

## MINUTES OF THE REGULAR MEETING OF MAY 9, 1996

The regular meeting of the Sussex County Planning and Zoning Commission was held Thursday evening, May 9, 1996, at 7:30 PM, in Room 115, County Council Chambers, the Courthouse, Georgetown, Delaware, with the following present:

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

Mr. Lank advised the Commission that the minutes of April 25, 1996, should be deferred since they were just received.

Mr. Schrader explained how the public hearings and other agenda items are conducted.

### II. PUBLIC HEARINGS

#### 1. RE: C/U #1156--3 Seasons Camping Resort, Inc.

Denny Quillen, owner, and Ross Harris, engineer, were present on behalf of this application to consider the Conditional Use of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred for an 18 Campsite Addition to an Existing Campground 1,000 feet northwest of Road 273, and approximately one mile southwest of Route One, located on a parcel containing 24.15 acres more or less.

Mr. Lank summarized comments received from the Delaware Department of Transportation, Sussex Conservation District, Sussex County Engineering Department, and Kevin Sagers.

Mr. Quillen advised the Commission that the request is to enable the owners to be able to afford the annual sewer fee and collection system cost for the sewer district, that 18 additional units are proposed, that the sewer hook up will be completed in the winter of 1996, that the proposed area was a former site for chicken houses, that all sites are occupied, that the busiest season is from July 4 through Labor Day, that the campground is open from April through October, that there is no tent camping, that they accept and encourage reservations, that the market is for vacationing families, that they have a bus service to provide transportation for people camping, that the park provides full time recreation, has a swimming pool and retail store, and that after October all units are pulled from the sites so that maintenance can be performed and that the units are stored in a storage area, and submitted two letters in support.

Mr. Harris advised the Commission that the proposed site is presently used for storage of units, that there are 289 existing camp sites, that the additional 18 sites would result in an increase of 6%, and showed a plan depicting the existing camp sites and improvements.



Kevin Sagers spoke in support of this application stating that the applicant runs a first class operation.

There were no parties present in opposition.

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 received from the Department of Transportation that a traffic impact study was not requested and that the existing level of service C will not change as a result of this application.

The Commission found, based on comments received from the Sussex Conservation District, that the soils are mapped as Sassafras sandy loam, that the suitability of the soils for the intended use are relatively free of limitations, that the evaluation of the soils with respect to erosion and sedimentation control may require the developer to follow a recommended erosion and sedimentation control plan during construction and to maintain a vegetative cover after completion of any construction, that the farmland rating of the soil is Prime, that no storm flood hazard area is affected, that it would not be necessary for any on site or off site drainage improvements, and that no tax ditch is affected.

The Commission found, based on comments received from the Sussex County Engineering Department, that the site is located in the West Rehoboth Expansion of the Dewey Beach Sanitary Sewer District, that sewer capacity is available for the additional sites, that a 6 inch sewer lateral has been provided for Parcel 15 and an 8 inch lateral has been provided for Parcel 14, that the owner of the campground is installing the internal wastewater collection system, and that the new lots must be served with the central sewer by December 28, 1996 or they will be responsible for connection charges of \$2,808.00 per EDU.

The Commission found, based on comments received from the Vice President of Delaware Campground Association, that they are in support of this application.

The Commission found, based on comments made by representatives of the application, that the request is to enable the applicant to be able to afford the annual sewer fee and collection system cost for the sewer district, that 18 additional units are proposed, that the sewer hookup will be completed in the winter of 1996, that the proposed site was a former site for



chicken houses, that all sites are occupied, that the busiest season is from July 4 through Labor Day, that the campground is open from April 1 through October, that there is no tent camping, that they encourage and accept reservations, that the market is for vacationing families, that they have a bus service to provide transportation for people camping, that the park provides full time recreation areas, that the park has a swimming pool and retail store, that after October, all units are removed from the camp sites so that maintenance can be performed, that the units are stored in a storage area, submitted two letters in support of this application, that the proposed site is presently used for storage, that there are 289 existing camp sites, that the additional 18 units would be an increase of 6%, and presented an existing plan showing the camp sites and improvements.

The Commission found that one person was present and spoke in support of this application.

Motion made by Mr. Lynch, seconded by Mr. Wheatley, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be approved with the stipulation that the site plan be subject to review and approval of the Planning and Zoning Commission.

### III. OTHER BUSINESS

#### 1. RE: Rehoboth Shoppes

The Commission reviewed a commercial site on Rehoboth Avenue Extended and Route One.

Mr. Abbott advised the Commission that the site plan meets the requirements of the zoning code and that the staff has received all required agency approvals.

Frank Vacilacos owner, submitted photographs of the site, advised the Commission that the site will be used for professional offices and not retail since the site would not be conducive to retail stores, that the traffic will be controlled, that each office would probably want two to three offices for one business and that he met with the City Manager of Rehoboth and showed him the plans.

Ron Crain of Re-Max Realty advised the Commission that the site would not be beneficial to use as retail shops, and that the proposed uses would be for professional services.

Mabel Granke advised the Commission that she was representing the City of Rehoboth and that they are opposed to the entrance locations, that they should be relocated, that the



Commission should defer action so that the City of Rehoboth can participate in the review of the site plan and that DelDOT can reconsider their entrance plan approval and read a letter from the City of Rehoboth Planning Commission.

Nina Cannata questioned if the plans would have to be resubmitted since the use has changed.

Motion made by Mr. Lynch, seconded by Mr. Phillips, and carried unanimously to defer action.

2. RE: Quakertown Medical Associates, LLC

The Commission reviewed a commercial site plan for a medical office on Savannah Road.

Mr. Abbott advised the Commission that the site plan meets the requirements of the zoning code, that approvals have been received from the Sussex Conservation District and DelDOT, and that the engineer is requesting that the plat be allowed to be recorded so that an entrance permit may be obtained from DelDOT.

Motion made by Mr. Phillips, seconded by Mr. Ralph, and carried unanimously to approve the plan as a preliminary. Final approval shall be subject to the staff receiving all required agency approvals and permits.

3. RE: Layton and Kelly Smith

The Commission reviewed a concept to create a 2 acre parcel off of an existing 60 foot right of way on Road 566A.

Mr. Abbott advised the Commission that the right of way serves a 226 acre parcel and that this would be the second parcel with access from the right of way.

Motion made by Mr. Wheatley, seconded by Mr. Ralph, and carried unanimously to approve the request as a concept.

IV. OLD BUSINESS

1. RE: ORDINANCE TO AMEND CHAPTER 115 ( C-2 Zoning )

Mr. Ralph questioned when a recommendation has to be made to the County Council. Mr. Lank advised the Commission that a recommendation should be made by May 24, 1996.

Motion made by Mr. Ralph, seconded by Mr. Lynch, and carried unanimously to defer action. It was the consensus of the Commission that a special meeting be held Thursday, May 16, 1996,

at 7:00 PM, to discuss the Ordinance.

2. RE: C/Z #1281--Seabright Village

The Chairman referred back to this application that was deferred at the April 25, 1996 meeting.

Motion made by Mr. Lynch, seconded by Mr. Ralph, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be approved based on the record of support.

Meeting adjourned at 9:00 PM.