

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: November 3rd, 2022

Application: C/U 2328 Sunrise Solar

Applicant: Sunrise Solar (c/o: Dan Baugher)
6408 Church Hill Road
Chestertown, MD 21620

Owner: Donna Smith
19325 Fleatown Road
Lincoln, DE 19960

Site Location: Clendaniel Pond Road, Lincoln, Delaware 19960. The property is lying on the north side of Fleatown Road (S.C.R. 224) and on the west side of Clendaniel Pond Road (S.C.R. 38), approximately 0.50 mile east of Greentop Road (S.C.R. 255).

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: 5.8-Megawatt ground mounted Solar Array for a Community Solar Project

Comprehensive Land
Use Plan Reference: Low Density

Councilmanic
District: Ms. Green

School District: Milford School District

Fire District: Ellendale Fire Department

Sewer: N/A

Water: N/A

Site Area: 22 acres +/- (per C/U Site Plan)

Tax Map ID.: 230-13.00-121.00





Sussex County



PIN:	230-13.00-121.00
Owner Name	SMITH DONNA LEE TRUSTEE
Book	4654
Mailing Address	20091 FLEATOWN RD
City	LINCOLN
State	DE
Description	W N/ FLEATOWN RD
Description 2	E/ CLENDANIEL POND RD
Description 3	FX
Land Code	

polygonLayer

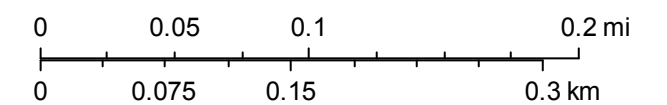
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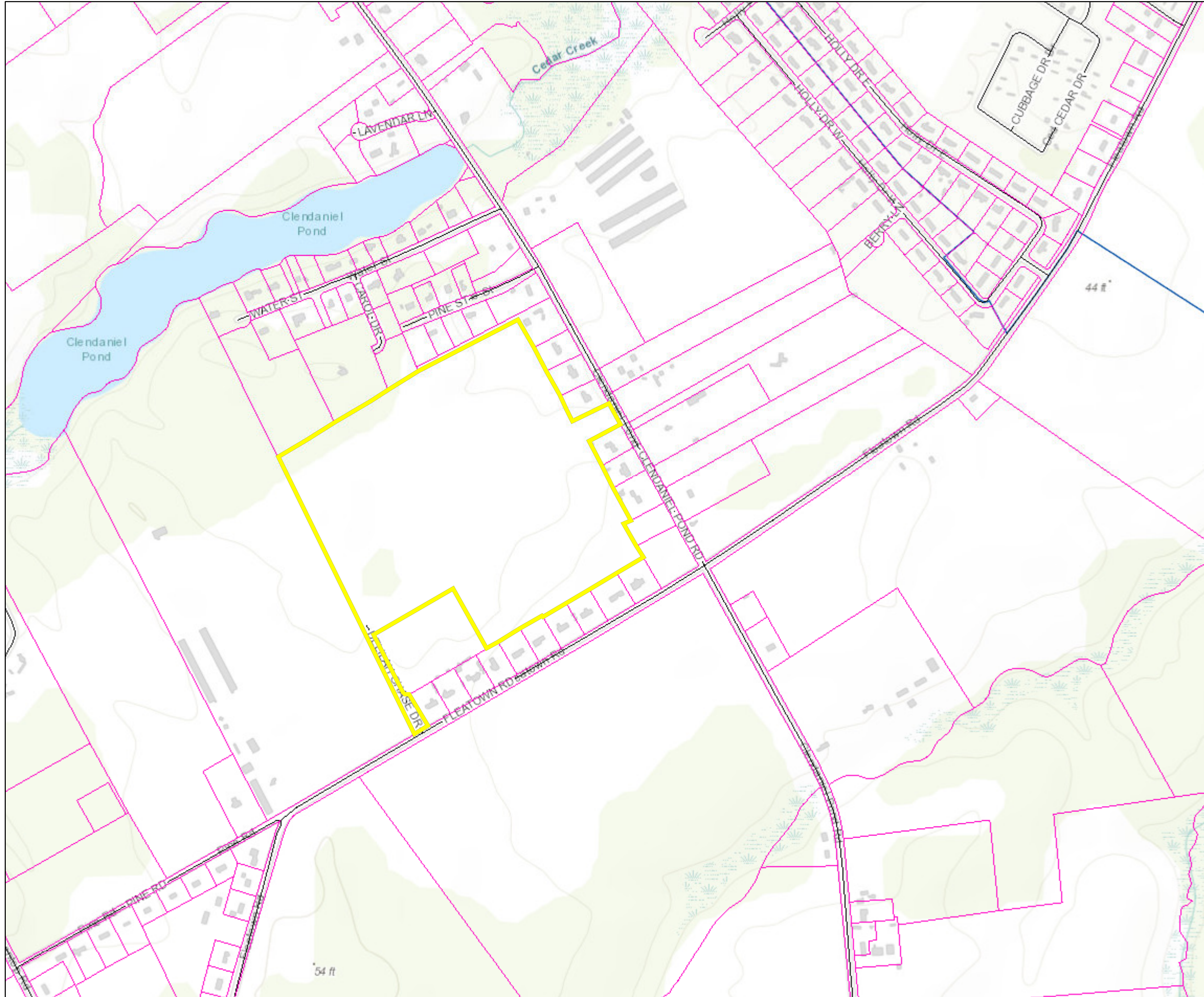
- Tax Parcels
- Streets
- County Boundaries
- DOE School Districts

1:4,514



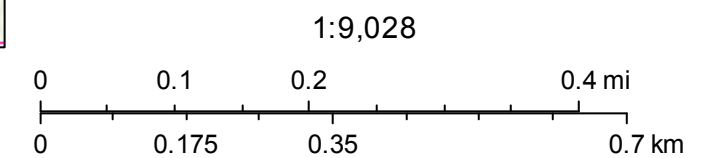


Sussex County



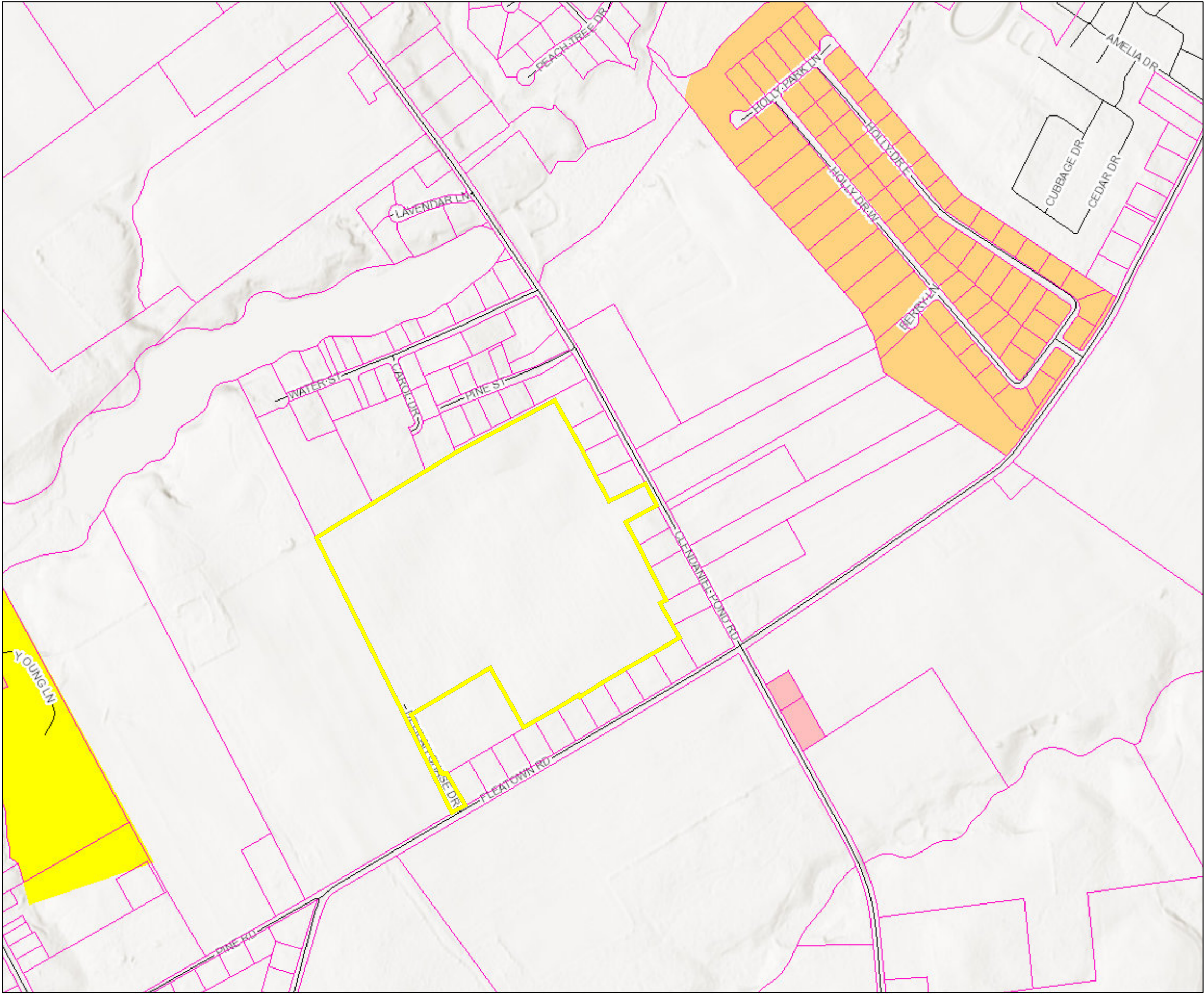
PIN:	230-13.00-121.00
Owner Name	SMITH DONNA LEE TRUSTEE
Book	4654
Mailing Address	20091 FLEATOWN RD
City	LINCOLN
State	DE
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Description 2	E/ CLENDANIEL POND RD
Description 3	FX
Land Code	

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Override 1
- Tax Parcels
 - Streets
 - County Boundaries
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Sussex County

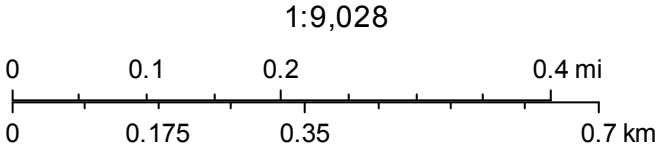


PIN:	230-13.00-121.00		
Owner Name	SMITH	DONNA	LEE TRUSTEE
Book	4654		
Mailing Address	20091 FLEATOWN RD		
City	LINCOLN		
State	DE		
Description	W N/ FLEATOWN RD		
Description 2	E/ CLENDANIEL POND RD		
Description 3	FX		
Land Code			

- polygonLayer

Override 1
- polygonLayer

Override 1
- Tax Parcels
- Streets





Memorandum

To: Sussex County Planning and Zoning Commission Members
From: Chase Phillips, Planner II
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: October 25th, 2022
RE: Staff Analysis for CU 2328

The purpose of this memo is to provide background and analysis for the Planning and Zoning Commission to consider as a part of Application CU 2328 (Sunrise Solar) to be reviewed during the November 3rd, 2022, Planning and Zoning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel: 230-13.00-121.00 to allow for a 5.8MW solar farm. The property is lying on the north side of Fleatown Road (S.C.R. 224) and on the west side of Clendaniel Pond Road (S.C.R. 38), approximately 0.50 east of Greentop Road (S.C.R. 225). This solar farm will be established on a 22-acre portion of a parcel that is approximately 57 acres in area.

Comprehensive Plan Analysis

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map in the plan indicates that the parcel has a designation of "Low Density." The adjoining parcels to the north, west, east, and south also have a Future Land Use Map designation of "Low Density".

As outlined in the 2018 Sussex County Comprehensive Plan, Low Density Areas are intended to support agricultural uses and low-density single-family housing. Specifically, the Comprehensive Plan states that single family homes have a density of up to two dwelling units to the acre. It is envisioned that the Low-Density Areas allow for businesses that support nearby residents and the agricultural economy. More intense commercial uses could be limited in scale and impact. While residential growth is expected, the Comprehensive Plan intends for the rural landscape to be maintained and for farmland to be preserved in select locations.

Zoning Information

The subject property is zoned Agricultural Residential (AR-1) District. All adjacent properties to the north, west, east, and south of the subject property are zoned Agricultural Residential (AR-1) District.

Existing Conditional Uses within the Vicinity of the Subject Property

Since 1972, there have been three (3) Conditional Use applications within a one (1) mile radius of the application site.

Conditional Use No. 2047, which allows for equipment storage and a contracting business, was approved by the Sussex County Council on June 21st, 2016, through Ordinance No. 2454. This is located on Tax Parcel 230-13.00-148.00. Conditional Use No. 362, which allows for a radio tower and equipment building, was approved by the Sussex County Council on July 13th, 1976. Conditional Use No. 186, which extended a Mobile Home Park, was approved by the Sussex County Council on February 5th, 1974. This is the Cedar Village Mobile Home Park.

Based on the analysis provided, the Conditional Use to allow for a gunsmithing business in this location could be considered as being consistent with the surrounding land use, zoning, and uses, subject to considerations of scale and impact.

File #: CU 2328
202117184

Planning & Zoning Commission Application Sussex County, Delaware

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

Type of Application: (please check applicable)

Conditional Use ☒

Zoning Map Amendment ☐

Site Address of Conditional Use/Zoning Map Amendment

Clendaniel Pond Rd. Lincoln, DE 19960

Type of Conditional Use Requested:

Install a 5.8 MW Ground mounted solar array for a community solar project

Tax Map #: 230-13.00-121.00

Size of Parcel(s): 57.12 acres

Current Zoning: AR1

Proposed Zoning: AR1

Size of Building: n/a

Land Use Classification: vacant land

Water Provider: n/a

Sewer Provider: n/a

Applicant Information

Applicant Name: Sunrise Solar - Dan Baugher

Applicant Address: 6408 Church Hill Rd.

City: Chestertown

State: MD

Zip Code: 21620

Phone #: (410) 708-4824

E-mail: dan@sunrisesolarmd.com

Owner Information

Owner Name: Donna Smith

Owner Address: 19325 Fleatown Rd.

City: Lincoln

State: DE

Zip Code: 19960

Phone #: (302) 363-0199

E-mail: wmmarconi@msn.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: The Pelsa Company

Agent/Attorney/Engineer Address: 610 Peoples Plaza

City: Newark

State: DE

Zip Code: 19702

Phone #: (302) 834-3771

E-mail: pelsaoffice@thepelsacompany.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- ☒ Completed Application
- ☒ Provide eight (8) copies of the Site Plan or Survey of the property
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- ☒ Provide Fee \$500.00
- ☐ Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- ☒ Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.
- ☒ DelDOT Service Level Evaluation Request Response
- ☐ PLUS Response Letter (if required)

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

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

Signature of Applicant/Agent/Attorney

Daniel Baugher

Date: 11/23/21

Signature of Owner

Norma Smith

Date: 11/23/21

For office use only:

Date Submitted: 11/24/21

Staff accepting application: cer

Location of property: _____

Fee: \$500.00 Check #: 4559

Application & Case #: 202117184

Subdivision: _____

Date of PC Hearing: _____

Date of CC Hearing: _____

Recommendation of PC Commission: _____

Decision of CC: _____

Sussex County, DE
Treasury
P.O. Box 601
Georgetown, DE 19947
Welcome

33021079-0006 Krystle V 11/24/2021 12:48PM

PERMITS / INSPECTIONS
CONDITIONAL USE - FEE
2021 Item: 202117184|2010 500.00

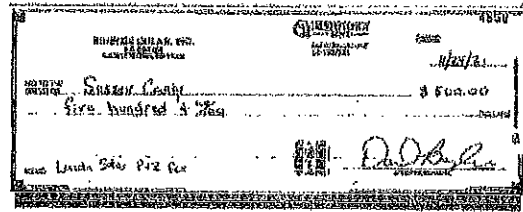
500.00

Subtotal 500.00
Total 500.00

CHECK 500.00
Check Number 004559

Change due 0.00

Paid by: SUNRISE SOLAR INC



Thank you for your payment

Sussex County, DE COPY
DUPLICATE RECEIPT



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

NICOLE MAJESKI
SECRETARY

November 17, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Sunrise Solar (Dan Baugher)** proposed land use application, which we received on November 16, 2021. This application is for an approximately 62.39-acre parcel (Tax Parcel: 230-13.00-121.00). The subject land is proposing access on the west side of Clendaniel Pond Road (Sussex Road 38) about 950 feet north of the intersection with Fleatown Road (Sussex Road 224) and has frontage on the north side of Fleatown Road about 1,850 feet west of the intersection with Clendaniel Road. The subject land is currently zoned AR-1 (Agriculture Residential) and the applicant seeks a conditional use approval to build a community solar farm.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Clendaniel Road from Ponder Road (Sussex Road 213) to Marshall Street (Sussex Road 225), is 1,189 vehicles per day. The annual and summer average daily traffic volumes along Fleatown Road from Cabbage Pond Road (Sussex Road 214) to DuPont Boulevard (US Route 113), are 1,714 and 2,203 vehicles per day respectively.

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



Mr. Jamie Whitehouse
Page 2 of 2
November 17, 2021

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

Please contact Ms. Annamaria Fumato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm

cc: Dan Baugher, Sunrise Solar, Applicant
Lauren DeVore, Sussex County Planning & Zoning
David Edgell, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Fumato, Project Engineer, Development Coordination

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

TO: **Jamie Whitehouse**

REVIEWER: **Ken Briggs**

DATE: **10/10/2022**

APPLICATION: **C/U 2328 Sunrise Solar**

APPLICANT: **Sunrise Solar (c/o Dan Baugher)**

FILE NO: **NCPA**

TAX MAP &
PARCEL(S): **230-13.00-121.00**

LOCATION: North side of Fleatown Road (S.C.R. 224) and on the west side of Clendaniel Pond Road (S.C.R. 38), approximately 0.50 mile east of Greentop Road (S.C.R. 255)

NO. OF UNITS: **Solar Farm**

GROSS
ACREAGE: **22**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

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

Yes ☐

No ☒

- a. If yes, see question (2).
b. If no, see question (7).

- (2). Which County Tier Area is project in? **Tier 3**

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

- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.

- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? . Is it likely that additional SCCs will be required? **N/A**
If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No**

☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

(7). Is project adjacent to the Unified Sewer District? **No**

(8). Comments: **No County Sewer.**

(9). Is a Sewer System Concept Evaluation required? **No**

(10). Is a Use of Existing Infrastructure Agreement Required? **No**

(11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



John J. Ashman
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
No Permit Tech Assigned

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



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302-854-5079 F

JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: November 3rd, 2022

Application: C/U 2328 Sunrise Solar

Applicant: Sunrise Solar (c/o: Dan Baugher)
6408 Church Hill Road
Chestertown, MD 21620

Owner: Donna Smith
19325 Fleatown Road
Lincoln, DE 19960

Site Location: Clendaniel Pond Road, Lincoln, Delaware 19960. The property is lying on the north side of Fleatown Road (S.C.R. 224) and on the west side of Clendaniel Pond Road (S.C.R. 38), approximately 0.50 mile east of Greentop Road (S.C.R. 255).

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: 5.8-Megawatt ground mounted Solar Array for a Community Solar Project

Comprehensive Land
Use Plan Reference: Low Density

Councilmanic
District: Ms. Green

School District: Milford School District

Fire District: Ellendale Fire Department

Sewer: N/A

Water: N/A

Site Area: 22 acres +/- (per C/U Site Plan)

Tax Map ID.: 230-13.00-121.00



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

PIN:

Owner Nam

Book

Mailing Address

City

State

Description

Description

Description

Land Code

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Override

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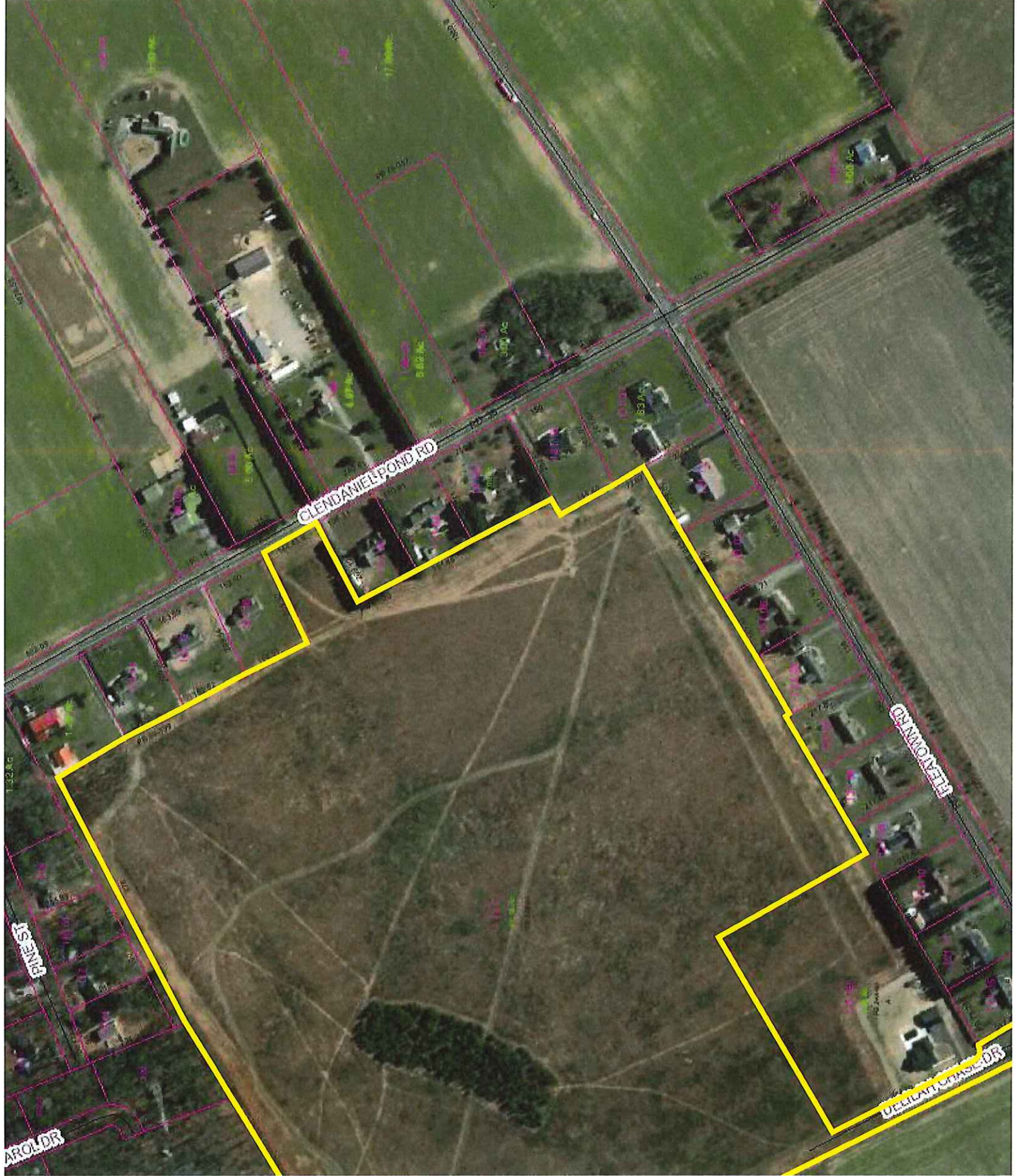
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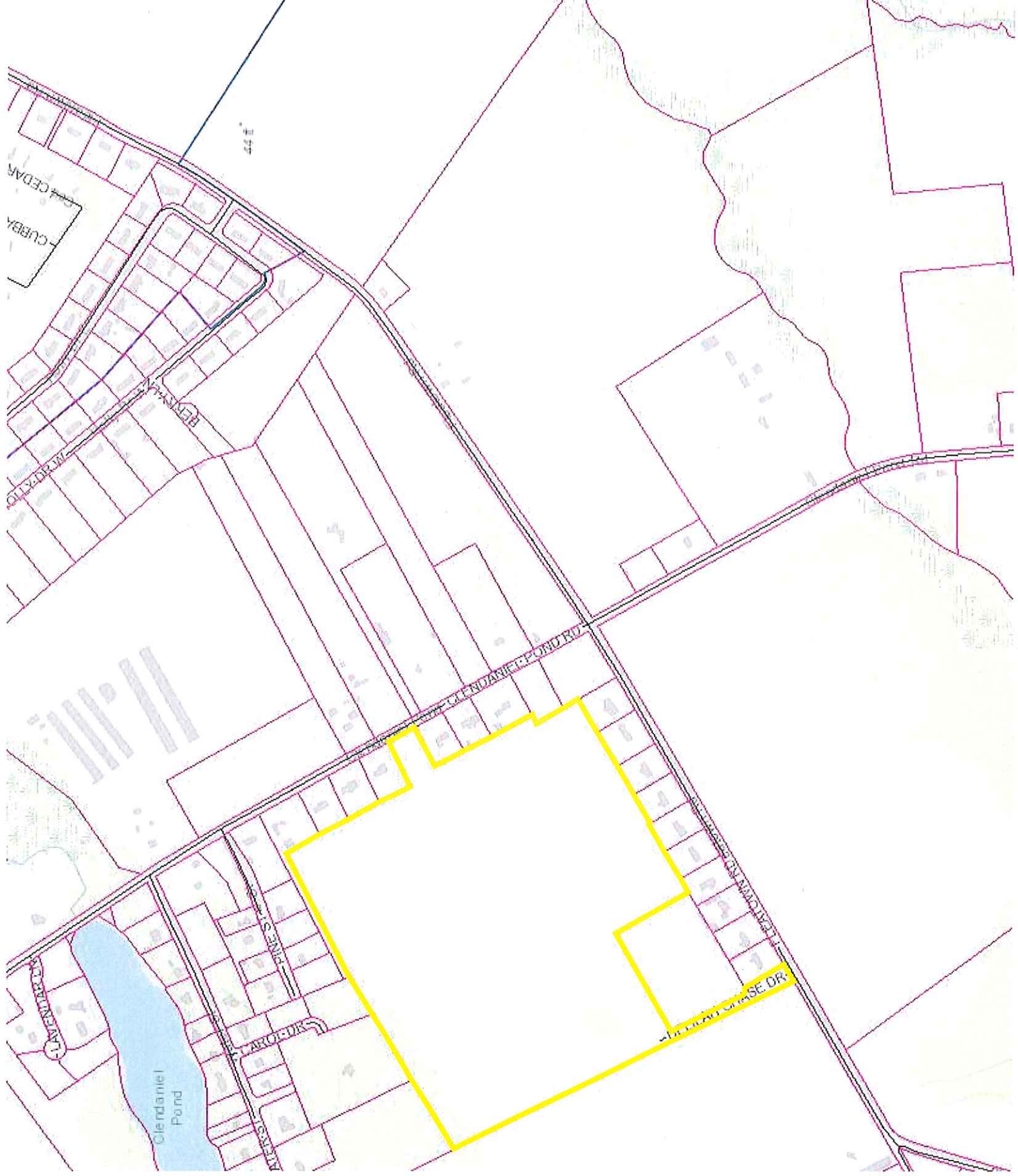
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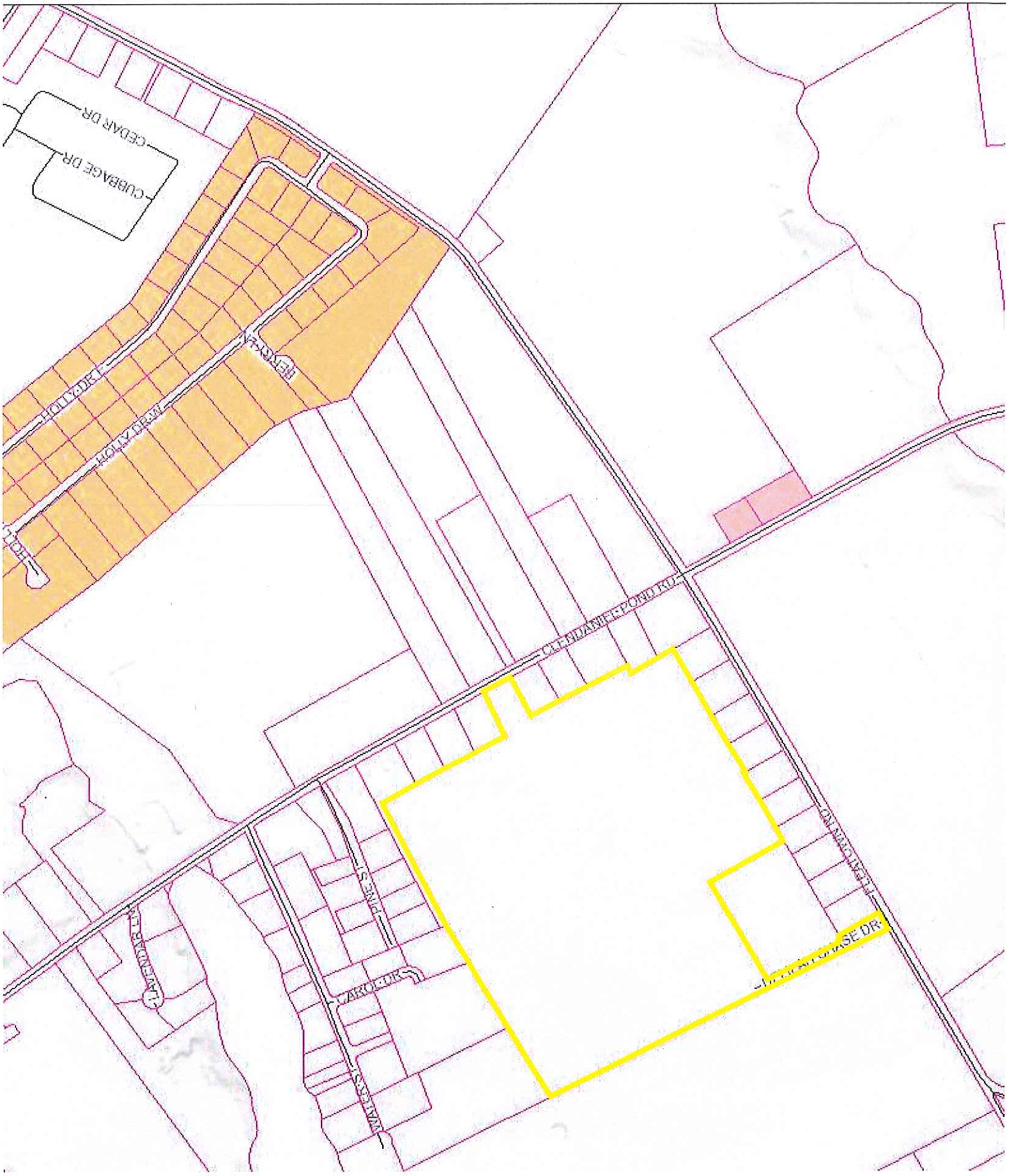
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PIN:	Owner Nam
Book	Mailing Addi
City	State
Description	Description
Description	Description
Land Code	

