

## MINUTES OF THE SPECIAL MEETING OF APRIL 26, 2001

A special meeting of the Sussex County Planning and Zoning Commission was held on Thursday evening, April 26, 2001, in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

The meeting was called to order at 7:00 P.M. with Chairman Allen presiding. The following members of the Commission were present: Mr. Allen, Mr. Gordy, Mr. Johnson, and Mr. Lynch, with Mr. Schrader - Assistant County Attorney, Mr. Lank - Director, and Ms. Mowbray - Zoning Inspector III.

Motion by Mr. Gordy, seconded by Mr. Lynch, and carried unanimously to approve the agenda as revised, by deletion of any action on the Minutes of April 19, 2001 since they have not yet been circulated.

Mr. Schrader explained how the Public Hearings would be conducted.

### PUBLIC HEARINGS

**APD #2001-1** -- application of **KEITH H. AND CAROL R. CARLISLE AND LAWRENCE AND LYNN LEE** (Parker Branch District) to consider an Agricultural Preservation District in an AR-1 Agricultural Residential Zoning District in Nanticoke Hundred for two (2) parcels of land totaling 382.73 acres, more or less, located at the southeast dead-end of Route 603, 2,700 feet southeast of Road 595 for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation.

The Commission found, based on comments received from the Delaware Agricultural Lands Preservation Foundation, that the total acreage of the site is actually 382.66 acres; that 195.26 acres of the Carlisle farm is utilized for grain and processing vegetables; and that 12.4 acres of the Lee farm is utilized for grain and that 175 acres is woodland.

The Commission found that Keith Carlisle was present on behalf of the application and stated that development is encroaching along side roads; that they propose to continue farming; that they hope to protect the farms; that they have no intent to clear the woodlands; and that an irrigation system has just been erected on the farm.

The Commission found that there were no parties present in opposition to this application.

At the conclusion of the Public Hearings, the Commission discussed the points and issues raised during the Public Hearing.

Motion by Mr. Lynch, seconded by Mr. Johnson, and carried unanimously to forward this application to the Delaware Agricultural Lands Preservation Foundation with a recommendation that it be approved.

Vote carried 4 - 0.

**C/U #1394** -- application of **T. KIRBY WELLS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a custom saw mill to be located on a certain parcel of land in Georgetown Hundred, Sussex County, containing 8.06 acres, more or less, lying south of Route 579, 0.47 mile east of Route 213 and west of railroad.

The Commission found, based on comments received from DelDOT, that a traffic impact study was not recommended, and that the present level of service "A" of Route 579 will not change as a result of this application.

The Commission found that Thomas Kirby Wells and David Rutt, Attorney, were present and stated in their presentations and in response to questions raised by the Commission that the applicant has a contract to purchase the property from Glatfelter Pulpwood Company; that the small office building on the premises will be used for an office; that a septic system and a well exists for the office; that the applicant has 25-years of experience working at a family saw mill business; that adequate space exists on the site for employee parking; that an 80-feet by 160-feet saw mill building is proposed; that the building will be 20-feet tall; that the 56-inch saw and a planer will be located in the building; that a chipper will be located under a shed roof attached to the saw mill building; that they propose to use the saw mill for custom sawing of timber into lumber from 1" boards to 12" timber frames; that the chips and chipping dust will be blown into trailers; that they propose to haul the chips and dust to Pennsylvania; that a need exists for a saw mill in the area; that the saw mill will be in production Monday through Friday from 7:00 A.M. to 5:00 P.M.; that the business will be open Monday through Saturday; that there will be no Sunday hours; that the saw will have a diesel powered generator; that they anticipate 15 truck loads per day; 10 loads of timber coming in and 5 loads of lumber and chips going out per day; that a scale will be installed at the office; that crusher run driveways, parking and loading areas will be provided; that they propose to cut mostly hardwoods and some pine; that the site will have gates at driveways; that the loading area will be to the rear of the building; that a small sign will be erected near the entrance; that security lighting will be provided; that the maximum number of employees anticipated is 15; that the site has historically been used for the storage of pulpwood timbers; that there should be no adverse impacts on property values or the neighborhood; that timber and lumber will be stored behind the building; that they do not plan on working with salt treated lumber; that the generator will be located in a locked security area; that the site may be fenced in the future; and that they offered some suggested conditions if the application is approved: 1) That the saw mill production will be limited to Monday through Friday from 7:00 A.M. to 5:00 P.M.; 2) That there will be no Saturday production hours, only maintenance; 3) That security lighting will be provided;



4) That the entrance will be gated; 5) That one unlighted sign, not exceeding 4' by 8', will be permitted; 6) That the site plan shall be subject to review and approval by the Planning and Zoning Commission.

