



# **Sussex County Council Public/Media Packet**

**MEETING:  
September 16, 2014**

**\*\*DISCLAIMER\*\***

**This product is provided by Sussex County government as a courtesy to the general public. Items contained within are for background purposes only, and are presented 'as is'. Materials included are subject to additions, deletion or other changes prior to the County Council meeting for which the package is prepared.**

**Sussex County Council  
2 The Circle | PO Box 589  
Georgetown, DE 19947  
(302) 855-7743**

MICHAEL H. VINCENT, PRESIDENT  
SAMUEL R. WILSON JR., VICE PRESIDENT  
GEORGE B. COLE  
JOAN R. DEEVER  
VANCE PHILLIPS



2 THE CIRCLE | PO BOX 589  
GEORGETOWN, DE 19947  
(302) 855-7743 T  
(302) 855-7749 F  
sussexcountyde.gov

# Sussex County Council

## AGENDA

SEPTEMBER 16, 2014

10:00 A.M.

\*\*AMENDED ON SEPTEMBER 10, 2014 at 11:15 A.M.!

### Call to Order

### Approval of Agenda

### Approval of Minutes

### Reading of Correspondence

### Todd Lawson, County Administrator

1. Employee of the Third Quarter – Alan Scott Baker
- \*\* 2. Delaware Department of Transportation 2016 – 2021 Capital Transportation Program Request
3. Administrator's Report

### Hal Godwin, Deputy County Administrator

1. Wetlands Advisory Committee Update

### Dan Parsons, Historic Preservation Planner

1. Nanticoke Heritage Byway Presentation

### 10:30 a.m. Public Hearing

Redden Ridge Annexation -  
West Rehoboth Expansion of the Dewey Beach Sanitary Sewer District



**Grant Requests**

1. **Primeros Pasos for pre-school program operating costs/capital campaign.**
2. **Everlasting Hope Ministries for drug march and rally.**
3. **Del-Mar-Va Council, Boy Scouts of America for Cub Scout Pack 5 for program expenses.**
4. **Calvary Pentecostal Church for community outreach program for children.**

**Introduction of Proposed Zoning Ordinances**

**Executive Session – Job Applicants’ Qualifications, Personnel, and Land Acquisition pursuant to 29 Del. C. §10004(b)**

**Possible Action on Executive Session Items**

**Any Additional Business Brought Before Council**

**1:30 p.m. Public Hearings**

**Conditional Use No. 1989 filed on behalf of Bruce Sentman, Jr.**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SMALL ENGINE AND LAWN MOWER REPAIR SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 42,961 SQUARE FEET, MORE OR LESS” (land lying southeast of Road 328 (Sheep Pen Road) 250 feet northeast of Road 410 (Godwin School Road) (Tax Map I.D. 133-16.00-73.03) (911 Address: 24230 Sheep Pen Road, Millsboro)**

**Conditional Use No. 1990 filed on behalf of Olsen Enterprises, Inc.**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A NURSERY AND LANDSCAPING BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 5.436 ACRES, MORE OR LESS” (land lying northwest of Road 431 (Shortly Road) 600 feet south of Road 471 (Paradise Road) (Tax Map I.D. 133-5.00-26.00) (911 Address: 26250 Shortly Road, Georgetown)**

\*\*\*\*\*

Sussex County Council meetings can be monitored on the internet at [www.sussexcountyde.gov](http://www.sussexcountyde.gov).

\*\*\*\*\*

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 9, 2014 at 4:25 p.m., and at least seven (7) days in advance of the meeting.**

**This Agenda was prepared by the County Administrator and is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.**

**Agenda items listed may be considered out of sequence.**

###

---

<sup>1</sup> Per 29 Del. C. § 10004 (e) (5) and Attorney General Opinion No. 13-IB02, this agenda was amended to include Delaware Department of Transportation 2016 – 2021 Capital Transportation Program Request. The agenda amendment was required to address this matter which needs immediate Council attention and which arose after the initial posting of the agenda but before the start of the Council meeting.

**SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, SEPTEMBER 9, 2014**

**A regularly scheduled meeting of the Sussex County Council was held on Tuesday, September 9, 2014, at 10:00 a.m., in the Council Chambers, Sussex County Administrative Office Building, Georgetown, Delaware, with the following present:**

|                              |                             |
|------------------------------|-----------------------------|
| <b>Michael H. Vincent</b>    | <b>President</b>            |
| <b>Samuel R. Wilson, Jr.</b> | <b>Vice President</b>       |
| <b>George B. Cole</b>        | <b>Councilman</b>           |
| <b>Joan R. Deaver</b>        | <b>Councilwoman</b>         |
| <b>Vance Phillips</b>        | <b>Councilman</b>           |
| <b>Todd F. Lawson</b>        | <b>County Administrator</b> |
| <b>Gina A. Jennings</b>      | <b>Finance Director</b>     |
| <b>J. Everett Moore, Jr.</b> | <b>County Attorney</b>      |

**The Invocation and Pledge of Allegiance were led by Mr. Vincent.**

**Call to  
Order**

**Mr. Vincent called the meeting to order.**

**M 421 14  
Amend  
and  
Approve  
Agenda**

**A Motion was made by Mr. Wilson, seconded by Mrs. Deaver, to amend the Agenda by striking “Job Applicants Qualifications” and “Personnel” under Executive Session and to approve the Agenda, as amended.**

**Motion Adopted: 4 Yeas, 1 Absent.**

**Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;  
Mr. Phillips, Absent; Mr. Wilson, Yea;  
Mr. Vincent, Yea**

**Minutes**

**The minutes of August 12, 19, and 22, 2014 were approved by consent.**

**Corre-  
spondence**

**Mr. Moore read the following correspondence:**

**YMCA OF DELAWARE, SUSSEX FAMILY YMCA, REHOBOTH BEACH, DELAWARE.**

**RE: Letter in appreciation of grant to the Strong Kids Campaign.**

**Mrs. Deaver shared comments she has heard about loud motorcycles traveling at high rates of speed in the Lincoln area. She stated that she would bring this matter to the attention of the police.**

**Mr. Phillips joined the meeting.**

**M 422 14  
Approve  
Consent  
Agenda**

**A Motion was made by Mr. Wilson, seconded by Mrs. Deaver, to approve the following items listed under the Consent Agenda:**

**M 422 14  
Approve  
Consent  
Agenda  
(continued)**

**Wastewater Agreement No. 856-4  
Sussex County Project No. 81-04  
Millville By The Sea – Summerwind Village, Phase 2  
Millville Expansion of the Bethany Beach Sanitary Sewer District**

**Wastewater Agreement No. 856-7  
Sussex County Project No. 81-04  
Millville By The Sea – Summerwind Village, Phase 3  
Millville Expansion of the Bethany Beach Sanitary Sewer District**

**Wastewater Agreement No. 378-5  
Sussex County Project No. 81-04  
Warrington Creek – Phase 5 (A/K/A Sawgrass)  
West Rehoboth Expansion of the Dewey Beach Sanitary Sewer District**

**Motion Adopted: 5 Yeas.**

**Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;  
Mr. Phillips, Yea; Mr. Wilson, Yea;  
Mr. Vincent, Yea**

**Adminis-  
trator's  
Report**

**Mr. Lawson read the following information in his Administrator's Report:**

**1. Advisory Committee on Aging & Adults with Physical Disabilities for Sussex County**

**The Advisory Committee on Aging & Adults with Physical Disabilities for Sussex County will meet September 15 at 10:00 a.m. at the Sussex County Administrative Offices West Complex, 22215 North DuPont Boulevard, in Georgetown. Lokia Turner, Director, Delaware Medicare Assistance Bureau, will be speaking on "Current Topics with Medicare in Delaware."**

**The Advisory Committee's Conference Planning Subcommittee will also meet September 15 at 11:30 a.m. at the West Complex.**

**A copy of the agenda for both meetings is attached.**

**2. Projects Receiving Substantial Completion**

**Per the attached Engineering Department Fact Sheets, Hunters Walk and Senators – Phase 2A received Substantial Completion effective August 15 and September 3, 2014, respectively.**

**3. Sussex County Emergency Operations Center Call Statistics – August 2014**

**Attached please find the call statistics for the Fire and Ambulance Callboard for August 2014. There were 18,842 total calls handled**

**Administrator's  
Report  
(continued)**

for the month of August. Of those 9-1-1 calls in August, 83 percent were made from wireless phones.

**4. Public Safety Initiative Announcement**

Sussex County officials and representatives of the fire, EMS, and law enforcement communities will gather on September 11<sup>th</sup> to unveil an important public safety initiative. The announcement will be made at 11:00 a.m. Thursday, September 11, 2014, at the Sussex County Emergency Operations Center, 21911 Rudder Lane, near the Sussex County Airport. The event will outline a new initiative to enhance public safety and potentially save lives in Sussex County.

After the news conference, there will be an opportunity for media to interview members of the public safety community, as well as tour, photograph, and video the County's EOC/9-1-1 Center.

[Attachments to the Administrator's Report are not attachments to the minutes.]

**Grant  
Requests**

Mrs. Jennings presented grant requests for the Council's consideration.

**M 423 14  
Council-  
manic  
Grant**

A Motion was made by Mrs. Deaver, seconded by Mr. Phillips, to give \$750.00 (\$500.00 from Mrs. Deaver's Councilmanic Grant Account and \$250.00 from Mr. Phillips' Councilmanic Grant Account) to Mount Joy Civic Association for a community back-to-school fundraising event.

**Motion Adopted: 5 Yeas.**

**Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;  
Mr. Phillips, Yea; Mr. Wilson, Yea;  
Mr. Vincent, Yea**

**Grant  
Tabled**

The grant request from Primeros Pasos was tabled for one week.

**M 424 14  
Council-  
manic  
Grant**

A Motion was made by Mrs. Deaver, seconded by Mr. Wilson, to give \$600.00 from Mrs. Deaver's Councilmanic Grant Account to GFWC Zwaanendael Women's Club for building repairs.

**Motion Adopted: 5 Yeas.**

**Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;  
Mr. Phillips, Yea; Mr. Wilson, Yea;  
Mr. Vincent, Yea**

**Introduction  
of Proposed  
Ordinances**

Mrs. Deaver introduced the Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SELF-

**Introduction  
of Proposed  
Ordinances  
(continued)**

**STORAGE FACILITY TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 3.74 ACRES, MORE OR LESS” (Conditional Use No. 1998) filed on behalf of Todd Fisher (Tax I.D. No. 334-1.00-15.02/15.04) (911 Address: 16542 Old Mill Road, Lewes).**

**Mrs. Deaver introduced the Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A BBQ VENDOR TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 73 ACRES, MORE OR LESS” (Conditional Use No. 1999) filed on behalf of Hopkins Farm Creamery, Inc. (Tax I.D. No. 334-10.00-51.00) (911 Address: 18186 Dairy Farm Road, Lewes).**

**Mr. Cole introduced the Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A FACILITY FOR WEDDING CEREMONIES AND RECEPTIONS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 1.683 ACRES, MORE OR LESS” (Conditional Use No. 2000) filed on behalf of Jovid Venture, LLC (Tax I.D. No. 334-12.00-121.01) (911 Address: 35060 Warrington Road, Rehoboth Beach).**

**Mrs. Deaver introduced the Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A VETERINARY PRACTICE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 32,671 SQUARE FEET, MORE OR LESS” (Conditional Use No. 2001) filed on behalf of Christina Abramowicz (Tax I.D. No. 334-1.00-23.00) (911 Address: 16403 Old Mill Road, Lewes).**

**Mrs. Deaver introduced the Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A C-1 GENERAL COMMERCIAL DISTRICT FOR A DISTILLERY WITH TOURS/TASTING/RETAIL TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 24,523 SQUARE FEET, MORE OR LESS” (Conditional Use No. 2002) filed on behalf of Beach Bum Distilling, c/o I3A (Tax I.D. No. 334-5.00-74.01) (911 Address: 32191 Nassau Road, Lewes).**

**Mr. Phillips introduced the Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A C-1 GENERAL COMMERCIAL DISTRICT TO AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A**



**Introduction of Proposed Ordinances (continued)**      **CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 21,923 SQUARE FEET, MORE OR LESS” (Change of Zone No. 1761) filed on behalf of Elizabeth A. Brinton (Tax I.D. No. 134-18.00-85.00) (911 Address: 35540 Janus Court, Frankford).**

**Mr. Phillips introduced the Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A CR-1 COMMERCIAL RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LITTLE CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 23.37 ACRES, MORE OR LESS” (Change of Zone No. 1762) filed on behalf of Hale Trailer Brake & Wheel (Tax I.D. No. 532-13.00-78.00) (911 Address: None Available).**

**Additional Business**      **Under Additional Business, Dan Kramer commented on tire piles in the County.**

**M 425 14 Go Into Executive Session**      **At 10:17 a.m., a Motion was made by Mr. Wilson, seconded by Mrs. Deaver, to go into Executive Session for the purpose of discussing matters relating to land acquisition.**

**Motion Adopted:      5 Yeas.**

**Vote by Roll Call:      Mrs. Deaver, Yea; Mr. Cole, Yea;  
Mr. Phillips, Yea; Mr. Wilson, Yea;  
Mr. Vincent, Yea**

**Executive Session**      **At 10:21 a.m., an Executive Session of the Sussex County Council was held in the Basement Caucus Room for the purpose of discussing matters relating to land acquisition. The Executive Session concluded at 10:46 a.m.**

**M 426 14 Reconvene Regular Session**      **At 10:49 a.m., a Motion was made by Mr. Wilson, seconded by Mrs. Deaver, to come out of Executive Session and to reconvene the Regular Session.**

**Motion Adopted:      5 Yeas.**

**Vote by Roll Call:      Mrs. Deaver, Yea; Mr. Cole, Yea;  
Mr. Phillips, Yea; Mr. Wilson, Yea;  
Mr. Vincent, Yea**

**There was no action on Executive Session matters.**

**M 427 14 Adjourn**      **A Motion was made by Mrs. Deaver, seconded by Mr. Wilson, to adjourn at 10:49 a.m.**

**Motion Adopted:      5 Yeas.**

**M 427 14  
(continued)**

**Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;  
Mr. Phillips, Yea; Mr. Wilson, Yea;  
Mr. Vincent, Yea**

**Respectfully submitted,**

**Robin A. Griffith  
Clerk of the Council**

**DRAFT**



# Sussex County 2016-2021 Capital Transportation Program Request

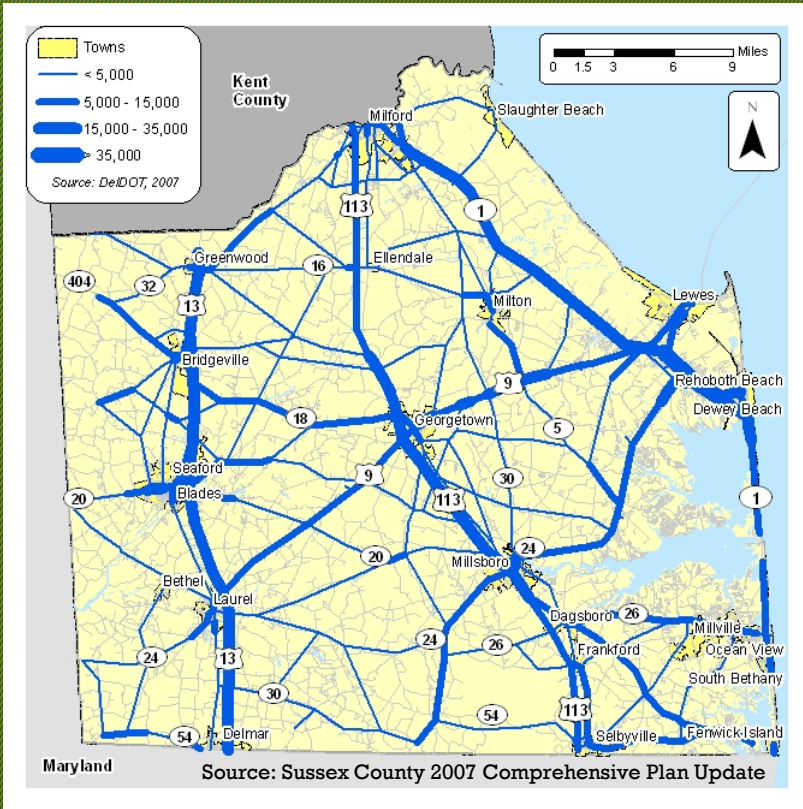


September 25, 2014

# Sussex County

## 2016-2021 Capital Transportation Program Request

### Average Annual Daily Traffic - 2005

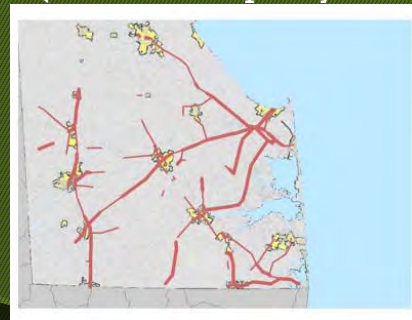
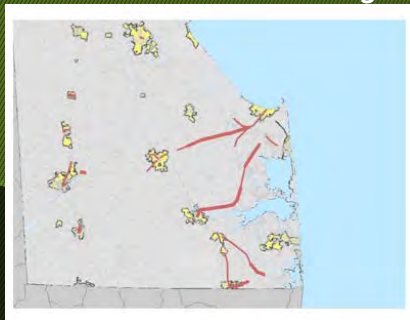


Sussex County is Delaware's largest county, with 938 square miles of land within its borders. Within that broad expanse is more than 37 percent of the State's 6,281 miles of public roadway.