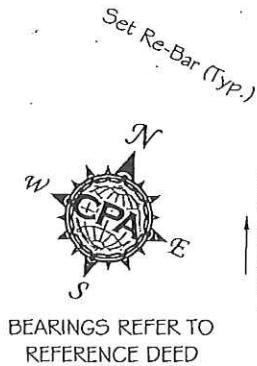
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Tax Para	Streets



EXHIBIT

BK: 4654 PG 281

LANDS N/F
DONNA LEE SMITH & TERESA LYNN SMITH
4250/332
230-13.00-121.00



Set Re-Bar (Typ.)

M. 2150.22' N

29.24'

N 67°55'06" E

50.85'

N 70°23'39" E 261.07'

16,457 s.f. To Be Combined With Spangler Lands

N 65°22'54" E 208.88'

PROPERTY LINE TO BE ABANDONED

150.00' to lands n/f

Emil Peterson

S 20°39'15" E 52.09'

LANDS N/F
CARL A. SPANGLER & BRITNEY M. SPANGLER
4240/12
230-13.00-121.07

LANDS N/F
DONNA LEE SMITH
4250/332-PARCEL 3
230-13.00-121.12

N 22°04'54" W 208.71'

Found Re-Bar (Typ.)

53.92'

S 67°55'06" W 254.08'

Recorder of Deeds
Scott Dailey
Jan 23, 2017 02:05P
Sussex County
Doc. Surcharge Paid

SCR 224 - Known Locally As Fleatown Road

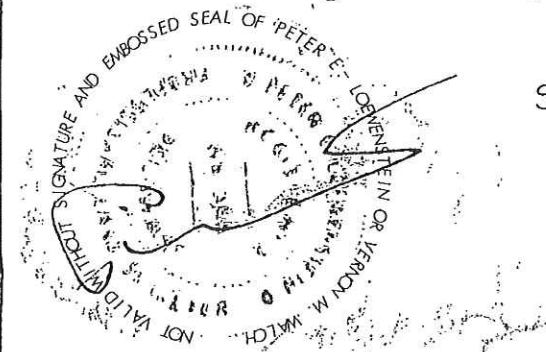
SR 38 - Known Locally As Clendaniel Pond Road

APPROVED

16,457 s.f. AS EXTENSION TO
SPANGLER LANDS DLB 9-28-16

SUSSEX COUNTY
PLANNING & ZONING COMMISSION

pg



SURVEYING
LAND PLANNING
**COMPASS
POINT
ASSOCIATES**
P.O. Box 246
Harbeson, Delaware 19951
(302) 684-2980 fax (302) 684-2983
e-mail: cpalco@comcast.net

BOUNDARY SURVEY PLAN of Lands to be conveyed to
Carl A. Spangler & Britney M. Spangler by Donna Lee Smith & Teresa
Lynn Smith, in Cedar Creek Hundred, Sussex County, Delaware.
Deed Ref: 4250/332
scale: 1" = 50'
Class "B" Survey
Client: Donna Smith

No recorded rights-of-way, easements or other
encumbrances affecting these lands have been
provided to the Surveyor by the Client. No
Warranty as to title to any lands depicted hereon
is explicitly or implicitly provided.

SURVEYED BY: V. Walch, PLS
DRAWN BY: P.E.L.
CHECKED BY: H.F.J.
PROJECT #: 160403
TAX MAP: 230-13.00-121.00
DATE: 08/17/2016
SHEET NO: 1 of 1

SYSTEM DESCRIPTION

DESIGN WIND SPEED:	108 MPH	HIGH TEMP:	33° C	LOW TEMP:	-11° C
EXP. / OCC. CATEGORY:	(B / I)	SOURCE:	GEORGETOWN SUSSEX SR		
UTILITY TERRITORY:	DELAWARE ELECTRIC CO-OP				
SNOW LOAD:	20' PSF				
ELEV. (ABOVE SEA LVL):	33'				
MODULE TYPE:	CANADIAN SOLAR CS3Y - 465MB-AG BIFACIAL				
MODULE QUANTITY:	12,480 (480 STRINGS OF 26)				
SYSTEM SIZE (DC):	5,803.2 kW				
ESTIMATED YIELD (AC):	9,049 MWh/yr				
SPEC. PROD. RATIO:	1,559 kWh/kWp/yr				
WEATHER STATION:	LINCOLN DE SAW				
MOUNTING SYSTEM:	ATI DURATRACK HZ V3 (42% GCR)				
FENCE LENGTH:	4,150' (22 ACRES ENCLOSED)				
TILT ANGLE:	± 52°				
ARRAY AZIMUTH:	0°				
INVERTER(S):	[32] DELTA M125HV = 4,000 kW AC = 1.451 DC/AC RATIO				

NOTES: ASSUMED NEW 13kV, 3Φ SERVICE.

[2] 3,000A, 600V ACCUMULATION PANELS + [2] 3,000A, 600V DISCONNECTS.
[2] 2,000kVA, 600V TO 13kV CLOSE-COUPLED STEP-UP TRANSFORMERS.
[1] CUSTOMER OWNED METER RISER POLE WITH CTs & PTs.
[1] CUSTOMER OWNED GOAB POLE.
[1] UTILITY ACCESSIBLE GOAB SWITCH.
[1] UTILITY POLE WITH METER WITH CTs & PTs.
[2] 10'x20' CONCRETE EQUIPMENT PADS.
~825' MV AC TRENCHING FROM EQUIPMENT PADS TO POI.
~1,300' NEW 3Φ LINES FROM CUSTOMER/UTILITY POLES TO POI.
~17,280 SQ. FT. OF GRAVEL CONSTRUCTION ACCESS ROADS TO BE BUILT.
~2 ACRES OF TREE REMOVAL REQUIRED.
~2 ACRES OF VEGETATIVE BUFFER TO BE PLANTED.
ASSUMED 5MW AC LIMIT FOR COMMUNITY SOLAR IN DELAWARE.
1,100' OF LINE UPGRADES LIKELY REQUIRED TO EXTEND EXISTING 3Φ TO SITE, EXACT COSTS TBD.
EXACT POI TO BE DETERMINED WITH UTILITY, INTERCONNECTION SUBJECT TO CHANGE.
PARCEL SETBACK ASSUMED TO BE 20'. TO BE CONFIRMED BY AHJ.

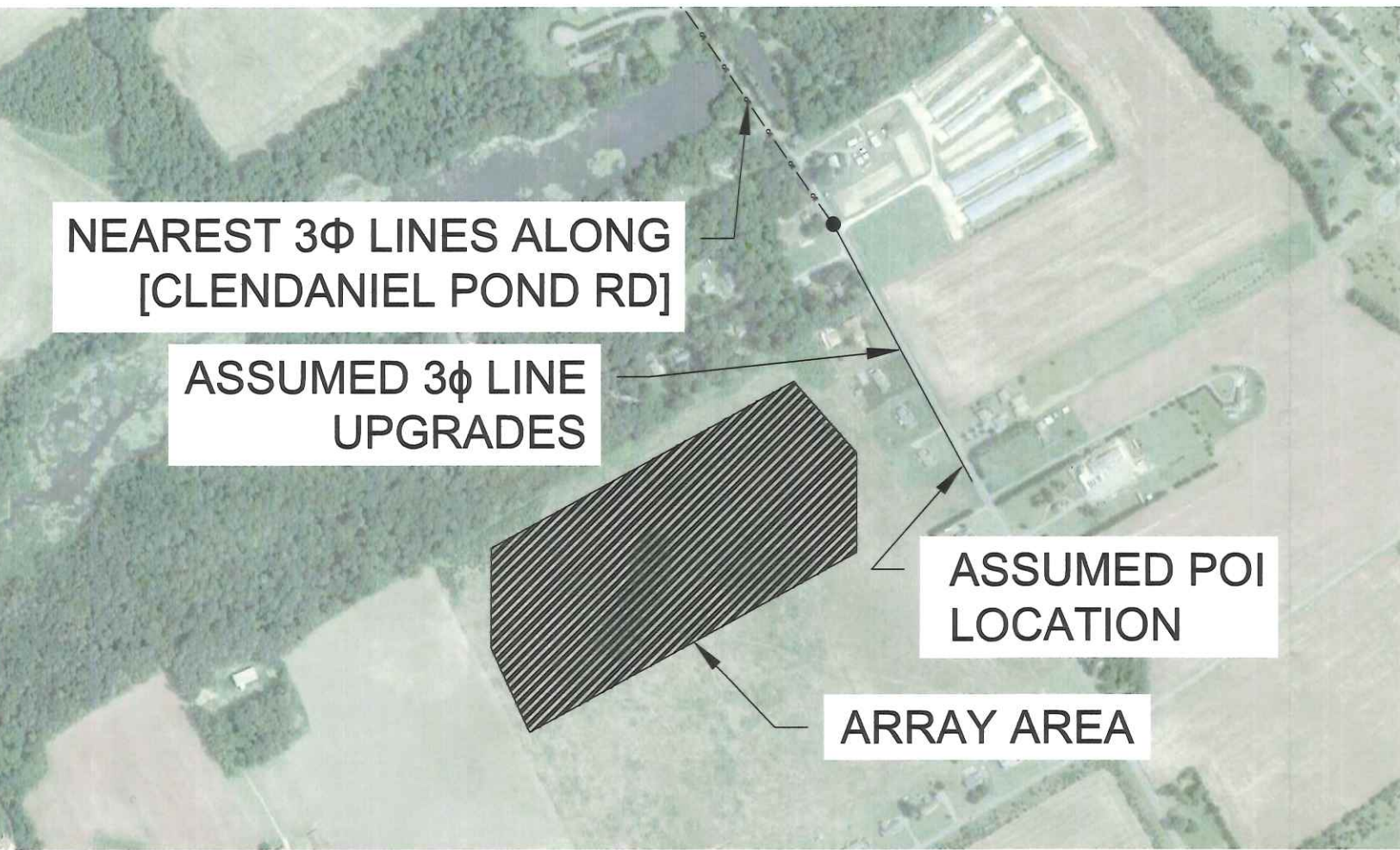
PROJECT ASSUMPTIONS

(OS) ONSITE | (NO) NONE | (A) ADJACENT | (N/A) UNKNOWN

WETLANDS	A	3Φ DISTRIBUTION LINE(S)	A
T&E SPECIES/HABITATS	NO	EXISTING MAX GRADE (%)	2%
FLOODPLAINS	NO	FAA FILING REQUIREMENT	N
SITE ACCESS	NEW: OFF OF PUBLIC RIGHT-OF-WAY		
COUNTY / AHJ	SUSSEX COUNTY		
FEEDER HOSTING CAPACITY	CIRCUIT INFO NOT AVAILABLE.		
SUBSTATION HOSTING CAP.	UNKNOWN		
FEEDER LENGTH	SITE TO SUB FEEDER PATH NOT IDENTIFIED.		

SSI REQUIREMENTS:

- BAT BOX
 - POLLINATOR SEED MIX
- SPARE MODULES
 - SPARE INVERTERS



STANDARD SOLAR

Clean Energy. Smart Business.

530 Galther Road, Suite 900
Rockville, MD 20850
301-944-1200
www.StandardSolar.com

PROJECT TITLE
SUNRISE SOLAR LINCOLN

PROJECT ADDRESS
19325 FLEATOWN RD
LINCOLN, DE 19960

SHEET TITLE
PV BID PROPOSAL

REVISIONS

DISCLAIMER

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PROJECT NUMBER

21-126

DRAWN BY

CML

REVIEWED BY

MMT

APPROVED BY

JJS

DATE

10.28.2021

ORIGINAL SHEET SIZE

11X17

SHOULD MEASURE 3/4"

SCALE

1" = 400'

DRAWING

PV1



A Brookfield Renewable Company

Applicant
Exhibit

SUNRISE
SOLAR



TEAM QUALIFICATIONS FOR SOLAR PV PROJECTS

SUBMITTED TO SUSSEX COUNTY, DELAWARE

RECEIVED

OCT 26 2022

SUSSEX COUNTY
PLANNING & ZONING

CONTACTS

Harry Benson
Director of Business Development
Standard Solar, Inc.
530 Gaither Rd Ste 900, Rockville, MD 20850
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(240) 802-6012

Katie Jester
Director of Business Development
Sunrise Solar
530 Gaither Rd Ste 900, Rockville, MD 20850
katie@sunrisesolarmd.com
(443) 988-9238

Team Qualifications

Team Background

Standard Solar will design, finance, own and operate the proposed project. Subcontractor Sunrise Solar will install the system.

Standard Solar

Founded in 2004, Standard Solar is powering the nation's energy transformation by channeling its project development capabilities, financial strength, and technical expertise to deliver the benefits of solar PV to businesses, institutions, farms, governments, communities, and utilities. Building on 18 years of sustainable growth and in-house funding and tax equity investment capital, Standard Solar is a national leader in the development, funding and long-term ownership and operation of 540 MW commercial and community solar assets and a 2 GW pipeline.

Standard Solar is a wholly owned subsidiary of Brookfield Renewable. Brookfield Renewable is a global clean energy supermajor, with integrated operating platforms on four continents with operating, development and power marketing expertise.

Brookfield Renewable operates one of the world's largest publicly traded, pure-play renewable power platforms. Its portfolio consists of hydroelectric, wind, solar and storage facilities in North America, South America, Europe and Asia, and totals approximately 24 GW of installed capacity and an approximately 100 GW development pipeline. Investors can access its portfolio either through Brookfield Renewable Partners L.P. (NYSE: BEP; TSX: BEP.UN), or Brookfield Renewable Corporation (NYSE, TSX: BEPC), a Canadian corporation. Brookfield Renewable is the flagship listed renewable power company of Brookfield Asset Management, a leading global alternative asset manager with approximately \$750 billion of assets under management.

Standard Solar's expertise is grounded in 18 years of sustainable growth and fueled with in-house funding and tax equity investment capital resources. Today, Standard Solar is a national leader in the development, funding and long-term ownership and operation of commercial and community solar assets. Our current [asset portfolio](#) includes approximately 500 MW across 19 states and the District of Columbia.

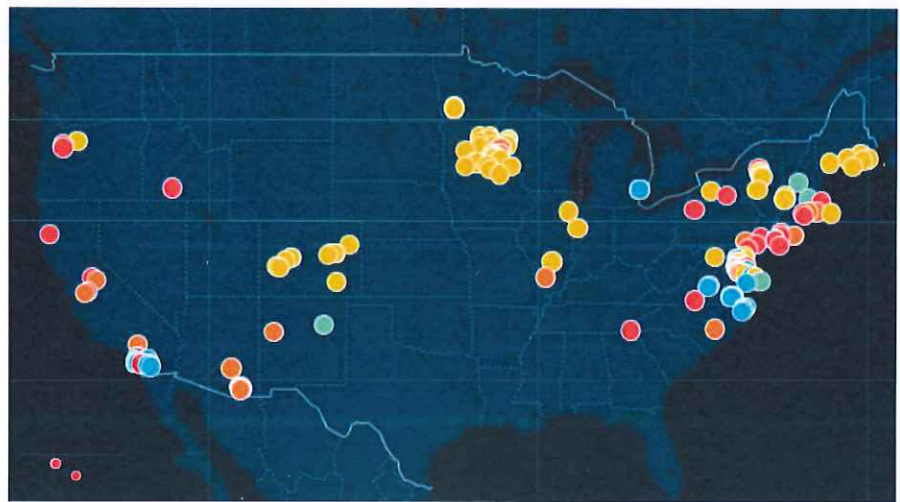


Figure 1: Standard Solar U.S. Asset Portfolio Map

Sunrise Solar

Sunrise Solar is a one-stop EPC solar resource for large-scale commercial and utility scale solar projects. Headquartered in Chestertown, Maryland, Sunrise Solar is currently actively installing in four (4) states: Maryland, Pennsylvania, New Jersey and Delaware.

Sunrise Solar's certifications include NABCEP Certified PV Installation Professional. Its staff includes NABCEP, OSHA and NFPA 70E certified registered electricians, OSHA 510 certified staff, and we are racking certified for fixed tilt and trackers.

Sunrise Solar's experience includes the completion of multiple similar ground mounted solar projects in Laurel and Dover, Delaware.



Figure 2: Sunrise Solar's Haven Farm Solar Project in Dover, Delaware.



Figure 3: Sunrise Solar's 994 kWdc HD Myles Farm solar project provides \$139,000 savings per year. Utility-Scale Ground Mount Project Highlights

Project Approach

Customized, Holistic Project Development Approach

Our team takes a customized, holistic approach to financing, owning, and operating a photovoltaic energy system that meets site production and renewable energy directives. From design through installation and operation, we apply our expertise and process to develop solar energy facilities that are productive, reliable, accountable, and affordable. Our capabilities include the full suite of project development and operation, from Engineering to EPC estimation and management.

Experienced Project Developer & Operator

As an experienced developer and operator of solar powered electricity generation facilities, our team understands the partnership value of system reliability and security with respect to the delivery of power from renewable energy generation projects. We realize the importance of thorough and innovative design, engineering, construction, funding, safety, quality, and operations management. We incorporate these principles into the development of our renewable generation assets.



Figure 4: Ribbon-cutting ceremony for one of the five sites in Standard Solar's 24 MW Maryland solar portfolio, completed in November 2021.

Standard Solar maintains \$600MM in investment capital to develop, own, and operate solar PV projects for utility, government, commercial, and other markets.

The following table lists a sample of projects funded through Standard Solar's in-house fund.

Table 1: Sample of U.S. projects using Standard Solar Investment Capital

Project Name	System Size (MW)
Minnesota Community Solar Gardens, MN	40 MW
New York Community Solar Program (5 project sites), NY	36 MW
Mountain Home Community Solar, ID	28.5 MW
Colorado Community Solar Gardens, CO	10.3 MW
Community Solar Portfolio (2 sites), OR	6 MW
City of Gallup, NM	9.9 MW

Project Name	System Size (MW)
Lake Elsinore Unified School District, CA	7 MW
Trenton Community Solar, ME	6.97 MW
Long Beach Unified School District, CA (21 canopies sites)	4.9 MW
Lawsbrook Solar, MA	4.69 MW / 4 MWh
Fort Indiantown Gap, PA	4.4 MW
Maryland-National Capital Park and Planning Commission (MNCPPC), MD	4.3 MW
Colorado State University, CO	4.25 MW
Swan Holt Community Solar, MA	3.9 MW
Isle of Wight Public Schools, VA	3.6 MW
City of Richmond Public Schools, VA	3.5 MW
Klees Mill, MD	2.9 MW
University of Maryland Center for Environmental Science, MD	2.9 MW
Godfrey Community Solar, MA	2.8 MW
NY DGS Pilgrim Psychiatric Center, NY (landfill)	2.8 MW
Old New Windsor, MD	2.7 MW
Shepherds Mill Community Solar Farm	2.7 MW
DC DGS Bundle 1 (24 public school facilities), DC	2.2 MW
Glassywing Community Solar Project, MD	2 MW
Checkerspot Community Solar, MD	1.9 MW
Kaiser Permanente Gaithersburg, MD	1.7 MW
Anne Arundel County Public Schools, MD	1.4 MW
Augusta County, VA	1.2 MW

Standard Solar Project Highlights

11.5 MW Solar Project in New York



Figure 5: Standard Solar and U.S. Light Energy Completed 11.5 MW Solar Project in March 2022.

Through the clean energy generated by the 11.5 MW solar project, more than 28 municipalities and school districts across Jefferson, Lewis and St. Lawrence counties in New York are reducing their electricity costs and boosting the state's clean energy portfolio with solar energy. Members will collectively save between \$400-\$500/K annually from the arrays.

2 MW Solar Project in Colorado



Figure 6: Standard Solar and Pivot Energy Completed this 2 MW Community Solar Project in Colorado in March 2022.

This project is the fifth site in a series of community solar developments launched by Standard Solar and partner Pivot Energy in 2019 in an effort to expand community solar access across the Colorado. Standard Solar funded the community solar array and is the projects' long-term owner and operator.

4.69 MW + 4 MWh Storage in Massachusetts



Figure 7: Standard Solar's 4.69 MW Solar + 4 MWh Storage Project was developed by EDF Renewables.

This innovative solar+storage project, completed in 2022, received an award from the Solar Massachusetts Renewable Targets (SMART) program. Located in Acton, MA, the system allows the Town of Plymouth and Acton Water District to benefit from discounted power as well as lease revenues.

2.9 MW Solar Project in Maryland



Figure 8: Standard Solar's 2.9 MW ground-mount solar array in Sykesville, Maryland was completed in January 2022.

As part of Maryland's Community Solar Pilot Program, the projects enable Maryland residents to save up to 10 percent on their utility bills based on electricity generated by the projects. The 24-megawatt portfolio is projected to benefit 5,000+ Maryland households annually through community solar subscriptions.

28.5 MW Solar Project in Idaho



Figure 9: Standard Solar's 28.5 MW Solar Project has been providing energy savings to area residents and businesses since 2017.

This 28.5 MW project is located in Mountain Home, the largest city in Elmore County, and has been providing energy savings to area residents and businesses since it became active in 2017. Idaho Power purchases the power generated from the system to provide energy to its customers at a discounted. The Mountain Home system produces 54,716 MWh of clean energy annually, enough to offset over 4.3 million gallons of gasoline consumed.

24 MW Solar Project Portfolio in Maryland



Figure 10: Standard Solar and partners OneEnergy Renewable and CleanChoice Energy completed a 24 MW Community Solar Project Portfolio in five MD counties in November 2021.

As part of Maryland's Community Solar Pilot Program, these projects enable 5,000+ Maryland residents to save up to 10 percent on their utility bills based on electricity generated by the projects. All the projects are 'dual-use,' which means they will function as solar farms and pollinator habitats. Additionally, the 39,000 MWh a year of energy the portfolio is expected to produce is equivalent to offsetting 30 million pounds of coal burned.

2.5 Solar Project in Maryland



Standard Solar was selected by Montgomery Parks, part of the Maryland-National Capital Park and Planning Commission (M-NCPPC), to construct, own and operate a pair of [ground-mount solar arrays totaling 2.5 MW](#). The 1.32 MW South Germantown Recreational Park and 1.173 MW Rock Creek Regional Park arrays were built simultaneously and completed in 2018.