The Commission found that Chuck Graves spoke in support of the application and stated that he has been in the logging business since 1978; that he knows the applicant and his intent; that the County needs an outlet for timber; that it has been reported that Delaware Pulpwood Company is closing; that the use will provide a service to the County; and that historically the site has been used for the storage of large amounts of timber waiting to be hauled to saw mills elsewhere.

The Commission found that there were no parties present in opposition to the application.

At the conclusion of the Public Hearing, the Commission discussed the points and issues raised during the Public Hearing.

Motion by Mr. Johnson, seconded by Mr. Gordy, and carried with three votes to forward this application to the Sussex County Council with the recommendation that this application be approved with the following stipulations:

- 1) That the saw mill production will be limited to Monday through Friday from 7:00 A.M. to 5:00 P.M.;
- 2) That there will be no Saturday production hours; that sales will be permitted from 7:00 A.M. to 12:00 Noon; and that maintenance will be permitted; and that there will be no Sunday hours.
- 3) That security lighting will be provided and erected to face into the site and shall not be directed toward adjacent residential properties or roadways;
- 4) That the entrance will be gated;
- 5) That one unlighted sign, not exceeding 32 square feet per side or facing may be permitted;
- 6) That storage of timber and lumber shall be to the rear of the saw mill building;
- 7) That all parking areas, loading areas and driveways shall be improved with crusher run.
- 8) That the site plan shall be subject to review and approval by the Planning and Zoning Commission.

Vote carried 3 - 0. Mr. Lynch was absent.

**C/U #1395** -- application of **KEITH BUTCHER** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for the sales and service of golf carts and related work to be located on a certain parcel of land lying and being in Indian River

Hundred, Sussex County, containing 34,495 square feet, more or less, lying north of Route 24 and 500 feet east of Route 313.

The Commission found that no one appeared on behalf of the application.

At the conclusion of the Public Hearings, the Chairman again asked if any one was present on behalf of the application.

The Commission found that no one appeared on behalf of the application.

Motion by Mr. Johnson, seconded by Mr. Lynch, and carried unanimously to forward this application to the Sussex County Council with a recommendation that it be denied since no one appeared on behalf of the application, therefore there was no record of support for the application.

Vote carried 4 - 0.

**C/Z #1431** -- application of **K.E.B. PROPERTIES, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying east of Road 68 and 620 feet north of Route 54, to be located on 9.02 acres, more or less.

The Commission found, based on comments received from DelDOT, that the average annual daily traffic for Route 68, between Route 54 and Route 64, is 880 vehicles per day @ a 1997 traffic count; that originally a traffic impact study was requested; that on February 15, 2001 the Department amended it's recommendation and suggested three alternatives: 1) That the applicant apply for a Conditional Use. This approach would satisfy the Department in that the use would be limited to a contractor's office and yard, which the Department is confident, would not create or significantly worsen traffic conditions in the area. The Department understands that this approach would make it difficult for the applicant to finance this venture; 2) That the applicant could develop the property with deed restrictions, limiting the use to a contractor's office and yard and changeable only with the Departments concurrence. This approach would satisfy the Department in that the use is limited, but would expect this approach to pose similar problems for the applicant regarding financing; 3) That the applicant develop the property with deed restrictions, limiting not the use of the property, but the trip generation of the property, to a maximum of 200 vehicle trips per day. Future development of the property would be contingent on the result of a traffic impact study prepared by the developer. The Department would permit additional trip generation from the site provided the developer mitigated any unsatisfactory traffic conditions in the study area. The Department also reserves the right to permit some additional trip generation without



requiring a traffic impact study. While this approach would satisfy the Department in that the traffic would be limited, it would place the Department in a position of regulating land use through the entrance permit process. The Department's impression is that the applicant favors this approach.

The Commission found, based on comments received from the County Engineering Department Planning and Permits Division, that the site is located in the Delmar Service Area @ the Western Sussex Water and Sewer Plan and a Town Center District; and that the applicant should contact the Town of Delmar concerning the availability of central water and sewer service.

