site they will be shown on the site plan and be uniform appearance in design and size; that the ninth requirement is that other than the allowed accessory structure the only other structures on site would be the RVs that would rent space there; that there was an email from Ms. Debbie Fields that asked six questions; that she asked if all the RV park guests would have to go through a criminal and credit background check, this would not be proposed as the guests would be vacationing and when vacationing that is not generally a requirement; that there may be some confusion because in the manufactured home section of the park, credit checks and criminal background checks would be required as that is a more permanent contract; that anyone who brings in a golf cart must show proof of insurance; that there will be an 11:00 pm curfew; that animals must be leashed; that there will be speed limits within the park; that the Applicant has submitted some conditions for the Commission members to review; that all conditions placed by the Board of Adjustment be part of the site plan; that there is a condition that campsites be available year round; that conditional uses are of a public or semipublic character and require the exercise of planning judgment on location and site plan, that a conditional use should be found to be desirable for the general convenience and welfare of the County; that this Application meets those objectives as the nature of this area is exactly what Leisure Point is a microcosm of and that is Manufactured Home Parks and RV Parks; that this is in the Coastal Area, no additional infrastructure is necessary; that tourism is the second highest economic generator in Sussex County, trailing only to agriculture and forestry and this proposed RV resort extension would contribute to the prosperity and welfare of the County by providing another option for visitors to the County; that the RV industry thrived during the pandemic as people could vacation and still maintain social distancing; and that this use is desirable for the convenience, orderly growth, prosperity and welfare of the County.

Mr. Mears asked if there are plans for a pavilion to allow for entertainment on the site.

Mr. Hutt said that any entertainment such as live music will take place on the existing Leisure Point property.

Mr. Mears asked if there would be a sewer dump station on site or would it be self-contained.

Mr. Jackie Maguire stated that all sites would have a full hook up so they will not need to go to a dump station at the end of the stay and the Applicant will be able to meet any design standards that are set forth today.

Ms. Wingate asked if there would be an on-site manager to maintain the rules that will be set in place.

Ms. Maguire stated that there is an on-site manager and rangers at the guard shack during the evening hours; that during the day, the gate may remain up to help the flow of traffic; that during the evening the gate would be down and a key card would be required for entrance to the site; that the gate is manned 24 hours, someone is always on-site to address any issues or concerns that arise.

Ms. Stevenson asked if there are any limits on how long a person can stay at the site.

Mr. Hutt stated that currently there are no limits on how long someone can stay; that in the existing RV section which closes during the winter, no one can declare that to be their residence; and that the Applicant

has procedures to make sure that the RV sites do not become residences.

Mr. Hopkins asked about past issues regarding RV parks.

Mr. Robertson stated that in some RV parks, additions such as decks were added to the RVs making them more permanent structures; that there were concerns about building permits, were the structures safe; that previously Council wanted to make sure that RV parks did not become permanent residences; that the more recent Council did not seem concerned with that and wanted to allow the RV Park be year round if the Applicant requested it; that typically there were dates where the RV park closed, usually during winter months, so that the RVs did not become permanent homes; and that there are concerns that RVs that become permanent are assessed as permanent dwellings.

The Commission found that no one spoke in favor of the Application.

The Commission found that Mr. Anthony DiGirolamo spoke in opposition to the Application; that he opposes the 11:00 pm curfew; and that there is a very sharp turn on Radie Kay and to get a 30 ft. trailer around that turn means encroaching onto his family's property.

The Commission found that Ms. Marilyn Wilson spoke in opposition to the Application; that this Application is impacting 70 plus acres of family land with five homes; that initially this Application was for a seasonal RV park and now the request is for a year round park; that there are flooding concerns; that the road is narrow; that having a campground will devalue properties in the area; and that there are concerns about how many people will be staying at this campground.

The Commission found the Mr. James DiGirolamo spoke by teleconference in opposition to the Application as this does not fit with the character of the neighborhood.