5 MW Solar Project in Maryland



Washington Suburban Sanitary Commission (WSSC) decided to add solar power at two of its wastewater treatment plants to broaden its use of alternative energy sources, reduce its carbon footprint and save ratepayers money. WSSC partnered with Standard Solar and Washington Gas Energy Systems, Inc. to develop 5 MW of solar at their Western Branch plant in Upper Marlboro, MD, and Seneca plant in Germantown, MD.

7.2 MW Solar Project in New York



Figure 11: The 7.2 MW Denmark Community Solar Project is Lewis County's first community solar project.

Standard Solar owns and operates the ground-mount community solar project long term. The project is part of New York State's Community Solar Program which allows the electricity generated by the Denmark Community Solar Project to be supplied to customers anywhere in National Grid's existing distribution system.

7 MW Solar Project in New York



Figure 12: The 7 MW Sugar Hill Solar Farm in New York produces enough clean energy to power up to 600 homes and businesses.

Chosen for its secluded location and proximity to electrical infrastructure, the site of the Sugar Hill Solar Farm is particularly advantageous to the project. The presence of the solar farm will enable a previously underutilized property to become a new source of landowner revenue, while also preserving it from the impacts of residential and commercial development.

Our Team

In-House Team of Industry Experts

Standard Solar's team of energy industry experts are uniquely qualified to provide the most reliable and effective turn-key solar energy solutions with team interoperability that helps organizations become stronger through improved energy management.

These qualifications facilitate our key partners', including landowners like you, expectations for impactful, reliable and aesthetically pleasing solar projects. Our team brings:

- Proven engineering and design skills for complex interconnections
- Proven interoperability success and experience building solar projects in Maryland and across the U.S.
- Proven experience with design-build, financing and operating with utilities
- Proven ability to timely navigate regulatory and permitting requirements
- Proven experience with integrating various energy management and storage technologies
- Proven ability to deliver maximizing the use of Maryland team partners

- Proven project funding with in-house utility backed funding, ensures funding throughout construction
- Proven reliable global material supply chain
- Proven ability to construct with safety
- Proven on-time project delivery
- Proven ongoing O&M services ensuring long term peak production

Executive Team

Scott Wiater,
President & CEO, Standard Solar, Inc.

Under Mr. Wiater's leadership, Standard Solar has been named one of the Fastest Growing Private Companies in America for four consecutive years, significantly expanding its commercial footprint and reinforcing its leadership positioning as the solar partner of choice. Mr. Wiater has an extensive background in executive management, operations and supply chain management in startup companies as well as established corporations. Previous positions included Executive Vice President at Peak Technologies, a global systems integration company, and Director of Operations for Radio Frequency Identification at Motorola (Symbol Technologies). Mr. Wiater earned a Master of Business Administration degree and a Bachelor of Science degree in Aeronautics from Embry-Riddle Aeronautical University.

Rick Berube
Chief Operating Officer, Standard Solar, Inc.

Mr. Berube has an extensive background in supply chain operations, procurement, contracting and program management. Prior to joining Standard Solar, Mr. Berube managed all aspects of a \$200M+ annual budget in support of the Navy's Trident II (D5) Fleet Ballistic Missile Program at Charles Stark Draper Laboratory. Previously, Mr. Berube taught Military Science and Leadership Development at the Massachusetts Institute of Technology and Harvard University. Additionally, he served in many staff and command positions as an Aviation Officer in the United States Army. Mr. Berube is a Program Management Professional who earned a Bachelor of Science degree from the United States Military Academy and a Master of Business Administration degree from Boston College's Carroll School of Business.

Dan Dobbs
Chief Strategy Officer, Standard Solar, Inc.

Mr. Dobbs is the Chief Strategy Officer for Standard Solar and joined in December 2018. He started his energy sector career at SunEdison, where he progressed through finance, marketing and product management roles. He left to co-found Solar Grid Storage, where he served as CFO and developed the finance and operations models that created the first third-party financed storage-as-a-service business. Dobbs then returned to SunEdison following its acquisition of Solar Grid Storage. He earned dual masters' degrees in Mechanical Engineering and Technology & Policy (TPP) from the Massachusetts Institute of Technology (MIT), as well as an MBA in Entrepreneurial Management from the Wharton School.



Song Yi
Chief Financial Officer, Standard Solar, Inc.

Mr. Yi returns to Standard Solar as CFO, having previously served in the position from 2010-2016. With a demonstrated history of success in the renewables and environmental industries, he is a well-experienced finance professional who will help shape Standard Solar's market position now and in the future. Mr. Yi previously served as the CFO for renewables company PosiGen for the past five years, a solar power and energy efficiency company focused on serving low-income families and communities. Mr. Yi's previous positions included CFO for Magellan Resources, a leader in managing the fastest growing, most complex alternative energy developer and investor, and corporate controller for Pace Global, a Siemens business, a leading energy consulting and management company. He earned his MBA at the University of Virginia's Darden Graduate School of Business Administration. Mr. Yi's undergraduate degree is from the University of Maryland.

Michael Streams
Chief Development Officer, Standard Solar, Inc.

Mr. Streams is responsible for promoting Standard Solar's continued success in acquiring and developing solar energy assets in markets throughout the U.S. He joined Standard Solar from Nautilus Solar Energy, an independent power producer of distributed solar energy systems throughout North America, where he served as General Counsel and a key member of its executive core. Mr. Streams brings more than 14 years of solar finance, legal and business development experience to Standard Solar and has demonstrated success applying his broad expertise to growing dynamic organizations. He earned a Bachelor of Arts from Fisk University, a master's degree in City and Urban Planning from Harvard University and his Juris Doctor from Columbia Law School.

C.J. Colavito, REP
Vice President of Engineering, Standard Solar, Inc.

Mr. Colavito is the Vice President of Engineering at Standard Solar, and he is responsible for oversight of the engineering process, vendor qualification, new technology integration, and management of the engineering and technical department. Mr. Colavito and his engineering team have produced more than 50 MW of PV system designs dispersed over more than 130 sites in 10 states, ranging from 5 kW to 5 MW. Mr. Colavito was responsible for establishing Standard Solar's commercial engineering and design department in 2009. He has developed and trained more than a dozen engineers in design and integration of solar PV systems. Before coming to Standard Solar, he served as a volunteer in Nicaragua where he worked to usefully apply solar technologies in rural areas. Mr. Colavito regularly presents and lectures at local universities and industry conferences. At Renewable Energy World North America his submission was awarded the 2014 Paper of the Year. Mr. Colavito has a BS in Mechanical Engineering from Virginia Tech. He is a NABCEP Certified Solar PV Installation Professional (# 091209-38) and NABCEP Certified Solar PV Technical Sales Professional. He is also a Certified Renewable Energy Professional by the Association of Energy Engineers.



Stephen Hesselink
Vice President of Construction

Since joining Standard Solar in 2015, Mr. Hesselink and his team of construction professionals have constructed and commissioned more than 170 megawatts of solar PV projects across the country. With a career in commercial construction that spans over two decades, he has successfully managed multi-million-dollar projects throughout the United States. Prior to joining Standard Solar, he managed projects at Rand Construction Corporation, Affiliated Computers Solutions, Avaya Government Solutions, Trammel Crow Co. and Hensel Phelps Construction Co. After serving as a non-commissioned officer in the Marine Corps, Mr. Hesselink earned his Bachelor of Science in Construction Management from Michigan State University. He is a NABCEP Certified PV Installation Professional® and is LEED AP BD+C certified.

Harry Benson
Director of Business Development, Standard Solar, Inc.

Mr. Benson is Director of Business Development for Standard Solar with a focus on the Midwest. He has over 13 years of utility and distributed generation renewable energy experience in both wind and solar generation. Mr. Benson was responsible for the greenfield development of the 140 MW Twin Ridges Wind Farm in Somerset PA. He was also involved in origination and mergers & acquisitions of over 300 MW for his EverPower Wind Holdings Inc. Since joining Standard Solar in April of 2018, Mr. Benson has been responsible for focusing Standard Solar's efforts to deploy its low-cost capital and partner with C & I developers in the Midwest. Mr. Benson has 26 years of business experience and is a life-long advocate for environmental issues.

FULLNAME	Second_Owner_Name	MAILINGADD	CITY	STAT	ZIPCODE	PIN with Unit	PIN
BENSON THURMAN OTIS		19819 WATER ST	LINCOLN	DE	19960	230-13.00-103.00	230-13.00-
BRENNEMAN MARK S		9521 CLENDANIEL POND RD	LINCOLN	DE	19960	230-13.00-147.01	230-13.00-
BRENNEMAN WAYNE M DAVID	MARK S BRENNEMAN LI	507 CRESTVIEW DR	MILFORD	DE	19963	230-13.00-147.00	230-13.00-
BROWN REGINALD H JR	NANCY E	22 WATER ST	LINCOLN	DE	19960	230-13.00-110.01	230-13.00-
CHRISTIE RYAN D		19325 FLEATOWN RD	LINCOLN	DE	19960	230-13.00-121.15	230-13.00-
COUCH SHELLEY	LAUREN THOMAS	9506 CLENDANIEL POND RD	LINCOLN	DE	19960	230-13.00-121.01	230-13.00-
DALE DANIEL L	SANDRA N DALE	5 WATER ST	LINCOLN	DE	19960	230-13.00-105.00	230-13.00-
DAVIS THERESE		16 WATER ST	LINCOLN	DE	19960	230-13.00-221.01	230-13.00-
DEAN JANE E ROBERT C DEAN		13 WATER ST	LINCOLN	DE	19960	230-13.00-107.02	230-13.00-
DENNISON WILLIAM A	PATRICIA A DENNISON	19 WATER STREET	LINCOLN	DE	19960	230-13.00-109.00	230-13.00-
DONOVAN JAY RUSSELL	JUSTIN DONOVAN	2823 LEFT FORK MILLERS FO	WAYNE	WV	25570	230-13.00-108.03	230-13.00-
FERRAND CHARLES P JR		369 NORWAY DR	DOVER	DE	19901	230-13.00-220.01	230-13.00-
FISHER TERESA M		8535 SOPHIE WAY	LINCOLN	DE	19960	230-13.00-113.02	230-13.00-
FRENCH BARBARA E		9 WATER ST	LINCOLN	DE	19960	230-13.00-107.03	230-13.00-
FREY MELISSA	GOLDIE MORRIS	19860 PINE STREET	LINCOLN	DE	19960	230-13.00-117.01	230-13.00-
FRONTINO LOUIS		21 WATER ST	LINCOLN	DE	19960	230-13.00-110.02	230-13.00-
HAYES CHARLES H III		20003 FLEATOWN RD	LINCOLN	DE	19960	230-13.00-121.08	230-13.00-
HELSDON BARBARA J REED	DAVID W HELSDON	3 WATER ST	LINCOLN	DE	19960	230-13.00-104.00	230-13.00-
HICKMAN STEVE		9008 GREENTOP RD	LINCOLN	DE	19960	230-13.00-115.00	230-13.00-
HUDSON CLARA ANN		19241 FLEATOWN RD	LINCOLN	DE	19960	230-13.00-122.00	230-13.00-
HUNT KENETH E	NANCIANN BAIRD	14 WATER ST	LINCOLN	DE	19960	230-13.00-221.00	230-13.00-
JEFFERSON BRYON H TRUSTEE I	D JEFFERSON TRUSTEE	17292 CLENDANIEL RD	LINCOLN	DE	19960	230-13.00-126.00	230-13.00-
JESTER O TERRY & JO ALLISON		9386 CLENDANIEL POND RD	LINCOLN	DE	19960	230-13.00-120.00	230-13.00-
JONES DEREK	LORI JONES	7412 MARSHALL ST	LINCOLN	DE	19960	230-13.00-111.00	230-13.00-
KIDWELL CANDACE		20017 FLEATOWN ROAD	LINCOLN	DE	19960	230-13.00-121.06	230-13.00-
LANDIS KURT F	KATHERINE T LANDIS	20037 FLEATOWN RD	LINCOLN	DE	19960	230-13.00-121.03	230-13.00-
LAWS JOSEPH T IV	SAMATHA JO LAWS	21686 PINE HAVEN RD	LINCOLN	DE	19960	230-13.00-110.03	230-13.00-
MARCONI WILLIAM A	DONNA L MARCONI	20091 FLEATOWN ROAD	LINCOLN	DE	19960	230-13.00-121.19	230-13.00-
MARSH-DEAN	BETTY J MARSH	9442 CLENDANIEL POND RD	LINCOLN	DE	19960	230-13.00-121.16	230-13.00-
MARTIN LYDIA A		9490 CLENDANIEL POND RD	LINCOLN	DE	19960	230-13.00-121.04	230-13.00-
MOORE ROBERT L & BARBARA J		20053 FLEATOWN RD	LINCOLN	DE	19960	230-13.00-121.05	230-13.00-
MORGAN DOUGLAS R		18024 JOHNSON ROAD	LINCOLN	DE	19960	230-13.00-148.02	230-13.00-
MOSER ALFRED D JR	RICHEEL LYNN LEE	19899 PINE ST	LINCOLN	DE	19960	230-13.00-114.00	230-13.00-

NOBLE ANTHONY	NANCY E NOBLE	19375 FLEATOWN RD	LINCOLN	DE	19960	230-13.00-121.09	230-13.00-
PARRIS WILLIAM H TRUSTEE		9437 CLENDANIEL POND RD	LINCOLN	DE	19960	230-13.00-148.03	230-13.00-
PICCIOTTO JUDITH	DANIEL PICCIOTTO	20 WATER ST	LINCOLN	DE	19960	230-13.00-223.00	230-13.00-
POULSON JOHN J TTEE REV TR	KATHLEEN W POULSON	9368 CLENDANIEL POND RD	LINCOLN	DE	19960	230-13.00-119.00	230-13.00-
R S BAUER PROPERTIES LLC		14380 S DUPONT HWY	HARRINGT	DE	19952	230-13.00-118.00	230-13.00-
RIVERA VIRGINIO JR		20073 FLEATOWN ROAD	LINCOLN	DE	19960	230-13.00-121.02	230-13.00-
ROBBINS DIANE TRUSTEE		9455 CLENDANIEL POND RD	LINCOLN	DE	19960	230-13.00-148.01	230-13.00-
ROGERS GLORIA TRUDENNA NE	THERESA JOHNSON THC	32654 OMAR RD	FRANKFOR	DE	19945	230-13.00-121.14	230-13.00-
RUNNE MICHAEL B	MARA L RUNNE	9472 CLENDANIEL POND RD	LINCOLN	DE	19960	230-13.00-121.13	230-13.00-
SHORT TY L		12 WATER ST	LINCOLN	DE	19960	230-13.00-220.00	230-13.00-
SMITH ROBERT D	DORIS B SMITH	20091 FLEATOWN RD	LINCOLN	DE	19960	230-13.00-121.12	230-13.00-
SPANGLER CARL A	BRITNEY M SPANGLER	20113 FLEATOWN RD	LINCOLN	DE	19960	230-13.00-121.07	230-13.00-
SUIT MORGAN		19867 PINE ST	LINCOLN	DE	19960	230-13.00-116.02	230-13.00-
SWAIN JANET A		19349 FLEATOWN RD	LINCOLN	DE	19960	230-13.00-121.10	230-13.00-
TRASATTI NICHOLAS R	MEGAN JEWELL	33924 CEDAR RD	LEWES	DE	19958	230-13.00-107.00	230-13.00-
UNKNOWN	UNKNOWN	9465 CLENDANIEL POND RD	LINCOLN	DE	19960	230-13.00-148.04	230-13.00-
VUONO DOROTHY I		19337 FLEATOWN RD	LINCOLN	DE	19960	230-13.00-121.11	230-13.00-
WALLS NORMAN CURTIS	TRAVIS WADE WALLS	16097 FITZGERALDS RD	MILFORD	DE	19963	230-13.00-148.00	230-13.00-
WATSON JOHN L	JULIE ELIZABETH WATSC	9399 CLENDANIEL POND RD	LINCOLN	DE	19960	230-13.00-149.01	230-13.00-
WINK GEORGE T MARIANNE G	WINK	7 WATER ST	LINCOLN	DE	19960	230-13.00-106.00	230-13.00-
YERKES MICHAEL C CHERI H	YERKES	8 WATER ST	LINCOLN	DE	19960	230-13.00-112.00	230-13.00-
YOUNG COREY E	JOYCE L YOUNG	3468 GRAND AVE	OJAI	CA	93023	230-13.00-110.00	230-13.00-
YOUNG ISAAC E JR	VICKI L YOUNG	9424 CLENDANIEL POND RD	LINCOLN	DE	19960	230-13.00-121.17	230-13.00-
YOUNG JOANNE		PO BOX 25	LINCOLN	DE	19960	230-13.00-116.01	230-13.00-

103.00
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220.00
121.12
121.07
116.02
121.10
107.00
148.04
121.11
148.00
149.01
106.00
112.00
110.00
121.17
116.01



Donna Smith - Mailing List Map

0 250 500 1,000 Feet



JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
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Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: November 3rd, 2022

Application: C/U 2329 Thomas Scott Drgon, Trustee

Applicant: Thomas Scott Drgon (Trustee for the Tom Drgon Revocable Trust)
37230 Dirickson Creek Road
Frankford, DE 19945

Owner: Thomas Scott Drgon (Trustee for the Tom Drgon Revocable Trust)
37230 Dirikson Creek Road
Frankford, DE 199445

Site Location: 37230 Dirickson Creek Road, Frankford, Delaware 19945. The property is lying on the southwest side of Dirickson Creek Road (S.C.R. 364B), approximately 0.23 mile southeast of the intersection of Millers Neck Road (S.C.R. 364A) and Dirickson Creek Road (S.C.R. 364B).

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Boat Restoration Business

Comprehensive Land
Use Plan Reference: Coastal Area

Councilmanic
District: Mr. Hudson

School District: Indian River School District

Fire District: Roxana Fire Department

Sewer: Private (On-Site, Septic)

Water: Private (On-Site, Well)

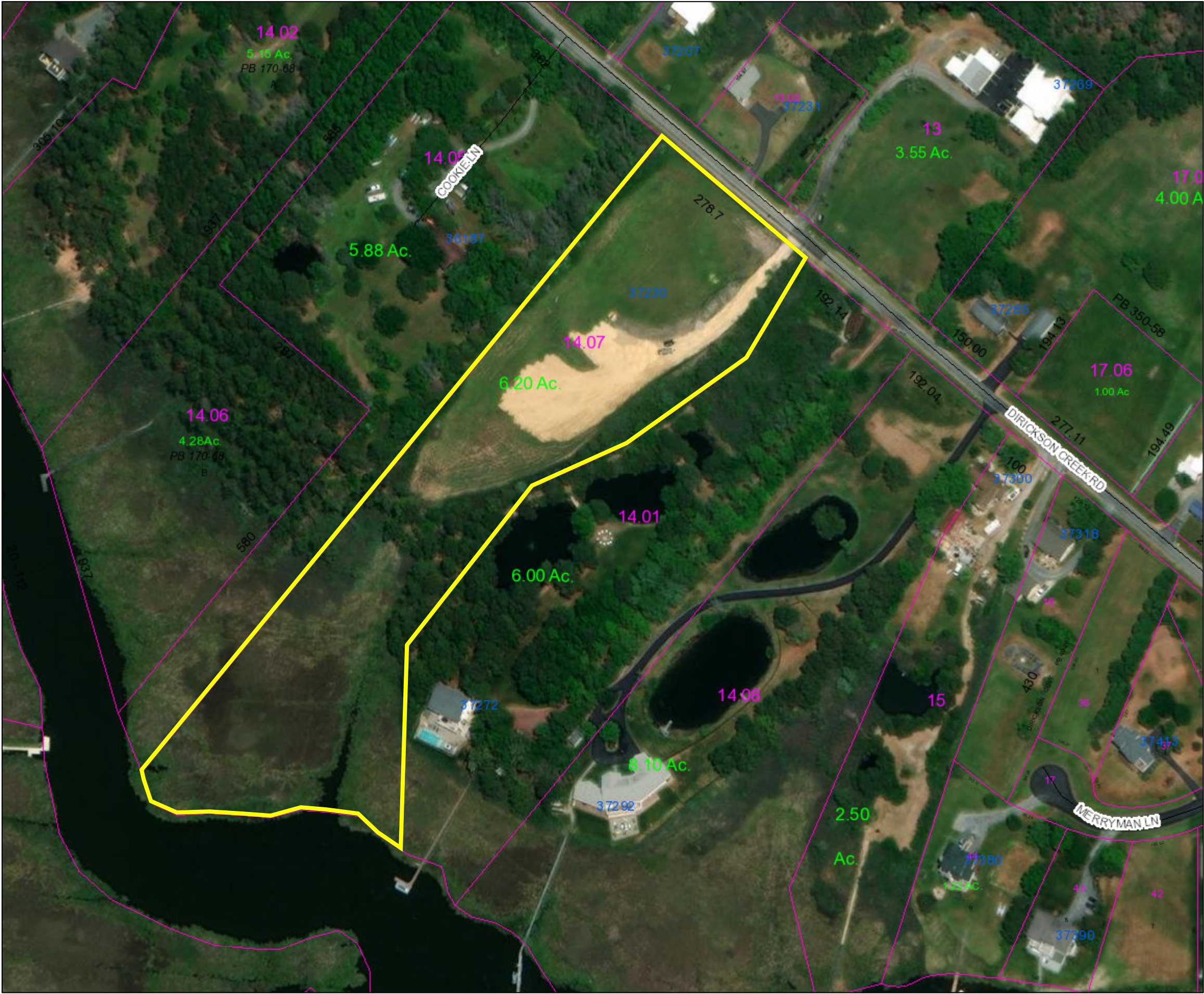
Site Area: 6.20 acres +/-

Tax Map ID.: 134-21.00-14.07





Sussex County



PIN:	134-21.00-14.07	
Owner Name	DRGON	THOMAS
	SCOTT	TTEE OF REV
	TR	
Book	5487	
Mailing Address	PO BOX 678	
City	BETHANY BEACH	
State	DE	
Description	SW/RT 364B OF	
Description 2	N/A	
Description 3	N/A	
Land Code		

polygonLayer

Override 1

polygonLayer

Override 1

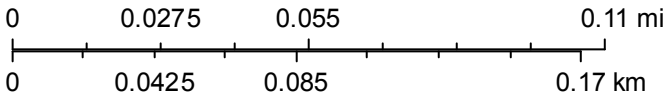
⋯ Tax Parcels

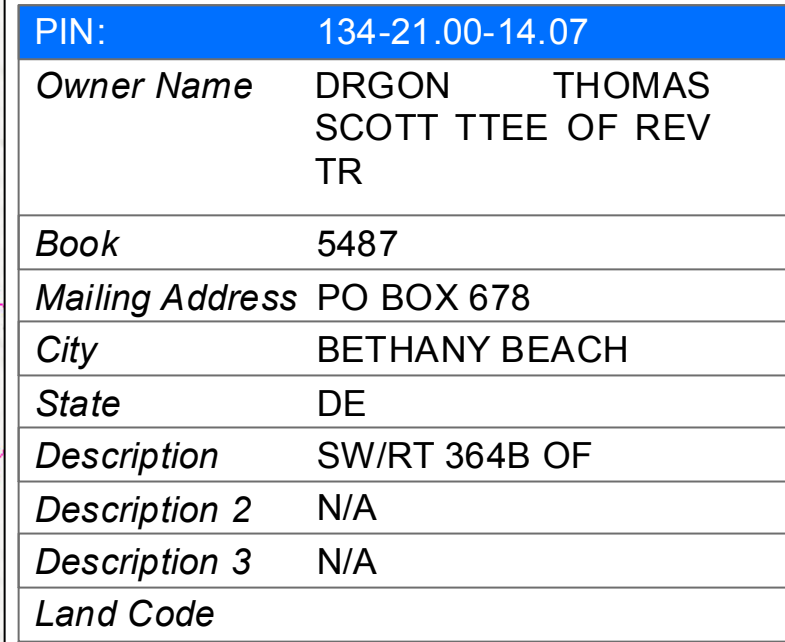
911 Address

— Streets

County Boundaries

1:2,257





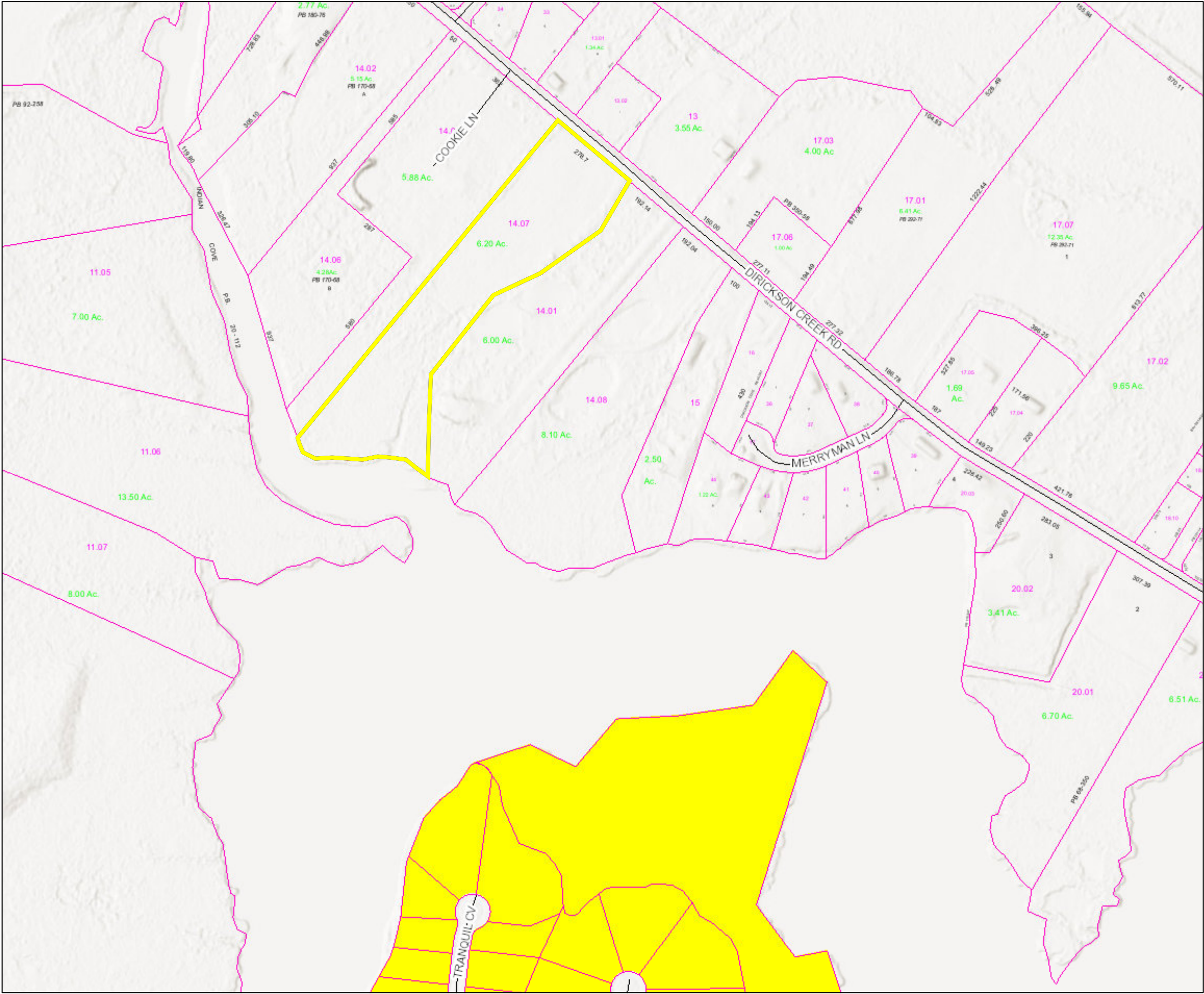
Override 1

Override 1

— Streets



Sussex County

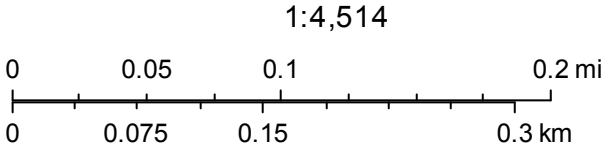


PIN:	134-21.00-14.07	
Owner Name	DRGON	THOMAS
	SCOTT TTEE OF REV	TR
Book	5487	
Mailing Address	PO BOX 678	
City	BETHANY BEACH	
State	DE	
Description	SW/RT 364B OF	
Description 2	N/A	
Description 3	N/A	
Land Code		