The Commission found that six (6) letters of support had been received from Jerone Parrott of the Parrott Corporation, Mr. and Mrs. Albert Freidhoff, Alexander Taylor, Gilbert J. Thornton of the Salisbury Rug Company, Dennis Hurley, and Scott D. Kornblum of Building Blocks Christian School. The letters referenced that the change of zone is appropriate and consistent with other nearby uses, that the site is not desirable as a residence due to the amount of commercial activities already in the area, the likelihood of future commercial development, and the noise from the race track and highway; that there are commercial uses to the north of the site, across Road 68, and in other areas in close proximity; that several new businesses have come to the area since 1996; and that additional commercial activity in this area is appropriate and desirable.

The Commission found that ten (10) letters of opposition had been received from John S. and Bonnie Short, Ray Eicholtz, Mrs. Mildred A. Wootten, Wayne and Diane Litchford, Karon Beauchamp, Carol Fitzgerald, Mr. and Mrs. Robert Holston, Mr. and Mrs. Leo E. Gordy. The letters referenced that their property was purchased because it was zoned for residential; that the area is a nice quiet neighborhood; that there are already too many businesses on Road 68; that the rezoning would add to the traffic on the road; that the majority of the lots in the area are residentially improved; that commercial uses will be out of character with the residential neighborhood on the east side of Road 68; that the use of the property for a construction office and storage is totally inappropriate for an area that is predominantly residential; that stormwater runoff is already a problem in the area; and that adding commercial areas will add to the problem.

The Commission found that a packet of information had been received from the applicants, and that the packet included a cover letter from Mark Dunkle of Parkowski & Guerke, P.A. which referenced a summary of the application, the Comprehensive Plan, a land use evaluation by a consulting appraiser, letters of support from neighbors and nearby property owners, transportation and utilities, and intergovernmental coordination.



The Commission found that Mark Dunkle, attorney, and Kay Wheatley, were present and asked that the packet of information that was submitted with the application be made a part of the record of this Public Hearing; and stated in their presentations and in response to questions raised by the Commission that they propose to develop 9 acres of the 20 acre tract for a contractors office and storage yard; that the area west of the site across Road 68 is commercial zoned or in the Town of Delmar with commercial uses; that several businesses exists along Road 68 north of the site; that the site is located in a Town Center District according to the Comprehensive Plan; that the property is improved with a ranch style home and out buildings and that they want to remodel the home into an office; that a mobile home also exists on the site; that the site has two wells and two septic systems; that the Town of Delmar Council and the Planning and Zoning Commission have both expressed concerns relating to the rezoning, but have not made a formal recommendation or opinion about the application; that the applicants purchased the Wheyland Company in 1995; that the existing site is leased in Salisbury, Maryland; that the applicants want to relocated the business in Sussex County, but still remain close to Salisbury due to their client base and since the majority of their work is in Sussex County and the Salisbury area; that they cannot make improvements to the Salisbury site since they lease the site; that Delmar is centrally located for their service area; that the applicants have no intent to develop the wooded area to the rear of the site; and that a ditch divides the wooded area from the tilled area.

The Commission found that Georgia L. Nichols of W.R. McCain & Associates, a Delaware Certified General Appraiser, was present on behalf of the applicants and stated that she performed an appraisal on the property; that the appraisal was performed to determine if a rezoning would impact property values; that she reviewed the site and the surrounding area and found several commercial properties to the west and north of the site; several lots in residential use; some business activities that were not zoned commercially (i.e. a hair salon, a craft shop, and an unknown commercial activity); that the wooded area should act as a visual and sound buffer from the residential lots along Route 54; that the Comprehensive Plan depicts the site in a Town Center District; that business activities are encouraged in Town Center Districts and in Development Districts; that it is also encouraged that development, both residential and commercial be located in close proximity to towns; that given the current mix of the neighborhood, and the close proximity to U.S. Route 13, this site is more appropriate for commercial use; and that the highest and best use of the site is commercial.