The Commission found the Mr. Joseph DiGirolamo spoke by teleconference in opposition to the Application; that he has concerns about the security system in place; that should the golf carts remain in the community or are they allowed to be on Radie Kay Lane and Diplomat Street; that he has concerns about the installation of sewer and water and if it will affect his property; that there was a letter from Mr. Michael McGoerty submitted during the variance hearing and that this letter should also be entered into the record for this Application and that it will create more traffic and Long Neck Road and Radie Kay Lane.

Chairman Wheatley stated that the Applicant has indicated that there will be security on-site 24 hours a day.

Mr. Robertson stated that it is incumbent on witnesses to bring forth evidence regarding the impact on property values.

Mr. Whitehouse stated that letters from the Variance case were not made part of this record, but should the Commission request it, a copy of the letter from Mr. McGoerty could be added to the file.

The Commission found the Mr. James Russum spoke by teleconference in opposition to the Application; that he is concerned about the right-of-way; that it is difficult to enter his property currently and that there will be additional traffic with the park expansion; that the park is a golf cart community which results in an enormous amount of traffic; and that his entrance is blocked by trees that need to be removed.

Mr. Hutt stated that there is a 50 ft. easement parallel to Dogwood Lane and the caller could put a road in that easement if they wish to; that the development of the RV park would not interfere with access to this adjacent property; that Radie Kay Lane is used by Leisure Point, the farmland property and Long Neck Village; and that there is a letter in the exhibit book from a Realtor stating that this development would have a positive impact on property values in the area.

The Commission found the Ms. Debbie Fields spoke by teleconference in opposition to the Application; that there should be background checks for the users of the RV park; that it is not clear if this will be a seasonal or year-round campground; and that security is lax and that is a concern.

Mr. Hutt responded that there may be a combination of seasonal sites and transient sites.

Mr. Mears asked how many people per lot would be allowed per campsite.

Ms. Maguire stated that there would be a maximum of six guests per site.

Mr. Mears asked about the water run-off on the property.

Mr. Mark Davidson stated that there are two stormwater management ponds on site.

Ms. Stevenson referred to one of the caller's comments where he stated that the campers entering the property encroach on his property.

Mr. Davidson stated the caller may have be talking about the intersection at Radie Kay Lane and Dogwood and that the roads are well established there.

Mr. Bill Brockenbrough, DelDOT stated that he had no prepared remarks and that there is a letter from DelDOT in the file.

Upon there being no further questions, Chairman Wheatley closed the public hearing for this application.

Prior to the recess, the Commission discussed Application C/U 2201 – Sun Leisure Point Resort, LLC. Motion by Mr. Mears to defer action for further consideration but to leave the record open for submission of Mr. McGoerty's letter, seconded by Ms. Wingate, and carried unanimously. Motion carried 5-0.

Recess 5:30 P.M. – 6:00 P.M.

Chairman Wheatley announced that the Applicant has requested that Commission hear a combined public hearing for applications C/Z 1891, CZ 1892 and C/U 2193. Whilst the hearings would be combined, the Commission would ultimately vote on each application separately.

C/Z 1891 - Chappell Farm, LLC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 6.4 acres, more or less. The property is lying on the northwest corner of Coastal Highway (Route 1) and Cave Neck Road. 911

Address: 30511 Cave Neck Road, Milton. Tax Parcel: 235-23.00-1.02 (portion of).

C/Z 1892 - Chappell Farm, LLC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 8.53 acres, more or less. The property is lying on the northwest corner of Coastal Highway (Route 1) and Cave Neck Road. 911 Address: 30511 Cave Neck Road, Milton. Tax Parcel: 235-23.00-1.02 (portion of).

C/U 2193 Chappell Farm, LLC

An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family (128 units) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 6.4 acres, more or less. The property is lying on the northwest corner of Coastal Highway (Route 1) and Cave Neck Road. 911 Address: 30511 Cave Neck Road, Milton. Tax Parcel: 235-23.00-1.02 (portion of).

Mr. Whitehouse advised the Commission that submitted into the record is a copy of the Applicant's indicative site plan, a staff analysis, a copy of the Applicant's exhibit book, a copy of the Applicant's traffic impact study and DelDOT's response, a copy of the PLUS response and a copy of the DelDOT service level evaluation response, Mr. Whitehouse noted that Staff have received one letter regarding the Applications.