In Sussex County, the most heavily traveled roadways are US 13 and SR 1 (each carrying more than 30,000 vehicles daily), followed by US 113 with more than 24,000 vehicles daily. At the same time, the major east-west routes also are heavily traveled, though these are less capable of extensive traffic. Congestion due to the movement of summer visitors often compounds traffic problems.

As noted in the charts below, congestion is expected to worsen by 2030, even assuming currently planned projects are completed.

### 2000 and 2030 Year-Round Congestion (Volume to Capacity Ratio > 85%)



### 2000 and 2030 Summer Congestion (Volume to Capacity Ratio > 85%)



# Sussex County Priorities

## 2016-2021 Capital Transportation Program Request



The following items are Sussex County's transportation priorities for the 2016-2021 Capital Transportation Program, based on past requests and public input. Each priority is explained in further detail in subsequent sections of this request:

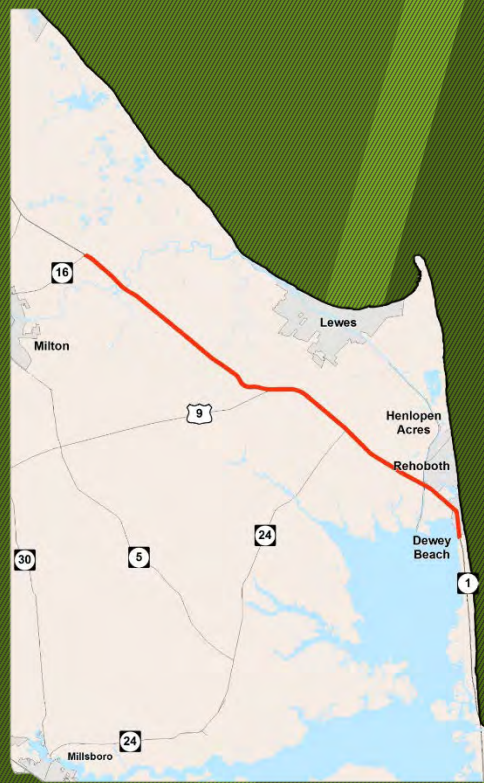
- SR 1 Improvements
- Sussex County Airport
- Park Avenue/US 9 Truck Route
- East-West Improvements
  - ❖ SR 24
  - ❖ SR 26
  - ❖ Routes 404/9
- Bicycling/Walking Trails
- North-South Highway Improvements
- Local Roads
- Intersections, Signage & Signalization
- Alternative Transportation

# Del. Route 1 Improvements

## 2016-2021 Capital Transportation Program Request

Pedestrian and bicyclist safety along the SR 1 corridor in Sussex County's beach communities has gained increasing attention in recent years with numerous accidents, some fatal, occurring along the highway, particularly between the Five Points intersection and Dewey Beach.

Sussex County recognizes finding solutions to the challenges present along SR 1 will not be easy. A \$6.5 million effort to install sidewalks and add or improve existing crosswalks within the corridor, beginning in September 2014, stands to enhance pedestrian safety, but could serve as an impediment to the 80,000 daily beach-bound vehicles that depend on steady traffic flow to reach their destinations. If the crosswalk improvement project continues, DeIDOT should consider reduced speed limits and simplified, visible signage in the corridor to aid drivers and pedestrians. A low-level median barrier also might be appropriate to discourage pedestrian traffic outside of crosswalks.



What is critical is that there be community consensus in whatever decisions are made, to ensure SR1 serves its primary purpose as the gateway to Delaware's beaches, while maintaining safety for those who walk, bike and ride the corridor each day.

Editorial »

Route 1 fatality demand

Hot topics: Route 1 lights, crosswalks

DeIDOT: Crosswalks

DeIDOT: Funds

Police investigate fatal crash near Dewey Sussex roads

Courtesy: Cape Gazette (Summer 2013)

# Del. Route 1 Improvements

## 2016-2021 Capital Transportation Program Request

Sussex County supports a multi-faceted approach to enhancing SR 1 to improve pedestrian safety and ensure traffic flow.

### ➤ **Five Points Intersection/US 9 Realignment**

Improvements are needed at the Five Points intersection to reduce accidents at this gateway to the resort area, which is often congested and confusing to motorists. Realignment of the US 9 connection at Five Points, as well as a reduced speed limit on SR 1 south of the Nassau bridge, could help ease congestion and improve safety.



SR 1 at Nassau Bridge, Five Points

### ➤ **Intersection at SR 16 near Milton**

An overpass with exits at this intersection, similar to the design being built at SR 1/SR 30 near Milford, would improve safety by eliminating cross-traffic and the need for a traffic signal.



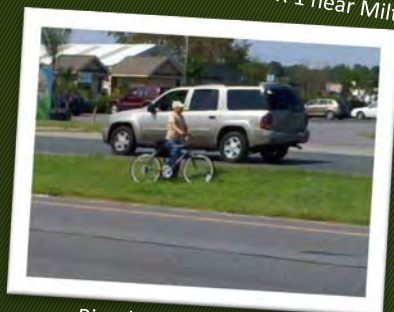
Intersection of SR 16 and SR 1 near Milton

### ➤ **Sidewalks**

Additional sidewalks along SR 1, particularly in gaps that exist between Five Points to Dewey Beach, would improve safety for pedestrians and encourage walking along the busy corridor.

### ➤ **Pedestrian Crosswalks**

Pedestrian/bicycle crosswalks at key locations – namely existing intersections – along with reduced speed limits would improve safety, especially for those walking near the retail outlets.



Bicyclist crossing SR 1

### ➤ **Pedestrian/Bicycling Paths**

Expanding the popular Rails with Trails concept along railway corridors, particularly between Georgetown and Lewes, could improve alternative movement to and along the SR 1 corridor. Additionally, dedicated pathways, improved lighting, more visible signage and crossings, and education outreach efforts to visitors could enhance bicycling safety, which is paramount in light of recent tragedies involving motorists fatally striking pedestrians and cyclists on SR 1.

### ➤ **Commercial Properties Interconnectivity**

Connecting entrances/exits between adjoining commercial properties should be a priority, where possible, along the SR 1 corridor. This would allow those visiting stores the ability to move among the properties without having to re-enter and exit the highway. Such connectivity also should be used in commercial areas along the US 13 and US 113 corridors.



Sidewalk ends along SR 1

# Sussex County Airport

## 2016-2021 Capital Transportation Program Request



The Sussex County Airport near Georgetown is a critical part of Southern Delaware's transportation system, and the facility is equally vital to the local economy.

The airport records nearly 40,000 landings and takeoffs each year, and is home to a vibrant economic and educational base, including PATS Aircraft Systems with its auxiliary fuel tank installation business and the DelTech aircraft maintenance training program.

Currently, there are 16 employers and more than 900 jobs at the Sussex County Industrial Park, with an annual payroll of more than \$36 million. Planned improvements, notably the extension of the main runway from 5,500 feet to 6,000 feet, will help retain well-paying jobs and attract new opportunities to the Sussex County Airport and the greater community.

Sussex County government plans improvements of more than \$6 million from FY15 to FY19 to the Sussex County Airport & Industrial Park. Once underway, the local share of costs for the additional 500-foot runway extension will be approximately \$12 million. This includes \$6 million for the actual runway extension, and an additional \$6 million for the necessary realignment of Park Avenue (see Page 7).

An initial 500-foot runway extension began in August 2012 and was completed in late 2013. In August 2014, the County completed additional improvements to the runway, using more than \$4.2 million in FAA grant funding. Meanwhile, the County continues to plan for the second 500-foot extension.

The County urges the Council on Transportation, the Department, and the State to continue their work with the County and Delaware's Congressional delegation to secure the necessary federal and state funding for the full 1,000-foot runway extension, which is critical to ensuring aviation safety and continued economic opportunities in Sussex County.



# Park Avenue/US 9 Truck Route

## 2016-2021 Capital Transportation Program Request



As part of the planned main runway extension project at the Sussex County Airport, portions of Park Avenue – also known as the US 9 Truck Route – on the southeastern side of Georgetown will require realignment. Park Avenue is a local bypass for trucks, designated by the Department of Transportation, and is the sole route to the Sussex County Industrial Airpark. It also serves as a popular local route for motorists as they navigate through the Georgetown area.

As part of the road realignment project, the southern end of Park Avenue will shift from its current terminus at South Bedford Street to approximately one-half mile south, to the intersection of South Bedford Street and Arrow Safety Road. The realignment is necessary to accommodate the extension of the main runway at the Sussex County Airport to 6,000 feet, as well as provide a safer, more efficient route around Georgetown.

This project, estimated at approximately \$6 million, would present an opportunity for other long-needed improvements to be made to Park Avenue, including the addition of shoulders and installation of turn lanes, as well as intersection modifications at Arrow Safety Road and US 113.

County government requests the Council on Transportation give thoughtful consideration to allocating additional long-term funding for Park Avenue's realignment and other improvements, all of which would enable the runway project to move forward and guarantee a safer route for the traveling public.

# East–West Corridors

## 2016-2021 Capital Transportation Program Request

The Capital Transportation Program budget in FY15 includes approximately \$20.9 million in State and federal funding for a number of improvements to portions of the county's network of east-west arteries. Projects targeted for funding include continued engineering work on SR 24, intersection improvements along the US 9 corridor, and construction of the mainline SR 26 improvements.

Sussex County appreciates the State's ongoing attention to these very critical links to the transportation system by budgeting for these current and future long-term projects.

However, substantially more funding will be needed in the years ahead, particularly for rights of way acquisitions, so improvements on other major east-west arteries can occur across the entire network. These improvements would include:

- Widening corridors with additional lanes and shoulders to accommodate increased traffic volume, improving traffic flow and safety;
- Resurfacing of shoulders to highway standards;
- Intersection upgrades such as the addition of left-turn lanes, increased illumination, and directional signage;
- Better coordination of traffic signals at identified choke points.

If current travel patterns continue as predicted, increased and frequent congestion will further interfere with local residents' mobility in many areas. Anticipating and funding necessary improvements such as these across the county's entire network of east-west arteries will better meet the travel needs of local residents and visitors for decades to come.

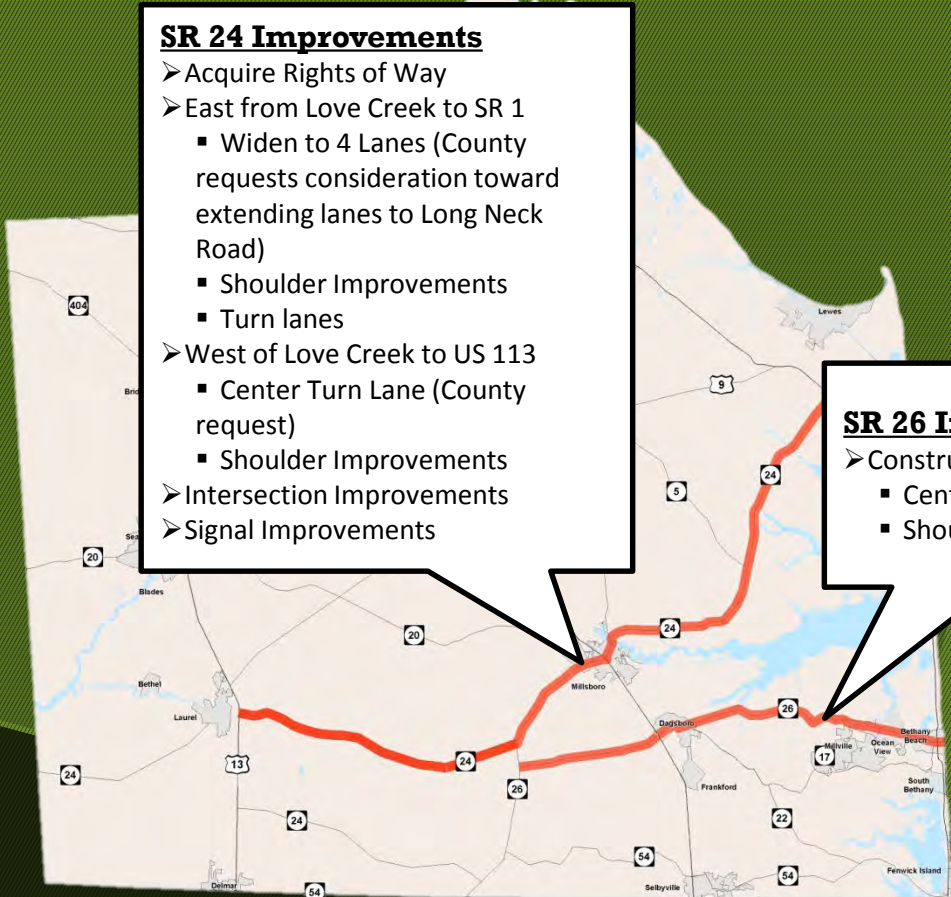
# East-West Corridors

## 2016-2021 Capital Transportation Program Request

State Routes 24 and 26 are two of Sussex County's primary east-west corridors, allowing entry and egress from coastal communities. These routes are critical to allowing local motorists and destination drivers access to homes and commercial centers in the resort area. The routes in their current configuration, both two-lane roads, are currently insufficient to safely and efficiently move traffic into and out of the area, particularly during peak summer months and evacuations.

- SR 24 Improvements**
- Acquire Rights of Way
  - East from Love Creek to SR 1
    - Widen to 4 Lanes (County requests consideration toward extending lanes to Long Neck Road)
    - Shoulder Improvements
    - Turn lanes
  - West of Love Creek to US 113
    - Center Turn Lane (County request)
    - Shoulder Improvements
  - Intersection Improvements
  - Signal Improvements

- SR 26 Improvements**
- Construction in progress
    - Center Turn Lane
    - Shoulders



# East–West Corridors

## 2016-2021 Capital Transportation Program Request

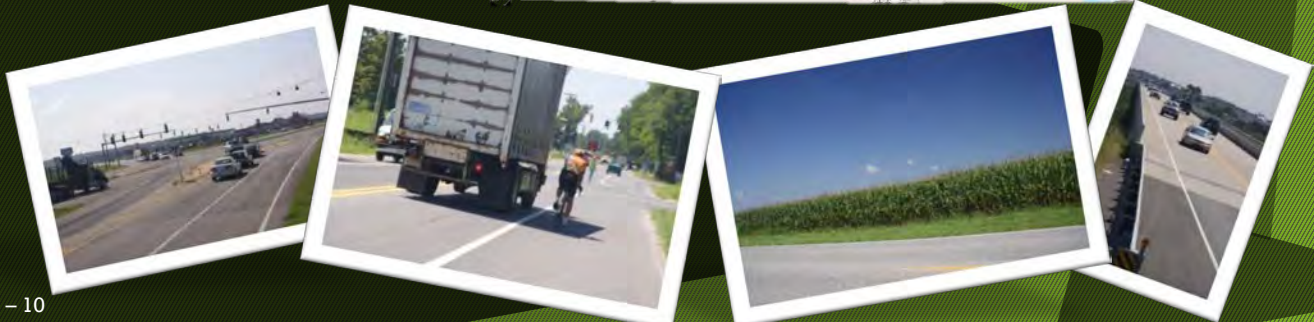
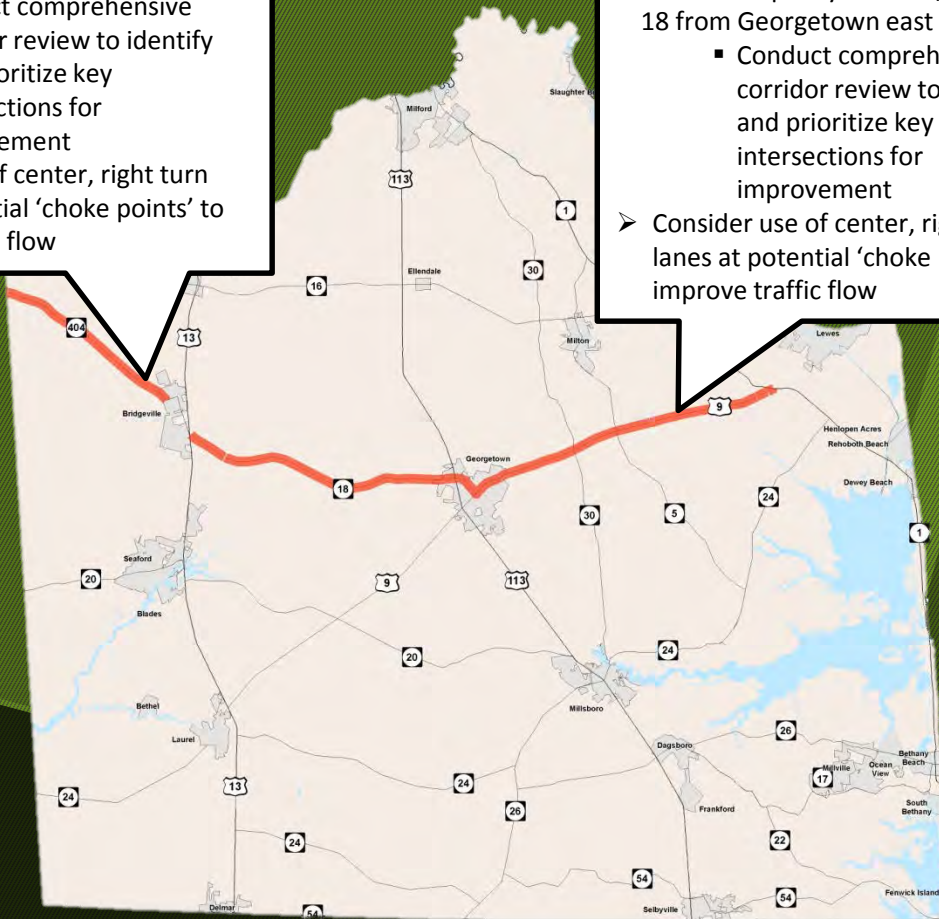
The SR 404/18 corridor, which connects with US 9 at Georgetown, is the principal means of east-west movement in Sussex County. This route, which connects to Route 404 in Maryland, is the gateway for beach-bound traffic during summer months. High traffic volume often limits this two-lane road's capacity; Maryland is widening its portion of the route to accommodate east-west traffic to and from Delaware.