The Commission found that Stanley Smith of the Wheyland Company was present and stated that he has been employed by the Company for 20 years and is in charge of outside field operations, and is now a Vice President of the Company; that the Company is a general contracting firm that builds hotels, motels, banks, and other commercial types of buildings; that they propose to build a 40-feet by 90-feet pre-engineered building with a height of approximately 13-feet 8-inches; that the ranch home roof has a 5/12 pitch



and will be higher than the proposed building; that they propose to erect a stockade fence to screen the storage area; that the home will be converted into office space for 7 offices, a plans room, a conference room, and related bathrooms, etc...; that they propose to add an addition across the front of the home; that the office building, once remodeled, will maintain the appearance of the dwelling; that the office staff works from 8:00 A.M. to 5:00 P.M. Monday through Friday, with no weekend hours; that the majority of the employees go directly from their homes to a job site; that the pre-engineered building will be utilized for the storage of tools and weather sensitive supplies; that construction materials are typically delivered directly to job sites and are not dropped off at the office; that they propose to plant additional evergreens to buffer the site from the neighboring residences; and that the business generates a very low number of vehicle trips per day.

The Commission found that Mr. Dunkle, in closing, added that no one likes changes; that some folks are present in opposition; that the Comprehensive Plan vision is to develop the area in a Town Center District; that just north of the site is property owned by the Pepsi Cola Bottling Company; that a C-1 General Commercial District exists just north of the site; that other commercial activities exist just north of the site; that commercial zones and uses exist in close proximity to the site; that commercial intent and commercial activities exist in Delmar and in Maryland; that the applicant does not intend to develop the wooded area; that DelDOT's third alternative is acceptable to the applicant; that they disagree with one of DelDOT's requests since anytime a use changes DelDOT must review the site plan again; and that a Conditional Use application is not appropriate since the site is in a Town Center District.

The Commission found that Mr. Smith responded to their questions by adding that 15 parking spaces will be provided; that 10 of the spaces will be for staff; that the Company has a forklift and a back-hoe; that a 12-foot addition is proposed on the front of the home; that the existing driveway will be widened; that the evergreen buffer will be planted in staggered rows; that the pre-engineered building will maintain an agricultural appearance; that no fabrication work will be done on the site; that deliveries will be delivered by stake bodied panel trucks, not tractor trailers; that the pre-engineered building is a clear span metal building; that the majority of their storage will be in the building; that the Company has 14 vehicles including a dump truck, and pickups; that most of the pickups are driven by employees to and from their homes to job sites; that an 8-foot high stockade fence is proposed; that the ditch close to the Litchford property is on the site, not the property line; that the evergreen plantings will be 5 to 7 feet tall when planted; that the existing vegetation will be left undisturbed; that the mobile home on the site will remain; that the mobile home is presently occupied by a Company employee; that one shed will be relocated to provide space between sheds for the driveway to the pre-engineered building; that the Company does use a 22-foot long lowboy trailer; that the Company does not do any mechanical work on equipment; that they propose to add one security light at the pre-

engineered building; and that one unlighted sign, not exceeding 32 square feet per side or facing, is proposed.

The Commission found that Scott Kornblum, owner and operator of Building Blocks Christian School, spoke in support of the application and stated that sites in his immediate area are zoned commercial; and that the use is consistent with development in the area.

The Commission found that Wayne Litchford and William Ellis, of the 10 parties present in opposition, submitted pictures of the residential homes in the area, pictures of water standing on the lots of the residential homes after a 5-hour rain, and pictures of the Wheyland Company site in Salisbury, and referenced concerns that the change is not appropriate due to concerns about maintenance and the present condition of the Salisbury site; that everything east of Road 68 is zoned AR-1 Agricultural Residential, except an apartment building; that the neighbors would have no objection to a residential subdivision; that there is plenty of C-1 General Commercial property available in the area; that Road 68 is only 19-feet wide with no shoulder improvements; that the area has poor drainage; that traffic congestion already exists in the area; that noise, dust, debris, and stormwater runoff are concerns of the neighbors; that some flooding has occurred; that the ditch between the site and the residential properties is the primary drainage for the Delmar Shopping Center; that the Town Council of Delmar rejected an application for the site to change to industrial zoning; that the Minutes of the Town Council of Delmar reference that the area is zoned for agriculture and should not be rezoned; that the beauty shop referenced is an in-home business; that most of the letters received in support are from businesses or relatives of the sellers; that rezoning the site will cause the loss of a nice residential area; that depreciation of property values is a concern of the neighbors; and that rezoning of the front 9 acres may create a precedent for rezoning of the rear portion of the site.