- polygonLayer

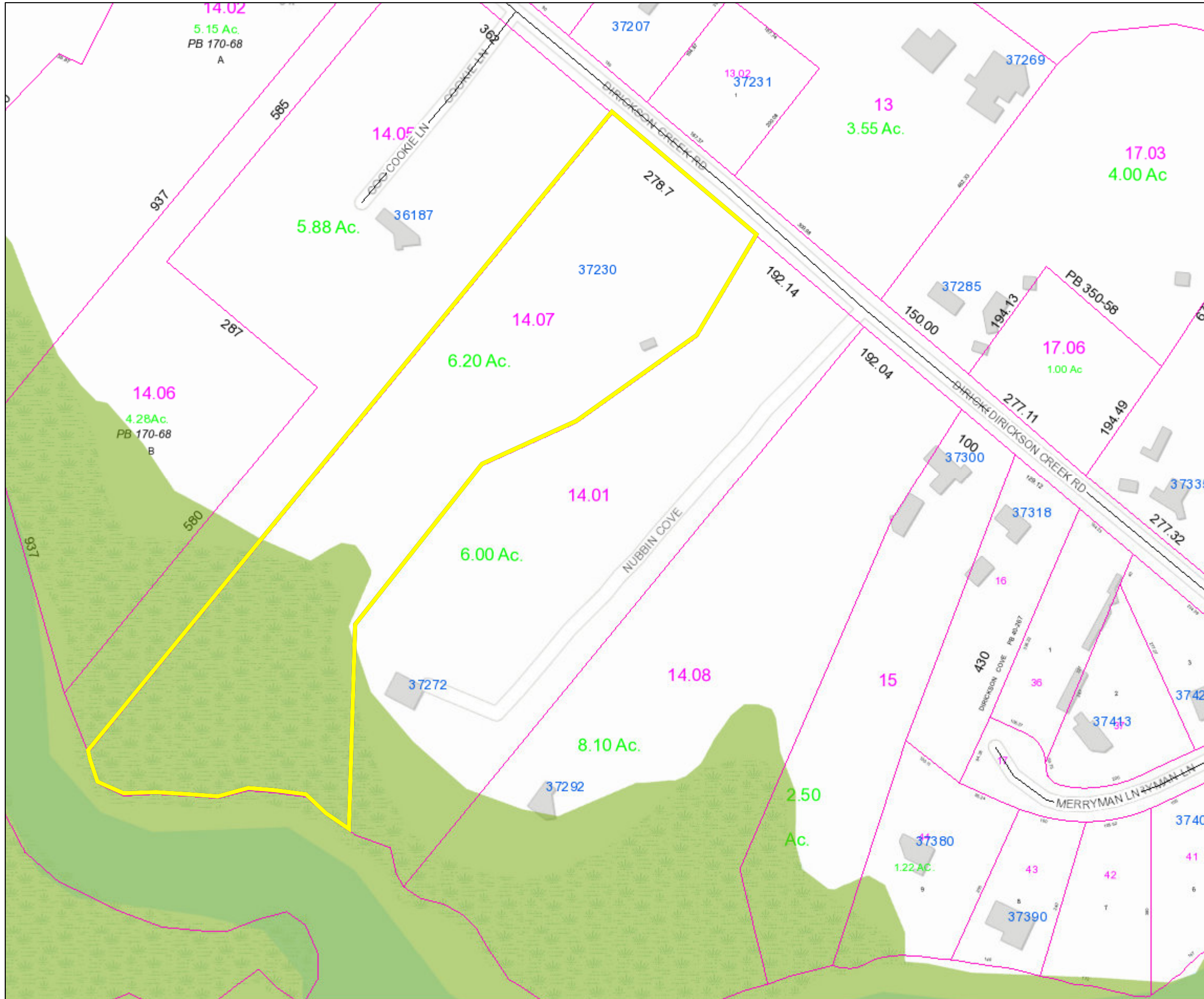
Override 1
- polygonLayer

Override 1
- Tax Parcels
- Streets





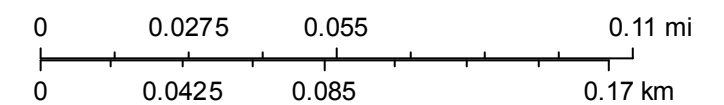
Sussex County



PIN:	134-21.00-14.07	
Owner Name	DRGON	THOMAS
	SCOTT	TTEE OF REV
	TR	
Book	5487	
Mailing Address	PO BOX 678	
City	BETHANY BEACH	
State	DE	
Description	SW/RT 364B OF	
Description 2	N/A	
Description 3	N/A	
Land Code		

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
 - Tax Parcels
 - 911 Address
 - Streets
 - County Boundaries
 - 2007 Head of Tide Wetlands (not regulatory)

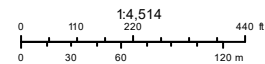
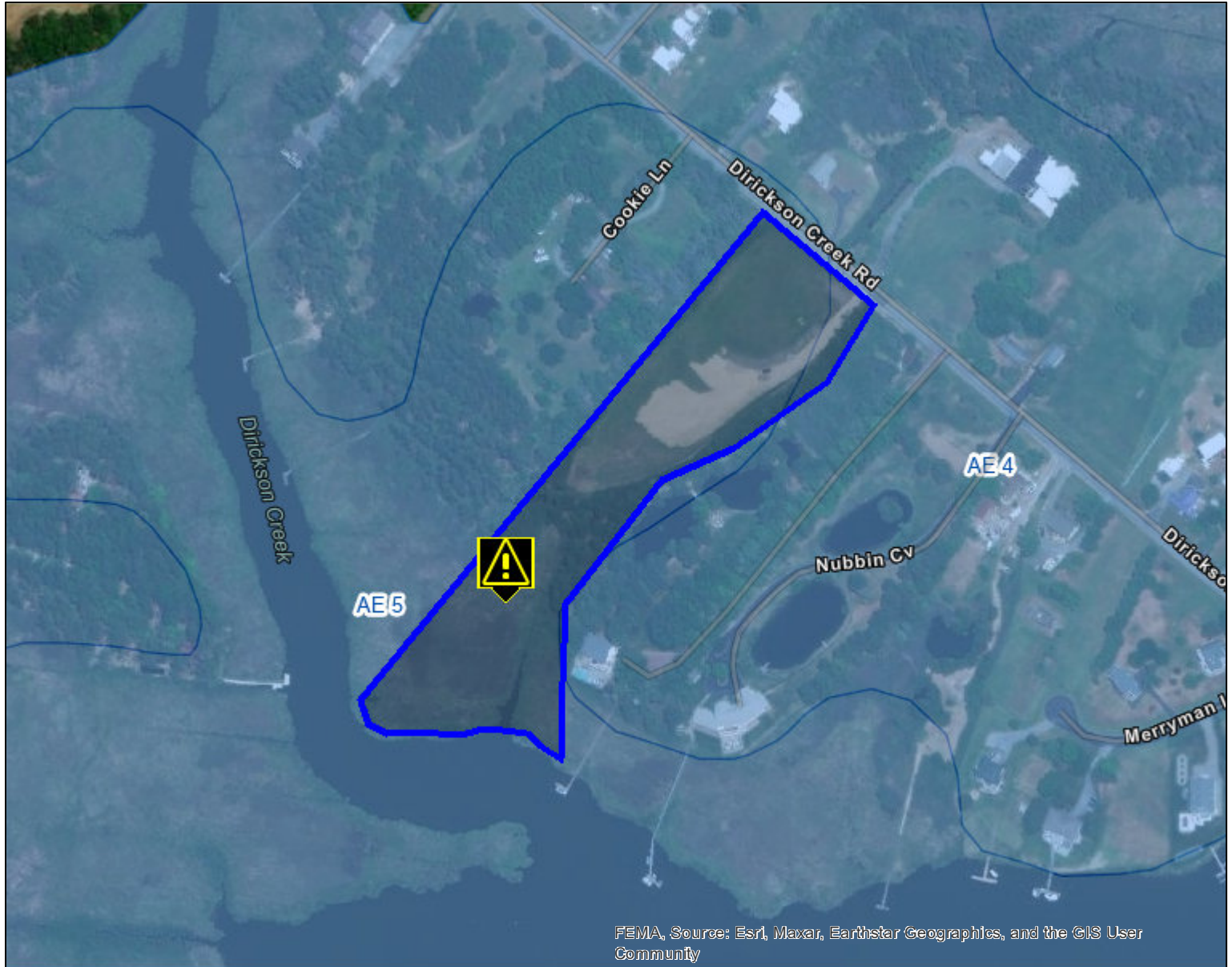
1:2,257





Delaware Flood Planning Tool

Location is **Within** from
the FEMA 100-year
floodplain in the Effective Map.



October 27, 2022

Effective Flood Hazard Areas

- A
- AE
- AE, FLOODWAY
- AO
- VE
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Base Flood Elevation
- LiMWA
- Cross Sections
- Transect

Preliminary Flood Hazard

- A
- AE
- AE, FLOODWAY
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Contours

- INDEX
- DEPRESSION
- HIDDEN
- INTERVAL

Flood Zone (at Point): ☐ AE

Base Flood Elevation (ft): ☐ 5

FEMA Issued Flood Map: ☐ 10005C0651K

Map Date: ☐ 3/16/2015

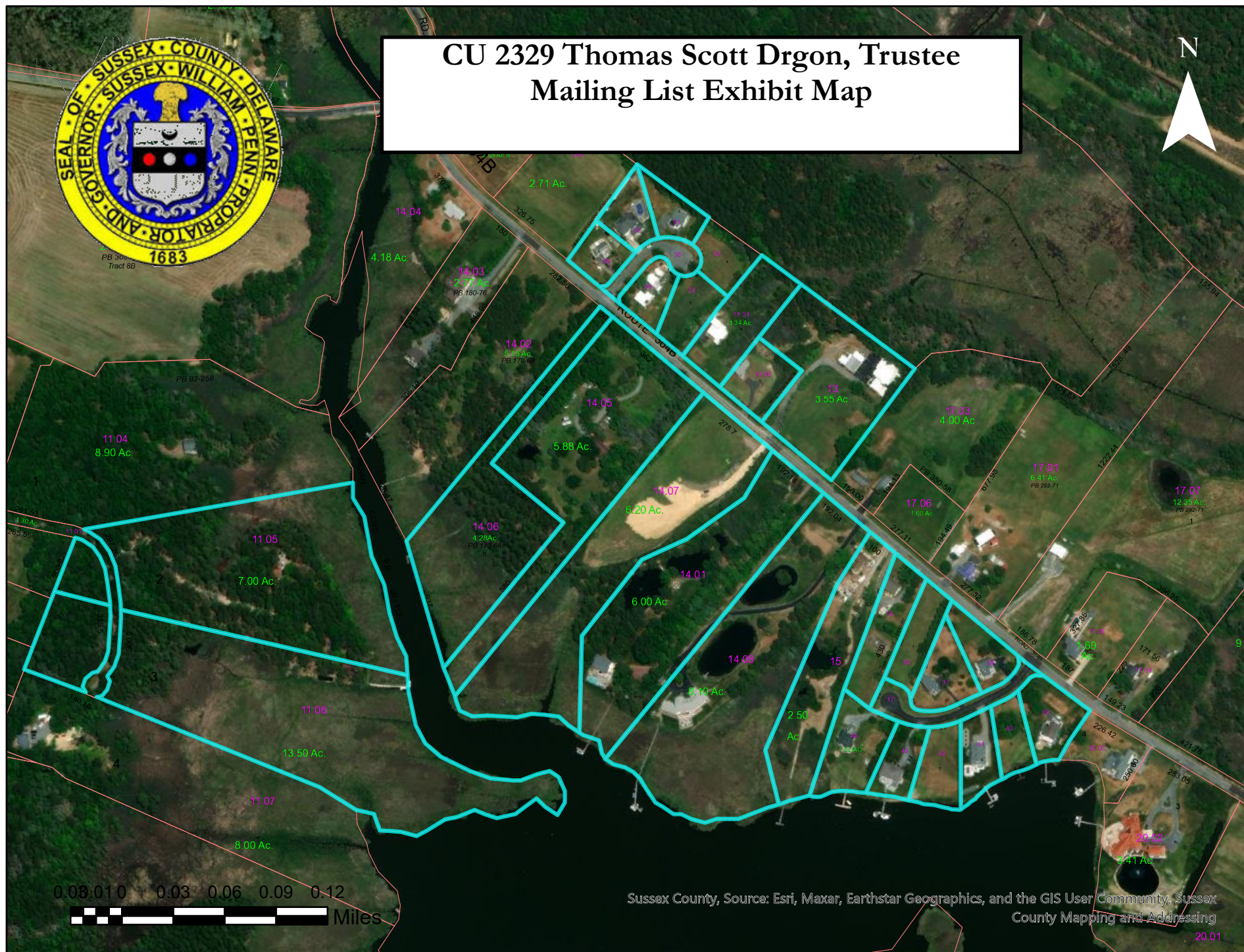
Subwatershed (HUC12): ☐ Little Assawoman Bay

Tax Parcel: ☐ 134-21.00-14.07

Owner Name	Second Owner Name	Mailing Address	City	State	Zipcode	PIN
THOMPSON MICHAEL	THOMPSON CHRISTINE	37390 MERRYMAN LANE	FRANKFORD	DE	19945	134-21.00-43.00
KAYACK ALBERT T	SUSAN K KEYACK	5140 KARKOW PL	DULLES	VA	20189	134-21.00-37.00
HEFFLER BRIAN T	ERIN M HEFFLER	15394 MT OLIVET RD	STEWARTSTOWN	PA	17363	134-21.00-32.00
RHOADES MICHAEL G & JENNIFER M	<Null>	37260 JAN MAR LN	FRANKFORD	DE	19945	134-21.00-34.00
SMITH JOSEPH A ELIZABETH A	SMITH	37429 MERRYMAN LN	FRANKFORD	DE	19945	134-21.00-38.00
HALL ADAM J & LAURIE B HALL	<Null>	37261 JAN MAR LN	FRANKFORD	DE	19945	134-21.00-29.00
WELCH PATRICK D	MAJA W WELCH	2302 FORT WILLIAM DR	OLNEY	MD	20832	134-21.00-41.00
FERGUSON ROBERT JOHN	MIA HANSON	37380 MERRYMAN LN	FRANKFORD	DE	19945	134-21.00-44.00
DRGON THOMAS SCOTT TTEE OF REV TR	<Null>	PO BOX 678	BETHANY BEACH	DE	19930	134-21.00-14.07
MITCHELL WALTER B JR	JENIFER K ADAMS MITCHELL	36187 COOKIE LN	FRANKFORD	DE	19945	134-21.00-14.05
MITCHELL WALTER B JR	JENIFER K ADAMS MITCHELL	36187 COOKIE LN	FRANKFORD	DE	19945	134-21.00-14.06
LUCA ROBERT R	LYDIA M LUCA	644 PANCOAST LN	DOWNINGTOWN	PA	19335	134-21.00-39.00
ERRETT ENTERPRISES INC	<Null>	PO BOX 256	BETHANY BEACH	DE	19930	134-21.00-35.00
LAROS JEFF C	FLYNN KIMBERLY	37377 DIRICKSON CREEK ROAD	FRANKFORD	DE	19945	134-21.00-16.00
SLOCUM PETER	<Null>	37207 DIRICKSON CREEK RD	FRANKFORD	DE	19945	134-21.00-13.01
MCGEE DAWN	<Null>	36272 NUBBIN CV	FRANKFORD	DE	19945	134-21.00-14.01
STEVENS THERESA M	<Null>	37292 DIRICKSON CREEK ROAD	FRANKFORD	DE	19945	134-21.00-14.08
MADANAT AMJAD	CHARLENE MADANAT	34700 BETHANY DR	FRANKFORD	DE	19945	134-21.00-13.00
LANE JANET	<Null>	32040 MOUNT HERMON RD	SALISBURY	MD	21804	134-21.00-33.00
MERRYMAN JOHN III TRUSTEE	GLORIA F MERRYMAN TRUSTEE	PO BOX 539	BETHANY BEACH	DE	19930	134-21.00-36.00
SCOTT LEIGH ANTONIE	<Null>	37271 JAN MAR LN	FRANKFORD	DE	19945	134-21.00-30.00
MERRYMAN JOHN III TRUSTEE	GLORIA F MERRYMAN TRUSTEE	PO BOX 539	BETHANY BEACH	DE	19930	134-21.00-42.00
KIMBLE CHESTER T & CHERYL K FINE	TRUSTEE	36897 INDIAN COVE DR	FRANKFORD	DE	19945	134-21.00-11.06
WOOD ROBERT KEVIN & SUSAN	TOWNLEY WOOD	37300 DIRICKSON CREEK RD	FRANKFORD	DE	19945	134-21.00-15.00
ALX LTD	<Null>	PO BOX 539	BETHANY BEACH	DE	19930	134-21.00-17.00
HARRINGTON RONALD M	NIKKI M HARRINGTON	915 WILSON RD	WILMINGTON	DE	19803	134-21.00-13.02
FOWLER WILLIAM F	<Null>	36875 INDIAN COVE DR	FRANKFORD	DE	19945	134-21.00-11.05
HAMMOND GEORGE E & CYNTHIA A	HAMMOND	5691 TOWER HILL CIR	ALEXANDRIA	VA	22315	134-21.00-40.00
GAUDIOSO DAVID	MELANIE GAUDIOSO	588 SWAMP PICNIC RD	GILBERTSVILLE	PA	19525	134-21.00-31.00



CU 2329 Thomas Scott Drgon, Trustee Mailing List Exhibit Map



0.03 0.06 0.09 0.12 Miles

Sussex County, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sussex County Mapping and Addressing

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountye.gov



Sussex County

DELAWARE
sussexcountye.gov

Memorandum

To: Sussex County Planning Commission Members
From: Ms. Lauren DeVore, AICP, Planner III
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: October 27th, 2022
RE: Staff Analysis for C/U 2329 Thomas Scott Drgon, Trustee

This memo is to provide background and analysis for the Planning Commission to consider as a part of application C/U 2329 Thomas Scott Drgon, Trustee to be reviewed during the November 3rd, 2022, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel 134-21.00-14.07 to allow a boat restoration business. The property is lying on the southwest side of Dirickson Creek Road (S.C.R. 364B), approximately 0.23 mile southeast of the intersection of Millers Neck Road (S.C.R. 364A) and Dirickson Creek Road (S.c.R. 364B). The property is located at 37230 Dirickson Creek Road. The property consists of 6.20 acres +/-.

Further Site Considerations

Staff note that per the County's Online Mapping System that the rear of the parcel appears to be encumbered by federally regulated tidal wetlands. A supplemental map has been provided to the Commission noting the nature and location of these areas.

Additionally, the southernmost property line shares a border with Dirickson Creek and therefore the applicable tidal wetlands buffer must be provided for the use of which no structures may be located.

Lastly, staff note that the property is located within the "AE" Flood Zone (Areas subject to inundation by the one-percent annual chanced flood) and of which Base Flood Elevations are projected to be approximately 5-ft.

Comprehensive Plan Analysis

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has a land use designation of "Coastal Area." All surrounding properties to the north, south, east and west of the subject site contain the Future Land Use Map designation of "Coastal Area."



As outlined in the 2018 Sussex County Comprehensive Plan, Coastal Areas are areas that can accommodate development provided that special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units. Retail and office uses are appropriate, but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should all be allowed. In doing so, careful mixtures of homes with light commercial, office and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home. Major new industrial uses are not proposed in these areas. (Sussex County Comprehensive Plan, 4-15).

Zoning Information

The 2018 Sussex County Comprehensive Plan outlines Zoning Districts by their applicability to each Future Land Use category. Under Table 4.5-2 “Zoning Districts Applicable to Future Land Use Categories,” the Agricultural Residential (AR-1) District is listed as an Applicable Zoning District within the “Coastal Area.” (Sussex County Comprehensive Plan, 4-25).

The adjacent parcels to the north, south, east and west of the subject property are all zoned Agricultural Residential (AR-1) District.

The property on the opposite side of Dirickson Creek consisting of The Refuge at Dirickson Creek subdivision is zoned Medium Density Residential (MR) District. There is also an area of General Residential (GR) District located on the north side of Millers Neck Road (S.C.R. 364A) which intersects with Dirickson Creek Road (S.C.R. 364B) and Camp Barnes Road (S.C.R. 364A) to the northwest of the subject property.

Existing Conditional Uses within the Vicinity of the Subject Site

Since 1970, there have been three (3) Conditional Use applications within a 1-mile radius of the application site. The first application is for C/U 2100 Catherine Schultz to allow for a retail flower shop to be located within an Agricultural Residential (AR-1) District. The Planning and Zoning Commission recommended approval for the use at their meeting of Thursday, October 12, 2017. The Sussex County Council approved the use at their meeting of Tuesday, October 31, 2017, and the change was adopted through Ordinance No. 2530. The second application is for C/U 2170 Old Mill Bridge, LLC to allow multifamily dwellings to be located within an Agricultural Residential (AR-1) District. This Application was subsequently withdrawn and submitted as a separate proposal for a single-family Coastal Area Cluster Subdivision known as Bridgewater (2019-13) (F.K.A. Bent Creek & Old Mill Landing North). The third application is for C/U 2174 Madeline Troescher to allow for an event venue to be located within an Agricultural Residential (AR-1) District. This application was also subsequently withdrawn on June 25th, 2019.