The Commission found that Mr. John Paradee, Esq. was present on behalf of the Applicant, Chappell Farm, LLC; that also present are Mike Riemann, Chris Duke from Becker Morgan Group, Christian and Jamin Hudson, Principals of Chappell Farm, LLC.; that a brief video was shown which captures the vision of the proposed development; and that Mr. Paradee introduced Mr. Mike Riemann to present the technical merits.

Mr. Mike Riemann stated that the property is approximately 15 acres located at the intersection of Cave Neck Road and Route 1; that to the north is the Red Fox Run subdivision and to the south across Cave Neck Road is Paynter's Mill; that the property currently has a conditional use for shed sales, outdoor furniture sales; BBQ stand and a farmer's market; that there is public water and sewer on and adjacent to the subject property; that the Applicant has held a number of outreach meetings and has changed the plan with input from the community; that at the same time that this plan has been in the works, DelDOT are also working on an interchange for this location; that there was Community input about buffers between the Red Fox Community and this Development, the location of the pool and outdoor amenities, the mixed use located at the front of the development, light glare, the access to the Red Fox Run, sidewalks and pedestrian connectivity, timing of commercial pads in relation to the interchange schedule, fences, berms and landscaping, and that it be an apartment regime instead of a condominium regime with single ownership; that with the apartment regime, it will be one owner for the adjacent communities to communicate with regarding any issues that may arise; that current plan shows 156 apartments and a little over 40,000 sf of commercial; that there will be four four-story buildings with 32 units each; that there will be a mixed use building with boutique stores on the first floor with apartments above; that there will be a fitness center, a playground and a swimming pool; that there will be a convenience with fuel and a pharmacy/retail store towards the front of the property; that there will be interconnection to the Red Fox Run subdivision; that there will be right in access to the development from Route 1 and full access from Cave Neck Road; that per Sussex County Code 497 parking spaces are required and 555 parking spaces are being provided; that there is about one mile of pedestrian pathways within the development; that a 40 ft. buffer will be provided between this property and the Red Fox Run subdivision; that interconnectivity will be provided to the west for future development;

that gated access into Red Fox Run has been proposed; that Paynter's Mill expressed concern about residents of this community crossing Cave Neck Road to use their facilities so funding for fencing will be provided to Paynter's Mill; that DelDOT plans an interchange for this portion of Route 1; that there will be a roundabout at the entrance to the new development; that DelDOT expects the project to be completed by 2026; that a service road is being proposed to provide access to the commercial properties on Route 1 to the south of Cave Neck Road; that the residents of Red Fox Run will no longer have direct access to Route 1 but would have access through this proposed development; that the current road from Red Fox Run to Route 1 would become a cul-de-sac; that this is also a rezoning application that the property to the west is zoned AR-1, the properties to the north and south are mainly zoned MR with some commercially zoned properties along route 1; that the request is to infill this area with a portion of the project as C-3 and a portion as MR; that is fitting for the existing zoning in the area; that the subject property is in the Coastal Area which is a developing area in the County; that the Coastal Area according to the Comprehensive Plan allows for Medium Density (MR) and Heavy Commercial (C-3); that a Traffic Impact Study (TIS) was completed and 12 intersections were studied; that this development will have to provide for improvements at a number of these intersections; that the Community requested that the fuel convenience and the pharmacy not be open for business until the interchange has been completed and the Applicant has agreed to this.

Mr. Paradee stated that this Application has complete the PLUS process; that they have completed the Coastal Area report; that this Development is consistent with the 2018 Comprehensive Plan; it is consistent with the character of the area; that it will support local area residents with commercial options; that water and sewer infrastructure is available; that the TIS has been reviewed by DelDOT; that the Applicant will contribute to numerous planned DelDOT projects; that they have worked closely with the neighbors to obtain feedback and implement design enhancements based on the feedback; and that it meets the general purpose of the zoning ordinance.

Mr. Jamin Hudson stated that he has grown up in this area and lives just one-half mile from this project and understands this area; that the people in this area are his neighbors and that is why they have reached out to neighbors to find a plan that is amenable to all.

