

PLANNING & ZONING COMMISSION

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KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
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Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
ACTING DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date February 27, 2019

Application: CZ 1905 George Cole, Jr. and Charles Cole

Applicant/Owner: George Cole, Jr. and Charles Cole
900 North Pennsylvania Avenue
Bethany Beach, DE 19930

Site Location: South side of Bethany Loop, approximately 80 feet west of Cedar Neck Road.

Current Zoning: MR-RPC (Medium Residential District – Residential Planned Community)

Proposed Zoning: MR-RPC (Medium Residential District – Residential Planned Community)

Comprehensive Land
Use Plan Reference: Coastal Area

Councilmatic
District: Mr. Hudson

School District: Indian River School District

Fire District: Millville Fire District

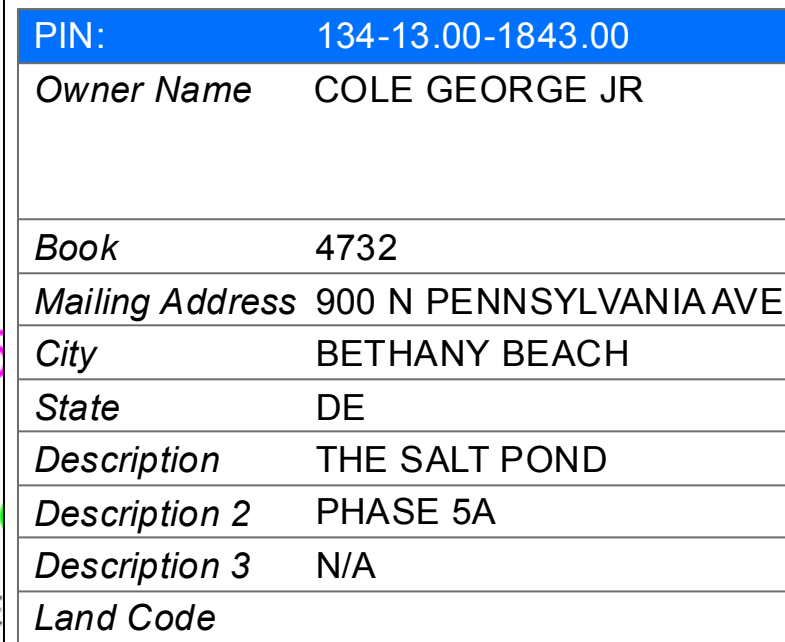
Sewer: Sussex County

Water: Bethany Beach Public Water

Site Area: 0.22 ac. +/-

Tax Map ID.: 134-13.00-1843.00





Override 1

Override 1

— Streets

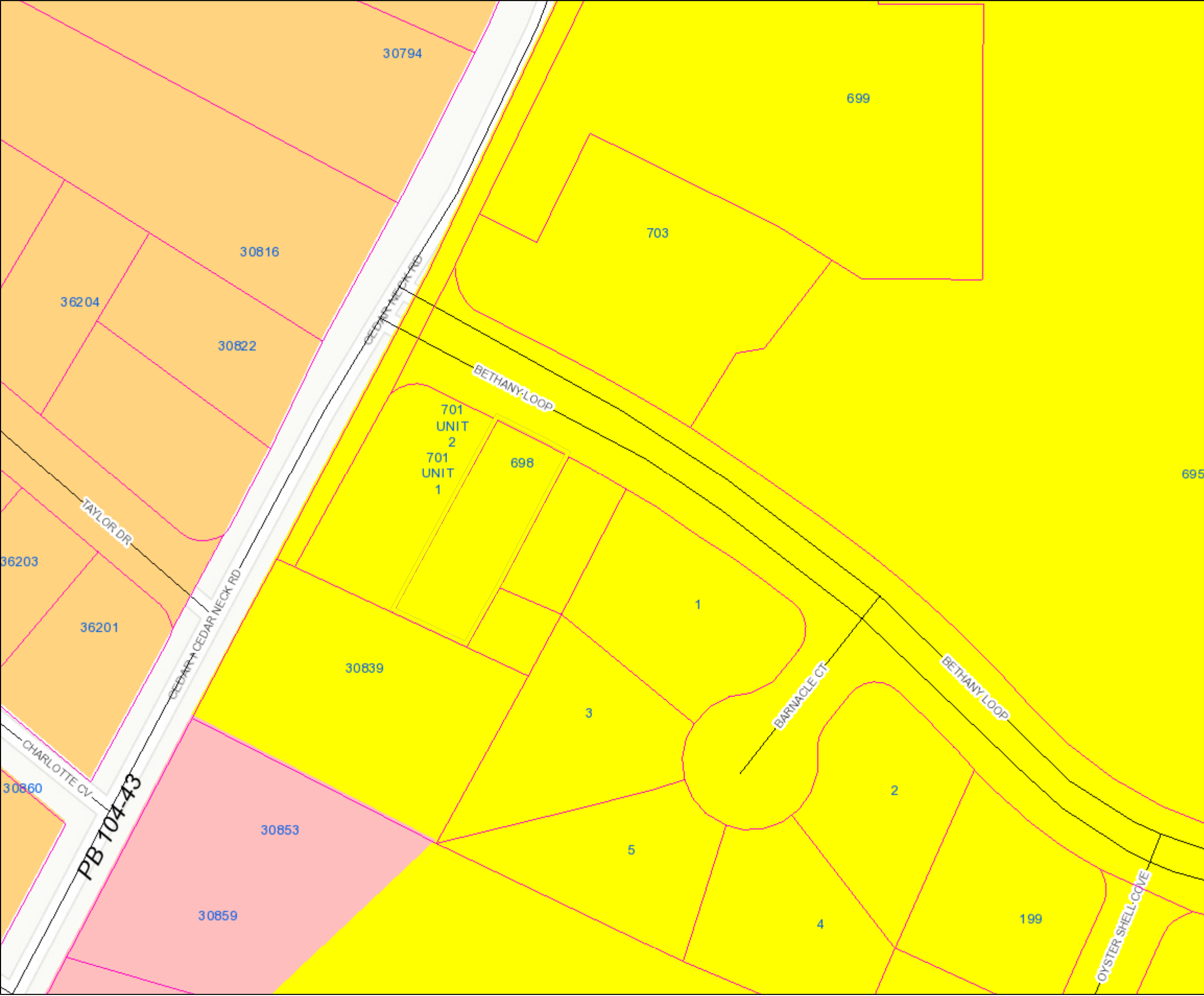
County

 County Boundaries

A horizontal number line with two scales. The top scale is labeled in miles (mi) and has major tick marks at 0, 0.0125, 0.025, and 0.05. The bottom scale is labeled in kilometers (km) and has major tick marks at 0, 0.02, 0.04, and 0.08. Vertical lines connect the corresponding values: 0 mi to 0 km, 0.0125 mi to 0.02 km, 0.025 mi to 0.04 km, and 0.05 mi to 0.08 km. There are also minor tick marks between the major ones on both scales.



Sussex County



PIN:	134-13.00-1843.00
Owner Name	COLE GEORGE JR
Book	4732
Mailing Address	900 N PENNSYLVANIA AVE
City	BETHANY BEACH
State	DE
Description	THE SALT POND
Description 2	PHASE 5A
Description 3	N/A
Land Code	

