



HIGH SCHOOL BASEBALL



Off to a hot start,
the Mardela Warriors
have high aspirations
for this season.

SPORTS, B 1

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MAXED OUT?

Coastal Sussex County wonders if it can accommodate more residents and visitors or if it is full to the brim already



Sebelius resigning from top HHS post

By Julie Pace
Associated Press

WASHINGTON — Embattled Health and Human Services Secretary Kathleen Sebelius is resigning as the White House seeks to move past the election-year political damage inflicted by the rocky rollout of President Barack Obama's signature health care law.

Sebelius' resignation comes just more than a week after sign-ups closed for the first year of insurance coverage

Sussex

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and Planning & Zoning Commission, a rare instance of the county's three land-use bodies sitting in the same room and talking growth. "You're hustling people into a place that's already full. The box is full." The topic's been broached most recently in a County Council debate about whether to strengthen rules on how tall buildings in unincorporated Sussex County can be. In nearly all of the county's zoning districts, a 42-foot height limit is the default rule, and that means, in practice, buildings top out at three stories. Exceptions have long been made for churches, schools and hospitals. Different rules for industrial parcels allow, for example, grain silos and tall structures essential to poultry processing plants to be built.

But a few times in recent years, developers of mixed-use buildings and hotels have invoked a rarely used part of the county code that allows "public and semi-public" buildings to be built as tall as 60 feet. That lets them add a fourth floor, which is unremarkable in New Castle County but is rare in unincorporated Sussex.

It's happened with two hotel projects now in the works, county staffers say, and the same interpretation of the code let the Nassau Valley Vineyards off Lewes-Georgetown Highway grow to nearly 60 feet in height.

"You're hustling people into a place that's already full. The box is full."

GEORGE COLE, Sussex County Council member

area. He said he's concerned approving too many tall buildings will make Sussex so dense with people that the county's most basic infrastructure its water pipes, sewer systems and roads, will be overwhelmed.

"In 20 years, we could have 60 40-foot buildings. It's just going to spread like wildfire. The outlet malls could look like the Mall of America," Cole said. "We ought to be doing carrying capacity studies. I think you'll find that coastal Sussex County, not all of Sussex County, coastal Sussex County, with all our infrastructure, is at capacity, frankly."

Others at the county's building height workshop disagreed with that and said allowing more tall buildings might actually be an answer to the county's growth dilemmas, by concentrating development in specific areas and growing vertically instead of sprawl.

"There's still going to be building. It's either going to be down and out, or a combination of down and out or up and in," said Martin Ross, a Planning & Zoning Commission member. "If we ever hope to have public transit that's subsidized on a reasonable level, not 92 cents on the dollar ... we are going to have to have

right to seek permission to build up because land at the beach has gotten costlier. "When they began to experience this challenge of more expensive land, they began to look at other ways," Wheatley said. "Somebody picked the code book up and said, hey, we can go up."

Cole replied that height limits preserve land values. "I do have a vision of what Sussex County ought to look like. Keep it low, keep it attractive," he said.

Christian Hudson, whose Hudson Management Co. is building one of the taller-than-42-foot hotels along Route 1, said the semi-public building exception was critical for his project.

"The fourth floor of our hotel is what makes it profitable," he said. "We would not have built it without the fourth floor."

Building the hotel, he argued, involved the paid services of 40 small businesses in design and construction and would create 50 permanent jobs.

Looking beyond the tall buildings, county officials are expecting hundreds, even thousands, of new housing units to be built in the next several years as developers jump-start projects that were approved before or during the recession but never started. In early 2013, the county added more time to the window developers had to wait before starting construction on already-approved projects, extending all valid approvals, some on the brink of expiration, through Jan. 1, 2016.

"Sussex County is see-

Fire damages Salisbury commercial building

Daily Times Staff Report

SALISBURY — Firefighters Thursday night were at the scene of a large commercial building fire.

Flames shot high into the air in the blaze at the

corner of Burton and Lake streets. The fire apparently started during the 7 p.m. hour.

Online records indicate a vehicle repair shop is located at the address.

No injuries were re-

ported as of 9 p.m. One dog was reported rescued.

The fire resulted in a significant emergency response.

Look for more information Friday at DelmarvaNow.com.



Larry Carroll Jr. of Fenix Youth Project takes notes as attendees share their views of police during the first of the project's Rise to Power events to facilitate a discussion between local law enforcement and the community. LAURA EMMONS PHOTO

Police

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lence and how people, particularly members of the black community, are perceived.

The Fenix Youth Project is a "by youth, for youth" effort, which uses creative expression to help prevent violence, Green told the crowd. She and co-founder Larry Carroll Jr. are both 23.

One issue that event attendee Jason Phillips brought up was that what he wears — a suit versus an untucked shirt — can

pen in their home should stay there, so that mental-ity of not being a tattletale begins at home.

Mitchell, who works for the Board of Education and is also a part of other youth organizations, said recent incidents have created fear in the community.

Phillips said youth should be taught the best way to interact with law enforcement. This could mean at a traffic stop, taking the keys out of the ignition and turning on the dome light.

Salisbury police officer A.J. Foy, Department of Juvenile Services case

formation, they must approach suspects as if they are armed and dangerous. The No. 1 goal is to ensure everyone is safe, he said.

Fenix Youth Project's Rise to Power events continue tonight and Saturday.

Tonight is SpeakIt!, an opportunity for youth to get their feelings out about a variety of topics, and Saturday is a benefit showcase featuring Diamond State Empire, Beyond Expectationz, the University of Maryland Eastern Shore Ambiance Dance Company and Fatal Da