### **SR 404/SR 18 Improvements**

- Increase Capacity for SR 404/SR 18 from Maryland east to Georgetown
  - Conduct comprehensive corridor review to identify and prioritize key intersections for improvement
- Consider use of center, right turn lanes at potential 'choke points' to improve traffic flow

### **US 9/SR 404/SR 18 Improvements**

- Increase Capacity for US 9/SR 404/SR 18 from Georgetown east to SR 1
  - Conduct comprehensive corridor review to identify and prioritize key intersections for improvement
- Consider use of center, right turn lanes at potential 'choke points' to improve traffic flow



# Bicycling/Walking Trails

## 2016-2021 Capital Transportation Program Request

Sussex County supports the continued attention placed on efforts to bring new Rails with Trails pathways to Southern Delaware.

In the 2015 State budget, the Delaware General Assembly set aside an additional \$2.55 million in funding toward the trails initiative that will link communities, parks, and other points of interest in the First State. One potential project that could benefit from this funding is the long proposed Georgetown-to-Lewes Rail Trail, which would stretch 17 miles alongside the Delaware Coastline Railroad line from the county seat to the beaches.

This proposed multi-use path would provide an alternate means for residents and visitors alike to navigate Sussex County, to access other trails, such as the Breakwater & Junction Trail between Lewes and Rehoboth Beach, and would promote a healthier lifestyle for users young and old. It could also retain the current rail line, providing a critical link for businesses to move products and keep the local economy strong.

Sussex County requests that the Council on Transportation and the Department evaluate proposals such as the Georgetown-to-Lewes Rail Trail when deciding how to allocate Delaware's annual share of federal matching funds, such as the Congestion Mitigation and Air Quality (CMAQ) and Surface Transportation Program (STP) grants.

Those dollars, in conjunction with the nearly \$30 million that has been allocated by the State in the past four years, could make alternative, multi-use paths a reality for bicyclists and pedestrians who want to connect with their communities and the natural beauty that makes Sussex County so special.



# North-South Hwy Improvements

## 2016-2021 Capital Transportation Program Request

Improvements to Sussex County's major north-south corridors, specifically US 113, remain a significant transportation need in order to address local traffic requirements, seasonal demands and interstate travel. Public sentiment to preserve the existing highway with minimal impacts on properties remains high, and the State should weigh those concerns heavily as it resumes corridor plans.



US 113 is fed by SR 1 from the north, SR 404 from the west and the Maryland portion of US 113 from the south. Many travelers to the coastal areas of Sussex County already utilize US 113 to bypass the often congested SR 1 corridor. This is especially evident along the corridor at points including Georgetown and Millsboro during summer weekends, as traffic can back up for miles at times.

Users have distinct, and in some cases, conflicting operational requirements. Local users prefer access to properties with relatively simple and safe traffic patterns. Trucks, vacationers, and long-distance commuters, on the other hand, desire high-speed traffic patterns with minimal interruptions. Intersection upgrades, additional travel lanes, and other modifications could satisfy travelers' needs, and ease demand on other north-south arteries, such as US 13 and SR 1.

Because of the project's potential costs and effects, the County believes improvements should be phased in, based on public consensus, and given high priority to move the project from concept to reality.

# Local Roads

## 2016-2021 Capital Transportation Program Request

Routes such as SR 1, US 113 and US 13 serve as the major arteries of Sussex County's transportation network. Local roads, however, are the vessels that move traffic throughout all parts of the body.

The Sussex County Council submits the following list of local roads as those that should be targeted for upgrade and expansion. These roads are currently or soon will serve a growing population, which will result in added traffic. Many of these roads, either by State designation or through motorists' preference, are used as alternate routes for major thoroughfares.

Upgrades of these roadways includes paving of the surface, widening shoulders and/or installing turn lanes, as indicated. Upgrades also should include marking bicycle and pedestrian lanes, and illuminating key intersections.

The County recognizes it may be impractical to abandon the use of 'tar and chip' treatments on some roads. The County, however, encourages DeIDOT to continue pursuit of its 10-year goal to pave all 'tar and chip' roads with an annual average daily traffic (ADT) count greater than 500 vehicles.



Double Bridges Rd.



'Tar & Chip' roadway west of Georgetown

# Local Roads

## 2016-2021 Capital Transportation Program Request

### **Bethany Beach**

---

- RD 360 – Fred Hudson Road  
(Flooding/Extend bike path)
- RD 363 – Double Bridges Road  
(Shoulders/Bike path)

### **Blades**

---

- RD 490 – River Road  
(Shoulders)

### **Bridgeville**

---

- RD 40 – Redden Road  
(Shoulders)
- RD 525 – Coverdale Road  
(Shoulders)

### **Dagsboro/Frankford**

---

- RD 336 – Piney Neck Road  
(Shoulders)
- RD 402A – Fox Run Road  
(Pave)
- US 113 – DuPont Blvd. at Crickett Street  
(Median crossover for EMS)

### **Fenwick Island**

---

- DE 1 – Coastal Highway  
(Sidewalks)
- DE 54 – Lighthouse Road  
(Grade-separated  
bike/pedestrian path at viaduct)

### **Georgetown/Harbeson**

---

- RD 48 – Zoar Road/Hollyville Road  
(Shoulders; Intersections at  
Avalon and Hurdle Ditch roads)
- RD 62 – East Trap Pond Road  
(Shoulders)
- RD 318 – Park Avenue (Truck Route 9)  
(Shoulders; Left-turn lane from  
US 9)
- RD 527 – Wilson Hill Road  
(Pave)
- US 9/SR 5 – Lewes-Georgetown Highway  
(Intersection signal timing)
- US 113 – DuPont Blvd. at E. Trap Pond Rd.  
(Median crossover for EMS)



### **Greenwood**

---

- DE 36 – Scotts Store Road  
(Widen shoulders)
- RD 594 – Webb Farm Road  
(Flooding at sharp turn)

### **Laurel**

---

- RD 446 – Beaver Dam Branch Road  
(Pave & Widen)
- RD 468 – Discount Land Road  
(Sidewalks)
- RD 492 – Portsville Road/Sixth Street  
(Pave; Sidewalks)
- RD 515 – Bacons Road  
(Pave; Shoulders)

### **Lewes**

---

- RD 88 – Cave Neck Road  
(Lengthen left-turn lane from  
SR 1)
- RD 266 – New Road  
(Shoulders; Bike path)
- RD 268A – Dartmouth Drive  
(Service exit)
- RD 269A – Orchard Road at Savannah  
Road  
(Signal)
- RD 270 – Wolfe Neck Road/Munchy  
Branch Road  
(Bike/pedestrian path)



# Local Roads

## 2016-2021 Capital Transportation Program Request

### Lewes (cont.)

- RD 275 – Plantations Road/Postal Lane  
(Intersection signalization)
- RD 283 – Cedar Grove Road/Plantations Road  
(Shoulders)
- US 9 – Lewes-Georgetown Highway  
(Lengthen left-turn lane from US 9 at RD 258B intersection)

### Millsboro

- RD 83 – Mitchel Street (Pave)
- RD 328A – Godwin School Road  
(Pave)

### Millville/Ocean View

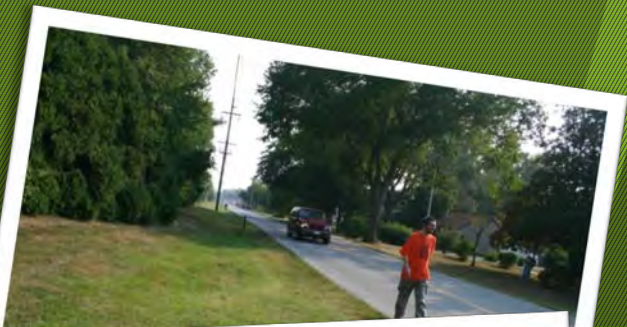
- RD 84 – Central Avenue  
(Shoulders)
- RD 349 – Old Mill Road  
(Pave; Shoulders)
- RD 350 – Railway Road  
(Widen shoulders)
- SR 26 – Atlantic Ave. at Central Ave.,  
West Ave.  
(Intersection signal timing)

### Milton

- RD 38 – Prime Hook Road  
(Flooding; Pave & Widen)
- RD 88 – Cave Neck Road  
(Widen shoulders)

### Rehoboth Beach

- RD 15A – Rehoboth Avenue Ext.  
(Shoulders/sidewalks/bike path)
- RD 15A – Rehoboth Avenue Ext.  
(Drawbridge plates for bicycles)
- RD 15A – Rehoboth Avenue Ext. at  
Church Street  
(Intersection signal timing)



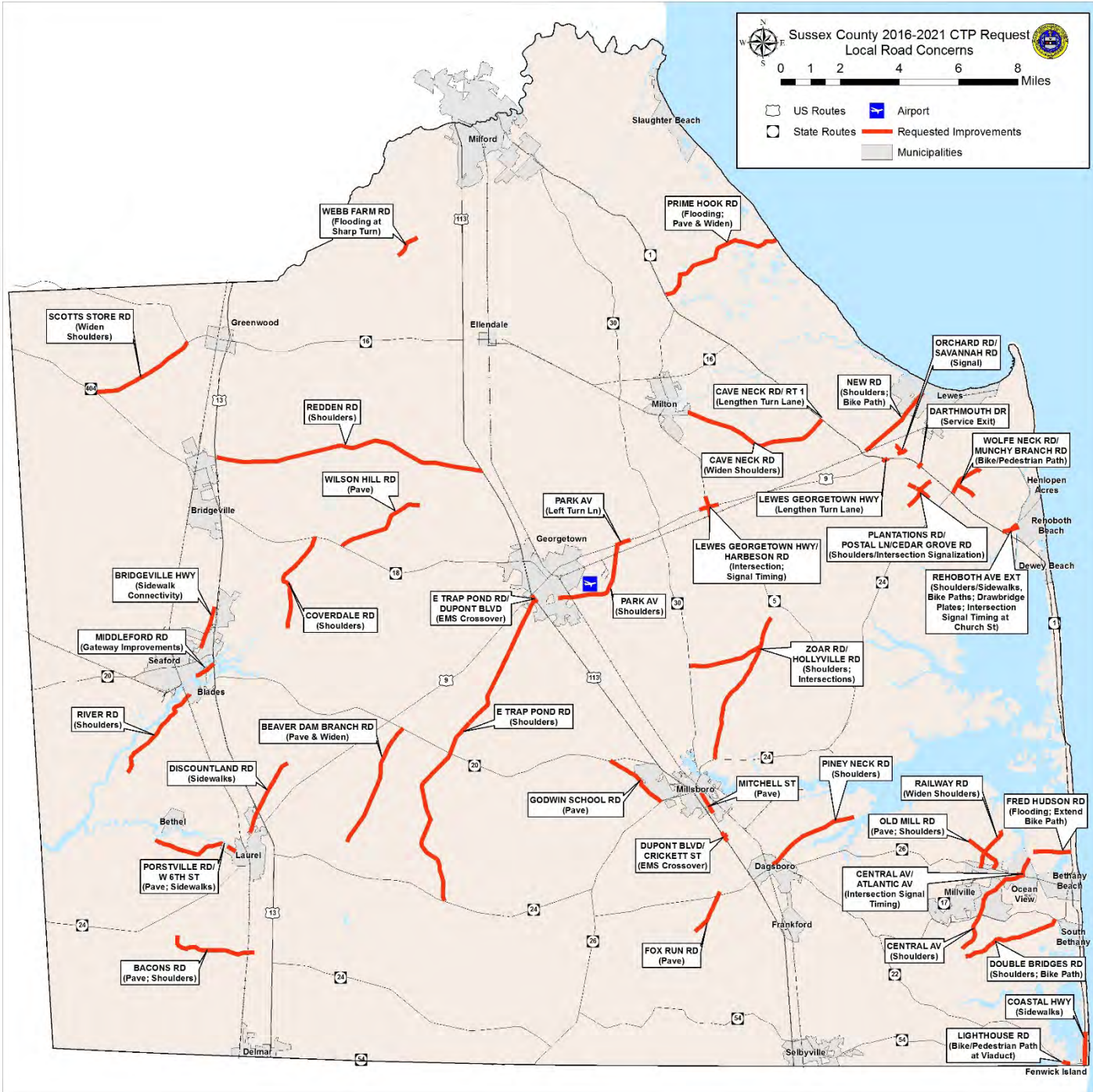
### Seaford

- RD 535 – Middleford Road  
(Gateway improvements)
- US 13A – Bridgeville Highway  
(Sidewalk connectivity)

# Local Roads

## 2016-2021 Capital Transportation Program Request

Items highlighted in **RED** correspond with road improvement requests listed on Pages 14 and 15 of the Sussex County 2016-2021 Capital Transportation Program request.



# Intersections, Signage & Signalization

## 2016-2021 Capital Transportation Program Request

Like a chain, a transportation network is only as strong as the intersections, signage and traffic signals that connect together the system of roads and highways. Routes that easily clog because of limited capacity, poorly timed signals and inadequate signage can impede the flow of traffic.



The County encourages the State to continue evaluating intersections along major routes, such as the US 9 corridor between Georgetown and Lewes, to determine the best means for improving traffic flow. The County supports the State's current effort to improve US 9 intersections at Gravel Hill, Harbeson, Hudson and Sweetbriar roads. Improvements at these and other intersections includes the installation of dedicated turn lanes and better coordination of traffic signals.

The County also encourages the State to improve signage along and near roads, such as SR 30 and SR 5 from Milford to Long Neck, that could serve as local bypass routes, thereby alleviating congestion on major highway corridors, including SR 1 and US 113.

An additional suggestion to improving mobility is to incorporate blinking red arrow, left-turn signals at key intersections. This type of signal, found in areas of Kent and New Castle counties, could ease congestion at Sussex intersections, such as those along SR 1, US 9, US 13 and US 113.



# Transportation Alternatives

## 2016-2021 Capital Transportation Program Request

As high energy costs and economic uncertainty continue to weigh on household budgets, Delaware has the opportunity now to expand its transportation alternatives – particularly mass transit – to meet public demand, conserve resources and lessen the burden on highways. Stronger consideration toward various options, such as those listed below, could reduce traffic congestion on Sussex County's network of roads.

### ➤ **Bus Service**

#### ▪ *Fixed Route Service*

Extending DART First State service to other areas, such as Selbyville, Millsboro, Long Neck and other job centers; expanding year-round service to multiple Sussex County points from Dover/Wilmington

#### ▪ *Private Partnerships*

Encourage private mass transit providers to offer bus routes between urban centers and Sussex beaches

#### ▪ *Signage and Stops*

Current bus stops should be evaluated to ensure pick-up and drop-off locations are optimal and not placed at out-of-the-way sites; larger signs at those locations could better draw public attention and boost ridership

#### ▪ *Coordinated ParaTransit Services*

Helps the growing senior and disabled population with more efficient service

### ➤ **Passenger Rail Service**

The County supports the effort by Delaware and Maryland to study passenger rail service on the Delmarva Peninsula

### ➤ **Expanded Park & Ride System**

Offer public additional park & ride locations to encourage carpooling, improve use of mass transit

### ➤ **Bicycle and Pedestrian**

Complement the popular Junction and Breakwater Trail with other rail trails (e.g. Georgetown to Lewes, as well as Ellendale to Milton); such interconnectivity of trails could allow cyclists to commute safely between coastal and inland portions of the county



# Closing Remarks

## 2016-2021 Capital Transportation Program Request

Sussex County Council thanks the Department of Transportation and the Council on Transportation for considering its request for the 2016-2021 Capital Transportation Program.

As limited transportation funding is appropriated for various projects throughout the State of Delaware, particularly in these difficult economic times, the County Council trusts that DelDOT and the Council on Transportation recognize how vital the County's recommendations are to accommodating an increasing population, expansive geography and rebounding local economy.

Sussex County encompasses the largest geographic area in Delaware, occupying more than 46 percent of the area in the state. Additionally, nearly 37 percent of all State-maintained roads are in Sussex.

The Delaware Population Consortium estimates Sussex County's population will grow approximately 30 percent between 2010 and 2025. Despite a weaker national economy, tourism continues to thrive in Southern Delaware, and that causes additional demands on our transportation system.

Residents of Sussex County continue to express concerns regarding the maintenance and improvements needed to the local road system. As the county grows, these concerns will only increase. Waiting to plan and make needed roadway improvements after the fact will only make these improvements more expensive and difficult to implement.

Sussex County requests the State of Delaware weigh these factors as it allocates transportation funds. The State should also consider the economic impact as it relates to the County's request.