Mr. Christian Hudson stated although he does not live here, he did grow up in this area; that reaching out to neighbors before beginning the Application is how development should work; that the Application before the Commission is about three years of meeting with neighbors to find out what they want to see in the area and making changes to the design based on input and feedback; and that they want to build a development that they can be proud of.

Mr. Bill Brockenbrough, DelDOT stated that he had no prepared remarks but is available to take questions and that Director, Marc Cote is available by teleconference to answer questions.

Chairman Wheatley asked Mr. Brockenbrough if he concurred with what the Applicant has entered into the record.

Mr. Brockenbrough agreed that the details entered into the record are correct.

Mr. Mears asked how the roundabouts perform during heavy traffic.

Mr. Brockenbrough stated that roundabouts perform better than stop control and can be better than a signal.

Mr. Robertson asked Mr. Brockenbrough if the typographical error in the TIS mentioning 94 units as

opposed to the actual 156 units would make a difference in the TIS.

Mr. Brockenbrough stated that it may change some numbers but would not change the recommendations.

Mr. Mears stated that the presentation was impressive and that he was pleased that the Applicant took time to meet with neighbors and use their feedback in the design.

Mr. Robertson stated that Sussex County has agreed to provide funding to DelDOT to make improvements to some intersections in the area ahead of when they were scheduled for funding by DelDOT and DelDOT will reimburse the County at a future date; that although not specific to this application, the information may be helpful to the Commission to know that the County is working with DelDOT to improve some problem intersections and one in in this area.

The Commission found that there was no one present who spoke in favor of the Application.

The Commission found that Mr. Rich Barasso spoke in opposition to the Application and gave a handout to members of the Commission; that the biggest concern is the proposed density for this area; that the zoning of 10.5 units is not consistent with the area; that Red Fox Run subdivision to the north has a density of one dwelling per acre; that Paynter's Mill to the south has a density of three dwellings per acre; the proposed Overbrook Meadow subdivisions have proposed densities of 2.1 dwellings; that the proposed density for this Application is 5 to 10 times the density of the surrounding area; that there is almost no open space; that the TIS did not list the crash data for this very busy section of Route 1; and that phasing should be considered should this development be approved so that the future retail building not be constructed until the interchange is complete and operational.

The Commission found that Mr. David Thompson, Overbrook Association spoke in opposition to the Application; that this project is not in character with the area; that there is a density issue; that the additional traffic will cause back-ups; that construction should not begin until DelDOT's improvements are complete; and that allowing C-3 zoning would not be in character with the neighborhood.

Chairman Wheatley explained that the Commercial Zoning designations were recently changed by the County and that C-1 zoning is the most intense and the other designations are less intense.

The Commission found that Mr. John Saul spoke in opposition to the Application; that he lives immediately across from the proposed development in Paynter's Mill; that Paynter's Mill is a 298 units in over 100 acres of property; that one-third of the community is open space with walking trails and amenities; that there is currently an abundance of traffic in this area but the proposed development will exacerbate the traffic problem; and that there is no guarantee that the improvements by DelDOT will improve the traffic situation.

The Commission found that Ms. Rita Dumain spoke in opposition to the Application; that four-story buildings are not in character with the single-family homes in the area; that there will be traffic back-ups; that there are safety issues for cyclists.

The Commission found that Ms. Holly Donovan spoke by teleconference in support to the Application; that this is a good design, and that the applicant has met with neighbors and incorporated the feedback received into the design.

The Commission found that Ms. Donna Sher spoke by teleconference in opposition to the Application; that she has concerns about hazardous materials particularly with the gas station on the proposed site; that this proposal is out of character with the surrounding neighborhood; that it will affect property

values; and that even with the proposed traffic improvements there will be increased traffic.