At the conclusion of the Public Hearings, the Commission discussed the points and issues raised during the Public Hearing.

Mr. Gordy stated that he respects the opinion of the neighbors, but considers the area to be in close proximity to the commercial uses and areas.

Mr. Allen questioned why the Town of Delmar is not interested in the site when they have annexed property between U.S. Route 13 and Road 68, and lands north of the site on the east side of Road 68.

Mr. Johnson stated that he has no objection to the application since it is in accordance with the Comprehensive Plan recommendations.



Motion by Mr. Gordy, seconded by Mr. Lynch, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be approved since the site is located in a Town Center District according to the Comprehensive Plan, and since rezoning the site to C-1 General Commercial is appropriate due to the close proximity to other commercial uses and zonings in the area.

Motion carried 4 - 0.

**C/Z #1433** -- application of **WILLARD E. WYATT AND BONNIE L. WYATT** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying west of U.S. Route 13 and 1,150 feet south of Route 64, to be located on 4.02 acres, more or less.

The Commission found, based on comments received from DelDOT, that a traffic impact study was not recommended; that the average annual daily traffic of U.S. Route 13 between the Maryland State line and Route 64 is 22,584 vehicles per day based on a 1998 traffic count; that the level of service "B" of this road segment will not change as a result of this application; that the Department is opposed to this application; that development of this proposed use would conflict with the goals of the Corridor Capacity Preservation Program; that the site is in a Rural Area according to the Strategies for State Policies and Spending map of 1999 where the Department does not intend to make transportation investments that increase capacity; that the Department has no plans to provide alternative access to U.S. Route 13 for developments along this route in these areas; that without alternative access in place or planned, the Department will not permit new commercial entrances along this portion of U.S. Route 13; that the Department is concerned about the potential traffic impacts associated with a shopping center, which would be permitted under the proposed zoning; that the Department feels that a Conditional Use application, limiting the use of the property to an intended use would be the best way for the County to address the property if the project did not conflict with the Corridor Preservation Program; and that since the application does conflict with the program, the Department recommends that the application be denied.

The Commission found, based on comments received from the County Engineering Department Planning and Permits Division, that the site is located in the Delmar Service Area @ the Western Sussex Water and Sewer Plan and a Town Center District; and that the applicant should contact the Town of Delmar concerning the availability of central water and sewer service.

The Commission found that Willard Wyatt and Steve Parsons, Attorney, were present on behalf of this application and stated in their presentations and in response to questions raised by the Commission that the applicant proposes to sell pre-owned vehicles; that

other commercial properties exists in the immediate area; that they do not anticipate any negative impacts on property values; that the applicant has owned the property since 1995; that he lived on the site for 4 years; that the adjacent property is zoned C-1 General Commercial and is improved by an auto repair shop; that an electronic business, a church, and a mobile homes sales facility are located in close proximity to the site; that the use will conform to the uses in the area; that he may display 20 to 25 vehicles at any one time; that there are no other auto sales lots in close proximity; that the home will be converted to an office for the sales facility; that adequate space is available for parking on the site; that the only residential neighbor is several hundred feet away to the south of the site; that no mechanical work is proposed; that vehicles will be displayed in front of the home and on the circular drive; that the existing garage will be utilized for detailing vehicles; that the shed will be removed; that C-1 General Commercial was applied for since the adjoining site is C-1 General Commercial and since automotive sales is permitted in a C-1 General Commercial District; that a cross access easement exists that connects to the adjoining commercial property; that the home is presently leased by a family member; and that some low lands exists to the rear and along the southerly property line.

The Commission found that there were no parties present in support of or in opposition to the application.

At the conclusion of the Public Hearings, the Commission discussed the points and issues raised during the Public Hearing.

There was a consensus of the Commission that they would be receptive to granting approval of the front portion of the site since it adjoins an existing C-1 General Commercial District and is bounded on the south by a ditch, and that the depth of the rezoning should be limited to approximately 260 feet of depth marked at a point in the ditch and with a line running parallel to U.S. Route 13.

Motion by Mr. Gordy, seconded by Mr. Lynch, and carried unanimously to forward this application to the Sussex County Council with a recommendation that the front 260-feet of depth from U.S. Route 13 be approved since it is contiguous with adjacent commercial property to the north.