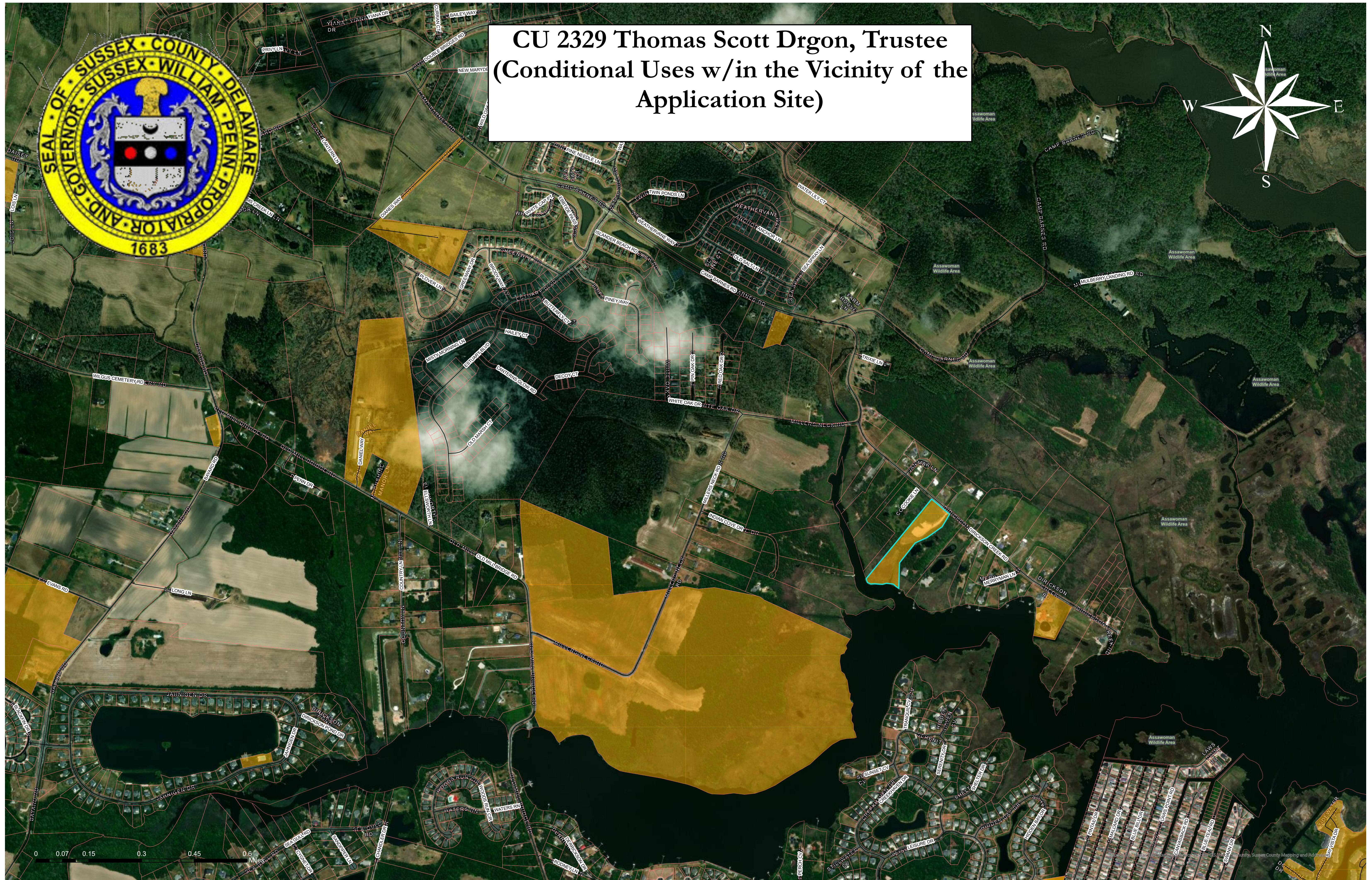
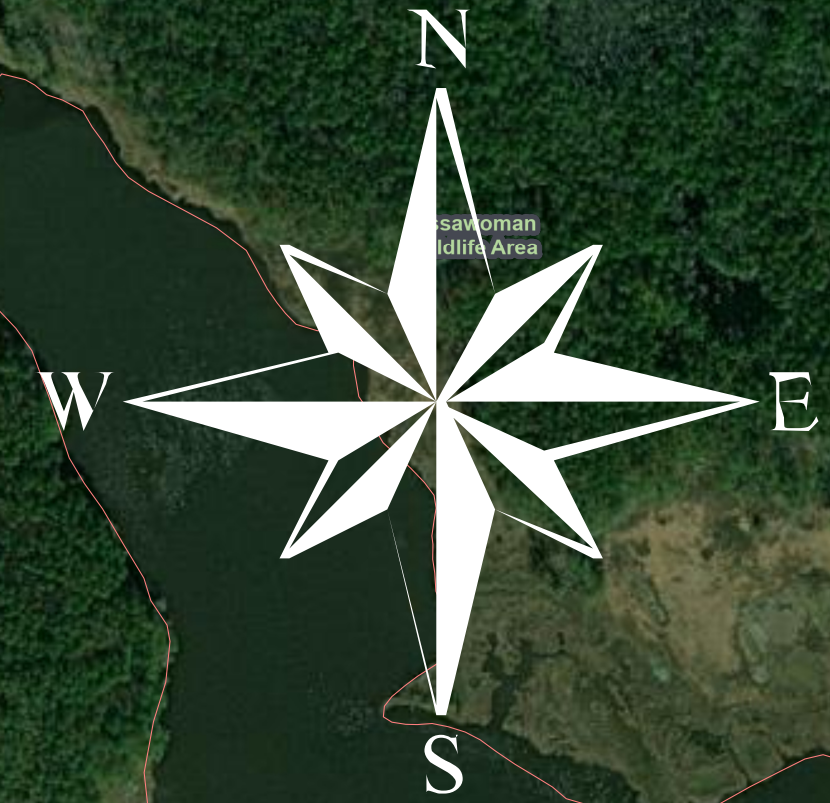
A Supplemental Map has been supplied which provides the location of all other Conditional Uses which are greater than 1 mile distance from the subject site.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow for a boat restoration business, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

Conditional Use Applications (w/in a 1 mile radius of the subject site)*								
Application Number	Application Name	Current Zoning	Proposed Use	P&Z Decision	P&Z Decision Date	CC Decision	CC Decision Date	Ordinance Number
C/U 2100	Catherine Schultz	AR-1	Retail Flower Shop	Recommended Approval	10/12/2017	Approved	10/31/2017	2530
C/U 2170	Old Mill Bridge, LLC	AR-1	Multifamily Proposal	Application Withdrawn (Resubmitted as County Project 2019-13)	W/D	Application Withdrawn	W/D	N/A
C/U 2174	Madeline Troescher	AR-1	Event Venue	Application Withdrawn (on 6/15/19)	W/D	Application Withdrawn	W/D	N/A



CU 2329 Thomas Scott Drgon, Trustee (Conditional Uses w/in the Vicinity of the Application Site)



File # CU 2321
2021/7266

Planning & Zoning Commission Application Sussex County, Delaware

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

Type of Application: (please check applicable)

Conditional Use ☒

Zoning Map Amendment ☐

RECEIVED

NOV 29 2021

SUSSEX COUNTY
PLANNING & ZONING

Site Address of Conditional Use/Zoning Map Amendment

37230 Dirickson Creek Road Frankford Delaware 19945

Type of Conditional Use Requested:

Boat Restoration

Tax Map #: 134-21.00-14,07

Size of Parcel(s): _____

Current Zoning: AR-1

Proposed Zoning: C/U

Size of Building: 2500 square feet

Land Use Classification: Coastal

Water Provider: On-site

Sewer Provider: On-site

Applicant Information

Applicant Name: Thomas Drgon Trustee for the Tom Drgon Revocable Trust

Applicant Address: 37230 Dirickson Creek Road

City: Frankford

State: DE

Zip Code: 19945

Phone #: (301) 351-2300

E-mail: fperna.org

Owner Information

Owner Name: same

Owner Address: _____

City: _____

State: _____

Zip Code: _____

Phone #: _____

E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Tim Willard

Agent/Attorney/Engineer Address: 26 The Circle

City: Georgetown

State: DE

Zip Code: 19947

Phone #: (302) 856-7777

E-mail: tim@fwsslaw.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- ☒ Completed Application
- ☒ Provide eight (8) copies of the Site Plan or Survey of the property
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- ☒ Provide Fee \$500.00
- ☐ Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- ☐ Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.
- ☒ DeIDOT Service Level Evaluation Request Response
- ☐ PLUS Response Letter (if required)

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

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

Signature of Applicant/Agent/Attorney

Tina Willard

Date: 11-18-21

Signature of Owner

X Thomas A. Dizon

Date: 11/22/2021

For office use only:

Date Submitted: 11/22/2021

Staff accepting application: SP

Location of property: _____

Fee: \$500.00 Check #: 25321

Application & Case #: 20211266

Subdivision: _____

Date of PC Hearing: _____

Date of CC Hearing: _____

Recommendation of PC Commission: _____

Decision of CC: _____

Electronically Recorded Document 2021000038873 BK: 5487 PG: 197
Recorder of Deeds, Scott Dailey On 6/15/2021 at 11:15:18 AM Sussex County, DE
Consideration: \$300,000.00 County/Town: \$4,500.00 State: \$7,500.00 Total: \$12,000.00
Doc Surcharge Paid Town: SUSSEX COUNTY

TAX PARCEL #: 1-34 21.00 14.07
PREPARED BY & RETURN TO:
Hudson Jones Jaywork & Fisher
309 Rehoboth Avenue
Rehoboth Beach, DE 19971
File No. PERNA-P-21/JPB

RETURN TO:
Thomas Scott Drgon
36284 Old Church Cemetery Road
Frankford, DE 19945

THIS DEED, made this 14th day of June, 2021,

- BETWEEN -

JESSE C. BOYES and GRACE ANNE BOYES, of 364B Dirickson Creek Rd,
Frankford, DE 19945, parties of the first part,

- AND -

THOMAS SCOTT DRGON, TRUSTEE OF THE TOM DRGON REVOCABLE
TRUST, ESTABLISHED ON JUNE 14, 2021, of 36284 Old Church Cemetery Rd, Frankford,
DE 19945, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum
of **TEN DOLLARS (\$10.00)**, lawful money of the United States of America and other good and
valuable consideration, the receipt whereof is hereby acknowledged, hereby grant and convey
unto the party of the second part, and its heirs and assigns, in fee simple, the following described
lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece and parcel of land lying and being in Baltimore Hundred. Sussex
County, Delaware and being generally known and designated as Parcel "C" and more
particularly described as follows, to wit:

BEGINNING at an iron pipe lying on the northwesterly side of County Road #364B, said iron
pipe lying 0.2 of a mile, more or less, southeast of Road 364A; thence along these lands and the
aforesaid side of Road 364B South 39 degrees 46 minutes 33 seconds East 278.70 feet to an iron
pipe, said iron pipe being a corner of these lands and Parcel "B"; thence along these lands and
Parcel "B" South 44 degrees 15 minutes 50 seconds West, 185.8 feet to a point; thence along
these lands and Parcel "B" South 65 degrees 45 minutes 39 seconds West 226.5 feet to a point;
thence along these lands and Parcel "B" South 73 degrees 53 minutes 24 seconds West, 146.5

Document# 2021000038873 BK: 5 PG: 198

Recorder of Deeds, Scott Dailey On 6/15/2021 at 11:15:18 AM Sussex County, DE
Doc Surcharge Paid

feet to an iron pipe; thence along these lands and Parcel "B" South 50 degrees 22 minutes 24 seconds West, 306.54 feet to an iron pipe; thence along these lands and the meanderings of Williams Creek 580 feet, more or less, to a point: said point: lying on the northeasterly side of Williams Creek; thence along these lands North 50 degrees 22 minutes 57 seconds East, 1,228 feet, more or less, as will more fully and at large appear upon reference to a survey prepared by Miller Lewis, Inc., Registered Land Surveyors, dated August 13, 1979.

BEING the same lands and premises conveyed to Jesse C. Boyes and Grace Anne Boyes from Jesse C. Boyes and Grace A. Boyes, by Confirmatory Deed dated January 5, 2021, and recorded on January 11, 2021, in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 5389, Page 11 **AND BEING** the same lands and premises conveyed to Jesse C. Boyes and Grace A. Boyes, by Deed dated November 12, 2020, and recorded on November 16, 2020, in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 5351, Page 316.

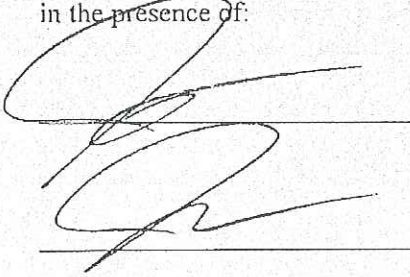
SUBJECT to any and all applicable restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.


Document# 2021000038873 BK: 5 PG: 199


Recorder of Deeds, Scott Dailey On 6/15/2021 at 11:15:18 AM Sussex County, DE
Doc Surcharge Paid

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:



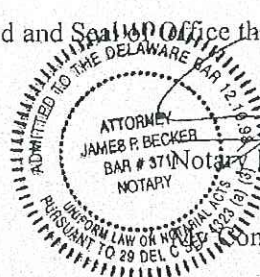
 (SEAL)
Jesse C. Boyes

 (SEAL)
Grace Anne Boyes

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on June 14, 2021, personally came before me, the subscriber, Jesse C. Boyes and Grace Anne Boyes, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my Hand and Seal on Office the day and year aforesaid.

 (Seal)
ATTEST
JAMES P. BECKER
BAR # 3711
NOTARY
Commission Expires: _____



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

NICOLE MAJESKI
SECRETARY

November 17, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Thomas Drgon trustee for the Tom Drgon Revocable Trust** proposed land use application, which we received on November 9, 2021. This application is for an approximately 6.2-acre parcel (Tax Parcel: 134-21.00-14.07). The subject land is located on the south side of Dirickson Creek Road (Sussex Road 364B) about 1,200 feet east of the intersection with Millers Neck Road (State Route 364A). The subject land is currently zoned AR-1 (Agriculture Residential) and the applicant seeks a conditional use approval to operate a boat restoration business.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volumes along Dirickson Creek Road, is 150 vehicles per day.

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

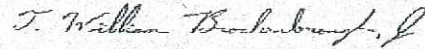
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse
Page 2 of 2
November 17, 2021

Please contact Ms. Annamaria Fumato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm

cc: Thomas Drgon trustee for the Tom Drgon Revocable Trust, Applicant
Tim Willard, Fuqua, Willard, Stevens & Schab, P.A.
Elliot Young, Sussex County Planning & Zoning
David Edgell, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Fumato, Project Engineer, Development Coordination

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

TO: **Jamie Whitehouse**

REVIEWER: **Ken Briggs**

DATE: **10/10/2022**

APPLICATION: C/U 2329 Thomas Scott Drgon, Trustee

APPLICANT: Thomas Scott Drgon (Trustee for the Tom Drgon Revocable Trust)

FILE NO: **MC-1.02**

TAX MAP &
PARCEL(S): **134-21.00-14.07**

LOCATION: lying on the southwest side of Dirickson Creek Road (S.C.R. 364B),
approximately 0.23 mile southeast of the intersection of Millers Neck Road
(S.C.R. 364A) and Dirickson Creek Road (S.C.R. 364B)

NO. OF UNITS: **Boat Restoration Business**

GROSS
ACREAGE: **6.20**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

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

Yes ☐

No ☒

- a. If yes, see question (2).
b. If no, see question (7).

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

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

- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.

- (5). Are there any System Connection Charge (SCC) credits for the project? **N/A** If yes, how many? . Is it likely that additional SCCs will be required? **N/A**
If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No**
- ☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **Septic System, several additional parcels would be required to annex & substantial infrastructure installed to provide central sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



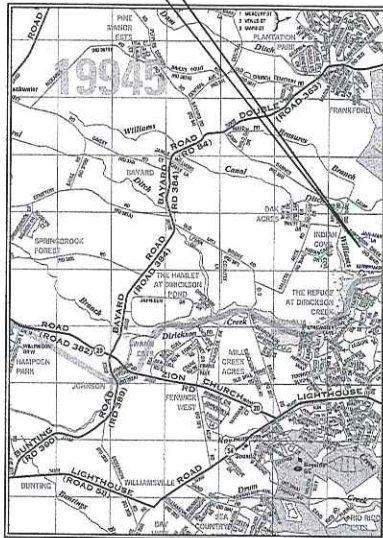
John J. Ashman
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
No Permit Tech Assigned

THE TOM DRGON REVOCABLE TRUST

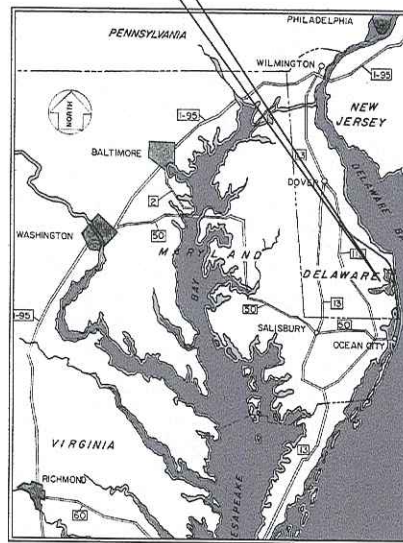
SUSSEX COUNTY, DELAWARE

GMB FILE NO. 180153

PROJECT
LOCATION

LOCATION MAP
SCALE: 1" = 1,000'

PROJECT AREA



VICINITY MAP
SCALE: 1" = 20 MILES

CONTACTS

OWNER: THE TOM OROON REVOCABLE TRUST
37230 DIRCKSON CREEK ROAD
FRANKFORD, DELAWARE 19945

CONTACT: FRANK A. PERNA JR.
(PHONE) 301-351-2300
(EMAIL) FPERNA@FRANKPERNA.ORG

CMR: GEORGE MILES & BUHR, LLC
205 WEST MAIN STREET
SAUSBURRY, MARYLAND 21801

CONTACT: CHRISTOPHER PFEIFER, P.E.
(PHONE) 410-742-3115
(EMAIL) CPFEIFER@GMBNL.COM

SITE DATA

SITE ADDRESS:	APPROXIMATELY 1.400L' SOUTH OF INTERSECTION OF MILLERS NECK ROAD 6 SHROCKSON CREEK ROAD BETHANY BEACH, DE 19930
TAX MAP & PARCEL	134-21.00-14.07
CURRENT ZONING:	AR-1
PROPOSED USE:	SINGLE FAMILY RESIDENCE, BOAT RESTORATION
TOTAL SITE AREA:	8.6.46 ACRES
EXISTING STATE REGULATED (DNR/C) WETLANDS:	8.2.18 ACRES
EXISTING FEDERALLY REGULATED (CORPS. OF ENGINEERS)WETLANDS:	8.2.05 ACRES
EXISTING FORESTED AREA TO REMAIN:	8.3.13 ACRES
BUILDING SETBACKS:	
FRONT:	40'
SIDE:	15'
FLOOD PLAIN AE 4:	PER FEMA MAP 100SC0851K, DATED MARCH 16, 2015.
WATER PROVIDER:	DN SITE WELL
SEWER PROVIDER:	ON SITE SEPTIC
DE STATE PLANE COORDINATE SYSTEM NAD83/91 AND NAD89 VERTICAL DATUM	

OWNERS CERTIFICATION:

7. THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHOULD BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT. AT A DIRECT SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, THE DIRECT GENERAL AND/OR STORMWATER PROGRAM AND/OR THE RELEVANT DISTRICT AGENCY AGREE THE RIGHT TO CONDUCT ON-SITE REVISITS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE MPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVER SHEET."

FRANK A. PERNA JR.
CO-TRUSTEE

DATE

ENGINEER'S CERTIFICATION:

7. STEPHEN L. MARSH, D.C. HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

STEPHEN L. MARSH P.E. DATE

WETLAND CERTIFICATION:

7. ERINNO, M. JAMES, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM Delineated UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND GUIDANCE DOCUMENT (33 CFR 328.3(a)(8)), U.S. OF THE U.S. DEPARTMENT/CECOW, OF 10-1-1991, QUESTIONS AND ANSWERS ON THE BEST CODE MANUAL/CECOW, OF 9-26-1990, CEM, D-9-7/CECOW-96, 3-14-1996, AND THE GUIDANCE AND INTERPRETATION OF THE 1987 MANUAL; THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR ACCULTURAL PURPOSES.

THE BOUNDARIES OF STATE REGULATED WETLANDS ON THIS PROPERTY WERE DETERMINED IN ACCORDANCE WITH DUREC WETLAND MAP NO. DWR-109.

EDWARD M. LALWAY, PHS NO. 875
SOCIETY OF WETLAND SCIENTISTS
CORPS OF ENGINEERS,
CERTIFIED WETLAND DELINEATOR WDCP93WD05100388

PRINTS ISSUED FOR:
DRAWINGS STAGE

DATE _____

REVISIONS

NO.

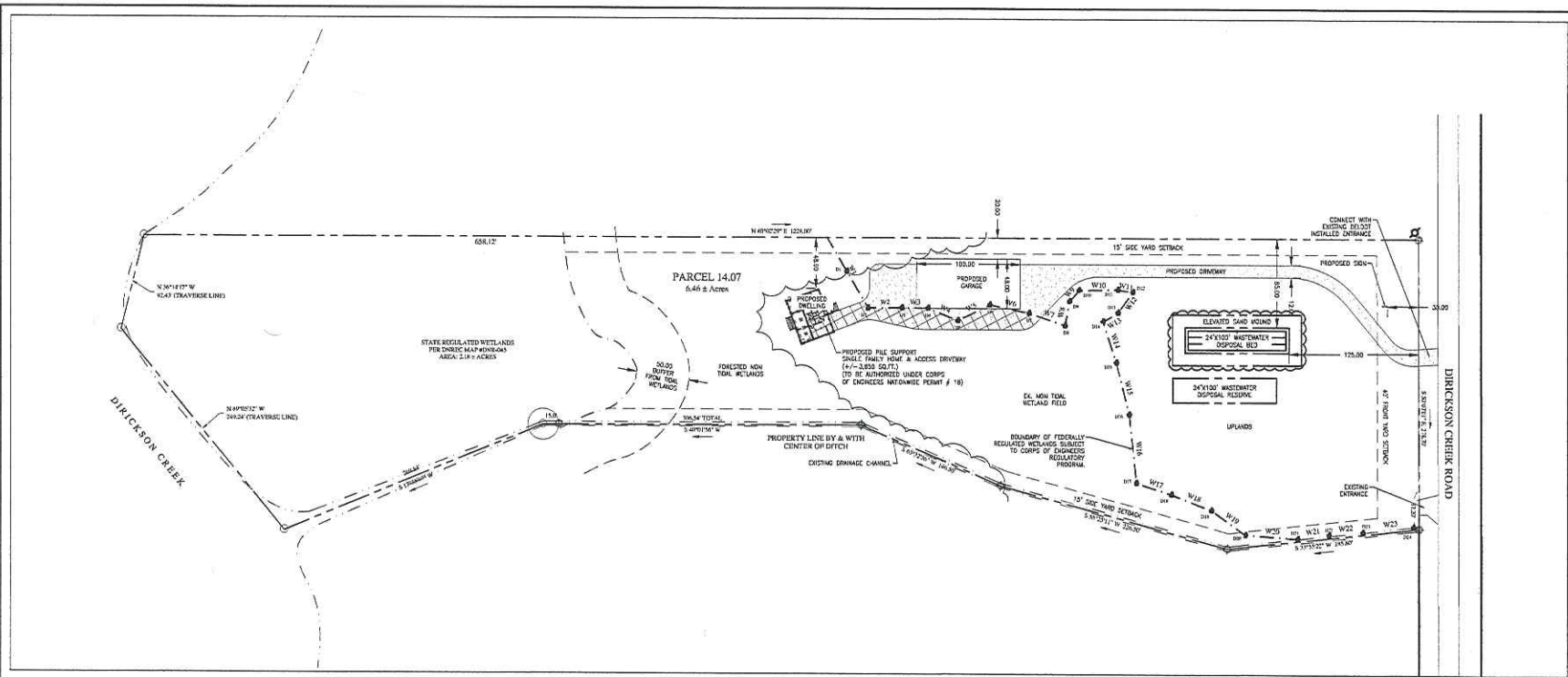
GMB
GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SUITE 100 - PARKVIEW SQUARE
 208 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-348-8760
www.gmbllc.com

DIRICKSON CREEK ROAD
SUSSEX COUNTY, DELAWARE

COVER SHEET

SCALE : AS NOTED	SHEET NO. G1.0
DESIGN BY : KK	
DRAWN BY : KK	
CHECKED BY :	
DATE FILE : 180153	
DATE : NOV 2021	

FILE COPY

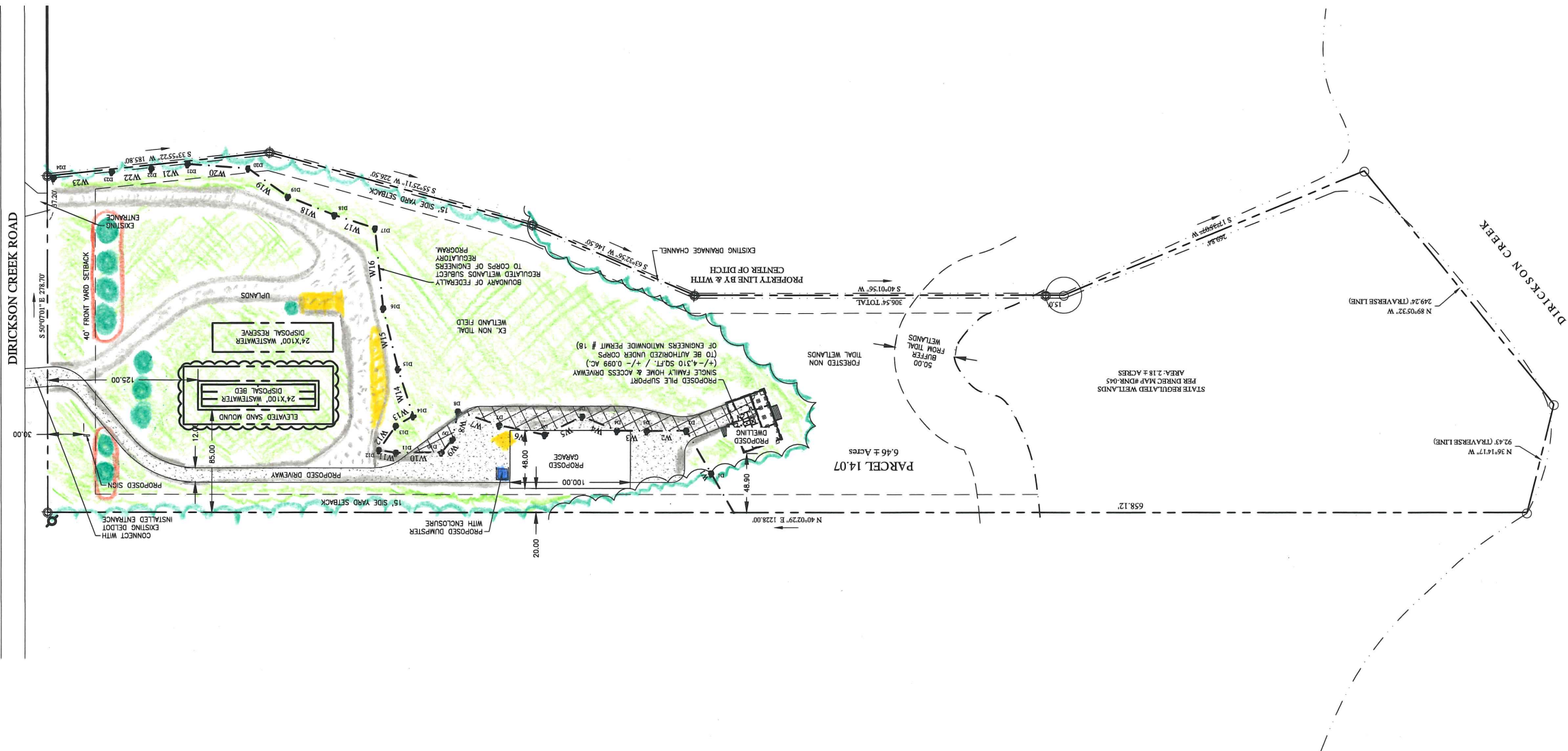


LEGEND

PRINTED ISSUED FOR:
DRAWINGS STAGE

DIRICKSON CREEK ROAD
SUSSEX COUNTY, DELAWARE

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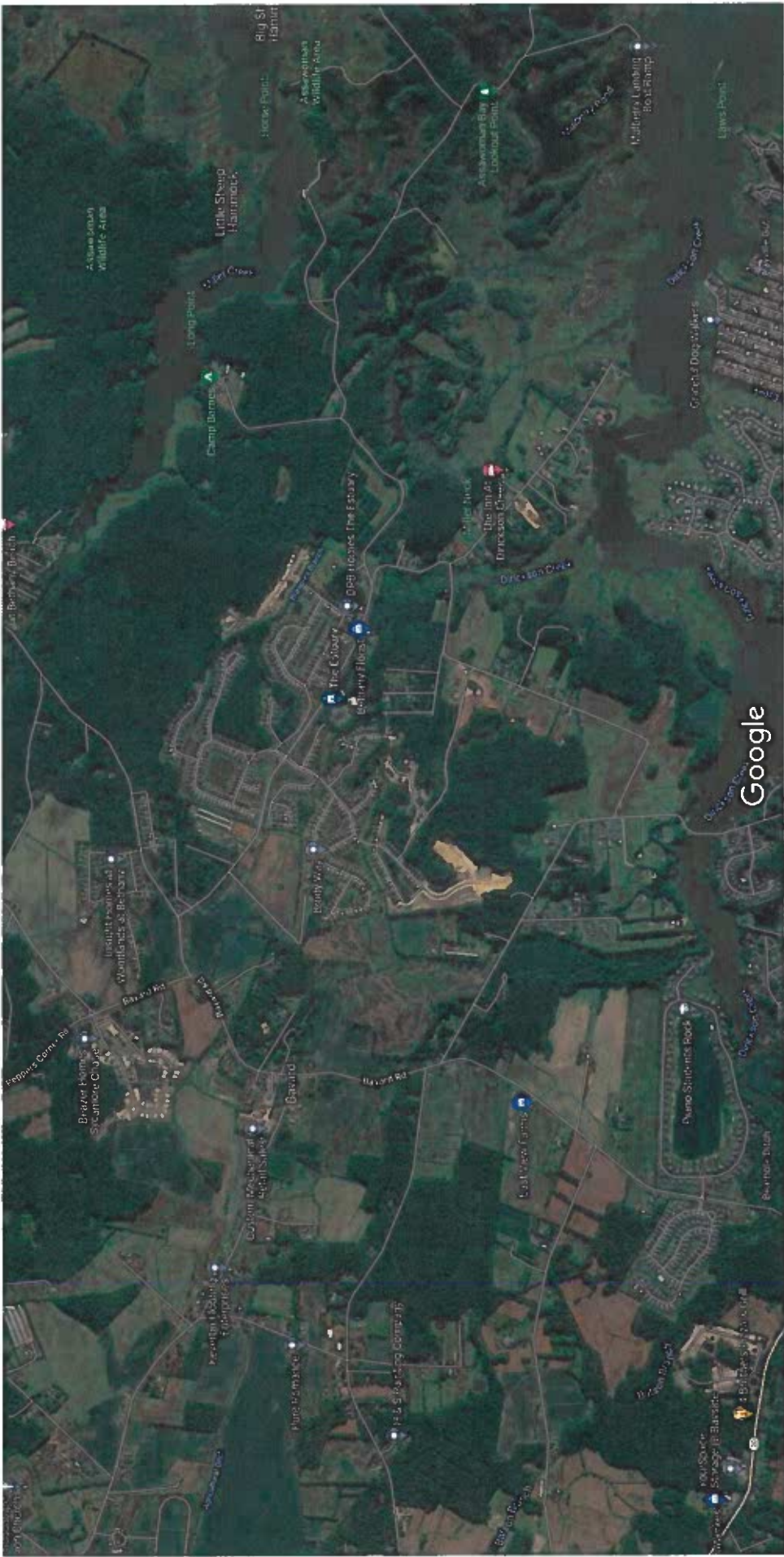
A graphic scale bar and a north arrow. The scale bar is marked from 0 to 150 feet in increments of 25. Above the bar, the text "SCALE: 1" = 50'" is written. To the right of the scale bar is a circular north arrow pointing towards the top right of the page.