polygonLayer

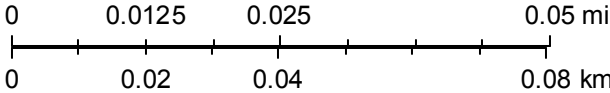
Override 1

polygonLayer

Override 1

- Tax Parcels
- 911 Address
- Streets

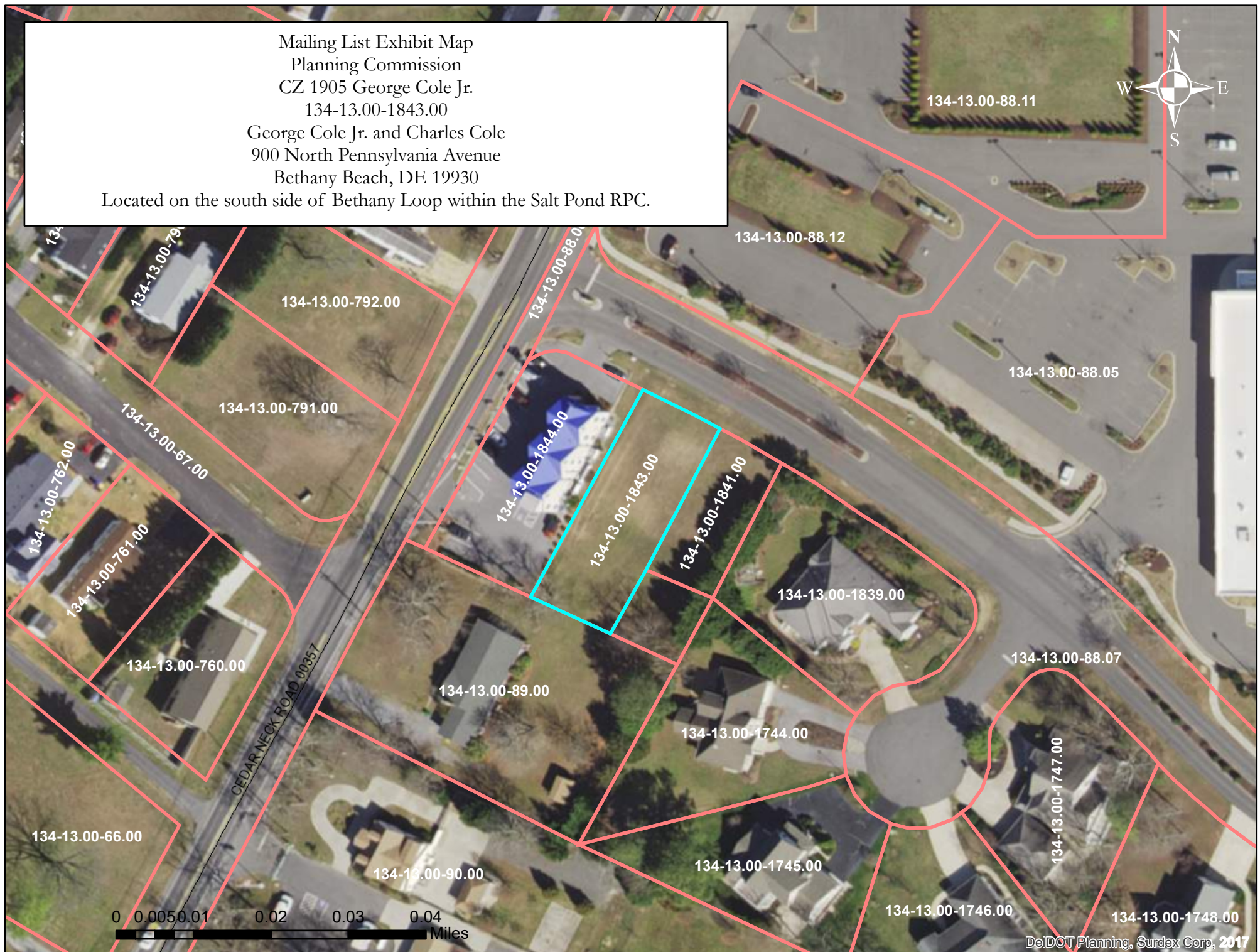
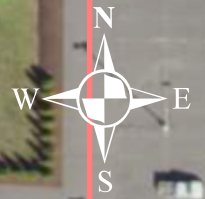
1:1,128



Mailing List Exhibit Map
Planning Commission
CZ 1905 George Cole Jr.
134-13.00-1843.00

George Cole Jr. and Charles Cole
900 North Pennsylvania Avenue
Bethany Beach, DE 19930

Located on the south side of Bethany Loop within the Salt Pond RPC.



JAMIE WHITEHOUSE, AICP MRTPI
ACTING PLANNING & ZONING DIRECTOR
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jamie.whitehouse@sussexcountyde.gov



Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Lauren DeVore, Planner III
CC: Vince Robertson, Assistant County Attorney and Applicant
Date: February 19, 2020
RE: Staff Analysis for CZ 1905 George Cole Jr. & Charles Cole

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1905 to be reviewed during the February 27, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Change of Zone for parcel 134-13.00-1843.00 from a Medium Density Residential District – Residential Planned Community (MR-RPC) to a Medium Density Residential District – Residential Planned Community (MR-RPC) to amend a Condition of Approval to allow for a mixed-use building for Change of Zone (CZ 1005), Ordinance No. 600. The parcel is located at 698 Bethany Loop in Bethany Beach, Delaware. The size of the property is 0.22 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the property has the land use designation of “Coastal Area.”

The areas to the north, south, east and west are also designated “Coastal Areas.” “Coastal Areas” are areas that can accommodate development provided special environmental concerns are addressed. The “Coastal Area” also supports a range of housing types including single-family homes, townhomes, and multi-family units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Mixed-use development should also be allowed.

The Medium Density Residential (MR) Zoning District is listed as an applicable zoning district for the Coastal Area under Table 4.5-2 “Zoning Districts Applicable to Future Land Use Categories” of the 2018 Sussex County Comprehensive Plan.