Vote carried 4 - 0.

Motion by Mr. Gordy, seconded by Mr. Lynch, and carried unanimously to forward this application to the Sussex County Council with a recommendation that the remaining rear portion of the site be denied since it is contiguous with residential properties.

Vote carried 4 - 0.



**C/Z #1434** -- application of **ERIC S. CAMPBELL** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, land lying northeast of Route 22 (Long Neck Road) and 1/2 mile southeast of Route 298, to be located on 21,804 square feet, more or less.

The Commission found, based on comments received from DelDOT, that the Department is concerned about this rezoning application since it may encourage more traffic in an area that the Department has identified as operating at unacceptable levels of service during summer peak hours; that the Department feels that it is in the public interest to avoid the types of development that would increase turning traffic there; that some more traffic intensive commercial uses would warrant that a traffic impact study be done; that the Department may require a traffic impact study later in the development process if this application is approved; that knowing that a contractor's warehouse is proposed, the Department does not recommend that a traffic impact study be done at this time; that the site is located in a Multimodal Investment Area where the Department intends to support development with a more comprehensive menu of transportation facilities and services; that in these areas, the Department plans to make investments to diversify the transportation system by adding capacity and supporting development that is consistent with that goal; that investments in transit, bicycling, and walking facilities are the Department's focus so that the Department can support these alternative modes as supplements to the automobile; and that the present level of service of Route 22, Long Neck Road, is level of service "E" in this area.

The Commission found, based on comments received from the County Engineering Department Planning and Permits Division, that the site is located in the Long Neck Sanitary Sewer District; that wastewater capacity is available for the project; that the current System Connection Charge Rate is \$2,101.00 per EDU; that the site is served with one six-inch lateral from Long Neck Road; that the lateral will have to be upgraded to an eight-inch lateral, unless the Sussex County Engineering Department receives a letter from the property owner's plumber that the six-inch lateral is sufficient for the commercial use intended; and that conformity to the Long Neck Sanitary Sewer District Planning Study, or undertaking an amendment will be required.

The Commission found that a form letter was received from Joseph A. Kling, Vice President and Treasurer of Longneck Village, taking no position on the rezoning, but adding that Longneck Village is concerned to the extent that the access entrance road on the north side of the property be maintained with no dimensional compromise.

The Commission found that a form letter was received from Jesse S. Hall and Julia Ellis-Hall in favor of the rezoning and noting that everything around the site is C-1 or B-1, and that they see no reason for the lot to remain residential.

The Commission found that Eric Campbell was present with Jim Yori, Attorney, and Kevin Burdette of McCrone, Inc., submitted photographs with zonings noted and a site plan, and stated in their presentations and in response to questions raised by the Commission that the site is surrounded by commercial uses and zonings; that the parcel is triangular shaped; that a two story dwelling, presently located on the lot, will be demolished by the Indian River Fire Company; that the application infills a void in the commercial line of businesses in the area; that over the years, all of the properties surrounding the site have been rezoned to commercial; that no adverse impact is anticipated; that the site is located in a Development District @ the Comprehensive Plan; that the site is surrounded by commercial uses @ the Comprehensive Plan; that the commercial uses include restaurants, a sandwich shop, offices, boat storage, mini-storage, a hardware store, medical facilities, a campground, and retail stores; that central water is available from the Long Neck Water Company; that central sewer service is available through the Long Neck Sanitary Sewer District; that they propose to improve the easterly driveway to the site for access; that adequate parking can be provided on the site; that all setbacks will be met; that the site is not appropriate for residential use; that the lot sits between a sandwich shop and a mini-storage project; that the lot is very limited due to the triangular shape and building setbacks; that the shed will be removed; that they propose storage units for contractors; that a small office for each unit may be provided; that a sign will be located on the building; that the sign may be lighted; that the site plan will comply with all agency requirements; and that the sixteen foot wide access to the rear property on the northwest side of the site is zoned AR-1.

The Commission found that no parties appeared in support of or in opposition to the application.

At the conclusion of the Public Hearings, the Commission discussed the points and issues raised during the Public Hearing.

Motion by Mr. Lynch, seconded by Mr. Johnson, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be approved since the site is adjacent to and in close proximity to commercial activities and commercial zones.

Motion carried 4 - 0.

Meeting adjourned at 10:05 P.M.