DIRICKSON CREEK ROAD
SUSSEX COUNTY, DELAWARE

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 2180
410-742-3115, FAX 410-548-5790
www.gmbnet.com

NO.	REVISIONS	DATE
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PRINTS ISSUED FOR:
DRAWINGS STAGE



PROPOSED FINDINGS

1. The applicant proposes to operate a boat restoration and repair business within a 100 foot by 40 foot accessory building.
2. The parcel consists of 6.46 acres located on southwest side of Derickson Creek Road .23 miles southeast of the intersection of Miller's Neck Road and Derickson Creek Road. The 911 address is 37230 Derickson Creek Road.
2. Under the Sussex County Comprehensive Plan Future Land Use Map, the site is located in the Coastal Area which is a growth and development area. These areas should include light commercial uses convenient to the local residents.
3. The use is consistent with the purposes and goals of the Sussex County Comprehensive Plan Update since it (a) promotes economic development; (b) promotes recreation and tourism; and (c) adds a useful local service to an area of the County surrounded by waterways and boating activities.
4. The proposed Conditional Use with the conditions imposed by the Sussex County Council will not have any adverse effect on the uses or values of area properties, will contribute to the convenience and welfare of the county and its residents and is consistent with the purposes and goals of the Sussex County Zoning Ordinance and Comprehensive Plan Update.

PROPOSED CONDITIONS

On _____, 2022, the Commission recommended approval with the following conditions:

A. The use shall be limited to the restoration and repair of boats within a 100 by 48 foot accessory building as provided and located on the site plan.

B. A raised berm shall be constructed and planted with evergreens along the frontage of the property.

C. No more than 10 boats on trailers shall be parked on trailers outside of the accessory building in designated areas.

D. Customer business hour shall be by appointment or during the hours of 7 AM to 6PM seven days a week.

E. One lighted and permitted sign shall be at the entrance located on the site plan.

F. One dumpster shall be located on the site plan.

G. All security lighting shall be shielded and downward screened so that it does not shine on neighboring properties or the roadway.

H. No hazard material will be stored on the property.

I. All necessary agency approvals and permitting shall be obtained

J. Final Site Plan shall be subject to review and approval by the Planning and Zoning Commission.

Jamie Whitehouse

CJV2329

From: Dawn McGee <dawnmcgee17@gmail.com>
Sent: Friday, October 21, 2022 2:32 PM
To: Jamie Whitehouse
Subject: 37230 Dirickson Creek Road Frankford

**Opposition
Exhibit**

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Mr Whitehouse,

My name is Dawn McGee and I reside at the property next to the above property (37272 Dirickson Creek Road, Frankford.) I have received notification that the address above is applying for a change of zoning for a FIBERGLASS boat repair business. They are requesting to change from residential to a conditional business use.

Our neighborhood is on a peninsula surrounded by the bay on all three sides and lots of wetlands. It is also a dead end street where there are plenty of children and lots of bicycles with no crime and not much traffic. We have lots of wildlife including some neighbors raising bees.

I don't think it would be environmentally smart to have a business in the middle of our family neighborhood that spews out fiberglass dust and uses gasoline, diesel and other chemicals. It would just be awful to have to listen to the grinding all day and night and the sound will travel across the bay to other neighborhoods. There would be all kinds of traffic with boats going in and out of the property and possible crime. This peninsula is definitely an environmentally sensitive area and we have lived here for so long with respect and like it how it is.

This business would be uncharacteristic of our neighborhood and in my opinion would be better placed somewhere else.

Thank you,

Dawn McGee
37272 Dirickson Creek Road
Frankford DE
410-430-7822

Michael Lowrey

From: Jeff Laros <jefflaros@icloud.com>
Sent: Monday, October 24, 2022 6:19 PM
To: Planning and Zoning
Subject: Boat restoration business

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

My name is Jeff Laros I live at 37377 Dirickson Creek rd for 22 years. I do not support a boat restoration business on our residential road . Commercial businesses should be in commercial zones . Thank you Jeff Laros

Sent from my iPhone

Ashley Paugh

CJ 2329

From: Kelly Bonsack <tkabonsack@aol.com>
Sent: Sunday, October 23, 2022 11:25 AM
To: Planning and Zoning
Subject: 37230 Dirickson Creek Road hearing 11/3/2022

RECEIVED

OCT 24 2022

Categories: Ashley

Opposition
Exhibit

SUSSEX COUNTY
PLANNING & ZONING

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

To whom it may concern-

I am OPPOSED to the property located at 37230 Dirickson Creek Road 19945 becoming a boat restoration business. I am a neighbor. My opposition to rezoning this property for this purpose would disrupt this very quiet neighborhood road. This business would create unwanted traffic and noise. Noise from this type of business will travel over the water. The increase traffic would increase the risk of crime. The pollutants expressed from this type of business would increase the chances of harming the environment. I will not be able to attend the meeting because I will be out of town.

Thank you for your time and consideration,
Please let me know that you have received this email.

Kelly Bonsack

Ashley Paugh

CIV2329

From: Tom Bonsack <tjbonsack@gmail.com>
Sent: Sunday, October 23, 2022 10:29 AM
To: Planning and Zoning
Subject: 37230 Dirickson Creek Road hearing 11/3/2022

Categories: Ashley

Opposition
Exhibit

RECEIVED

OCT 24 2022

SUSSEX COUNTY
PLANNING & ZONING

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

To whom it may concern- I am OPPOSED to this property becoming a boat restoration business. Because I will be away, I am unable to attend the hearing. I am a neighbor and rezoning this property for this purpose would be harmful to what is a very quiet neighborhood road. The business would add unwanted noise and traffic. It also would increase the chances for crime and environmental insult.

Please let me know you receive this email. Thank you.

Regards, Tom Bonsack

Michael Lowrey

From: Carol Greitner <csgtds@yahoo.com>
Sent: Tuesday, October 25, 2022 3:52 PM
To: Planning and Zoning
Cc: Carol Greitner
Subject: Case #clu2329

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

This is to state my opposition to allowing a boat restoration business on Dirickson Creek Road. This would bring noise, traffic and toxic industrial chemicals to a quiet rural road. A boat restoration business is appropriate for an industrial park; it is not agricultural and should not be located in a residential area bordering a wildlife area.

Sincerely,

Carol S. Greitner, PhD
37453 Dirickson Creek Road
Frankford DE 19945

Sent from my iPhone

Michael Lowrey

From: Robert Luca <rluca7@verizon.net>
Sent: Tuesday, October 25, 2022 6:28 AM
To: Planning and Zoning
Subject: Regarding conditional use of land in an AR-1 Agricultural Residential District for a boat restoration business at 37230 Dirickson Creek Road, Frankford, DE

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Dear Planning and Zoning Committee,

Reference: C/U 2329 Thomas Drgon Trustee - An ordinance to grant a conditional use of land in an AR-1 Agricultural Residential District for a boat restoration business at 37230 Dirickson Creek Road, Frankford, DE

As property owners of 37424 Merryman Lane, Frankford, DE, we are writing you to express our opposition to the above referenced request for conditional use for a boat restoration business.

The area under consideration for conditional commercial use is a quiet, residential neighborhood, located on a dead-end street. The area roadway has limited traffic, with no sidewalks, no shoulders, and no street lighting. This roadway is used primarily by its residents to get to and from their homes but also is used for recreation, to include walking, jogging, and biking along Dirickson Creek and nearby Assawoman wildlife area. In addition, the roadway serves as school bus stop for area children. Neither the road/infrastructure nor the immediate/surrounding neighborhoods are conducive to an industrial-type commercial establishment. The proposed enterprise will certainly change the residential character of the area and negatively impact area property values.

It seems unreasonable to us that a savvy business owner would want to pursue this type of commercial enterprise in an established residential neighborhood, among homes and families seeking peace and quiet near preserved land.

Below is the listing of the property on Zillow –

WOW what a remarkable property to build your dream home. 6.2 acres of private land with views of Dirickson Creek, and easy access to Selbyville, Ocean View and Bethany Beach just minutes away. Soil evaluation, survey and septic site plan on file. Tidal and non-tidal wetlands on property. Call today to see this remarkable opportunity!

Source: Zillow, Bright MLS,MLS#: DESU182610

Those of us who are property owners in this area choose the location because of the benefits noted above: privacy, views, and a natural setting providing the opportunity to own residential property in a special area. We are dismayed by the buyer's change in intent for the use of this property, from a 'dream home' to a boat restoration business.

Please deny the request and help the residents maintain our quality of life.

Sincerely,

Lydia M. Luca

Elliott Young

From: niceman512000 <niceman512000@yahoo.com>
Sent: Thursday, October 27, 2022 10:01 AM
To: Planning and Zoning
Subject: Boat restoration business on dirickson creek road 19945

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

I live at 37453 dirickson creek rd. My name is Henry Altevogt. I oppose the proposed boat restoration business on dirickson creek road. This business with its chemical use will destroy our wells and the air we breath. This business needs to be in an industrial zone. Also the owners of the property never, never cleaned the soil they brought for fill out of the street, not very responsible people.

Sent from my Verizon, Samsung Galaxy smartphone

RECEIVED

OCT 27 2022

SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

Elliott Young

From: Maria Navarrete <marinavarrete@gmail.com>
Sent: Thursday, October 27, 2022 2:42 PM
To: Planning and Zoning
Subject: BOAT RESTORATION BUSINESS

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

To whom it may concern,

Hello. My name is Maria Lopez. My Family and I own 6.5 acres on Dirickson Creek Rd, We also are business owners.

We have received notice of a potential Boat Restoration Business moving into our neighborhood. This causes extreme concern for all!! We have five kids, three of them that now have to walk to the beginning of the road to catch the school bus along with other children from our same street. The proposed business would cause a significant increase in undesired traffic to our peaceful street. Furthermore, the air chemicals caused by fiberglass, acetone, etc are cancerous horrible for anybody. Who knows what said chemicals will do once they enter our local streams, farmland, and bays. The potential for an increase in traffic (mostly large trucks that can tow), NOISE, and crime would negatively impact our neighborhood. Please do not let this happen to ALL of the families that call this amazing part of Delaware home.

Thank you for taking time to listen to my concerns for our families.

RECEIVED

OCT 27 2022

SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

TABLE OF CONTENTS
The Tom Drgon Revocable Trust
C/U 2329

Exhibit 1	APPLICANT'S SUMMARY OF EVIDENTIAL SUPPORT
Exhibit 2	APPLICANT'S PERSONAL DWELLING AND SITE PLAN
Exhibit 3	SUSSEX COUNTY CODE SECTIONS 115-4 and 115-21(B)
Exhibit 4	TRAFFIC -CERTIFIED PUBLIC ACCOUNTANT LETTER
Exhibit 5	NOISE -FORENSIC SOUND SPECIALIST REPORT AND RESUME
Exhibit 6	ENVIROMENTAL - LETTER FROM INDIAN RIVER MARINA MANAGER AND SUPPORT FROM ED LAUNAY ENVIROMENTALIST.
Exhibit 7	DUST RECOVER EQUIPMENT
Exhibit 8	LOCAL SMALL BUISNESSES NEARBY COMPANY INTERNET LISTINGS, PHOTOS
Exhibit 9	LETTERS OF SUPPORT FROM NEIGHBORS
Exhibit 10	PROPOSED CONDITIONS
Exhibit 11	PROPOSED FINDINGS

Exhibit 1

The Tom Drgon Revocable Trust

Conditional Use 2329

APPLICANT'S SUMMARY OF EVIDENTIAL SUPPORT

The documents in this file were composed from forensic specialists in their specialized field, neighbors, a private detective , expert witnesses, government records, ariel photography, and business and social data from the internet. This data supports Tom Drgon's request for a conditional use permit.

Tom Drgon proposes to live in his dwelling [**Exhibit 2, Personal Dwelling and Site Plan**] on the parcel and to restore boats within an accessory building on the 6.5 acre parcel. The restoration process also involves the application of coating material to the surface of boats, art, and other items. Tom does not just restore boats but also repairs art for local businesses such as the dolphins that sit on top of Fun Land in Rehoboth Beach Delaware in Sussex county.

First, Tom's conditional use application may not be required under the current definition of Home Occupation for the following reasons: (a) the activity is conducted solely by one family member on the premises; (b) the activity is incidental and secondary to the use of the premises for dwelling; (c) no commodity is stored or sold on the premises, (d) there shall be no group instruction, assembly or activity, and no outside storage or display material on the premises. Home Occupations are permitted in AR-1 as an Accessory Business. [**Exhibit 3, Sussex County Code Sections 115-4 and 115-21(B)**]

Second, in direct response to residents' concerns the following data is being provided to categorically rebut their speculative allegations:

- A. **Traffic.** Attached is an accountant's report of Tom's business demonstrating that he has a very limited number of customers. More

than half of Tom's work is done at or nearby marinas and boat yards. Tom's average number of monthly customers at his current site based on transactions is 3-5 per month over the last two and half years.

[Exhibit 4, Accountant's Report].

B.Noise. A forensic sound specialist has verified any noise generated by Tom's loudest activity, performed in his insulated accessory building, is no more than a lawn mower or a leaf blower and arguably much less frequent in this area. The frequency of his machinery and decibel level are less than any domestics services performed by any neighbors near or far. **[Exhibit 5, Noise Specialist Report].**

C.Environment. Experts and state-run marina managers have provided facts with respect to the environment and Tom's methods of operation. All Marinas have boats and all marinas repair boats at the water's edge. Tom is an approved State of Delaware vendor for boat repairs. Tom conforms to state and county rules, policies and regulations concerning his application and use of materials and chemicals. **[Exhibit 6, Letters from State Indian River Marina Manager and Ed Launay, Environmental Scientist.]** In addition, any concern about dust or discharge is obviated by the fact that work will be performed in the insulated accessory building and equipment such as: **[Exhibit 7]** Tom has performed his trade for three decades and never had a job-related health issue.

Third, oppositions' portrayal of this area of Sussex County as purely residential is misleading. Several businesses operate on Dirickson Creek Road. Some of these businesses are:

- A. Coastal Kayaks,
- B. Coastal Drone Marketing,
- C. Dirickson Creek Bed and Breakfast,
- D. Bethany Florist,
- E. Garth Enterprises,
- F. DRM Homes, and
- G. RRD Landscaping.

[Exhibit 8, Aerial Photographs and Internet Posting]

Fourth, Tom has valued clients who work and reside in this area. Some of which have recently written letters in support of Tom's work, character, and his proposal to improve his craft and reside on the C/U site. **[Exhibit 9, Letters of Support]**

Tom's residence and shop is 6.47 acres with a front road berm and tree lined borders to provide privacy from the road for Tom's personal residence and accessory building. He has amended his proposal to ensure all customer boats shall be stored and all work performed within the ancillary building. The only boats that will be outside will be for pick up or drop off.

Proposed Findings are attached as **Exhibit 10**, and Proposed Conditions are attached as **Exhibit 11**.

Exhibit 2

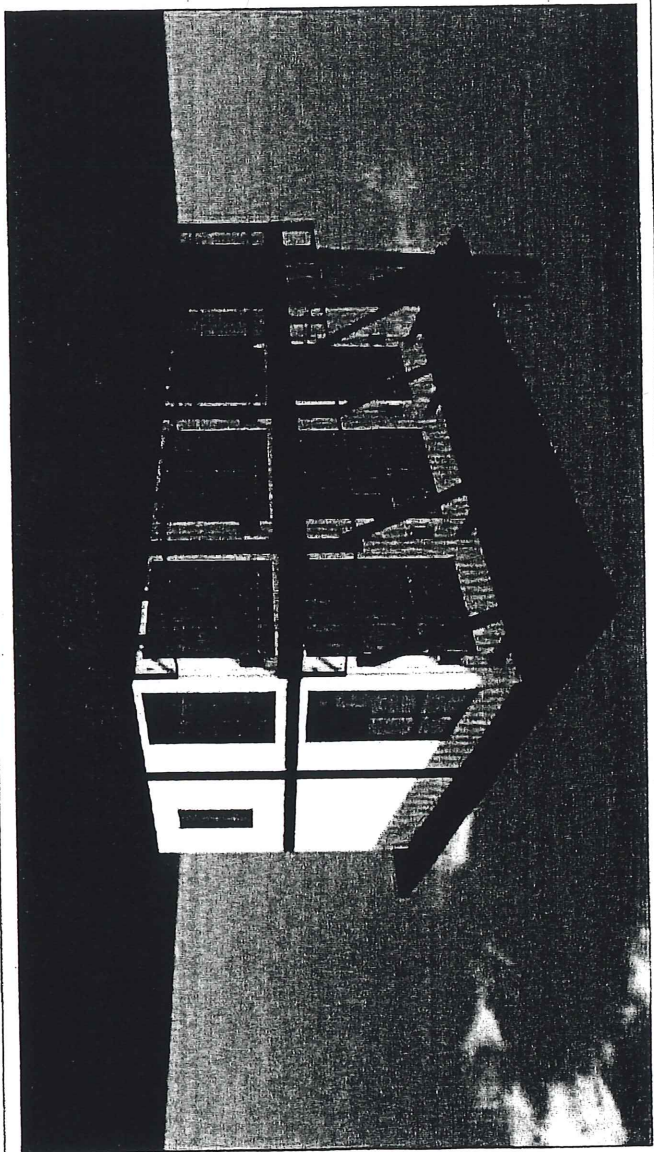


LAKE + LAND

GENERAL NOTES

1. THE CONTRACTOR SHALL FULLY COMPLY WITH THE MOST CURRENT IBCS AS WELL AS ALL ADDITIONAL STATE AND LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL USE ONLY WRITTEN DIMENSIONS OR THOSE OTHERWISE SPECIFIED IN THE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS INCLUDING ROUGH OPENINGS AND FOR THE CONDITIONS ON THE JOB.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS.
4. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND DETAILS CONTAINED WITHIN THE DESIGN PLANS, PRIOR TO THE INITIATION OF CONSTRUCTION. ANY SUSPECTED ERRORS, INCONSISTENCIES, AND/OR POTENTIAL DEFECTS FOR CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL NOT WORK WITHOUT CORRECT DESIGN PLANS. LAKE AND LAND STUDIO, LLC WILL NOT BE RESPONSIBLE FOR ANY IMPLICATIONS THAT RESULT SECONDARY TO A CONTRACTOR OR SUBCONTRACTOR'S CONSTRUCTION MEANS AND METHODS OR ACTS THAT ARE NOT COMPLETED IN ACCORDANCE WITH DESIGN PLANS.
5. THESE DESIGN PLANS ARE PROPERTY OF LAKE AND LAND STUDIO, LLC AND ARE INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR ONE-TIME USE ONLY. AS OUTLINED WITHIN THE DESIGN PLAN PURCHASE AGREEMENT, ANY DUPLICATION, PUBLICATION, DISTRIBUTION, AND/OR SALE OF ANY OF THE PLANS IS STRICTLY PROHIBITED. ANY VIOLATION OF FEDERAL LAW AND IS SUBJECT TO THE PRESCRIBED PENALTIES. A VIOLATION OF FEDERAL LAW AND IS SUBJECT TO THE PRESCRIBED PENALTIES. A VIOLATION OF FEDERAL LAW AND IS SUBJECT TO THE PRESCRIBED PENALTIES.
6. PURCHASE AGREEMENT: THE BUYER GRANTS THE RIGHT TO USE DOCUMENTS CONTAINED WITHIN FOR THE CONSTRUCTION OF A SINGLE HOME. THE BUYER ACKNOWLEDGES THAT THE TITLE, DESIGN PLANS, LAND DERIVATIVES THEREOF, INTEREST IN COPYRIGHTS AND ALL OTHER RIGHTS OF OWNERSHIP REMAIN WITH LAKE AND LAND STUDIO, LLC. THE ORIGINAL AND MODIFICATIONS ARE CONSIDERED THE PROPERTY OF LAKE AND LAND STUDIO, LLC. ANY REPRODUCTION OR DISTRIBUTION OF THE PLANS WITHOUT THE WRITTEN PERMISSION OF LAKE AND LAND STUDIO, LLC MAY BE SUBJECT TO THE PRESCRIBED PENALTIES. A VIOLATION OF FEDERAL LAW AND IS SUBJECT TO THE PRESCRIBED PENALTIES.
7. LAKE AND LAND STUDIO, LLC WILL NOT BE HELD RESPONSIBLE FOR ANY FAULT RESULTING FROM UNAUTHORIZED USE OF ANY OF THESE DESIGN DOCUMENTS FOR ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES IN ANY CONSTRUCTION OR BUILDING ACT.
8. LAKE AND LAND STUDIO, LLC RESERVES THE RIGHT TO MAKE MODIFICATIONS TO DESIGN PLANS, DRAWINGS, AND/OR MODELS AT ANY TIME. ANY CHANGES TO THE DESIGN PLANS SHALL BE MADE IN WRITING. ANY CHANGES TO THE DESIGN PLANS SHALL BE MADE IN WRITING. ANY CHANGES TO THE DESIGN PLANS SHALL BE MADE IN WRITING.
9. LIMITATION OF LIABILITY: LAKE AND LAND STUDIO, LLC SHALL NOT BE LIABLE FOR ANY SPECIAL, CONSEQUENTIAL, INCIDENTAL, OR PUNITIVE DAMAGES, INCLUDING BUT NOT LIMITED TO, DAMAGES FOR LOSS OF ANTICIPATED PROFITS OR LOSS OF BUSINESS OPPORTUNITY. TO THE EXTENT PERMITTED BY LAW, LIABILITY OF LAKE AND LAND STUDIO, LLC SHALL BE LIMITED TO THE RETAIL PRICE OF THE PLANS.
10. BUILDING CODES VARY BY LOCATION DUE TO VAST DIFFERENCES IN CONSTRUCTION EACH STATE, COUNTY, AND MUNICIPALITY HAS ITS OWN RESPECTIVE BUILDING CODES, ZONE REQUIREMENTS, AND ORDINANCES FOR BUILDING REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING PLANS TO THE NECESSARY STATE, COUNTY, AND MUNICIPALITY FOR REVIEW AND APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING PLANS TO THE NECESSARY STATE, COUNTY, AND MUNICIPALITY FOR REVIEW AND APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING PLANS TO THE NECESSARY STATE, COUNTY, AND MUNICIPALITY FOR REVIEW AND APPROVAL.

THE TOM DRAGON REVOCABLE TRUST RETREAT



DRAWING INDEX

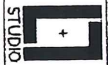
S-101	COVER PAGE
A-101	FOUNDATION PLAN
A-102	FLOOR PLANS
A-201	ROOF PLANS
A-202	FRONT ELEVATION
A-203	LEFT ELEVATION
A-204	BACK ELEVATION
A-501	RIGHT ELEVATION
A-502	DETAILS
A-503	SCHEDULES
A-504	PERSPECTIVES
E-101	ELECTRICAL PLANS
P-101	PLUMBING PLANS

SYMBOL KEY

⊗	DOOR LABEL
⊠	WINDOW LABEL
⊡	INTERIOR ELEVATION LABEL
⊢	ANNOTATION
---	BREAK LINE
---	HIDDEN OR INVISIBLE LINE
---	ELEVATION DATUM LINE
---	SECTION CUT LINE

SQUARE FOOTAGE

CONDITIONED SPACE	UNCONDITIONED SPACE
FIRST FLOOR 921 SF	FRONT PORCH 41 SF
SECOND FLOOR 887 SF	BACK PORCH 530 SF
TOTAL 1,808 SF	BALCONY 530 SF
	TOTAL 1,101 SF
TOTAL UNDER ROOF SF	
2,909 SF	



LAKE AND LAND STUDIO, LLC, RECOMMENDS THAT ALL DRAWINGS, REVOCABLE TRUST RETREAT, BE REVIEWED BY A PROFESSIONAL ENGINEER, INCLUDED DRAWINGS ARE FOR DESIGN PURPOSES ONLY.