The property is zoned Medium Density Residential (MR) Zoning District. The adjacent properties to the north, south and east of the application site are also zoned Medium Density Residential (MR). The properties to the west on the other side of Cedar Neck Road (S.C.R. 357) are zoned General Residential (GR). Two properties to the south are zoned Neighborhood Business (B-1).



Since 2011, there have been no Change of Zone applications within the vicinity of the application site:

Based on the analysis of the land use, surrounding zoning and uses, a change of zone to allow for a property zoned Medium Density Residential District – Residential Planned Community (MR-RPC) Zoning District, and more specifically to allow for a mixed-use building, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: C21905
201911537

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use ☐

Zoning Map Amendment ☒

Site Address of Conditional Use/Zoning Map Amendment

Bethany Loop within Salt Pond RPC, Not a numbered lot

Type of Conditional Use Requested: C21005

This application is for a Zoning Map Amendment to the Salt Pond RPC Ordinance No. 600, to allow a second floor dwelling over an approved retail shop approved 3/22/2018 for designation within the Salt Pond B-1 use area.

Tax Map #: 134-13.00-1843.00 **Size of Parcel(s):** 9,665 square feet

Current Zoning: MR-RPC **Proposed Zoning:** Same **Size of Building:** 2,400 square feet

Land Use Classification: Residential Planned Community

Water Provider: Bethany Beach

Sewer Provider: Sussex County

Applicant Information

Applicant Name: George Cole, Jr. and Charles Cole

Applicant Address: 900 North Pennsylvania Avenue

City: Bethany Beach **State:** DE **Zip Code:** 19930

Phone #: (302) 537-9058 **E-mail:** bethanybikeshop@hotmail.com

Owner Information

Owner Name: Same as above

Owner Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone #: _____ **E-mail:** _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Jeff Clark, RLA -Land Tech Land Planning, LLC

Agent/Attorney/Engineer Address: 32895 South Coastal Highway

City: Bethany Beach **State:** DE **Zip Code:** 19930

Phone #: (302) 539-2366 **E-mail:** jeffc@landtechllc.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

☒ **Completed Application**

☒ **Provide eight (8) copies of the Site Plan or Survey of the property**

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

☒ **Provide Fee \$500.00**

☐ **Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

☐ **Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**

☐ **DelDOT Service Level Evaluation Request Response**

☐ **PLUS Response Letter (if required)**

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Date: 5/7/2019

Signature of Owner

Date: May 12 2019

For office use only:

Date Submitted: 05/11/19

Fee: \$500.00 Check #: 150393806

Staff accepting application: JN

Application & Case #: 201911579

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

June 13, 2019

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **George Cole, Jr. & Charles Cole** conditional use application, which we received on May 16, 2019. This application is for an approximately 0.23-acre parcel (Tax Parcel: 134-13.00-1843.00). The subject land is located on the south side of Bethany Loop, just southeast of Cedar Neck Road (Sussex Road 357) and Bethany Loop, north of the Town of Ocean View. The subject land is currently zoned as MR-RPC (Medium-Density Residential) with a Residential Planned Community overlay and the applicant is seeking a conditional use approval to build a 1,200 square-foot retail facility and a 1,200 square-foot residential unit above the retail facility.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Cedar Neck Road where the subject land is located, which is from the northeast Ocean View limits to Hickman Road (Sussex Road 359), are 7,137 and 9,185 vehicles per day, respectively.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Ms. Janelle M. Cornwell
Page 2 of 2
June 13, 2019

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
George Cole, Jr. & Charles Cole, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING DIVISION
C/U & C/Z COMMENTS

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **2/17/2020**

APPLICATION: **CZ 1905 George Cole, Jr. and Charles Cole**

APPLICANT: **George Cole, Jr. and Charles Cole**

FILE NO: **OM-2.07**

TAX MAP &
PARCEL(S): **134-13.00-1843.00**

LOCATION: **South side of Bethany Loop, approximately 80 feet east of Cedar Neck Road.**

NO. OF UNITS: **Unknown**

GROSS
ACREAGE: **0.22 ac.**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

SEWER:

(1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes ☒

No ☐

a. If yes, see question (2).

b. If no, see question (7).

(2). Which County Tier Area is project in? **Tier 1**

(3). Is wastewater capacity available for the project? **Yes, As Proposed** If not, what capacity is available? **N/A.**

(4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **Noell Warren** at **302-855-7719** for additional information on charges.