# Closing Remarks

## 2016-2021 Capital Transportation Program Request

As noted in previous years, County Council encourages the State to consider adequate funding for needed improvements to the County's transportation system. Sussex County urges DelDOT to take the necessary steps now to make essential projects, namely improvements along SR 1 to ensure pedestrian and bicyclist safety, as well as improvements to the network of east-west arteries, among its highest priorities.

In addition to improving mobility and safety, enhancing economic development opportunities in Sussex County should be a factor in determining transportation priorities and funding.

Rerouting Park Avenue and extending the main runway at the Sussex County Airport will help to preserve existing jobs at the County's Industrial Park, and spawn new employment opportunities in the near future. Meantime, providing a walking/bicycling trail between Georgetown and Lewes would increase tourism opportunities, especially in central Sussex County.

Overall improvements to the County's transportation system will ensure Sussex County and the State of Delaware can continue to serve our population, as well as attract and safely accommodate the millions of visitors who come to our state each year.

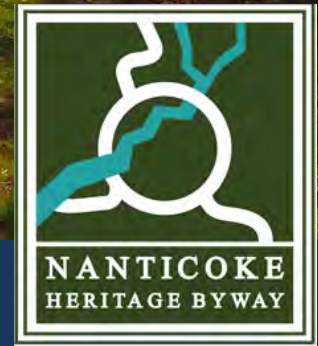
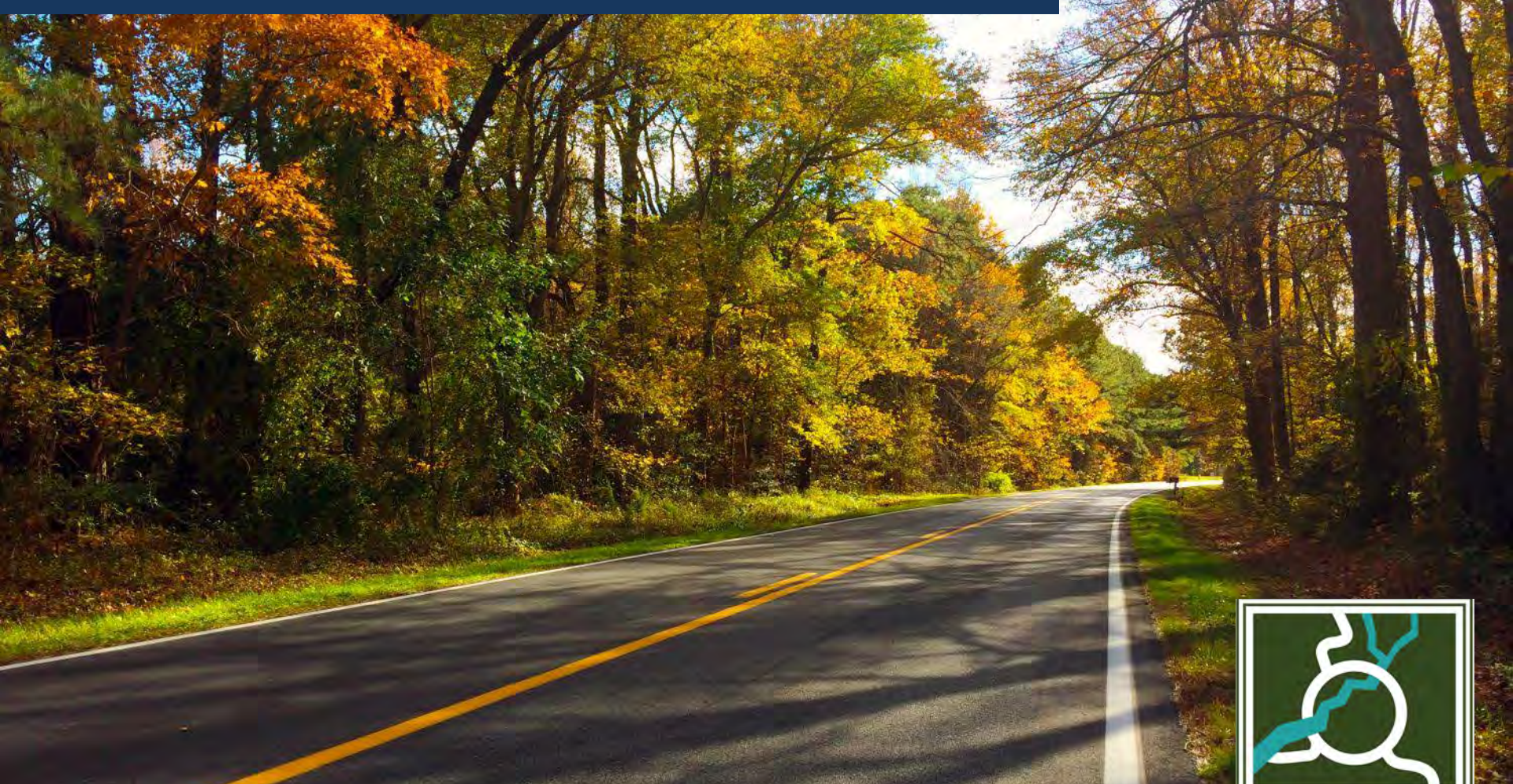
Again, Sussex County Council thanks the Department of Transportation and the Council on Transportation for allowing the County the opportunity to submit its yearly requests for the Capital Transportation Program. We expect this report will assist the Department in prioritizing which projects earn priority funding from DelDOT's limited resources.



**Sussex County Council  
2 The Circle  
PO Box 589  
Georgetown, DE 19947**

**[www.sussexcountycle.gov](http://www.sussexcountycle.gov)**

# Sussex County Council Presentation August 2014



# Nanticoke Heritage Byway



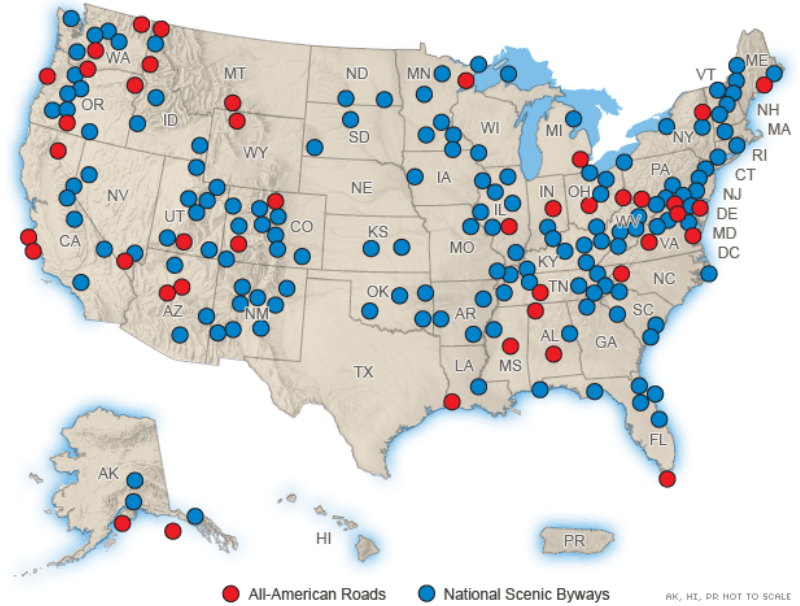


**Background**

# The National Scenic Byways Program

## What is the National Scenic Byways Program?

- Founded in 1990
- Part of the U.S. Department of Transportation, Federal Highway Administration
- Grass-roots collaborative effort established to recognize, preserve and enhance selected roads throughout the U.S.
- Designation based on archaeological, cultural, historic, natural, recreational, and scenic qualities
- 150 designated Byways in 46 states



AMERICA'S  
BYWAYS®



# The National Scenic Byways Program

## All-American Roads vs. National Scenic Byways

### All-America Road Designation (42 in U.S.)

- Meet two (2) of the six (6) resource categories
- Meet 17 CMP criteria
- **Nationally** significant resources
- Destination unto itself & primary purpose of trip

### National Scenic Byways (108 in U.S.)

- Meet one (1) of the six (6) resource categories
- Meet 14 CMP criteria
- **Regionally** significant



# Delaware Byways Program

## What is the Delaware Byways Program?

- Established in 2000
- Goals include identification, promotion, preservation and enhancement of Delaware roadways
- Six (6) State Designated Byways
  - Brandywine Byway (National Scenic Byway Designation)
  - Red Clay Byway
  - Delaware Bayshore
  - Harriet Tubman Underground Railroad Byway
  - Lewes Byway
  - Nanticoke Heritage Byway



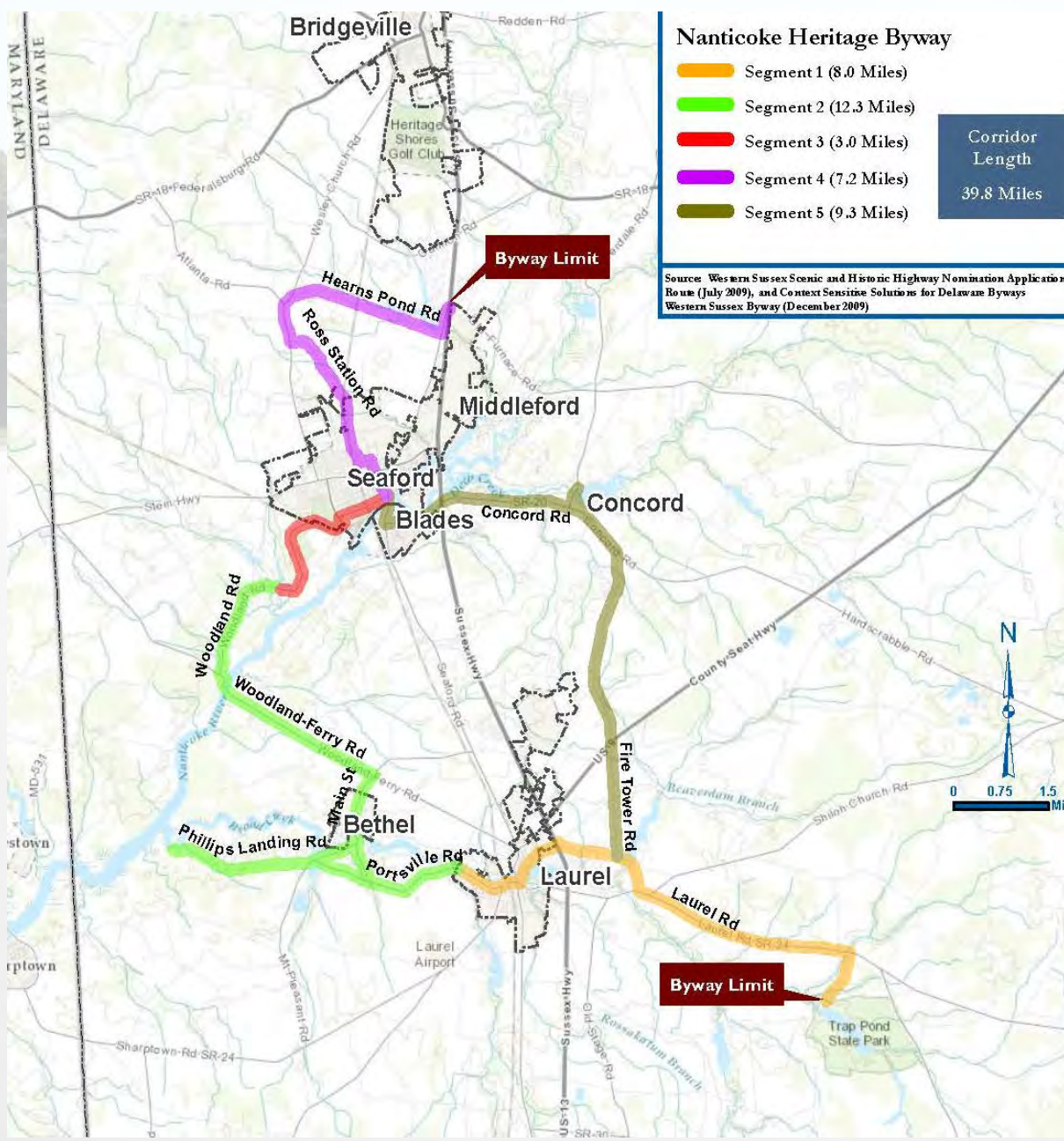


**NANTICOKE  
HERITAGE BYWAY**



**Nanticoke Heritage Byway**

# Nanticoke Heritage Byway



The 39.8 mile Nanticoke Heritage Byway extends from the Hearn & Rawlins Mill in the north to Trap Pond State Park in the south. Along the way, visitors enjoy sites in Seaford, Bethel, Laurel and Concord.

# Nanticoke Heritage Byway



Spanning nearly 40 miles through Sussex County Delaware, the Nanticoke Heritage Byway features outdoor recreational activities, museums and educational centers, historic landmarks, and scenic vistas.

# Nanticoke Heritage Byway Intrinsic Resources

- *Bethel Heritage Museum*
- *Bethel Historic District*
- *Bethel Memorial Park*
- *Bethel Store*
- *Cannon Hall*
- *Cannon-Maston House*
- *Chipman's Mill*
- *Christ United Methodist Church*
- *Concord Pond Dam*
- *DuPont Factory Worker's Homes (1885)*
- *Edgar and Rachel Ross House*
- *First National Bank of Seaford*
- *Former DuPont Factory*
- *Harriet Tubman Marker*
- *Hearn and Rawlins Mills*
- *Historic Laurel*
- *Historic Seaford*
- *Laurel Heritage Museum*
- *Old Christ Church*
- *Phillips Landing State Park and Captain John Smith Memorial*
- *Pine Grove Furnace Site*
- *Ross Mansion and Plantation*
- *Ross Point School*
- *Sailor's Bethel Methodist Church and Graveyard*
- *Seaford Museum*
- *Seaford Train Station Complex*
- *Spring Garden*
- *St. Luke's Protestant Episcopal Church*
- *Trap Pond State Park*
- *Woodland Ferry*
- *Woodland Methodist Church and Cemetery*





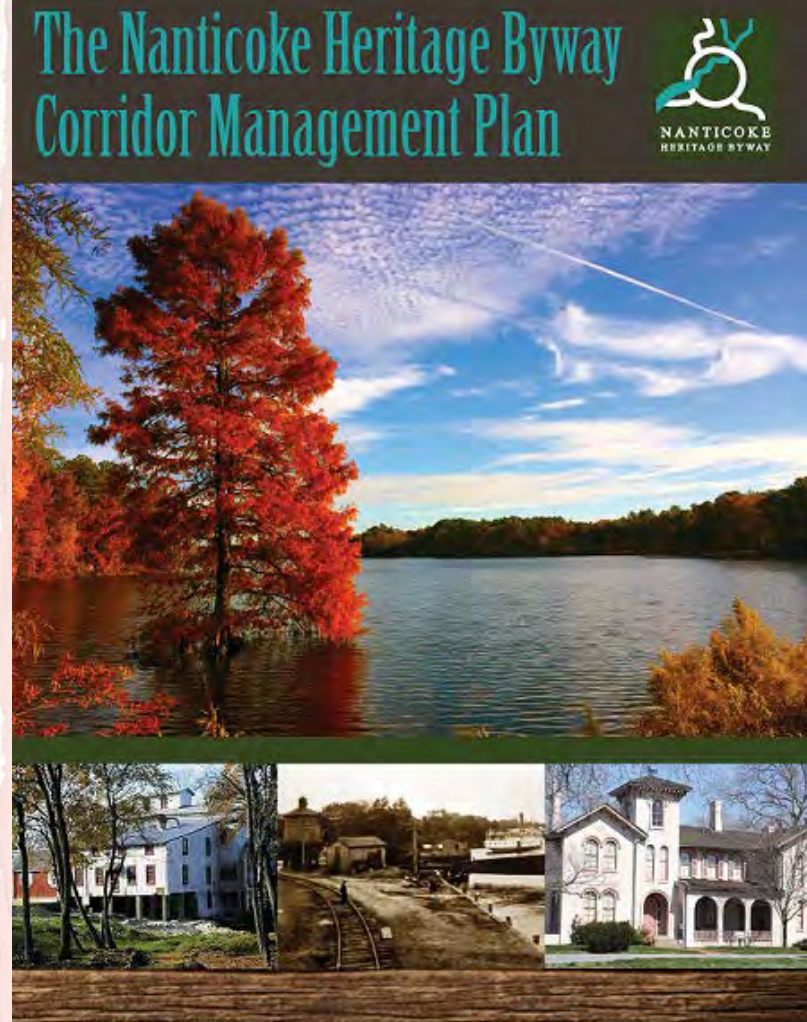
# Nanticoke Heritage Byway Corridor Management Plan

# Nanticoke Heritage Byway Corridor Management Plan

A Corridor Management Plan (CMP) addresses the long-term objectives and management of a scenic byway; it ensures that the visions and goals of the byway are met and sustained.

## A Summary of the 17 Criteria of a CMP

- Mapping, documentation and research
- Public input / grassroots effort
- Enhancing and accommodating existing and planned development
- Responsibilities for implementation
- Outdoor advertising compliance
- Minimizing impacts of travelers
- Signage and marketing plan
- Accommodate tour buses
- Multi-lingual assessment



# Nanticoke Heritage Byway Corridor Management Plan

## What are the benefits of designation as a Scenic Byway?

- Strong Scenic Byways protect community character and provide economic opportunities.
- Unique and ongoing promotional efforts enhance community recognition.
- State Scenic Byways can potentially be designated a National Scenic Byway or All-American Road. Such roadways are marketed to national and international travelers.
- Both state or nationally designated byways are eligible to compete for federal grant funds.
- Designation serves to promote and preserve an area's scenic, historical and recreational treasures.