The Commission found that Mr. Jeff Stone, Sussex Alliance for Responsible Growth (SARG) spoke by teleconference in opposition to the Application; that a 5-page analysis was submitted to the Commission; that SARG agrees that the rezoning of this property is inevitable and may be desirable; that the fact that it will be a local developer who would manage the property long-term is a plus; that the fact that the developer has taken the concerns of neighbors and made changes to the design is commendable; that the concerns of SARG are mainly traffic and the timing of the convenience store which were addressed in the presentation this evening; that the concerns now are regarding the TIS and the fact that the study is based on 94 residential units and not the 156 units that are being proposed; that a new TIS with the correct calculations are shown so that the Commission has all the facts prior to making a recommendation; that a phasing plan be put in place for the residential aspect of the development and not just the commercial component; and that the density and lack of open space is not in character with the surrounding communities.

The Commission found that Mr. Terry August spoke by teleconference in opposition to the Application; that his property is adjacent to and is 20 ft. from the proposed development; that the proposed development does not have adequate open space; and that the proposed right in access to the new development does not follow the Route 1 Corridor Preservation guidelines to reduce access to Route 1.

The Commission found that Ms. Eul Lee spoke by teleconference in opposition to the Application; that the advertisement stated of 128 apartments, but the Applicant mentioned 158 units and that is way more than 20 units per acre; that there is not enough open space for residents particularly those with children; and questions that the additional Hudson properties would be developed like this one.

Ms. Stevenson asked Mr. Brockenbrough if he knew what the density would have to be to get bus service to this area.

Mr. Brockenbrough stated that he did not know what that would be and to get an answer to this question the Commission should ask Delaware Transit Corporation.

Ms. Stevenson asked if Mr. Brockenbrough saw any concerns with the proposed entrance on the west side of the development.

Mr. Brockenbrough stated he did not have concerns with the design as proposed.

Ms. Wingate asked the members of the Commission if they felt a new TIS should be undertaken based on the correct number of residential units.

Mr. Hopkins stated that he thinks the plan is a good one because residents can use the interchange to enter and exit onto and off Route one and that density like this on Route 1 makes sense.

Mr. Mears agreed with Mr. Hopkins and stated that Mr. Brockenbrough stated that the change in numbers will affect the delay in the turn lanes and the fees to be paid by the Applicant.

Chairman Wheatley stated that is why he asked the question earlier to Mr. Brockenbrough if the impact would be great enough to make it necessary to redo the entire TIS.

Mr. Paradee stated that the Commission could defer and ask DelDOT to answer those two specific questions.

Mr. Brockenbrough reiterated that the change in numbers would require larger fees to be paid by the applicant and longer time in turn lanes.

Chairman Wheatley stated that this will not change the design or the number of off-site improvements and asked if the incremental change would change the decision of Commission members then a TIS would be warranted.

Ms. Wingate said she was comfortable after Mr. Brockenbrough reiterated what the change in numbers would create.

Mr. Robertson stated that if the development is approved the Applicant will still have to work with DeIDOT on the design based on the correct numbers.

Ms. Stevenson asked about the lighting for the development.

Mr. Riemann stated that the lighting will be cut-off style lighting and downward facing.

At the conclusion of the Public Hearings, the Commission discussed the Applications.

In relation to Application C/Z 1891 Chappell Farm, LLC., motion by Ms. Stevenson to defer action for further consideration, seconded by Ms. Wingate, and carried unanimously. Motion carried 5-0.

In relation to Application C/Z 1892 Chappell Farm, LLC., motion by Ms. Stevenson to defer action for further consideration, seconded by Ms. Wingate, and carried unanimously. Motion carried 5-0.

In relation to Application C/U 2193 Chappell Farm, LLC., motion by Ms. Stevenson to defer action for further consideration, seconded by Ms. Wingate, and carried unanimously. Motion carried 5-0.

ADDITIONAL BUSINESS

Mr. Whitehouse stated that the letter requested for CU 2201 – Sun Leisure Point Resort, LLC. has been distributed to the Commission members and made part of the record.

Chairman Wheatley thanked Staff and County Council for the work that went into organizing this meeting at this location. There was applause from members of the public as the meeting adjourned.

Meeting adjourned at 7:45 p.m.

Planning and Zoning Commission meetings can be monitored on the internet at www.sussexcountyde.gov.