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FEB 21 2020

SUSSEX COUNTY
PLANNING & ZONING

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- ☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **Original allocation for this parcel was set at 1.0 EDU.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
Noell Warren

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FEB 18 2020

SUSSEX COUNTY
PLANNING & ZONING

Smith LLC
30560 Topside Ct
Ocean View, DE 19970
Feb. 13, 2020

Sussex P & Z

RZ: C/Z 1905

We do not need a change of zone
for a mixed use building.

Not in keeping with the adjacent
properties.

Thank you.

Ch Rupert Smith

ORDINANCE NO. 600
STIPULATIONS ATTACHED AS EXHIBIT A.

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A MR MEDIUM DENSITY RESIDENTIAL DISTRICT TO A RPC RESIDENTIAL PLANNED COMMUNITY DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 378.77 ACRES, MORE OR LESS

WHEREAS, on the 31st day of March, 1989 a zoning application, denominated C/Z #1005, was filed on behalf of Salt Pond Associates; and

WHEREAS, on the 8th day of June, 1989 a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that C/Z #1005 be approved; and

WHEREAS, on the 27th day of June, 1989 a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County has determined, based on the findings of facts, that said change of zone is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County,

NOW, THEREFORE,

THE COUNTY OF SUSSEX HEREBY ORDAINS:

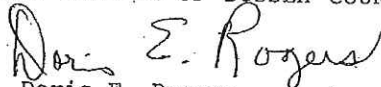
Section 1. That Ordinance No. 97, Article 3, Section 3, be amended by deleting from the Comprehensive Zoning Map of Sussex County, the zoning classification of [MR Medium Density Residential District] and adding in lieu thereof the designation of RPC Residential Planned Community District as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece or parcel of land lying and being situate in Baltimore Hundred, Sussex County, Delaware and lying at the southeast corner of the intersection of Route 360 and Route 357 and being more particularly described in Deed Book 1614 at page 81 in the Office of Recorder of Deeds in and for Sussex County. Said parcel containing 378.77 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 600 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 18TH DAY OF JULY, 1989.


Doris E. Rogers
CLERK OF THE COUNTY COUNCIL

The findings of facts and the recommendations of the Planning and Zoning Commission, the representations of the applicant, the Plat Plan exhibits, and the text "Salt Pond RPC" are hereby incorporated into the record and the findings of facts of the Council. By adopting this Ordinance, it has been found that the change of zone is appropriate legislative action based upon the following findings of facts:

1. The proposed land use promotes health, safety, and morale of the present and future inhabitants of Sussex County in that the proposal provides for lot sizes in excess of the minimum lot size provided by the Sussex County Comprehensive Zoning Ordinance and densities lower than those in the Ordinance; densities being approximately fifty percent (50%) of the permitted density. A proposed B-1 Neighborhood Business District will provide necessary shopping and services for the RPC, which shall help to limit traffic flow out of the RPC.
2. The proposed land use promotes the convenience, order, prosperity, and welfare of the present and future inhabitants of Sussex County in that development shall be phased over a nine (9) year period to provide for orderly construction. Council finds that appropriate stormwater techniques and buffer zone protections will be utilized. Sufficient recreational facilities are planned, but not presently specified. A low LESA score indicates that the site is not feasible for agricultural purposes. An environmental impact study was prepared by the applicant, and Council finds the study to be complete and reasonable.
3. Congestion of roads or streets shall be controlled or lessened by implementation of the proposal by the applicant's engineers, which was approved by DelDOT. Three entrances to the RPC are appropriately placed. The plan of the RPC roadways is conducive to safe traffic flows. Pedestrian and bike paths have been planned.
4. Proposed protection and security from fire, hazards and crime have been planned by the applicant, but no specific plan for the site or structures had been presented.
5. Excessive and wasteful scattering of the population in Sussex County is being avoided by providing shelter in a density which is compatible with the RPC sections of the Zoning Ordinance and with the Comprehensive Development Plan; that being less

than four (4) units per acre in areas which the Comprehensive Development Plan recommends four (4) units per acre. The applicant's proposal requests 240± less units than could be applied for under the maximum density allowance of the Ordinance. Council finds that the RPC plan is suitable and complies with the recommendations of the South Coastal Land Use Plan.

6. Private franchise will supply water unless public or municipal service is acquired.
7. Public sewer service is anticipated to be available in the area. South Coastal Wastewater Treatment Facility presently serves nearby districts.
8. Sufficient educational facilities exist in the area to support the proposed land use.
9. No opposition was expressed to the RPC at the public hearing other than comments which addressed a pending easement issue, which issue must be resolved by the landowners by negotiation or civil litigation separate from the zoning process. Council has attached Stipulations on the RPC preliminary plan pursuant to Ordinance No. 97, Article 14, which conditions are attached hereto and shall be part of the record of these proceedings.