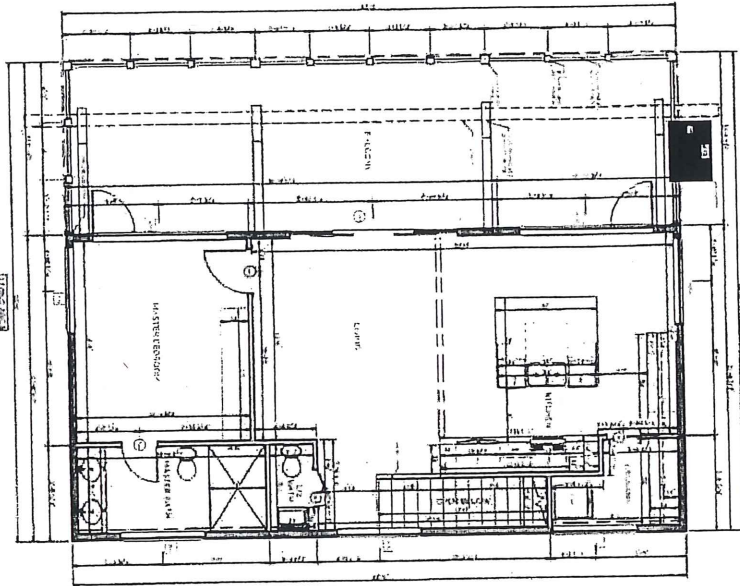
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PROJECT DESCRIPTION
THE TOM DRAGON
REVOCABLE TRUST
RETREAT

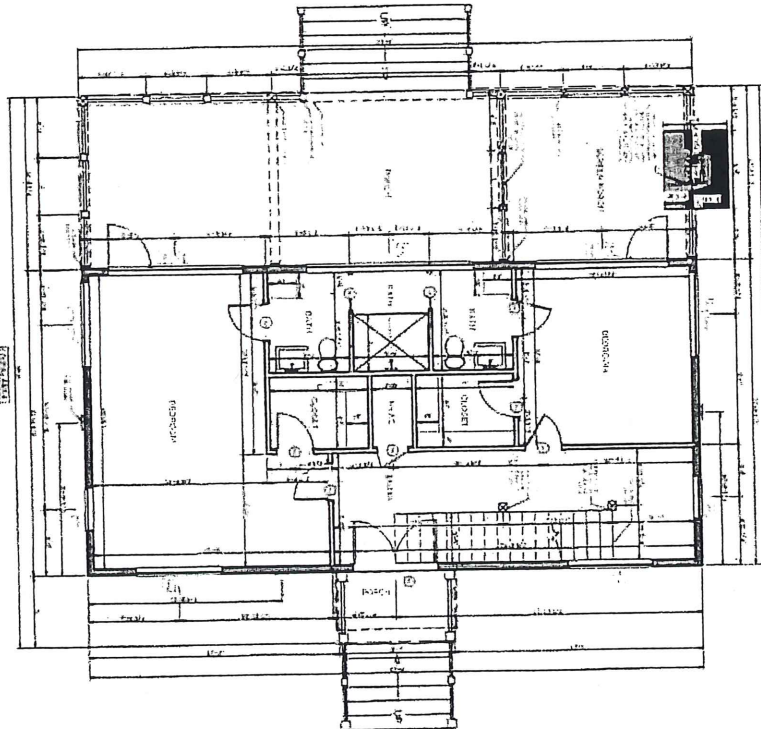
DRAWINGS PROVIDED BY
LAKE AND LAND STUDIO, LLC
10 Bellegress Blvd
Harrisonburg MS 39402
601.335.6114
info@lakeandlandstudio.com

SCALE:
NO SCALE
SHEET:
COVER
PAGE

SECOND FLOOR PLAN



FIRST FLOOR PLAN



1. GENERAL FLOOR PLAN NOTES
2. ALL WOOD DECKING AT PORCHES SHOULD BE VISIBLE
3. ALL PORCHES ARE 4 INCHES BELOW FINISH FLOOR LEVEL

WALL LEGEND	
	WALL OR ROOM DIVIDER
	EXTENSION OF WALL OR ROOM DIVIDER
	FOUNDATION WALL OR RETAINING WALL
	FOUNDATION WALL OR RETAINING WALL
	FOUNDATION WALL OR RETAINING WALL
	FOUNDATION WALL OR RETAINING WALL
	FOUNDATION WALL OR RETAINING WALL
	FOUNDATION WALL OR RETAINING WALL
	FOUNDATION WALL OR RETAINING WALL

A-101

SHEET:

SCALE:

DATE:

7/15/21

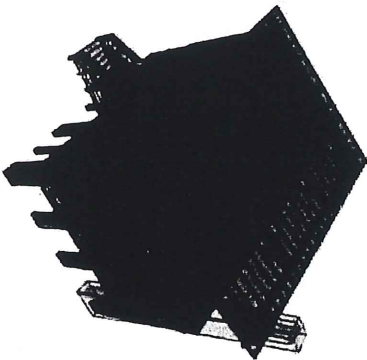
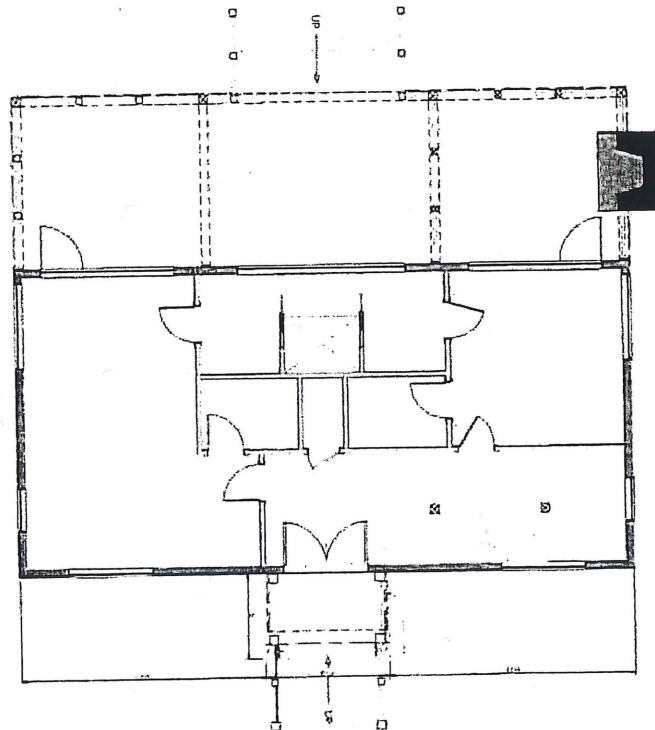
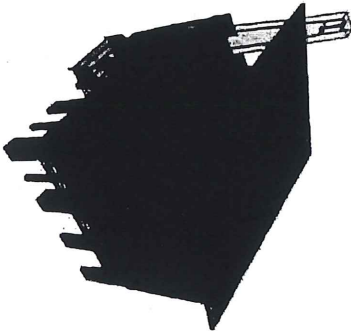
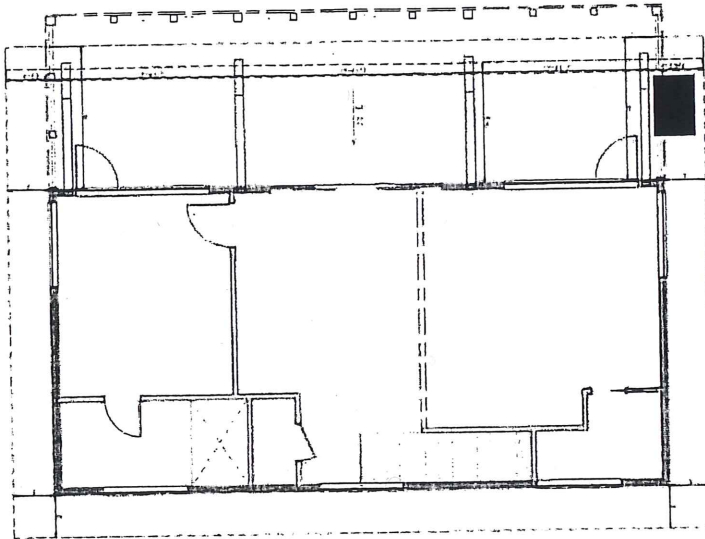
DRAWINGS PROVIDED BY
LAKE AND LAND STUDIO, LLC
16 Bellegard Blvd
Holtzman, MS 39002
601.338.8111
Info@lakeandlandstudio.com

PROJECT DESCRIPTION
THE TOM DRAGON
REVOCABLE TRUST
RETREAT

SHEET TITLE
FLOOR PLANS

LAKE AND LAND STUDIO, LLC RECOMMENDS
THAT ALL DRAWINGS BE REVIEWED AND
APPROVED BY A LICENSED ARCHITECT OR
STRUCTURAL ENGINEER BEFORE CONSTRUCTION.
FOR EACH DRAWING SET ONLY.



[illegible]

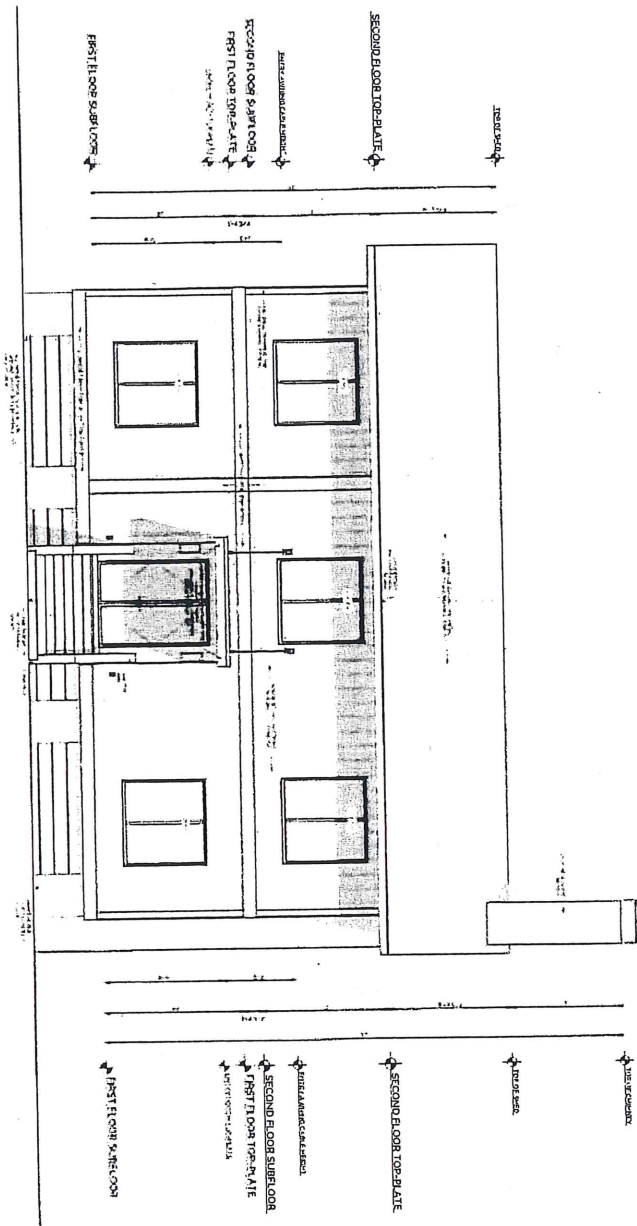
DRAWINGS PROVIDED BY:
LAKE AND LAND STUDIO, LLC
16 Bellgrass Blvd
Hattiesburg MS 39402
601.330.0114
info@lakeandlandstudio.com

THE TOM DRGON
REVOCABLE TRUST
RETREAT

SHEET TITLE
ROOF PLANS

LUKE AND LAND STUDIO LLC RECOMMENDS
THAT ALL DRAWINGS BE REVIEWED AND
APPROVED BY A LICENSED ARCHITECT OR
STRUCTURAL ENGINEER. INCLUDED DRAWINGS
ARE FOR DESIGN PURPOSES ONLY.



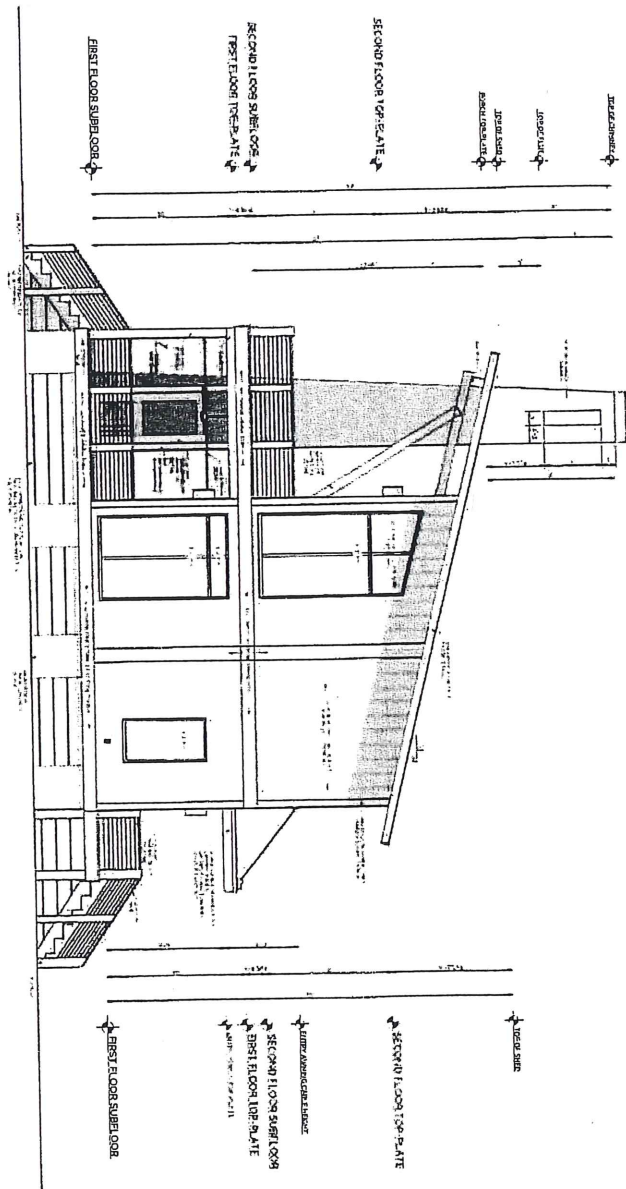


FRONT ELEVATION

GENERAL NOTES:
 1. DRAWING IS FOR INFORMATION ONLY. NO GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION.
 2. THE DRAWING IS THE PROPERTY OF LAKE AND LAND STUDIO, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED.
 3. ANY REVISIONS TO THE DRAWING MUST BE MADE IN WRITING AND SIGNED BY THE DESIGNER.
 4. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF LAKE AND LAND STUDIO, LLC.
 5. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF LAKE AND LAND STUDIO, LLC.

SHEET: A-201	SCALE: 1/4" = 1'-0"	DATE: 7/15/21	DRAWINGS PROVIDED BY LAKE AND LAND STUDIO, LLC 16 Bellegard Blvd Littleton, CO 80120 801.225.5111 info@lakeandlandstudio.com	PROJECT DESCRIPTION THE TOM DRAGON REVOCABLE TRUST RETREAT	SHEET TITLE FRONT ELEVATION	LAKE AND LAND STUDIO, LLC RECOMMENDS THAT ALL DRAWINGS BE FOLLOWED AND A CHECKED BY AN ENGINEER AND SEER FOR STRUCTURAL ENGINEER, INCLUDED DRAWINGS ARE FOR DESIGN PURPOSES ONLY.	

LEFT ELEVATION



A-202

SHEET:

SCALE:

DATE:

7/15/21

DRAWINGS PROVIDED BY
LAKE AND LAND STUDIO, LLC
15 Bellegrast Blvd
Hartford, CT 06102
781.868.1000
info@lakeandlandstudio.com

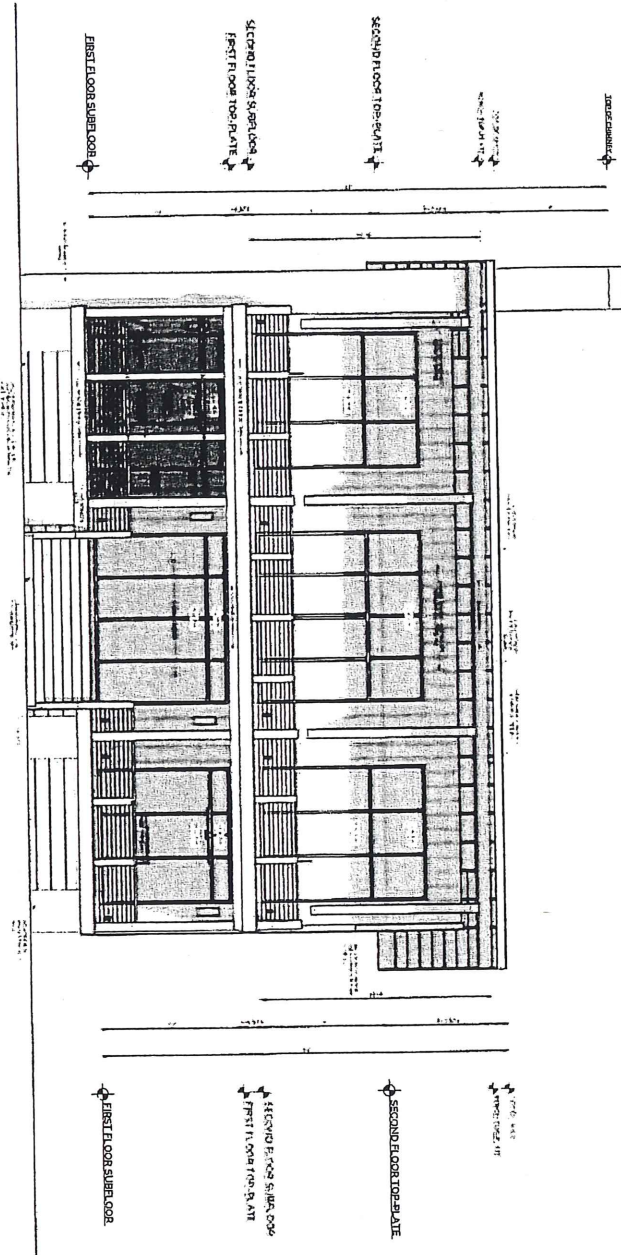
PROJECT DESCRIPTION
THE TOM DRAGON
REVOCABLE TRUST
RETREAT

SHEET TITLE
LEFT ELEVATION

LAKE AND LAND STUDIO, LLC RECOMMENDS
THAT ALL DRAWINGS BE REVIEWED AND
APPROVED BY A LICENSED ARCHITECT OR
STRUCTURAL ENGINEER (IN ALL STATES).
AND, FOR GEOTECH APPROVAL ONLY.

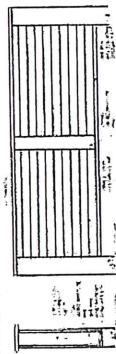


BACK ELEVATION

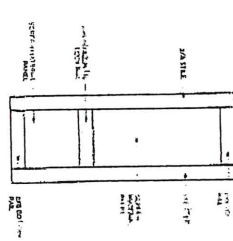




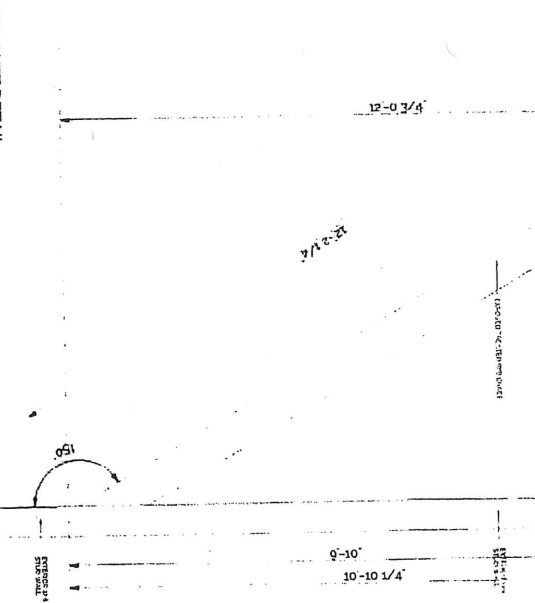
HORIZONTAL STAINLESS STEEL CABLE RAILING
SCALE 1/2"=1'-0"



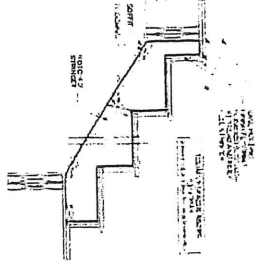
SCREEN DOOR - 1.0YER 2. PANEL
SCALE 1/2"=1'-0"



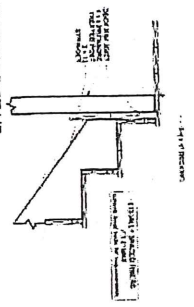
BRACKET DETAIL
(Print at 1"=1'-0")



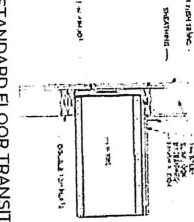
INTERIOR STAIR
SCALE 1/2"=1'-0"



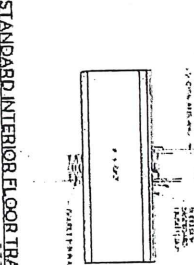
EXTERIOR STAIR
SCALE 1/2"=1'-0"



STANDARD FLOOR TRANSITION
SCALE 1/2"=1'-0"



STANDARD INTERIOR FLOOR TRANSITION
SCALE 1/2"=1'-0"



<p>DATE: 7/5/21</p> <p>SCALE: PER DETAIL</p> <p>SHEET: A-501</p>	<p>DRAWING'S PROJECT: LAKE AND LAND STUDIO, LLC 15 Bellegrass Blvd Holtzburgh, MS 39060 Phone: 601.238.1114 info@lakeandlandstudio.com</p>	<p>PROJECT DESCRIPTION: THE TOM DRAGON REVOCABLE TRUST RETREAT</p>	<p>SHEET TITLE: DETAILS</p>	<p>LAKE AND LAND STUDIO, LLC RECOMMENDS THAT ALL DRAWINGS BE REVIEWED AND APPROVED BY A LICENSED ARCHITECT OR STRUCTURAL ENGINEER. INCLUDED DRAWINGS ARE FOR DESIGN PURPOSES ONLY.</p>	<p>STUDIO</p>
	<p>LAKE AND LAND STUDIO, LLC</p>				

W09	6060FX	2	1	6060FX	72"	36"	
W10	6060FX	2	2	6060FX	144"	36"	
W11	6060FX	2	2	6060FX	72"	36"	
W12	6060FX	1	2	6060FX	72"	72"	
W13	6060FX	2	2	6060FX	144"	48"	
W14	6060FX	2	2	6060FX	72"	48"	

D00	6060	1	2	6060 R	28"	36"	
W01	6060FX	1	1	6060FX	144"	36"	
W02	6060FX	2	1	6060FX	144"	36"	
W03	6060FX	2	1	6060FX	72"	36"	
W04	6060FX	2	1	6060FX	72"	72"	
W05	6060FX	1	1	6060FX	36"	72"	
W06	6060FX	1	2	6060FX	144"	48"	
W07	6060FX	1	1	6060FX	144"	48"	
W08	6060FX	2	1	6060FX	144"	48"	

D01	6060	1	1	6060 L/R EX	72"	36"	
D02	6070	4	1	6070 L/N	30"	36"	
D03	6070	2	1	6070 R/N	30"	36"	
D04	6070	1	1	6070 L	30"	36"	
D05	6070	1	1	6070 R	30"	36"	
D06	6070	1	1	6070 L/N	36"	36"	
D07	6060	1	2	6060 L/R EX	144"	36"	
D08	6060	1	2	6060 R/N	36"	36"	
D09	6060	2	2	6060 L/N	30"	36"	

STUDIO

LAKE AND LAND STUDIO, LLC RECOMMENDS
THAT ALL DRAWINGS BE REVIEWED AND
APPROVED BY A LICENSED ARCHITECT OR
STRUCTURAL ENGINEER INCLUDED DRAWINGS
AND SPECIFICATIONS ARE FOR YOUR USE ONLY

PROJECT DESCRIPTION
THE TOM DRGON
REVOCABLE TRUST
RETREAT

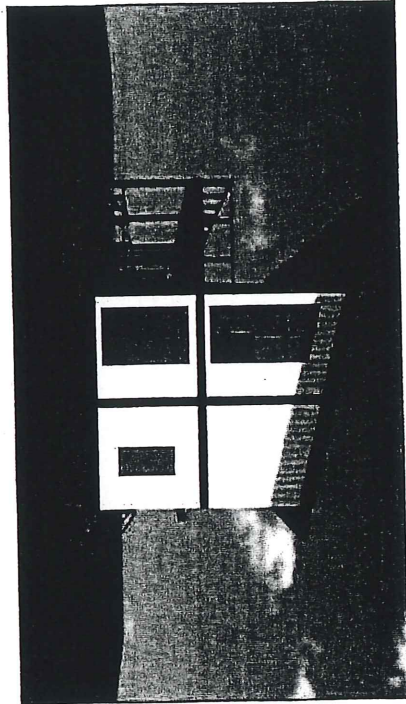
SCHEDULES

DRAWINGS PROVIDED BY
LAKE AND LAND STUDIO, LLC
16 Bellefleur Blvd
Hattiesburg MS 39402
P.O. Box 100
info@lakeandlandstudio.com

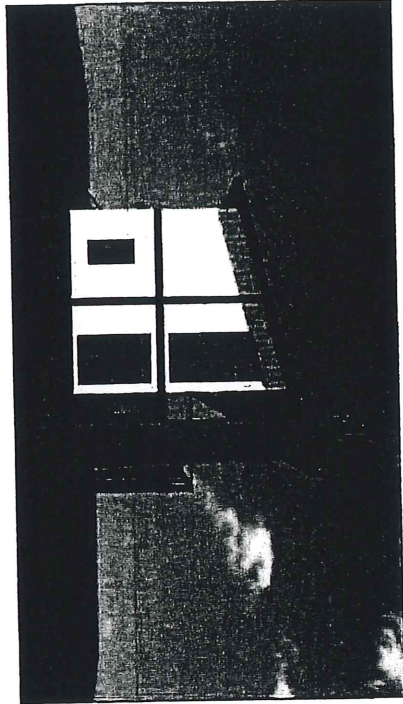
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7/15/21

