

MINUTES OF THE REGULAR MEETING OF FEBRUARY 27, 1997

The regular meeting of the Sussex County Planning and Zoning Commission was held Thursday evening, February 27, 1997, at 7:30 P.M., in the County Council Chambers, the Sussex County Administrative Building, Georgetown, Delaware, with the following members present:

Mr. Allen, Mr. Lynch, Mr. Phillips, Mr. Ralph, Mr. Wheatley, Mr. Schrader - Assistant County Attorney, Mr. Lank - Director, and Mr. Abbott - Assistant Director.

Motion made by Mr. Phillips, seconded by Mr. Ralph, and carried unanimously to approve the minutes of January 30, 1997 as amended.

Motion made by Mr. Phillips, seconded by Mr. Lynch, and carried unanimously to approve the minutes of February 13, 1997 as amended.

II. PUBLIC HEARINGS

1. RE: C/U #1176--Charles Daisey

Charles Daisey was present on behalf of this application to consider the Conditional Use of land in an AR-1 Agricultural Residential District in Georgetown Hundred for a Used Car Sales Facility by Deletion of the Stipulation "One On-Premise Sign, Not Exceeding 32 Square Feet On Both Sides Or Facings, Shall Be Permitted" To Allow A Larger Sign on the northeast side of Route 213, 170 feet north of Route 565, located on a parcel containing 1.37 acres more or less.

Mr. Daisey advised the Commission that he purchased a 48 square foot sign for his business, not realizing that the maximum signage permitted was 32 square feet, that the sign will be erected on the southeast side of the existing wash bay building, that the sign will be illuminated, and that the lights on the sign will be turned off at 6:00 P.M.

There were no parties present in support of or in opposition to this application.

At the conclusion of the Public Hearing, the Chairman referred back to this application.

The Commission discussed the points and issues raised during the Public Hearing.

The Commission found, based on comments made by the applicant that he purchased a 48 square foot sign for his business, not realizing that the maximum signage permitted was 32 square feet, that the sign will be erected on the southeast side of the existing wash bay building, that the sign will be

illuminated, and that the lights on the sign will be turned off at 6:00 P.M.

Motion made by Mr. Phillips, seconded by Mr. Lynch, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be approved with the following stipulations:

1. One illuminated sign, not exceeding 48 square feet per side or facing, shall be permitted.
2. The maximum height of the sign shall not exceed 25 feet.
3. The lights on the sign shall be turned off at the closing of business hours.

III. OTHER BUSINESS

1. RE: 1st State Storage

Mark Vurgenic and Robert Jennings, partners of 1st State Storage, were present as the Commission reviewed a concept to create two parcels off of Route 9 and Road 321.

Mr. Abbott advised the Commission that the Commission has to approve the lots since Route 9 is a major arterial roadway, that DelDOT has approved the entrance to the lot on Route 9 across from Road 249, that DelDOT will not grant an entrance off of Route 9 for the proposed lot at the intersection of Route 9 and Road 321, and that the entrance for this lot will be off of Road 321.

Mr. Vurgenic advised the Commission that they plan to apply for a major subdivision and build a road 300 feet parallel to Route 9 that will connect Road 321 and Road 320, and that they will comply with DelDOT's requirements.

Motion made by Mr. Phillips, seconded by Mr. Lynch, and carried unanimously to approve the two parcels.

2. RE: Mark J. Smith

Mr. Abbott advised the Commission that this item was removed from the agenda on February 26, 1997 at the request of Rodney Sweet, Attorney for Mr. Smith.

3. RE: Utility Trailer Sales

Ken Abbott, owner, and Tad Gerischer, Engineer, were present as the Commission reviewed a commercial site plan for trailer storage and sales on the south side of Route 40, east of U.S. Route 13.

Mr. Abbott advised the Commission that the site plan meets the minimum requirements of the zoning code and that the use is a permitted use, and that as of this date, the staff has not received any agency approvals or permits.

Mr. Gerischer advised the Commission that the plans have been submitted to the required agencies for approvals and that the approvals should be forthcoming.

Mr. Ken Abbott advised the Commission that the use is for large trailer storage, sales of new and used truck trailer bodies and that there will be no truck sales, and that the customer and employee parking area is proposed to be gravel.

Motion made by Mr. Wheatley, seconded by Mr. Phillips, and carried unanimously to approve the site plan as a preliminary.

4. RE: Jesse Hitchens

Jesse Hitchens was present as the Commission reviewed a concept to create two lots with a fifty foot easement on the south side of Route 16, west of Route 16C, near Greenwood Town limits.

Mr. Hitchens advised the Commission that the two lots are part of a 17.26 acre tract and that there are two dwellings on the site and that they would like to separate the two dwellings to help with expenses for his mother in law's care, and that the existing driveway will be utilized.

Motion made by Mr. Wheatley, seconded by Mr. Ralph, and carried unanimously to approve the two lots and fifty foot easement as a concept.

5. RE: Delaware State Housing Authority

Corinne Todd-Grieve of the Delaware State Housing Authority, and Gordon Meade of Davis, Bowen and Friedel, were present as the Commission reviewed a multi family site plan on the southwest side of Route 54 near Selbyville.

Mr. Abbott advised the Commission that the site plan is for a twenty unit expansion to an existing 35 unit project, that the site plan meets the setback and parking requirements, and that as of

this date, the staff has not received any agency approvals or permits.

Mr. Meade advised the Commission that the sewer and water will be provided by the Town of Selbyville.

Mr. Lank advised the Commission that this project was started when the State of Delaware was exempt from the Sussex County Zoning Code.

Motion made by Mr. Ralph, seconded by Mr. Wheatley, and carried unanimously to approve the site plan as a preliminary.

ADDITIONAL BUSINESS

1. Mr. Lank read a letter addressed to Mr. Allen from Melissa K. Welch, Transportation Planner from the Department of Transportation in reference to the Transit Map in the Sussex County Comprehensive Land-Use Plan.

Meeting adjourned at 8:35 P.M.



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
P.O. Box 778
DOVER, DELAWARE 19903

THOMAS R. CARPER
GOVERNOR

26 February 1997

Chairman John Allen
Sussex County Planning & Zoning Commission
P.O. Box 407
Georgetown, DE 19947

Re: Transit Map in the Sussex County Comprehensive Land-Use Plan

Dear Chairman Allen:

This letter is in response to our conversation about as to why there was not a transit route connection made between the towns of Delmar and Selbyville. This issue arose at a January Planning and Zoning meeting concerning the transit map in the Sussex County Land Use Plan. At your request, I am submitting the response in writing.

In October 1996, I spoke to Steve McCarthy of the Delaware Transit Corporation (DTC) when this issue first arose. Mr. McCarthy informed me that DTC hired KHF Consultants to do a transit study in Sussex County based on demographics, such as population, employment, number of households; etc. They determined the places where transit would most likely be utilized. Based on the results of this study, DTC developed a limited fixed-route transit service among the major population centers of the county.

The current transit service, as well as the transit map located in the land use plan, is subject to change and/or expansion, and should by no means be perceived as "permanent."

If you have any further questions, please call Steve McCarthy at (302) 577-3278 Ext. 3468, or feel free to contact me at (302) 739-3824.

Thank you.

Sincerely,

Melissa K. Welch
Transportation Planner

MKW/mkw

cc: Steve McCarthy, Scheduler, DTC
Joe Cantalupo, Transportation Planning Supervisor, Planning