STIPULATIONS FOR ORDINANCE NO. 600

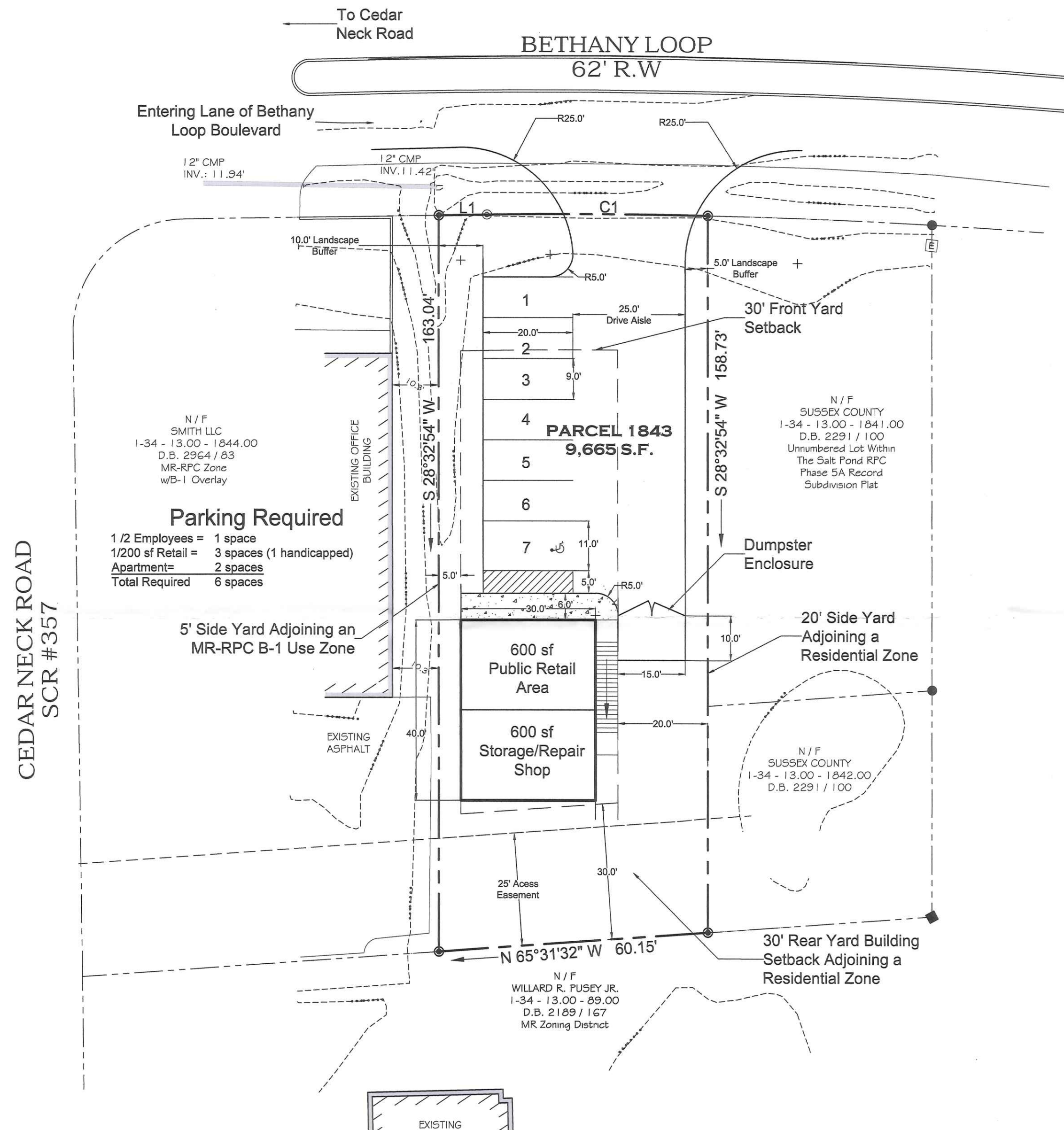
EXHIBIT A

1. Maximum number of units shall be six hundred thirty-nine (639), of which no more than twenty-five percent (25%) shall be multi-family units.
2. Units shall be constructed per a phasing plan approved by the Sussex County Council. Final site plan for each phase shall be reviewed for compliance by the Planning and Zoning Commission.
3. Wastewater shall be disposed at the South Coastal Regional Wastewater Facility per Sussex County Engineering Department specifications and agreement. Holding tanks shall not be permitted after fifty percent (50%) of the homes are completed in the first phase.
4. A central water system shall be provided for drinking water and fire protection, subject to approval by the Department of Natural Resources, Office of the State Fire Marshal, and the Public Service Commission, if necessary.
5. Stormwater management, erosion and sediment control, and disturbance of wetlands shall be controlled. A review of the site plans and construction drawings shall be performed by the Sussex County Engineering Department, Sussex Conservation District, Department of Natural Resources, and the Army Corps of Engineers.