# Nanticoke Heritage Byway Corridor Management Plan

## What is the status of the Nanticoke Heritage Byway CMP?

| TASK   | 2013 |                            |     |      |     | 2014 |     |      |     |     |     |     |     |      |  |
|--|------|----------------------------|-----|------|-----|------|-----|------|-----|-----|-----|-----|-----|------|--|
|  | Aug  | Sept                       | Oct | Nov  | Dec | Jan  | Feb | Mar  | Apr | May | Jun | Jul | Aug | Sept |  |
| Task 1: Kick-Off Meeting, Development of the Western Sussex Byway (WSB) Steering Committee                                       | SC   |                            |     |      |     |      |     |      |     |     |     |     |     |      |  |
| Task 2: Website Design and Social Media Launch   |      |                            |     |      |     |      |     |      |     |     |     |     |     |      |  |
| Task 3: Field Review, Inventory Refinement and Gateway/Signage Review  |      |                            |     |      |     |      |     |      |     |     |     |     |     |      |  |
| Task 4: Community Workshop #1 – Statement of Purpose, Vision, Goals, Objectives and Strategies and Steering Committee Meeting #2 |      |                            |     | W/SC |     |      |     |      |     |     |     |     |     |      |  |
| Task 5: Draft CMP Development  |      |                            |     |      |     |      |     |      |     |     |     |     |     |      |  |
| Task 6: Community Workshop #2 – Review Draft CMP and Action Plan Session and Steering Committee Meeting #3                       |      |                            |     |      |     |      |     | W/SC |     |     |     |     |     |      |  |
| Task 7: Final CMP Development  |      |                            |     |      |     |      |     |      |     |     |     |     |     |      |  |
| Task 8: Community Workshop/Viewing #3 – Display/Present the Final CMP and Steering Committee Meeting #4                          |      |                            |     |      |     |      |     |      |     |     |     |     |     | W/SC |  |
|  | W    | Workshop                   |     |      |     |      |     |      |     |     |     |     |     |      |  |
|  | SC   | Steering Committee Meeting |     |      |     |      |     |      |     |     |     |     |     |      |  |

# Nanticoke Heritage Byway Corridor Management Plan

| <b>Member Name</b>   | <b>Agency/Company</b>               |
|----------------------|-------------------------------------|
| David Ames           | University of Delaware              |
| Donna Angell         | Woodland Ferry Association          |
| Jim Blackwell        | Seaford Historical Society          |
| Kurt Brown           | Resident                            |
| Ted Corbett          | Seaford Historical Society          |
| Chief William Daisey | Nanticoke Tribe                     |
| James Diehl          | Consultant                          |
| Dave Hillegas        | Town of Bethel                      |
| Yancey Hillegas      | Town of Bethel                      |
| Doug Marvil          | Laurel Historical Association       |
| Anne Nesbitt         | Seaford Historical Society          |
| Daniel Parsons       | Sussex County                       |
| Kevin Phillips       | Town of Bethel                      |
| Brenda Stover        | Hearns Pond Homeowner's Association |
| Earl Tull            | Seaford Historical Society          |
| Gigi Windley         | Phillips Farm                       |
| Daniel Short         | Delaware House of Representatives   |



# Steering Committee Meetings and Public Workshops



## Steering Committee Meetings

- September 2, 2013
- October 21, 2013 (conference call)
- November 6, 2013
- December 16, 2013
- February 27, 2014
- May 12, 2014
- July 23, 2014 (conference call)

## Public Workshops

- September 4, 2013 - Seaford City Hall, Seaford, DE
- November 7, 2013 - Trap Pond Nature Center, Laurel, DE
- May 13, 2014 - St. Phillips Church, Memorial Hall, Laurel, DE



# Nanticoke Heritage Byway Action Items

## Short-Term

- Enhance streetscaping in appropriate areas along the Byway
- Install benches along the Nanticoke River to promote access and visibility
- Develop boat launches at key areas along the Byway
- Adjust the hours of tourists facilities to be more accommodating
- Develop a Byway map/brochure
- Investigate the Phillips graveyard at Phillip's Landing for possible restoration

## Long-Term

- Monitor the traffic calming issues previously addressed in Bethel
- Develop bike lanes or trails
- Seek the development and funding for a park in Concord at the Old Furnace and Concord Pond Dam
- Develop signage throughout the Byway that shares the story of the region and the Byway
- Coordinate with the proposed park at the former Woodland Golf Park site

## On-Going

- Focus on the conservation, protection and preservation of the region's waterways  
Continue to utilize social media for promotions
- Continue to coordinate and develop strong partnerships

# Thank You!





## **PUBLIC HEARING**

### **Redden Ridge Area Annexation** **West Rehoboth Expansion** **of the** **Dewey Beach Sanitary Sewer District**

- The public hearing is to consider annexing parcels of land into the West Rehoboth Expansion area.
- The proposed annexation area is south of Warrington Road, and west of Old Landing Road.
- The area is in Mr. Cole's Councilmatic District.
- A public hearing notice is included within this packet and the area proposed to added is shown crosshatched.
- The area includes the proposed Redden Ridge subdivision and 4 additional parcels.

## RESOLUTION

A RESOLUTION TO EXTEND THE BOUNDARY OF THE WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT (WRSSD) TO INCLUDE PARCELS OF LAND ALONG COUNTY ROADS (CR) 274 (OLD LANDING ROAD) AND 275 (WARRINGTON ROAD) SOUTHWEST OF THE CITY OF REHOBOTH BEACH, BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE.

WHEREAS, Sussex County has established the West Rehoboth Expansion of the Dewey Beach Sanitary Sewer District (WRSSD); and

WHEREAS, in the best interests of the present district and to enhance the general health and welfare of that portion of Sussex County west and south of the WRSSD, which is contiguous to the WRSSD, the inclusion of this area will be beneficial; and

WHEREAS, in accordance with 9 Del.C., Section 6502 (a), the Sussex County Council may, upon request of the County Engineer, revise the boundary of an established sewer district when 50 or more houses have been connected by posting a public notice in four public places in the district describing the new or revised boundary; and

WHEREAS, the Sussex County Council has caused to be posted a public notice in at least four public places in the district, as verified by the affidavit of Rob Davis, a copy of which affidavit and public notice is attached hereto and made a part hereof; and

WHEREAS, in accordance with 9 Del.C., Section 6502 (b), the Sussex County Council shall, within thirty days after posting the public notices pass a formal resolution establishing the new boundary of the district;

NOW, THEREFORE,

BE IT RESOLVED the Sussex County Council hereby revises the boundary of the WRSSD to include parcels of land along CR 274 and 275, as follows:

**BEGINNING** at a point situate on the northerly right of way (ROW) of County Road 275 (Warrington Road), said point being approximately 550 feet west of the

intersection of Warrington Road and Old Landing Road and the southwesternmost corner of lands now or formally (N/F) of Robino-Sea Chase, LLC and a point along the WRSSD boundary line; thence following said WRSSD boundary the following directions and distances; southeasterly 285± feet, southwesterly 360± feet, southeasterly 295± feet, southerly 120± feet, northwesterly 310± feet, southwesterly 115± feet, southeasterly 318± feet, southerly 860± feet, northwesterly 1600± feet to a point, said point being the southwesternmost corner of lands N/F of JG Townsend Jr, thence following said lands of Townsend the following directions and distances; northeasterly 962± feet, southeasterly 92± feet, northeasterly 140± feet, southeasterly 478± feet, northeasterly 185± feet to a point, said point being a point on the southerly ROW of County Warrington Road.; thence crossing said ROW in a northerly direction 60± feet to a point, said point being on the southerly boundary of lands N/F of Hood Woods, LLC, thence following said ROW in a southeasterly direction 335± feet to a point, said point being that of the **BEGINNING**.

BE IT FURTHER RESOLVED that the Sussex County Council directs the County Engineer and the Attorney for the County Council to procure the necessary lands and right-of-way by purchase, agreement, or condemnation in accordance with the existing statutes; and

BE IT FURTHER RESOLVED that the County Engineer is hereby directed to prepare maps, plans, specifications, and estimates, let contracts for and supervise the construction and maintenance of, or enlarging and remodeling of, any and all structures required to provide for the safe disposal of sewage in the sanitary sewer district, as amended.

WEST REHOBOTH EXPANSION OF THE  
DEWEY BEACH SANITARY SEWER DISTRICT  
REDDEN RIDGE AREA ANNEXATION  
AFFIDAVIT FOR PUBLIC HEARING

STATE OF DELAWARE )( :  
COUNTY OF SUSSEX )(

BE IT REMEMBERED That the subscriber, ROB DAVIS, personally appeared before me and known to me personally to be such, who being by me duly sworn to law did depose and say as follows:

- A. On August 27, 2014 he was a Utility Planner for the Sussex County Engineering Department, Sussex County, State of Delaware, and
- B. On August 27, 2014 he did post the attached "Public Notice," prepared by the Sussex County Engineering Department, at the following locations:
  - 1. On community bulletin board, U.S. Post Office, Five Points Plaza, 1111 Highway One, Nassau, Delaware.
  - 2. On Conectiv pole 59519/07336, intersection of Savannah Road and Ritter Lane/Dove Drive, Lewes, Delaware.
  - 3. On Conectiv pole 58287/07197, intersection of County Road 265 and Edgewater Drive, Lewes, Delaware.
  - 4. On parcels of land being considered for the proposed extension of the West Rehoboth Expansion Area in four locations as follows:
    - a. On a stake on parcel 334-12.00-122.03 at a point along the parcel's frontage on Old Landing Road at a point approximately 245.0 feet southward from the south property line of parcel 334-12.00-122.02;
    - b. On a stake on parcel 334-12.00-121.02 near the parcel's southeasterly property corner;
    - c. On a utility pole on parcel 334-12.00-119 near the intersection of Pine Lane with Warrington Road;
    - d. On a stake on parcel 334-12.00-122.03 at a point along

the parcel's frontage on Warrington Road approximately 100.0 feet southeastward of the parcel's northwesterly property corner.

5. Given to town official for display in community bulletin case next to front entry door, Dewey Beach Town Hall, 105 Rodney Avenue, Dewey Beach, Delaware.
6. On bulletin board in Wawa Market, Route One and Wolfe Neck Road (County Road 270), Rehoboth Beach, Delaware.
7. On bulletin board, Wawa Food Market, Route One and Dartmouth Drive, Lewes, Delaware.

  
ROB DAVIS

SWORN TO AND SUBSCRIBED before me on this 2<sup>nd</sup> day of Sept. A.D., 2014.

  
NOTARY PUBLIC

Jayne E. Dickerson  
Notary Public  
Commission Expires 5/31/2015

My Commission Expires \_\_\_\_\_.

**NOTICE  
PROPOSED ANNEXATION  
TO THE WEST REHOBOTH EXPANSION OF THE  
DEWEY BEACH SANITARY SEWER DISTRICT TO INCLUDE FIVE PARCELS OF LAND  
LOCATED ALONG COUNTY ROAD 274 (OLD LANDING ROAD) AND COUNTY ROAD  
275 (WARRINGTON ROAD)**

NOTICE IS HEREBY GIVEN that the Sussex County Council voted on July 15, 2014, to consider extending the boundary of the West Rehoboth Expansion of the Dewey Beach Sanitary Sewer District (WRSSD) to include five parcels of land located along **County Road 274 (Old Landing Road) and County Road 275 (Warrington Road)**, southwest of the City of Rehoboth Beach, being in Lewes & Rehoboth Hundred, Sussex County, Delaware, being tax map 334-12.00 parcels 122.03, 119.00, 122.00, 121.02 and 122.02. File number OM 9.13-AK.

This action is in conformity with 9 Del.C. §6502.

A description of the area, which is contiguous to and to be added to the WRE is described as follows:

**BEGINNING** at a point situate on the northerly right of way (ROW) of County Road 275 (Warrington Road), said point being approximately 550 feet west of the intersection of Warrington Road and Old Landing Road and the southwesternmost corner of lands now or formally (N/F) of Robino-Sea Chase, LLC and a point along the WRSSD boundary line; thence following said WRSSD boundary the following directions and distances; southeasterly 285± feet, southwesterly 360± feet, southeasterly 295± feet, southerly 120± feet, northwesterly 310± feet, southwesterly 115± feet, southeasterly 318± feet, southerly 860± feet, northwesterly 1600± feet to a point, said point being the southwesternmost corner of lands N/F of JG Townsend Jr, thence following said lands of Townsend the following directions and distances; northeasterly 962± feet, southeasterly 92± feet, northeasterly 140± feet, southeasterly 478± feet, northeasterly 185± feet to a point, said point being a point on the southerly ROW of County Warrington Road.; thence crossing said ROW in a northerly direction 60± feet to a point, said point being on the southerly boundary of lands N/F of Hood Woods, LLC, thence following said ROW in a southeasterly direction 335± feet to a point, said point being that of the **BEGINNING**.

The proposed expansion of the WRE is within these boundaries and said to contain 41.13 acres, more or less. The boundary description has been prepared using Sussex County Tax Map Number 334-12.00.

A map outlining and describing the extension to the WRE is attached. The area involved is crosshatched.

The public hearing will be held on this issue at **10.30 a.m. September 16, 2014** in the Sussex County Council Chambers, County Administrative Offices, 2 The Circle, Georgetown, Delaware. All interested persons, officials, residents, voters, taxpayers, property owners, or corporations in any way affected by this boundary extension are welcome to attend. There will be an opportunity for questions and answers. The Sussex County Council following the hearing, at one of their regularly scheduled meetings, will make the final decision on the boundary extension.

For further information, please call or write the Sussex County Engineering Department, 2 The Circle, Post Office Box 589, Georgetown, DE 19947 – (302) 855-7718.

Michael A. Izzo, P. E.  
County Engineer

File: OM-9.13-AK

# Redden Ridge Area Annexation

West Rehoboth Expansion of the  
Dewey Beach Sanitary Sewer District



July 15, 2014



Annexation Area

WRXDBSSD



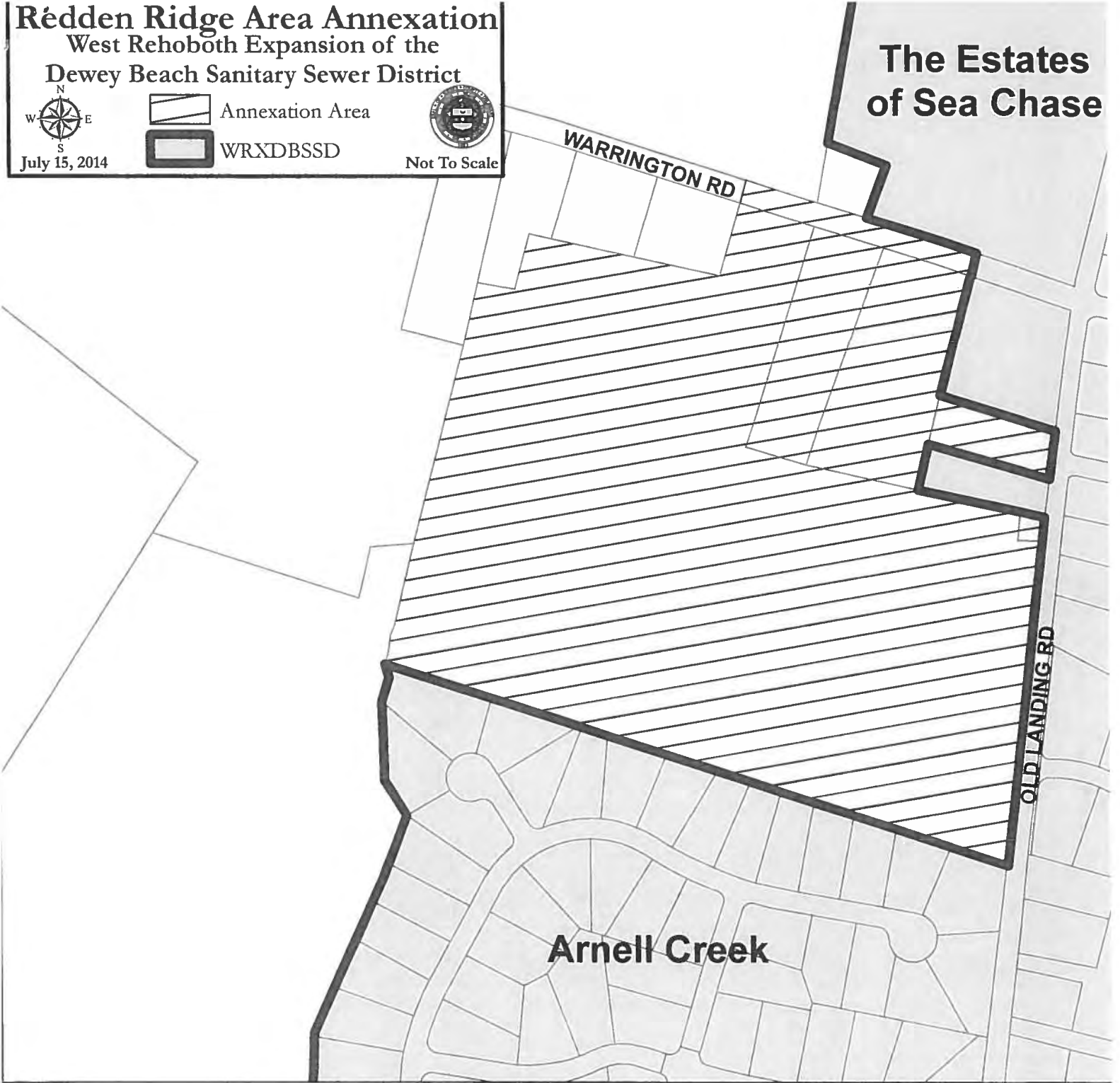
Not To Scale

The Estates  
of Sea Chase

WARRINGTON RD

OLD LANDING RD

Arnell Creek



**Primeros Pasos, Inc.  
(First Steps)  
Early Education Center**



P.O. Box 1003  
Georgetown, DE 19947  
(302) 856-7406  
[www.primerospasosde.org](http://www.primerospasosde.org)

■  
*Board of Directors*

Sally Beaumont  
*President*

Sandra Baker  
*Vice President*

Tina M. Schaeffer  
*Treasurer*

André Beaumont  
*Secretary*

David Baker

Cherry Barranco

Joseph T. Conaway

Carole Palmer

Claudia Peña Porretti

José Saez

J. Thomas Sturgis, D.Ed.

Barbara Tenney, M.D

Mayda Velasquez

B. Jean Wastler

■  
*Program Director*

Maria Joseph  
[director@primerospasosde.org](mailto:director@primerospasosde.org)

*Primeros Pasos is a  
501(c)(3) non-profit organization*

Primeros Pasos, Inc. (First Steps)  
P.O. Box 1003  
Georgetown, DE 19947

August 13, 2014

The Honorable Samuel Wilson  
County Councilman  
Sussex County Council  
P.O. Box 589  
Georgetown, DE 19947

*Sam*  
Dear Councilman Wilson:

The Board of Directors for Primeros Pasos Early Learning Center in Georgetown wishes to thank you and the County Council for its support of our program. We have been successful with our program in meeting our primary goal to prepare our young students for kindergarten and the rest of their education. Some of our students are unable to speak English well when they begin at Primeros Pasos. When they complete their time at Primeros Pasos they are well versed in English, and math basics, and ready for public school.

Our school has been recognized by the State of Delaware as a 4 Stars quality program. To attain this 4 Stars rating we must meet various academic standards that the State prescribes.

Our pre-school currently operates at St. Paul's Episcopal Church. Due to limited available space at the Church, we are only able to serve a maximum of 20 students. As you are aware, we are in the midst of a capital campaign to raise funds to build a facility on Savannah Road in Georgetown which will enable us to increase our capacity to approximately 63-70 students. We will be renovating 3 Nanticoke Home built buildings donated by Poly Tech High School at our new location.

Following up on our conversation, the purpose of this letter is to request your consideration to provide grant funds for our Pre-School in Georgetown. Approximately 95% of our students are from low income working families. Your funds can be designated for operation costs or for our capital campaign. Primeros Pasos is a 501-C-3 non-profit organization. (Fed ID 51-0375288)

Thanks again for your support. Please feel free to contact us if you have any questions or if we can be of any assistance.

A handwritten signature in dark ink, appearing to read "David B Baker", written over a horizontal line.

David B Baker  
Board Member; 302-245-9811



# EVERLASTING HOPE MINISTRIES

A Ministry of the Booker Street Church of God P.O. Box 131 Georgetown De. Anthony Neal, Director

July 9, 2014

Mr. Michael Vincent, President  
Mr. Samuel Wilson  
Ms. Joan Deaver  
Mr. George Cole  
Mr. Vance Phillips  
Sussex County Council  
2 The Circle  
Georgetown, De. 19947

Dear Councilmen:

For the past 21 years the Everlasting Hope Ministries has held a drug march and rally here in the town of Georgetown. This ministry has provided help for individuals who are struggling with addictions throughout Sussex County. The success of the program is evident in the many lives which have been change. Our march, though it encompasses a small area of Georgetown has enabled us to reach people who would not normally come to us seeking assistance. The rally which is attended by individuals throughout the county provides attendees and their families to enjoy a day of relaxation and family cohesiveness which their lives are desperately seeking.

This is a day of food, games, singing and laughter, those items many cannot partake of on a daily basis. We also focus on the children of these families, providing them a day of joy and happiness. In addition, there are individuals available to talk with anyone who attends who needs to speak with someone regarding their addiction or the addiction of one of their family members. This has been my life's work to transform lives from one of addiction to death, to freedom and life.

This march has always been supported by donations from local agencies. I understand you receive so many requests for your support, but this organization is working to not only provide relief for the families who are being overtaken by addictions, but to provide continual support for those within the grasp of their addiction.

We need your assistance to enable us to provide for the increasing number of attendees. Many are returning families to let us know of their success and how well they are doing. I ask if you would provide us with a donation of \$2500 to help cover the cost of this event.

As well, you are all invited to come out on Saturday August 16th around 11:00 a.m. and participate in the Drug March and Rally.

Sincerely,



Anthony (Tony) Neal  
Director

*"Making a Difference...Whatever it Takes"*



Cub Scout Pack 5  
Sussex District...Del-Mar-Va Council, BSA  
Longneck, DE 19966  
m.ostendarp@verizon.net  
<http://cspack5.scoutlander.com>



August 16 2014

To The Honorable George B. Cole

Sussex County Council

Hi my name is Matthew Ostendarp I am the Committee Chair for Cub Scouts Pack 5 in Long Neck, DE. I am writing you today to seek the support of the Sussex County Council

Let me just take a brief moment and tell you a little about our pack. Our pack was formed over 5 years ago and every year we have increased membership. Currently our Pack consists of 23 boy's grade 1-5 and 6 adult leaders. We have a very active pack, we camp 4-5 times per year, we spend most of the summer building our program so we may provide the boys with the best possible scouting experience, and we perform numerous community service projects and recently have adopted a highway. We meet every Monday at Potnets Lakeside Community Center at 6:00pm.

Our pack runs solely on fundraisers and donations from community members. We are looking for support from The Sussex County Council either in the form of a monetary donation or in the form of camping supplies as this is our biggest challenge to get more cubs and their family's to attend our camps.

Thank you for your time and consideration. We look forward to hearing from you and your office.

Regards,

Matthew Ostendarp

302-344-6468



225 Milton-Hendale Hwy. Milton DE 19968

September 3, 2014

ATTN: Joan Deaver  
Sussex County Council  
2 The Circle, P.O. Box 589  
Georgetown, DE 19947

RE: Funding request for community event called **"Rock the Block- Back to School"**.

Dear Councilwoman Deaver:

For His Glory Ministries, in partnership with the Calvary Pentecostal Church (501c3 #75-3054081), Town of Milton, Welcome Full Gospel Church, New Life Fellowship, Storm Shelter Ministries, and others, is hosting **"Rock the Block-Back to School"** celebration. It is our goal to use this event as a vehicle to draw attention to the importance of the education of our children, as well as the importance of closing the educational achievement gap. We are excited that you have accepted our invitation to be one of the featured speakers. Other speakers will include John Hollis, Exec. Director- M.E.R.I.T.; Dr. Robert Fulton, Supt. Cape Henlopen School District; and, Jonathan Kellam, Council member for the town of Laurel. (501c3 # 75-3054081)

As an incentive for the children, a free book bag giveaway, with school supplies will be offered for the first 100 children. As an added bonus, local barbershops have offered their services, giving haircuts to children who are aged 10 or younger in order to give them a fresh, back to school start. The requested donation will be targeted towards those activities, helping children who are less fortunate than others.

We know this outreach will be a success and a blessing to the recipients, and we want you to be a part of this success. To this end, on behalf of the organizing committee of the 1<sup>st</sup> **Rock the Block-Back to School** event, we are asking you for a **\$500** donation to Calvary Pentecostal Church. This community-based event will promote and inspire educational excellence, as educational success is vital in our society. The generosity of our friends, family, and community partners shows the communities that we really care about them, and we advocate on their behalf.

If you have any questions, please feel free to contact Sis. Katina Gooch (Church Adm.) @ 302.236.8654; or Bro. Joseph Scott (Youth Pres.) @ 302.258.4231.

Thank you in advance for your support of our community event!

Sincerely submitted,  
Pastor Troy

Troy U. Hazzard, Pastor  
Pamela J. Hazzard, Church Exec. Officer (CEO)  
302.463.5031  
"Touching hearts, changing lives"  
t.h. #: 26-4802690

**To Be Introduced 09/16/14**

**Council District – Phillips - District No. 5  
Tax I.D. No. 134-14.00-6.00 (part of)  
911 Address: 31854 James Lowe Road, Frankford**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A RETAIL STORE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 32,829 SQUARE FEET, MORE OR LESS**

**WHEREAS, on the 5th day of September 2014, a conditional use application, denominated Conditional Use No. 2003 was filed on behalf of Thomas E. Lowe; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2014, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2003 be \_\_\_\_\_; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2014, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use 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, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.**

**NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:**

**Section 1. That Chapter 115, Article IV, Subsection 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2003 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 north of Route 54 (Omar Road) 1,300 feet northeast of Road 382 (Armory Road) and being more particularly described as follows:**

**BEGINNING at a point on the northerly right-of-way of Route 54 (Omar Road), a corner for these subject lands and lands, now or formerly, of Ruby Ann Quillen; thence South 63°37'34" West 310.00 feet along the northerly right-of-way of Route 54 to a point; thence North 26°22'26" West 103.00 feet across lands of Quinnie L. Lowe to a point; thence North 63°37'34" East 327.46 feet across lands of Quinnie L. Lowe to a point on property line with lands, now or formerly, of Ruby Ann Quillen; and thence South 16°45'00" East 104.47 feet along said Quillen lands to the point and place of beginning, and containing 32,829 square feet more or less, as described by True North Land Surveying.**

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

TO BE INTRODUCED

PUBLIC HEARINGS

September 16, 2014

This is to certify that on July 10, 2014 the Sussex County Planning and Zoning Commission conducted public hearings on the below listed applications for Conditional Use. At the conclusion of the public hearings, the Commission moved and passed that these applications be forwarded to the Sussex County Council with the recommendations as stated.

Respectfully submitted:

COUNTY PLANNING AND ZONING

COMMISSION OF SUSSEX COUNTY

C. Shane Abbott

Assistant Director

The attached comments relating to the public hearings are findings of the Planning and Zoning Commission based on a summary of comments read into the record, and comments stated by interested parties during the public hearings.

**Conditional Use #1989 – Bruce Sentman, Jr.**

Application of **BRUCE SENTMAN, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a small engine and lawn mower repair shop to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 42,961 square feet, more or less, land lying southeast of Road 328 (Sheep Pen Road) 250 feet northeast of Road 410 (Godwin School Road) (911 Address – 24230 Sheep Pen Road, Millsboro, Delaware) (Tax Map I.D. 1-33-16.00-73.03).

Mr. Lank advised the Commission that the Applicant provided a survey/site plan with his application.

The Commission found that DelDOT provided comments in the form of a Support Facilities Report on April 8, 2014 referencing that a traffic impact study was not recommended, and that the current Level of Service “A” of Sheep Pen Road will not change as a result of this application.

The Commission found that the County Engineering Department Utility Planning Division provided comments in the form of a memorandum on July 7, 2014 referencing that the project is not located in a proposed or current County operated and maintained sanitary sewer and/or water district; that the site is located in a Town of Millsboro growth area; that an onsite septic system is proposed; that conformity to the North Coastal Planning Study will be required; that the site is not located in an area where the County will provide sewer service; that the Applicant can

contact the Town of Millsboro for information relating to sewer service; and that a concept plan is not required.

The Commission found that a letter in support was received from Brian McManus, Director of Operations for Lennar Homes at Plantation Lakes, a residential planned community in the Town of Millsboro.

The Commission found that Bruce Sentman, Jr. was present on behalf of his application and stated in his presentation and in response to questions raised by the Commission that he lives on the property; that he just completed the erection of a pole building; that he plans on being open for business Monday through Friday after 5:30 p.m. and on Saturday from 8:00 a.m. to 5:00 p.m.; that he will not have any employees; that the only repair work that will be performed outside will be testing the engines; that he has no intent to get into lawnmower sales; that he will be working on small engines, lawn equipment, and generators; that waste oils and fluids will be taken to the State Recycling Center; that he would like to erect a lighted sign, not to exceed 32 square feet per side; that if he installs a dumpster it will be screened; that he purchased the lot from Richard Smith and advised Mr. Smith of his intent; that the neighboring property owner no longer has horses; that he does not feel that his business would affect horses if they were present; and that the landscaping trees to the rear of his lot are on the neighbor's property.

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

The Commission found that Thomas Delizio was present, not in opposition, but questioning what was considered the size of a small engine.

Mr. Robertson advised Mr. Delizio that there was no definition in the Code.

At the conclusion of the public hearing, the Commission discussed this application.

On July 10, 2014 the Commission deferred action for further consideration. Motion carried 5 – 0.

On July 24, 2014 the Commission discussed this application under Old Business.

Mr. Ross stated that he would move that the Commission recommend approval of C/U #1989 for Bruce Sentman, Jr. for a small engine and lawn mower repair shop based upon the record made during the public hearing and for the following reasons:

- 1) The Applicant intends to operate this business in his spare time on his own property. There will not be any employees. The use is very similar to a home occupation.
- 2) The use will occur within existing structures on the property.
- 3) The Conditional Use will not adversely affect neighboring properties, the community or area roadways and traffic.
- 4) The use will promote the convenience of residents of Sussex County by providing a local small engine and lawn mower repair service to area residents in need of such a service.
- 5) No parties appeared in opposition to the application.

- 6) This recommendation is subject to the following conditions:
- A. The use shall be limited to the repair of small engines, generators and lawn mowers. No automobiles, boats, trucks or other similar vehicles shall be repaired on the site as part of the Applicant's business.
  - B. The hours of operation for the business shall be Monday through Friday from 5:30 p.m. until 9:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m.
  - C. The business shall not have any employees aside from the Applicant and his family.
  - D. No repair work shall be performed outside, except for limited testing of the engines.
  - E. There shall not be any retail sales of lawn mowers, small engines or similar equipment.
  - F. All waste oils and similar fluids shall be disposed of properly or taken to the appropriate State Recycling Center.
  - G. One lighted sign, not to exceed 32 square feet per side shall be permitted.
  - H. Any dumpster on the site shall be screened from view of neighboring properties and roadways.
  - I. Any security lights associated with the Conditional Use shall be downward screened so that they do not shine on neighboring properties or roadways.
  - J. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

Motion by Mr. Ross, seconded by Mr. Smith, and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be approved for the reasons and with the conditions stated. Motion carried 5 – 0.

**Conditional Use #1990 – Olsen Enterprises, Inc.**

Application of **OLSEN ENTERPRISES, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a nursery and landscaping business to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 5.436 acres, more or less, land lying northwest of Road 431 (Shortly Road) 600 feet south of Road 471 (Paradise Road) (911 Address – 26250 Shortly Road, Georgetown, Delaware) (Tax Map I.D. #1-33-5.00-26.00).

The Commission found that the Applicants had provided: a survey/site plan; an Exhibit Booklet; a consent letter from Lawrence F. King, the owner of the property; and a description of the proposed use for a nursery to include commercial greenhouses, cultivation and on-site sales of plants, trees, and shrubs with displays, and a landscaping business to include an office, customer consultation, vehicle and equipment parking and related activities.



The Commission found that the Exhibit Booklet submitted by the Applicant contains a copy of the application form and a description of the use intended; a copy of a portion of the Tax Map for the area near the parcel; an aerial photograph; a copy of the above referenced Support Facilities Report from DelDOT; a conceptual site plan; a copy of the deed to the property to Lawrence F. King; suggested proposed Findings of Fact; and suggested proposed Conditions of Approval.

The Commission found that DelDOT had provided comments on April 24, 2014 in the form of a Support Facilities Report referencing that a traffic impact study was not recommended and that the current Level of Service "A" of Road 431 will not change as a result of this application.

The Commission found that the County Engineering Department Utility Planning Division provided comments on July 7, 2014 in the form of a memorandum referencing that the project is not in a proposed or current County operated and maintained sanitary sewer and/or water district; that the site is located in the Western Sussex Planning Area #5; that use of an onsite septic system is proposed; that conformity to the Western Sussex Planning Study will be required; that the proposed use is not in an area where the County has a schedule to provide sewer at this time; and that a concept plan is not required.

The Commission found that Patrick Olsen was present with Dennis Schrader, Esquire with Morris James Wilson Halbrook & Bayard, LLP, and that they stated in their presentations and in response to questions raised by the Commission that Mr. Olsen lives on the premises and proposes to operate a landscaping business with future greenhouses and nursery stock; that the site was previously used for a beauty shop; that the use is compatible with other agricultural uses in the area; that the State Strategies reference that this site is located in an Investment Level 4 area which supports agricultural uses; that an on-site mound septic system and on-site well already exists; that there are no wetlands on the site; that Mr. Olsen has been in this type of business since 2008 and has been working in this industry since 2002; that the company provides contracting services in Delaware and Maryland, and provides full service for landscaping, hardscaping, and irrigation; that they do some snow removal in the winter months; that he normally has 8 to 12 employees, but less in the winter months; that their work season runs from April through November; that the mound septic system is screened; that a new DelDOT entrance is proposed to serve the business; that there are existing storage containers on the site; that the only other storage outside will be vehicles and work trailers; that material and equipment storage will be in the pole building; that Mr. Olsen hopes to start a nursery stock area in front of the pond to benefit his business and the appearance of the property; that they would like to erect a lighted sign to advertise the business; that the Exhibit Booklet contains suggested Findings of Fact and Conditions of Approval for consideration; that the applicant is hoping that the landscaping for his dwelling is good advertising; that the entire area around the pole building is planned for landscape screening; that the gas tanks referenced on the site plan are for diesel fuel for the company trucks; and that he is not sure if the ditch on the property is a tax ditch or a field ditch.