6. Lot and buffer setbacks shall be as indicated on the preliminary plan. More protective setbacks may be incorporated by the developer.
7. The Department of Natural Resources and Environmental Control Natural Heritage Program shall be permitted to do a heritage survey for rare plants and animals.
8. The Bureau of Archaeology shall be permitted to do a survey for archaeological data on site.
9. Recreation facilities shall be constructed to coincide with the phasing schedule.
10. Business area and business use shall conform to the B-1 Neighborhood Business District zoning requirements.
11. The developer shall provide land for the housing of safety equipment for the Millville Volunteer Fire Company, as proposed by the developer at the public hearing.

LINE	BEARING	DISTANCE
L1	S 62°16'00" E	10.83'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1362.05'	49.17'	49.17'	S 61°13'57" E

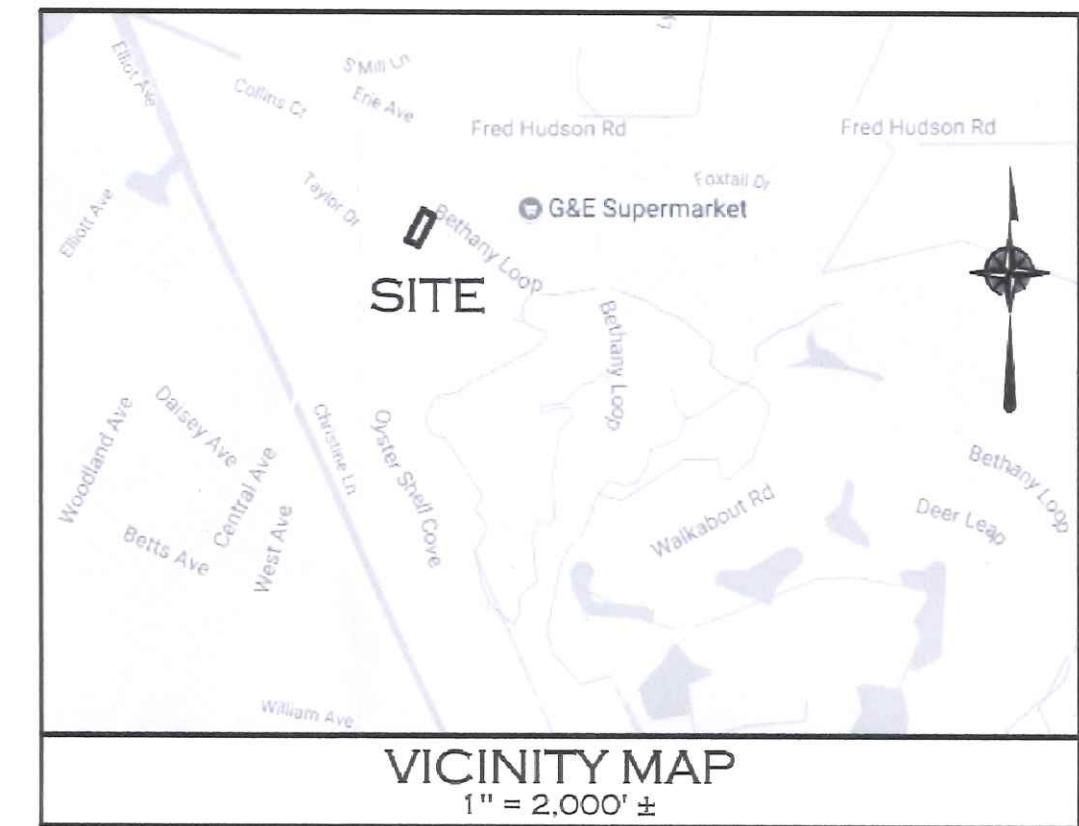
Beach Plaza at Salt Pond LLC
Salt Pond RPC B-1 Use Area



OWNER'S CERTIFICATION

We hereby certify that we are the owner of the property described and shown on this plan, that the plan was made at our direction, and that we acknowledge the same to be our act and desire the plan to be developed as shown in accordance with all the applicable laws and regulations.