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

The Commission found that Winnie Spicer was present, not in opposition, but with some concerns about noise since she has a rental property across from the site; that her tenants moved

out because of the truck activities; that she has hired a contractor to clean up the landscaping on her property; that she credits the applicant with the improvements that he has done to the site; that she questions the number of trucks; and that her primary concern is truck noise.

The Commission found that Mr. Olsen responded that the company has seven (7) diesel trucks; that there is very limited business activity on the site; that the employees come in to the site to pick up the trucks to go to job sites; and that normal business hours are from 6:00 a.m. to 6:00 p.m.

At the conclusion of the public hearings, the Commission discussed this application.

On July 10, 2014 the Commission deferred action for further consideration. Motion carried 5 – 0.

On July 24, 2014 the Commission discussed this application under Old Business.

Mr. Ross stated that he would move that the Commission recommend approval of C/U #1990 for Olsen Enterprises, Inc. for a nursery and landscaping business based upon the record made during the public hearing and for the following reasons:

- 1) The Applicant, Patrick Olsen, resides on the premises where this conditional use will be located. He proposes to operate a landscaping business with greenhouses and nursery stock.
- 2) The site has a history of business uses and was previously used as a beauty shop.
- 3) The proposed use is compatible with the underlying agricultural zoning and other agricultural uses in the area.
- 4) The use promotes both business and convenience in Sussex County in that it provides contracting services in the area with full service landscaping, hardscaping, and irrigation services, as well as snow removal in the winter months.
- 5) Aside from the proposed greenhouse and nursery stock, the landscaping business primarily occurs off the site, with workers traveling to customers' locations for landscaping services.
- 6) The Conditional Use will not adversely affect neighboring properties, the community or area roadways and traffic.
- 7) This recommendation is subject to the following conditions:
  - A. The Final Site Plan shall specifically show all areas for existing and proposed greenhouses and nursery stock, as well as vehicle and truck parking. It shall also show existing and proposed storage containers on the site. Those storage containers shall be screened from view of neighboring properties.
  - B. All materials and equipment storage shall be within the existing pole building.
  - C. One lighted sign, not to exceed 6 square feet per side, shall be permitted.

- D. The Applicant has proposed to extensively landscape the property. The Final Site Plan shall contain a proposed landscaping plan for the site.
- E. The Applicant shall confirm on the Final Site Plan whether the ditch on the property is a Tax Ditch. If it is a Tax Ditch, all Tax Ditch Easements shall be shown on the Final Site Plan.
- F. The hours of operation for the business shall be from 6:00 a.m. to 6:00 p.m. Monday through Saturday.
- G. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

Motion by Mr. Ross, seconded by Mr. Johnson, and carried unanimously to forward this application to the Sussex County Council with the recommendation that the application be approved for the reasons and with the conditions stated. Motion carried 5 – 0.

911 Address: 24230 Sheep Pen Road, Millsboro, DE

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SMALL ENGINE AND LAWN MOWER REPAIR SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 42,961 SQUARE FEET, MORE OR LESS (Tax Map I.D. 133-16.00-73.03)**

**WHEREAS, on the 25th day of April 2014, a conditional use application, denominated Conditional Use No. 1989 was filed on behalf of Bruce Sentman, Jr.; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2014, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 1989 be \_\_\_\_\_; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2014, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use 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, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.**

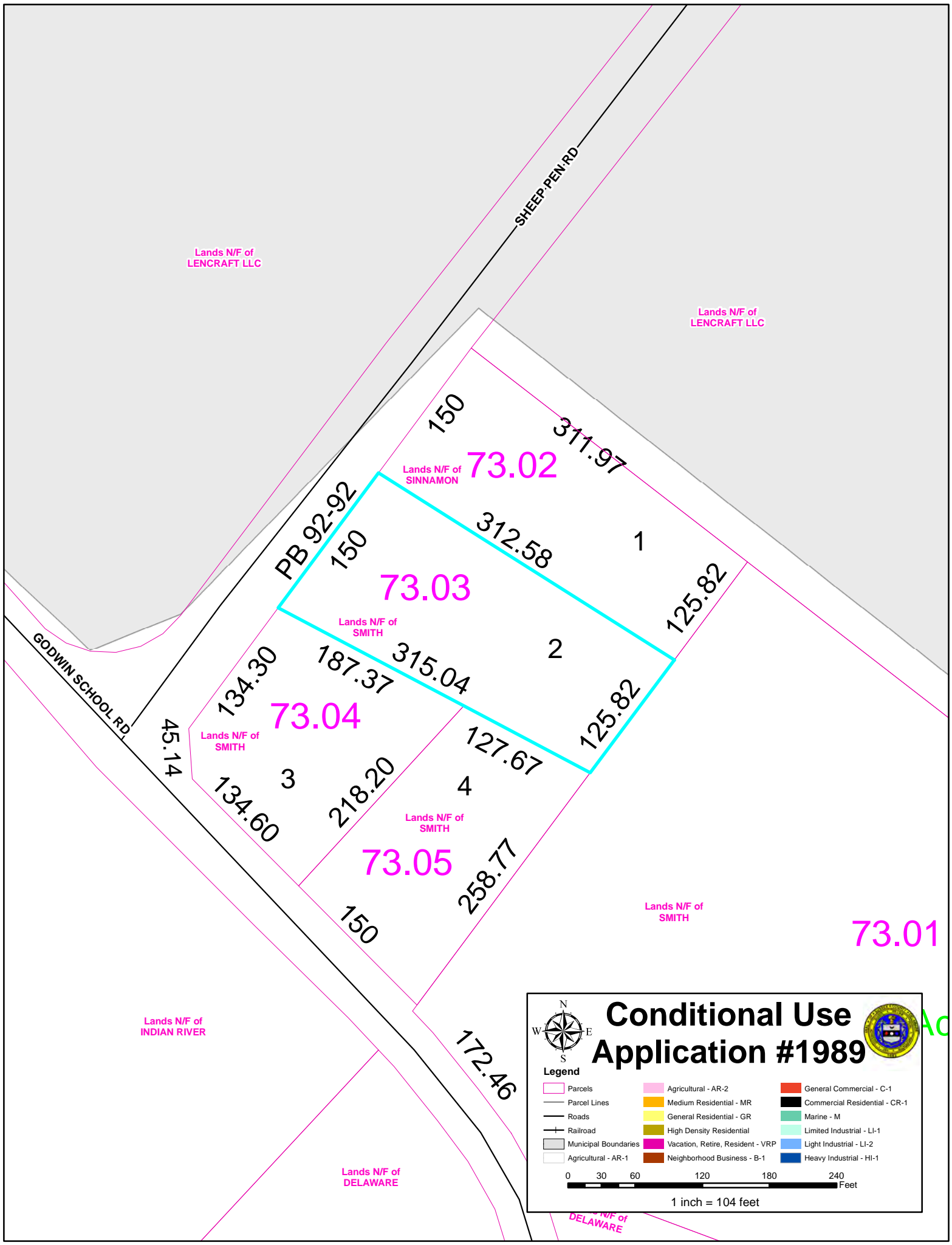
**NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:**

**Section 1. That Chapter 115, Article IV, Subsection 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 1989 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 Dagsboro Hundred, Sussex County, Delaware, and lying southeast of Road 328 (Sheep Pen Road) 250 feet northeast of Road 410 (Godwin School Road) and being more particularly described as Lot 2 of the “Karl R. and Linda C. Smith” subdivision, as recorded in Plot Book 92, Page 92, in the Office of the Recorder of Deeds in and for Sussex County, said parcel containing 42,961 square feet, 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.**



Lands N/F of LENCRAFT LLC

Lands N/F of LENCRAFT LLC

Lands N/F of SINNAMON

Lands N/F of SMITH

Lands N/F of SMITH

Lands N/F of SMITH

Lands N/F of SMITH

Lands N/F of INDIAN RIVER

Lands N/F of DELAWARE

Lands N/F of DELAWARE

## Conditional Use Application #1989

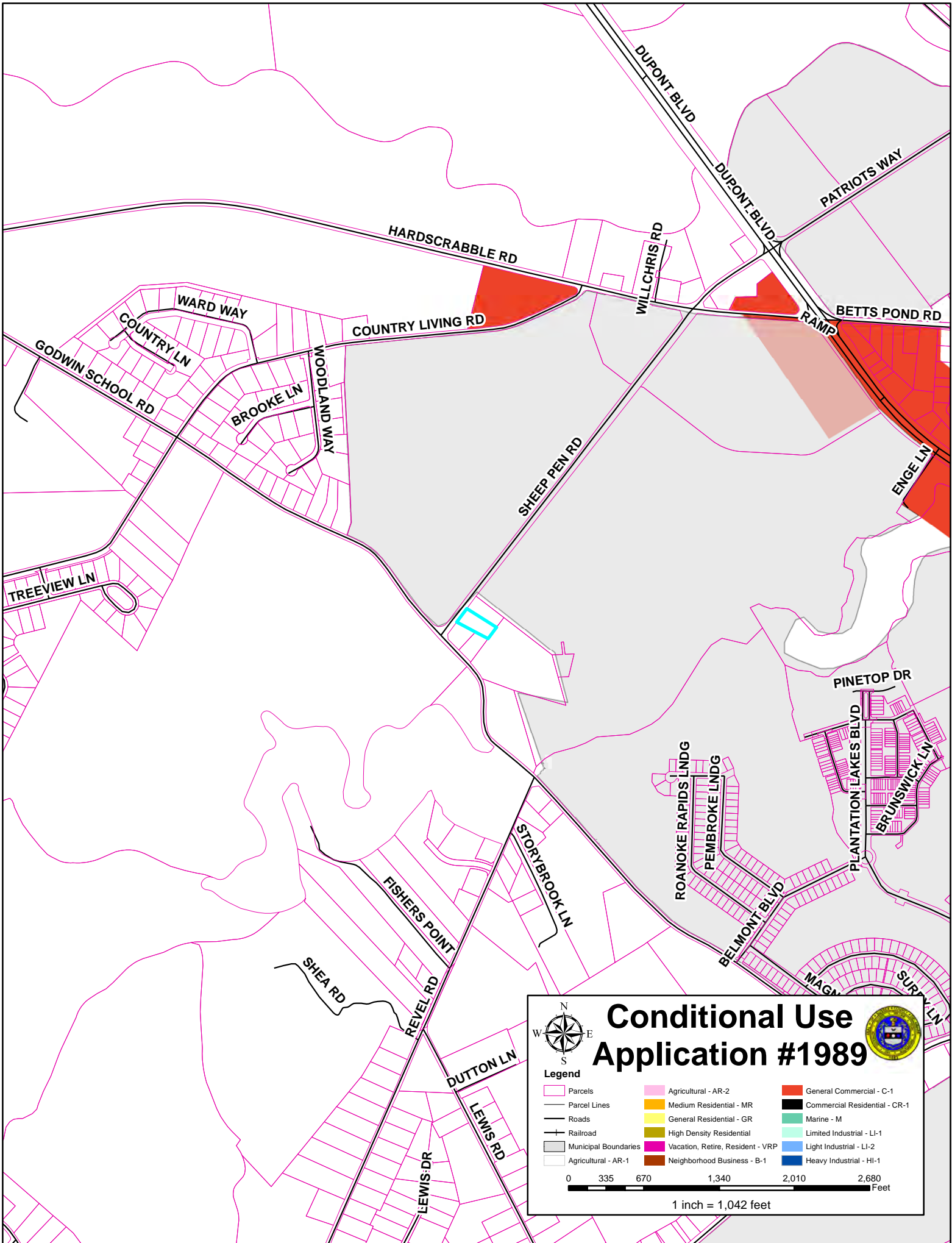
**Legend**

|  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parcels</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> Parcel Lines</li> <li><span style="border-bottom: 2px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> Roads</li> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Railroad</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> Municipal Boundaries</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Agricultural - AR-1</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #FFDAB9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Agricultural - AR-2</li> <li><span style="background-color: #FFD700; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Medium Residential - MR</li> <li><span style="background-color: #FFFF00; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> General Residential - GR</li> <li><span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> High Density Residential</li> <li><span style="background-color: #FF00FF; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Vacation, Retire, Resident - VRP</li> <li><span style="background-color: #8B4513; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Neighborhood Business - B-1</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #FF4500; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> General Commercial - C-1</li> <li><span style="background-color: #000000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Commercial Residential - CR-1</li> <li><span style="background-color: #008080; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Marine - M</li> <li><span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Limited Industrial - LI-1</li> <li><span style="background-color: #6495ED; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Light Industrial - LI-2</li> <li><span style="background-color: #00008B; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Heavy Industrial - HI-1</li> </ul> |
|--|---|--|


1 inch = 104 feet

73.01


Ac



## Conditional Use Application #1989



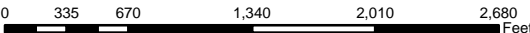
W N E  
S



**Legend**

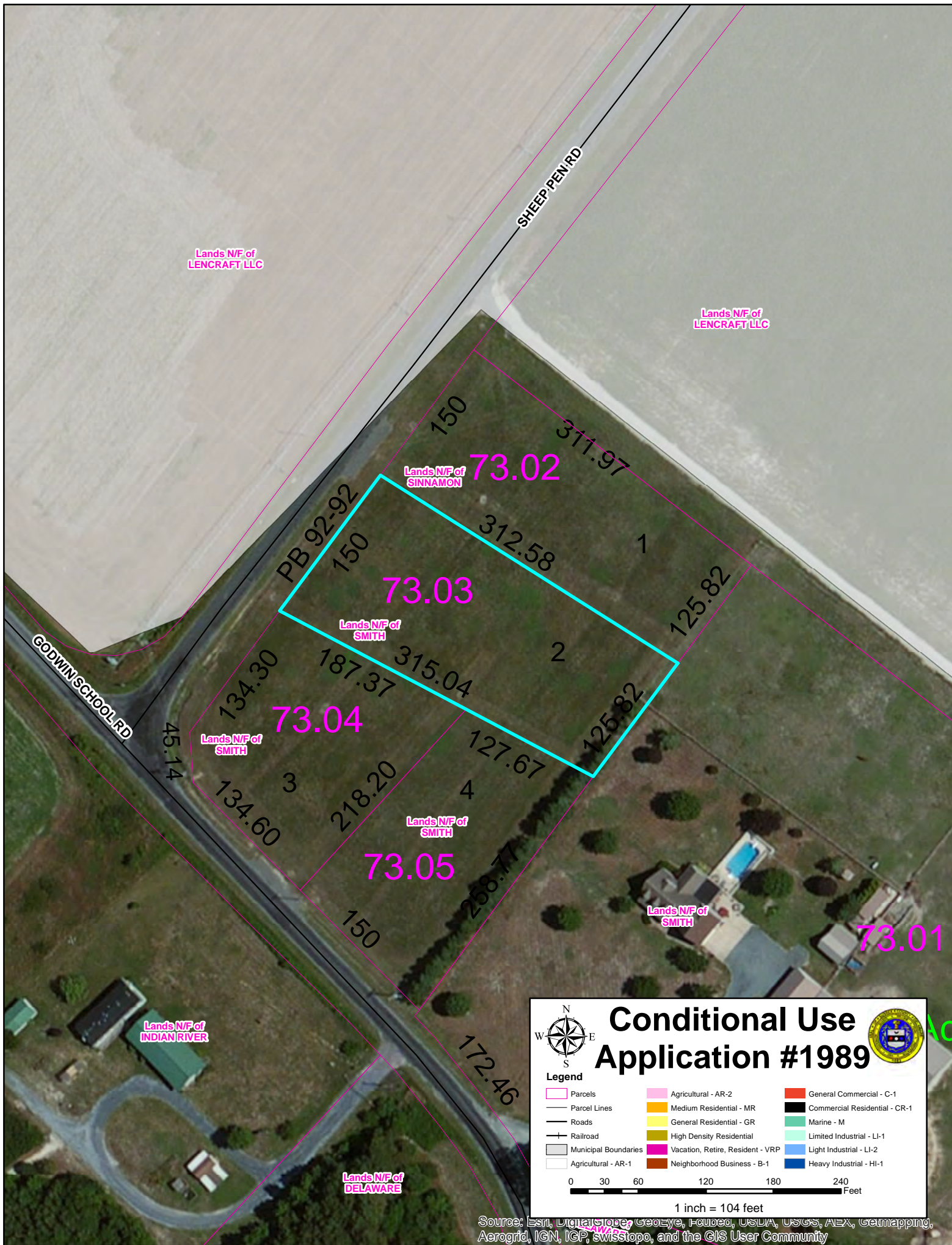
|  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Parcels</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> Parcel Lines</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid black; margin-right: 5px;"></span> Roads</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Railroad</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> Municipal Boundaries</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Agricultural - AR-1</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> Agricultural - AR-2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Medium Residential - MR</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> General Residential - GR</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> High Density Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> Vacation, Retire, Resident - VRP</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> Neighborhood Business - B-1</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black; margin-right: 5px;"></span> General Commercial - C-1</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> Commercial Residential - CR-1</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #008080; border: 1px solid black; margin-right: 5px;"></span> Marine - M</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Limited Industrial - LI-1</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Light Industrial - LI-2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0000FF; border: 1px solid black; margin-right: 5px;"></span> Heavy Industrial - HI-1</li> </ul> |
|--|---|--|