Signature [Signature] Date 9/30/19



SITE DATA

Tax Parcel: 1-34-13.00-1843.00
Existing Zoning: B-1
Proposed Zoning: Second Floor Apartment Conditional Use
Site Area: 9,665 sf
Owner/Developer: George Cole, Jr. & Charles Cole
900 North Pennsylvania Avenue
Bethany Beach, DE 19930

Height, Area & Bulk Requirements:

Front Yard: 30 feet
Side Yard: 5 feet adjoining B-1 Use and 20 ft adjoining existing residential zone
Rear Yard: 30 feet adjoining existing residential zone
Proposed Use: Second floor apartment over an approved retail shop with associated small storage area on ground floor
Sign(s): Sign(s) shall be constructed in conformance with Sussex County Code Chapter 115, Article XXI, Sections 115-159.5, 160 & 161.
Sanitary Sewer: Sussex County Regional - Bethany Beach Sanitary District
Water Service: Bethany Beach Public Water - Public water potable & fire protection supply
Site Lighting: There is no parking lot lighting proposed.

Note:
This tax parcel was included within the overall grading and drainage storm water management plan approved for the Salt Pond RPC.

Approved B-1 Uses Within the Salt Pond MR-RPC

The Salt Pond MR-RPC Record Master Plan (Plat Book 43, Page 175) total approved B-1 Use area within the RPC = 6.39 acres.

On August 22, 1996, the Planning and Zoning Commission approved B-1 Use area within the RPC to tax parcel 1-34-13.00-1844 = 0.3 acres (13,174 s.f.).

Salt Pond Plaza Final Site Plan (dated approved 9-28-2017) B-1 Use area = 5.68 acres

B-1 Use area not yet allocated within the Salt Pond MR-RPC = 0.4 acres (17,753 s.f.)

B-1 Use area requested for tax parcel 1-34-13.00-1843 = 0.2 acres (9,665 s.f.)

Approved Conditions for Salt Pond MR-RPC (Ordinance No. 600)

- Maximum number of units shall be six hundred thirty-nine (639), of which no more than twenty-five percent 25% shall be multi-family units.
- Units shall be constructed per a phasing plan approved by the Sussex County Council. Final site plan for each phase shall be reviewed for compliance by the Planning and Zoning Commission.
- Wastewater shall be disposed at the South Central Costal Regional Wastewater Facility per Sussex County Engineering Department specifications and agreement. Holding tanks shall not be permitted after fifty percent (50%) of the homes are completed in the first phase.
- A central water system shall be provided for drinking water and fire protection, subject to approval by the Department of Natural Resources, Office of the State Fire Marshal and the Public Service Commission, if necessary.
- Stormwater management, erosion and sediment control, and disturbance of wetlands shall be controlled. A review of the site plans and construction drawings shall be performed by the Sussex County Engineering Department, Sussex Conservation District, Department of Natural Resources and the Army Corps of Engineers.
- Lot and buffer setbacks shall be as indicated on the preliminary plan. More protective setbacks may be incorporated by the developer.
- The Department of Natural Resources and Environmental Control Natural Heritage Program shall be permitted to do a heritage survey for rare plants and animals.
- The Bureau of Archaeology shall be permitted to do a survey for archaeological data on site.
- Recreation facilities shall be constructed to coincide with the phasing schedule.
- Business area and business use shall conform to the B-1 Neighborhood Business District zoning requirements.
- The developer shall provide land for the housing of safety equipment for the Millville Volunteer Fire Company, as proposed by the developer at the public hearing.



BRADLEY A. ABSHEY
REGISTERED PROFESSIONAL ENGINEER
STATE OF DELAWARE
License No. 10001
As to Boundary and Existing Conditions Survey

REVISIONS	DATE	BY	DESCRIPTION
2/5/18	ADD notes, enlarge scale & place on larger sheet	PW	
3/7/18	Planning & Zoning comments of 2-15-18	JAC	
9/30/19	Plan Title		

DRAWN BY:	PW
CHECK BY:	JAC
FILE NAME:	Salt Pond Survey
T.M. No.:	1-34-13-1843.00
DATE:	5/7/19
SCALE:	1" = 20'

PROJECT No.	1 of 1
SHEET No.	



PRELIMINARY
SITE PLAN
TOWN OF BETHANY BEACH
SUSSEX COUNTY, DELAWARE
Salt Pond RPC
Proposed Amendment