0    335    670    1,340    2,010    2,680



Feet

1 inch = 1,042 feet



## Conditional Use Application #1989

**Legend**

|   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parcels</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> Parcel Lines</li> <li><span style="border-bottom: 2px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> Roads</li> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Railroad</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> Municipal Boundaries</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Agricultural - AR-1</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #FFC0CB; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Agricultural - AR-2</li> <li><span style="background-color: #FFD700; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Medium Residential - MR</li> <li><span style="background-color: #FFFF00; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> General Residential - GR</li> <li><span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> High Density Residential</li> <li><span style="background-color: #FF69B4; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Vacation, Retire, Resident - VRP</li> <li><span style="background-color: #8B4513; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Neighborhood Business - B-1</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #FF4500; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> General Commercial - C-1</li> <li><span style="background-color: #000000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Commercial Residential - CR-1</li> <li><span style="background-color: #008080; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Marine - M</li> <li><span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Limited Industrial - LI-1</li> <li><span style="background-color: #6495ED; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Light Industrial - LI-2</li> <li><span style="background-color: #00008B; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Heavy Industrial - HI-1</li> </ul> |
|---|---|--|

1 inch = 104 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

911 Address: 26250 Shortly Road, Georgetown, DE

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A NURSERY AND LANDSCAPING BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 5.436 ACRES, MORE OR LESS (Tax Map I.D. 133-5.00-26.00)**

**WHEREAS, on the 3rd day of April 2014, a conditional use application, denominated Conditional Use No. 1990 was filed on behalf of Olsen Enterprises, Inc.; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2014, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 1990 be \_\_\_\_\_; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2014, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use 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, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.**

**NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:**

**Section 1. That Chapter 115, Article IV, Subsection 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 1990 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 Dagsboro Hundred, Sussex County, Delaware, and lying northwest of Road 431 (Shortly Road) 600 feet south of Road 471 (Paradise Road) and being more particularly described as:**

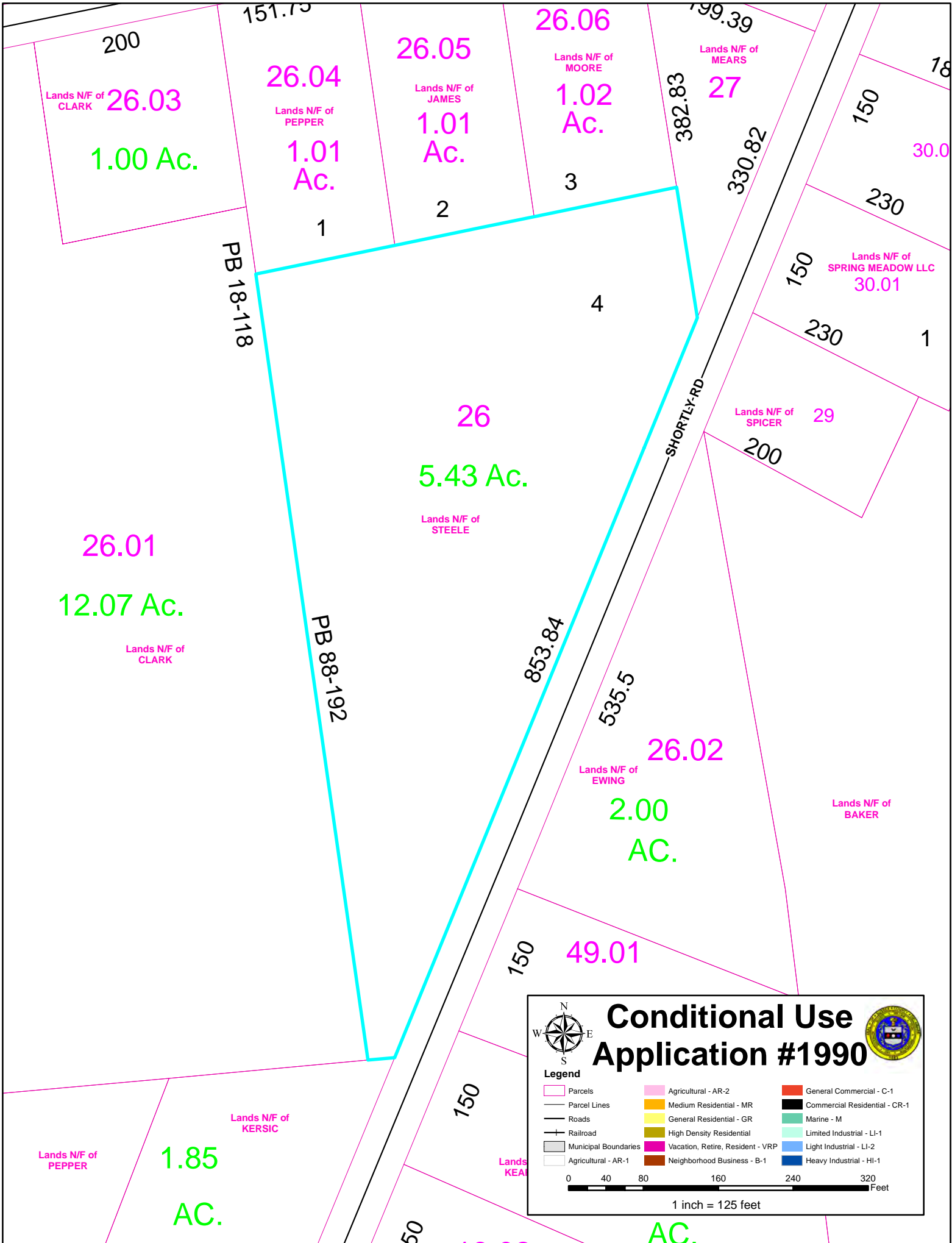
**BEGINNING at a concrete monument on the northwesterly right-of-way of Road 431 (Shortly Road), a corner for these subject lands and lands, now or formerly, of Mary E. Myers; thence South 31°33'54" West 853.84 feet along the northwesterly right-of-way of Road 431 to a concrete monument; thence North 85°38'26" West 28.66 feet and North 01°09'22" East 843.51 feet along lands, now or formerly, of A. Richard Clark to an iron pipe;**




thence North  $87^{\circ}38'51''$  East 459.61 feet along Lots 1, 2, and 3 of the Wayne Pepper Subdivision to an iron pipe; and thence South  $00^{\circ}17'49''$  West 136.87 feet along lands, now or formerly, of Mary E. Mears to the point and place of beginning, said parcel containing 5.436 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.


Proposed



## Conditional Use Application #1990

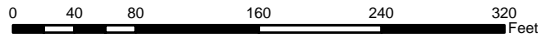


W N E  
S



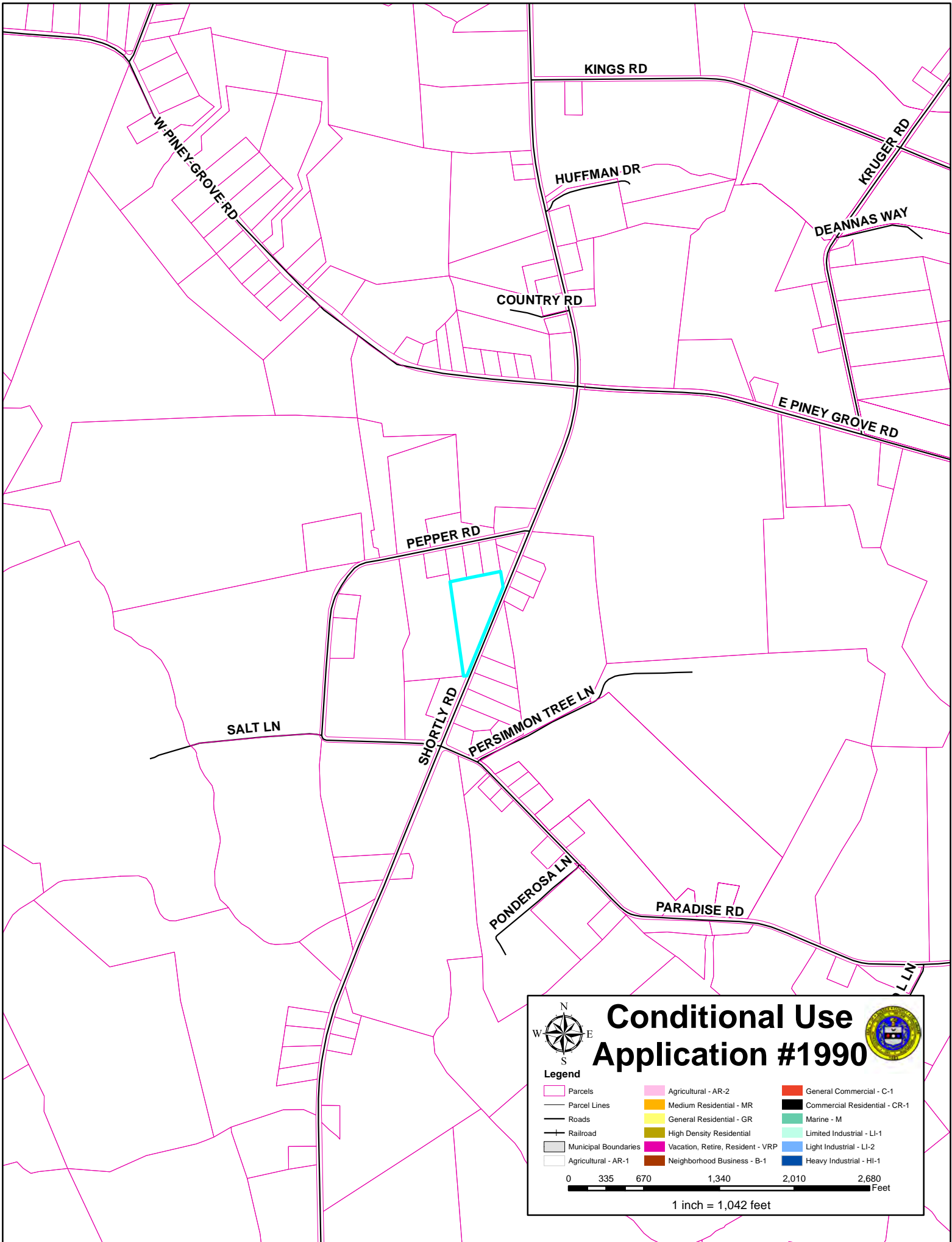
**Legend**

|   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parcels</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 20px; margin-right: 5px;"></span> Parcel Lines</li> <li><span style="border-bottom: 2px solid black; display: inline-block; width: 20px; margin-right: 5px;"></span> Roads</li> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 20px; margin-right: 5px;"></span> Railroad</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Municipal Boundaries</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Agricultural - AR-1</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #FFDAB9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Agricultural - AR-2</li> <li><span style="background-color: #FFD700; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Medium Residential - MR</li> <li><span style="background-color: #FFFFE0; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> General Residential - GR</li> <li><span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> High Density Residential</li> <li><span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Vacation, Retire, Resident - VRP</li> <li><span style="background-color: #8B4513; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Neighborhood Business - B-1</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #FF4500; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> General Commercial - C-1</li> <li><span style="background-color: #000000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Commercial Residential - CR-1</li> <li><span style="background-color: #008080; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Marine - M</li> <li><span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Limited Industrial - LI-1</li> <li><span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Light Industrial - LI-2</li> <li><span style="background-color: #00008B; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Heavy Industrial - HI-1</li> </ul> |
|---|---|--|




0 40 80 160 240 320 Feet


1 inch = 125 feet



## Conditional Use Application #1990

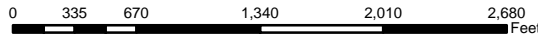


N  
W E  
S



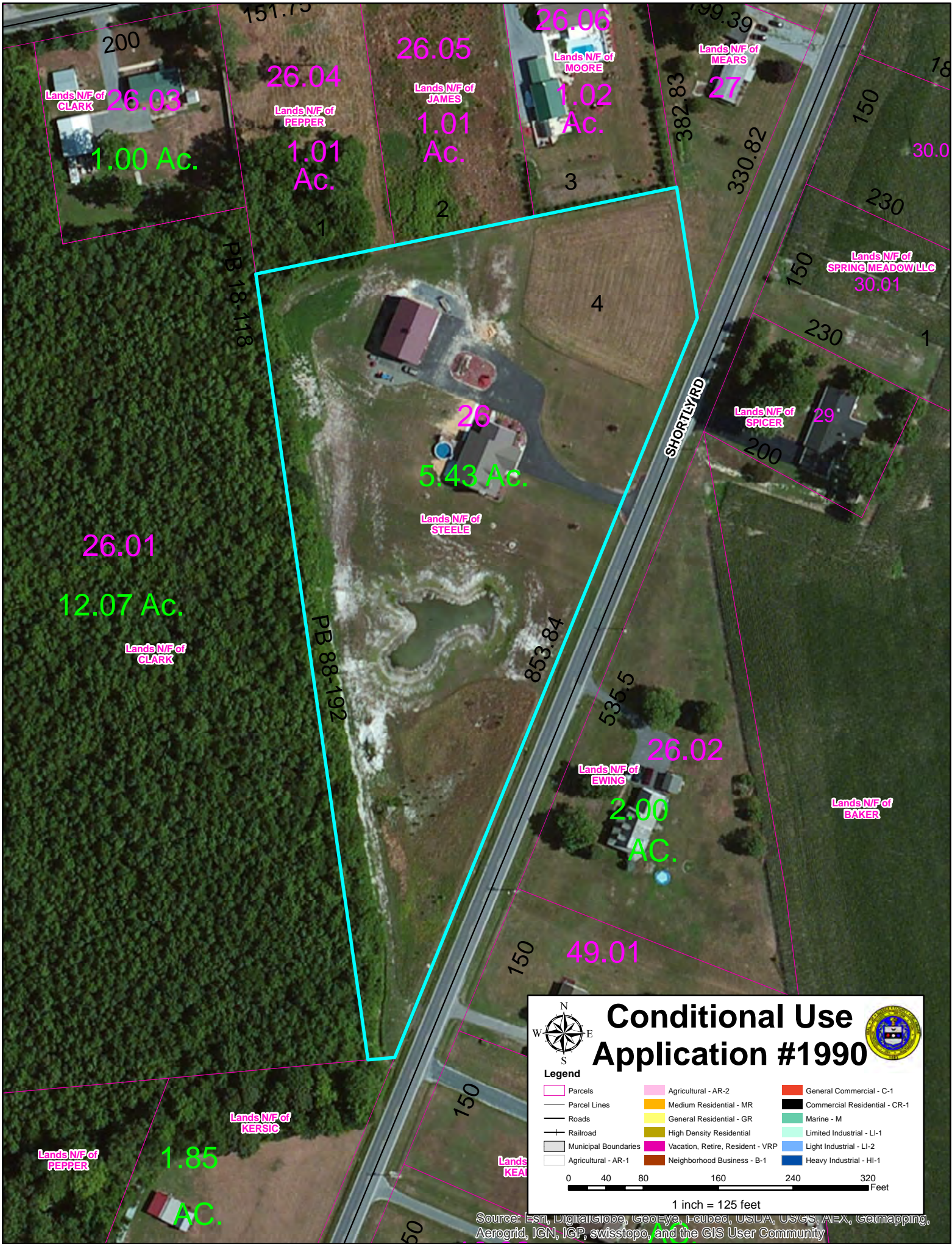
**Legend**

|   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parcels</li> <li><span style="border-bottom: 1px solid black; width: 20px; margin-right: 5px;"></span> Parcel Lines</li> <li><span style="border-bottom: 2px solid black; width: 20px; margin-right: 5px;"></span> Roads</li> <li><span style="border-bottom: 1px dashed black; width: 20px; margin-right: 5px;"></span> Railroad</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Municipal Boundaries</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Agricultural - AR-1</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #FFC0CB; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Agricultural - AR-2</li> <li><span style="background-color: #FFD700; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Medium Residential - MR</li> <li><span style="background-color: #FFFF00; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> General Residential - GR</li> <li><span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> High Density Residential</li> <li><span style="background-color: #FF00FF; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Vacation, Retire, Resident - VRP</li> <li><span style="background-color: #8B4513; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Neighborhood Business - B-1</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #FF4500; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> General Commercial - C-1</li> <li><span style="background-color: #000000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Commercial Residential - CR-1</li> <li><span style="background-color: #008080; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Marine - M</li> <li><span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Limited Industrial - LI-1</li> <li><span style="background-color: #6495ED; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Light Industrial - LI-2</li> <li><span style="background-color: #0000FF; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Heavy Industrial - HI-1</li> </ul> |
|---|---|--|



0    335    670    1,340    2,010    2,680 Feet

1 inch = 1,042 feet



Lands N/F of CLARK

26.03

1.00 Ac.

26.04

Lands N/F of PEPPER

1.01 Ac.

26.05

Lands N/F of JAMES

1.01 Ac.

26.06

Lands N/F of MOORE

1.02 Ac.

26.07

Lands N/F of MEARS

1.02 Ac.

Lands N/F of SPRING MEADOW LLC

30.01

Lands N/F of SPICER

29

26

5.43 Ac.

Lands N/F of STEELE

26.01

12.07 Ac.

Lands N/F of CLARK

26.02

Lands N/F of EWING

2.00 AC.

Lands N/F of BAKER

Lands N/F of PEPPER

1.85

AC.

Lands KEA



# Conditional Use Application #1990