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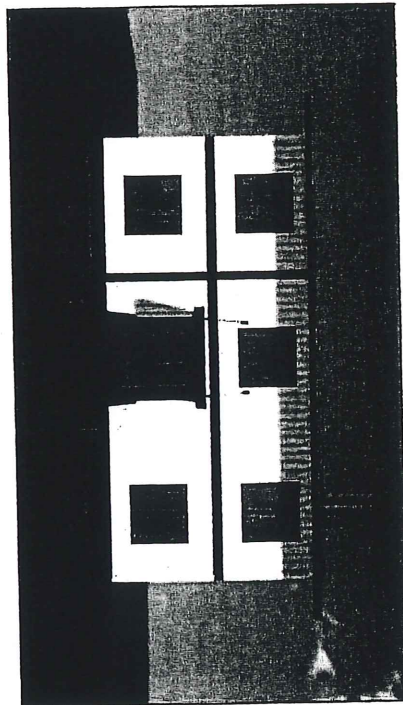
SHEET:
A-601



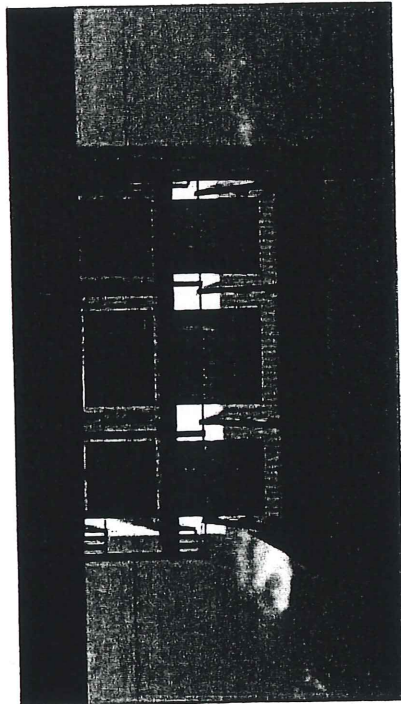
LEFT SIDE



RIGHT SIDE



FRONT



BACK

GENERAL PERSPECTIVE NOTE
 1. TO PERSPECTIVES ARE FOR GENERAL
 CONCEPTUAL PURPOSES ONLY. THEY
 ARE NOT TO BE USED FOR ANY
 ATTEMPT OR CORRELATE WITH THE FINAL
 DESIGN OR ANY OTHER
 DATA WITHIN THESE



LAKE AND LAND STUDIO, LLC, REPRESENTS
 THAT ALL DRAWINGS ARE PREPARED AND
 PREPARED BY LAKE AND LAND STUDIO, LLC
 STRUCTURE, ENGINEER, ARCHITECT, DESIGNER
 AND FOR DESIGN PURPOSES ONLY

SHEET TITLE
PERSPECTIVES

PROJECT DESCRIPTION
**THE TOM DRAGON
 REVOCABLE TRUST
 RETREAT**

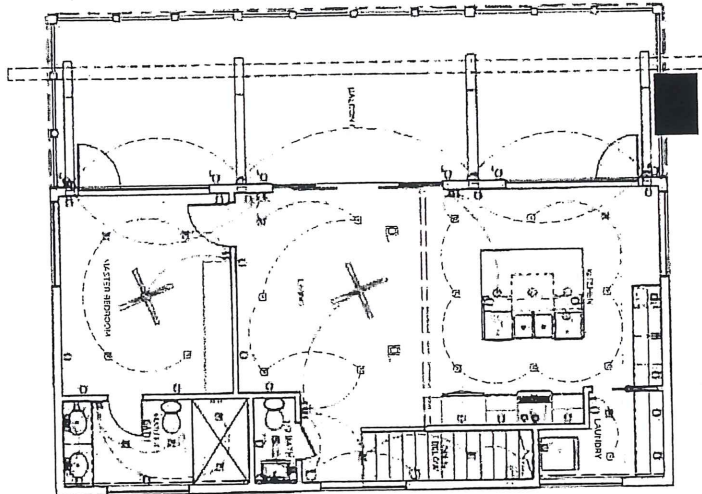
DRAWINGS PROVIDED BY:
LAKE AND LAND STUDIO, LLC
 10 Bellegrass Blvd
 Hattiesburg, MS 39402
 601.225.8114
 info@lakeandlandstudio.com

DATE:
 7/15/21

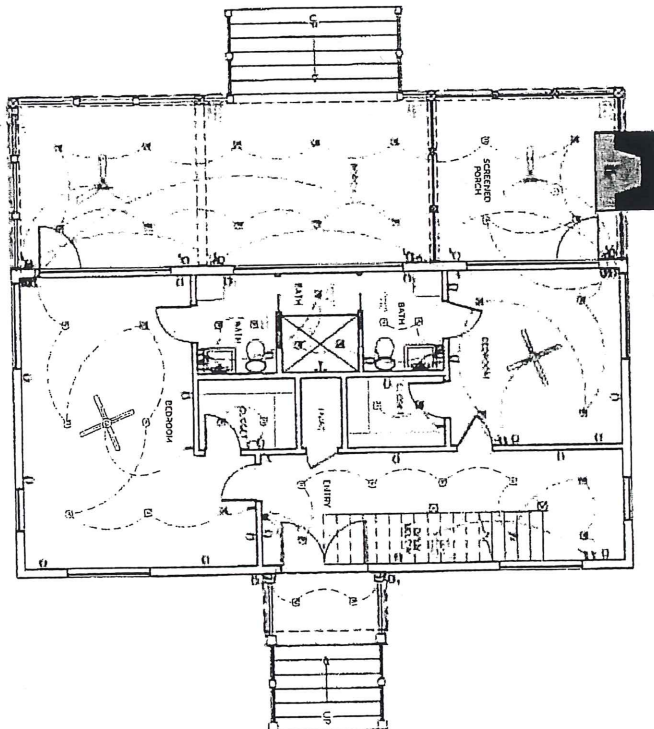
SCALE:
 N/A

SHEET:
 A-901

SECOND FLOOR ELECTRICAL PLAN



FIRST FLOOR ELECTRICAL PLAN



GENERAL MECHANICAL NOTES
 1. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2018 INTERNATIONAL PLUMBING AND HEATING CODE (IPHC).
 2. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2018 INTERNATIONAL PLUMBING AND HEATING CODE (IPHC).
 3. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2018 INTERNATIONAL PLUMBING AND HEATING CODE (IPHC).
 4. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2018 INTERNATIONAL PLUMBING AND HEATING CODE (IPHC).

SYMBOL	DESCRIPTION
○	120V AC OUTLET
□	208V AC OUTLET
△	240V AC OUTLET
◇	208V AC OUTLET
×	240V AC OUTLET
○	120V AC OUTLET
□	208V AC OUTLET
△	240V AC OUTLET
◇	208V AC OUTLET
×	240V AC OUTLET

GENERAL ELECTRICAL NOTES
 1. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 2. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 3. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 4. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 5. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 6. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 7. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 8. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 9. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 10. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).

DRAWINGS PROVIDED BY LAKE AND LAND STUDIO, LLC 1600 N. 10th St., Suite 100 Minneapolis, MN 55412 612.338.1111 info@lakeandlandstudio.com	PROJECT DESCRIPTION THE TOM DRGON REVOCABLE TRUST RETREAT	SHEET TITLE ELECTRICAL PLANS	LAKE AND LAND STUDIO, LLC RECOMMENDS THAT ALL DRAWINGS BE REVIEWED AND APPROVED BY A LICENSED ARCHITECT OR STRUCTURAL ENGINEER. INCLUDED DRAWINGS ARE FOR DESIGN PURPOSES ONLY.	STUDIO
DATE 7/25/21	SCALE 1/4" = 1'-0"	SHEET E-101		

This is a detailed floor plan of a two-story house. The first floor features a front porch leading into a living room with a fireplace. To the right of the living room is a dining room, which connects to a kitchen. The kitchen includes a sink, stove, and refrigerator. Adjacent to the kitchen are two bedrooms, each with its own closet, and two bathrooms. A central hallway provides access to all rooms and a rear porch. The second floor consists of a large living room, a bedroom, and a bathroom. Stairs lead up from the front porch and down from the living room area.

[illegible]

DRAWINGS PROVIDED BY
LAKE AND LAND STUDIO, LLC
16 Delegrass Blvd
Hattiesburg MS 39402
601.336.0114
info.lakeandlandstudio.com

LAKE AND LAND STUDIO LLC RECOMMENDS
THAT ALL DRAWINGS BE REVIEWED AND
APPROVED BY A LICENSED ARCHITECT OR
STRUCTURAL ENGINEER. INCLUDED DRAWINGS
ARE FOR DESIGN PURPOSES ONLY.





DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, PHILADELPHIA DISTRICT
100 PENN SQUARE EAST
PHILADELPHIA PENNSYLVANIA 19107-3390

January 19, 2022

Regulatory Branch

SUBJECT: Nationwide Permit 18 Verification NAP-2021-00279-85
Drgon Property Dirickson Creek Road SX
38.489763 ° N / 75.098687° W (NAD 83)

Thomas Drgon
37230 Dirickson Creek Road
Frankford, Delaware 19945

Dear Mr. Drgon:

This letter is written in regard to your proposal to discharge fill material into 0.09 acre of waters of the United States for the construction of a single-family home and attendant features. This project is located in non-tidal wetlands at 37230 Dirickson Creek Road, tax map parcel 134-21.00-14.07 in Frankford, Sussex County, Delaware. Based upon our review of the information you have provided, it has been determined that the proposed work is authorized by Department of the Army Nationwide Permit (NWP) 18 Minor Discharges pursuant to Section 404 of the Clean Water Act (33 USC 1344).

This verification of authorization under NWP 18, described in the Federal Register at 82 FR 1860, is based on your agreement to comply with the general conditions, regional conditions and project specific special conditions listed in this letter. Copies of the NWP descriptions, NWP general conditions and the NWP regional conditions for Delaware can be found at:

2017 NWP Descriptions:

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/nwp/2017-NWP-Descriptions.pdf?ver=2020-05-12-205253-183>

2017 NWP General Conditions:

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/publicnotices/2017%20Nationwide%20Permit%20General%20Conditions.pdf>

2017 Delaware Regional Conditions:

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/publicnotices/2017 DE Reg %20Cond Final.pdf>

Federal permits require determination from the State that the activities are consistent with the State's coastal zone management (CZM) program if the activity is located within the State's coastal zone. The entire State of Delaware has been designated as a Coastal Zone Management Area. Federal permits also require the State's certification of compliance with section 401 of the Clean Water Act through the receipt of a 401 Water

Quality Certification (WQC) if the activity involves a Section 404 discharge. A general water quality certification has been issued for this permit. A general CZM consistency concurrence has been issued for this permit. Therefore, no further action is needed as part of the Federal review of your project, provided that you comply with all the terms and conditions of this NWP.

This verification of NWP authorization is valid until the Nationwide Permits expire on **March 18, 2022**, unless the NWP authorization is modified, suspended, or revoked prior to this date. In the event that the NWP authorization is modified during that time period, this expiration date will remain valid, provided the activity complies with any subsequent modification of the NWP authorization.

Activities which have commenced (i.e. are under construction) or are under contract to commence in reliance upon an NWP will remain authorized provided the activity is completed within twelve months of the date of an NWP's expiration, modification, or revocation, unless discretionary authority has been exercised on a case-by-case basis to modify, suspend, or revoke the authorization in accordance with 33 CFR 330.4(e) and 33 CFR 330.5 (c) or (d). Activities completed under the authorization of an NWP which was in effect at the time the activity was completed continue to be authorized by that NWP.

Special Conditions:

1. All work performed in association with the subject project shall be conducted in accordance with the **enclosed** project plans identified as SITE PLAN NATIONWIDE PERMIT NO. 18 PRECONSTRUCTION NOTICE TAX MAP PARCEL 134-21.00-14.07 BALTIMORE HUNDRED SUSSEX CO. DELAWARE, prepared by Environmental Resources, Incorporated, dated December 5, 2021, 1 sheet.
2. Construction activities shall not result in the disturbance or alteration of greater than 0.09 acre of waters of the United States.
3. Any deviation in construction methodology or project design from that shown on the enclosed project plans must be approved by this office, in writing, prior to performance of the work. All modifications to the enclosed project plans shall be approved, in writing, by this office. No work shall be performed prior to written approval of this office.
4. This office shall be notified prior to the commencement of authorized work by completing and signing the **enclosed** "Notification of Commencement" form. This office shall also be notified within 10 days of the completion of the authorized work by completing and signing the **enclosed** "Notification of Completion" form. Notification is required each time maintenance work is to be done under the terms of this Corps of Engineers permit.

5. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your general permit.
6. The permittee is responsible for ensuring that the contractor and/or workers executing the activity(s) authorized by this permit have knowledge of the terms and conditions of the authorization and that a copy of the permit document is at the project site throughout the period the work is underway.

Also **enclosed** with this NWP verification letter is a form seeking any comments, positive or otherwise, on the procedures, timeliness, fairness, etc. of the permit process. You may forward your comments along with the signed "Notification of Commencement" form or "Notification of Completion" form, following the directions provided on the form. If you should have any questions or concerns, please contact Michael D. Yost at (267) 240-5278 or michael.d.yost@usace.army.mil.

Sincerely,



Digitally signed by
Todd A. Hoernemann
Date: 2022.01.19
14:54:51 -05'00'

Todd A. Hoernemann
Chief, Application Section I

Enclosures

Copies furnished (via email):
Edward Launay, Environmental Resources, Incorporated
Wetlands and Subaqueous Lands Section, DDNREC
Delaware Coastal Management Program, DDNREC

DIRICKSON CREEK ROAD

UPLANDS

WASTEWATER
DISPOSAL
AREAS

PROPOSED DRIVEWAY

CORPS OF ENGINEERS
SECTION 464
WETLAND BOUNDARY

EX. EMERGENT
WETLAND FIELD

AREA OF
PROPOSED FILL
IN SECTION 464
NON TIDAL WETLANDS
0.099 ACRE

PROPOSED
SINGLE
BUILDING

ELEVATED
SINGLE FAMILY
HOME ON
PILINGS
(PARTIAL
DRIVEWAY
UNDERPASS)

WATER LINE

FORESTED
NON-TIDAL WETLANDS

DIRICKSON CREEK WETLAND
BOUNDARY
STATE
REGULATED
WETLAND



0 50 100 150 FT.
SCALE 1"=100 FEET

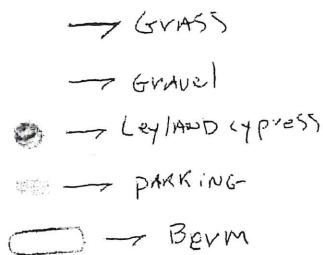


AREA OF PROPOSED
FILL-NON TIDAL
WETLAND FIELD
0.099 ACRE
4 FT. HIGH

SITE PLAN

NATIONWIDE PERMIT NO. 18
PRECONSTRUCTION NOTICE
TAX MAP PARCEL 134-21.00-14.07
BALTIMORE HUNDRED
SUSSEX CO. DELAWARE
SHEET 2: DECEMBER 5, 2021

REPORT OF STATE REGULATED TOOL VENDORS (RTOV)
OF BATTER FROM STATE REGULATED TOOL VENDORS
REPORT OF FREQUENTLY REGULATED VENDORS SUBJECT TO
CODES OF BATTERED RECORDING PROGRAM
DATA OF FREQUENTLY FILE FROM TOOL-TOOL, TOOL-TOOL TO BE
AUTHORIZED BY CODES WORKING WITH FREQUENT H-18



GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-741-3115, FAX 410-646-9790
www.gmbnec.com

NO.	REVISIONS	DATE

PRINT & ISSUED FOR:
DRAWING STAGE:

Exhibit 3

HOME OCCUPATION

[Amended 7-28-1992 by Ord. No. 847]

Any occupation, profession, enterprise or activity, conducted solely by one or more members of a family on the premises, which is incidental and secondary to the use of the premises for dwelling, provided that no commodity is stored or sold, except such as is made on the premises, and there shall be no group instruction, assembly or activity and no outside storage or display material on the premises.

(1)

When within the above requirement, a "home occupation" includes, but is not limited to, the following:

(a)

Art or craft studio.

(b)

The practice of cosmetology or barbering in AR and GR Districts, limited to one chair.

(c)

Dressmaking or custom baking.

(d)

Professional office of a physician, dentist, lawyer, engineer, architect, accountant or salesman.

(e)

Private instruction limited to one or two pupils at a time.

(f)

Family day-care homes.

two years of the time of erection of such temporary buildings, whichever is sooner. If construction operations or the initial sale of lots remain actively underway, the Director may grant extensions to this time period

115-22 Conditional uses.

Following uses may be permitted as conditional uses when approved in accordance with the provisions of Article XXIV of this chapter:

Agricultural related industry, provided that such use is visually and acoustically screened from adjacent highways and property in such a manner that a reasonable passerby is not attracted to or aware of the establishment

[Added 1-27-2004 by Ord. No. 1658]

Airports and landing fields or seaplane bases, provided that they shall comply with the recommendations of the Federal Aviation Administration

Aquariums, commercial

Beaches, commercial

Biotech campus

[Added 1-27-2004 by Ord. No. 1659]

Biotech industry not located within a biotech campus provided that such use is visually and acoustically screened from adjacent highways and property in such a manner that a reasonable passerby is not attracted to or aware of the establishment.

[Added 1-27-2004 by Ord. No. 1659]

Cemeteries, including a crematorium if located at least 200 feet from the boundaries of the cemetery

Excavation or backfilling of borrow pits, extraction, processing and removal of sand, gravel or stone, stripping of topsoil (but not including stripping of sod) and other major excavations other than for construction of swimming pools and foundations for buildings and other than those approved in connection with a street, subdivision or planned residential development. (See § 115-172B.)

Exposition centers or fairgrounds

Heliports or helistops

Hospitals and sanitariums, but not animal hospitals

Institutions, educational or philanthropic, including museums, art galleries and libraries

Land application of sludge, treated sludge or any product containing these materials. For purposes of this section, "sludge" means the accumulated semiliquid suspension, settled solids or dried residue of these solids that is deposited in liquid waste in a wastewater treatment plant or surface or ground waters treated in a water treatment plant, whether or not these solids have undergone treatment. "Septage" is included herein as sludge. "Land application" means the placement of sludge, treated sludge or any other product containing these materials within two feet below the surface of land used to support vegetative growth.

[Added 5-8-1990 by Ord. No. 681]

Livestock auction markets in an AR District

Marinas or yacht clubs

Multifamily dwelling structures and/or townhouses and/or town homes, subject to the provisions of this chapter when:

[Added 7-31-2007 by Ord. No. 1920]

A. Said multifamily dwelling structures and/or townhouses and/or town homes, the owners of which would share and own in common the surrounding grounds (which may also be referred to herein collectively as "units"), lie within a Town Center, a Developing Area, or a Coastal Area as described within the Land Use Element and as shown on the Future Land Use Plan of the adopted Sussex County Comprehensive Plan; and

[Amended 5-21-2019 by Ord. No. 2656]

B. The developer has proffered to Sussex County for the purpose of creating open space for preservation and/or active and/or passive recreation areas a development fee per unit, as described in Chapter 62, § 62-7, for every unit in excess of two units per gross acre that is included in the application; and

C. The Sussex County Council prior to the signing of a contract to purchase or lease open space for preservation and/or active and/or passive recreation areas shall approve all such land or conservation easement purchases which utilize monies paid to the County under the terms of this amendment. All such approvals by the Council shall be by a four-fifths majority vote and shall include a determination that the land and/or conservation easement to be acquired is located in the same watershed area as the land where the bonus density will be located; and

D. It is understood that Sussex County shall control all monies paid to it under this amendment and that the Sussex County Land Trust may act as a recommending body and/or partner at the discretion of the Sussex County Council; and

E. The maximum number of multifamily dwelling structures and/or townhouses and/or town homes, as defined in Subsection A above, included in the application, shall not exceed four dwelling units per gross acre, including land set aside for common open space and/or recreational uses; and

The minimum percentage of the total site which shall be set aside as common open space shall be 40% of the total land area included in the application; and

G. There shall be a vegetated buffer of not less than 75 feet, subject to the following conditions:

- (1) The vegetated buffer shall be located adjacent to a numbered road shown on the General Highway Map for Sussex County and may include the required setback area from the road and shall be kept free of vehicle parking areas, buildings and structures; and

- (d) Commercial slaughtering and processing of large animals such as horses, cows, pigs, sheep or goats shall not be conducted on the premises.
- (e) Structures for commercial aquaculture, fish and frog farming, structures for storage of fish or frog waste and structures for fish or frog product composting shall be located at least 50 feet from all boundary lines and shall be 200 feet from any UR, MR, HR, UB or B-1 District boundary and 200 feet from any dwelling not on the premises. Farm ponds utilized for aquaculture, fish or frog farming shall be located at least 50 feet from all boundary lines and shall be 200 feet from any UR, MR, HR, UB or B-1 District boundary and 200 feet from any dwelling not on the premises.
[Amended 2-2-1999 by Ord. No. 1287]
- (2) Dog kennels, commercial, provided that any open pens, runs, cages or kennels shall be located at least 200 feet from any lot lines.
- (3) Grain storage structures.
- (4) Hospitals or clinics for large or small animals, provided that all buildings, structures, pens or open kennels shall be located at least 200 feet from any lot lines.
- (5) Stables, public, provided that any building for keeping of animals shall be located at least 200 feet from any lot lines.

§ 115-21 Permitted accessory uses.

A. Permitted accessory uses on a farm of five acres or more are as follows:

- (1) Accessory structures for sale or processing of farm products raised on the premises.
- (2) Accessory open or enclosed storage of farm materials, products or equipment.
- (3) Accessory farm buildings, including but not limited to barns, cribs, stable sheds, tool rooms, shops, bins, tanks and silos.
- (4) Dwellings for persons permanently employed on the premises.
- (5) With respect to a farm of 10 acres or more, one manufactured home for residential purposes for persons employed on the premises or immediate members of the family owning or operating the farm, in addition to the main dwelling structure on the premises. One additional manufactured home may be permitted on a farm of 50 acres or more for residential purposes for persons employed on the premises or immediate members of the family owning or operating the farm. Additional manufactured homes may be permitted on a farm of 10 acres or more as a special use exception for residential purposes for persons employed on the premises or immediate members of the family owning or operating the farm, pursuant to § 115-210A(3)(n).
[Amended 3-5-1991 by Ord. No. 750; 3-25-1997 by Ord. No. 1131; 10-12-2010 by Ord. No. 2152]
- (6) All accessory farm buildings shall have the same setbacks as those which are required for a dwelling, except as stated elsewhere in this chapter.
- (7) A wind turbine which meets § 115-194.4 as a permitted use.
[Amended 9-13-2011 by Ord. No. 2213]
- (8) Farm ponds, subject to § 115-219.

B. Other permitted accessory uses are as follows:

[Amended 10-8-2019 by Ord. No. 2683]

Accessory off-street parking and loading spaces

Boat docks and boathouses

Domestic storage in the main building or in an accessory building

Garages, private

Guest houses

Home barbecue grills

Home occupations in a main building or accessory building

Keeping of small animals, insects, reptiles, fish or birds, but only for personal enjoyment or household use and not as a business

Playhouses, without plumbing, limited in floor area to 150 square feet and headroom limited to five feet

Servants' quarters

Storage of a boat trailer or camp trailer or a boat, but not in a front yard, provided that it is not used for living purposes while so parked or stored

Swimming pools and game courts, lighted or unlighted, for the use of the occupants or their guests

Temporary buildings, including manufactured home-type structures, the use of which is incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction or upon the expiration of a period of

Exhibit 4

MOER & LEEGE, P.A.
Certified Public Accountants

Arthur L. Moer, CPA
Joyce P. Legee, CPA

9065 Shady Grove Court
Gaithersburg, Maryland 20877

Phone: (301) 921-8840
FAX: (301) 921-8843

December 16, 2022

To whom it may concern,

I have inspected the bank statements of Thomas Drgon dba All-Ways Boat Restoration LLC and All-Ways Fiberglass for 2020, 2021, and 2022.

Per Mr. Drgon each deposit equals a visit to his shop and none of the deposits had more than one job associated with the deposit.

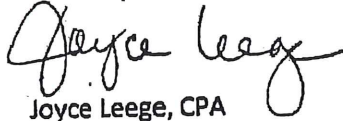
In 2020 there were 37 deposits divided by 12 months equal 3.08 persons per month visiting his shop.

For 2021 there were 57 deposits divided by 12 months equal 4.75 persons visiting the shop per month.

For 2022 the number of deposits was 51 divided by 11 months equal 4.64 persons visiting his shop per month.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Joyce Legee, CPA

Exhibit 5



Creative Forensic Services

Forensic Audio Video & Image Analysis Lab (207) 577-0151
5 Jeannette Avenue
Lewiston, ME 04240

December 19, 2022

RE: Frank Perna - Decibel Meter Readings

Frank A. Perna Jr.
37230 Dirickson Creek Road
Frankford, Delaware
19945

Frank Perna contacted my office on or about December 1st, 2022, seeking assistance in a forensic audio matter. Mr. Perna informed me that he had an upcoming hearing in which his company was required to address noise complaints regarding a fiberglass grinder. He specifically requested that I measure the grinder noise levels and compare them to lawnmower and leaf blower noise levels.

I told Mr. Perna that in a previous similar case, I had instructed a client to hire a private detective to represent him as a credible witness. I also directed the client to create exemplar recordings for comparison.

This is the same advice I gave Mr. Perna.

1. Hire a private investigator to act as a credible witness to the recording events.
2. Obtain a real DB Meter (decibel meter for reading noise levels)
3. Provide four exemplar video/audio files containing the credible witness and decibel meter readings for comparison.
 - a. Fiberglass Grinder and Vacuum operating with garage door opened and closed.
 - b. Fiberglass Grinder operating outdoors.
 - c. Lawnmower running outside.
 - d. Leaf Blower running outside.

Each exemplar recording had two primary decibel readings taken from within a few feet and at one hundred feet.

As examples, two items that are commonly heard operating on any given day in any normal neighborhood are provided. The lawnmower and leaf blower were excellent examples of comparison.

On December 17th, Mr. Perna sent me the four video/audio recordings for analysis. The following are the file names.

1. **Grinder inside shop.MOV** – (Grinder/Vacuum garage door opened/closed)
2. **Lawn Mowe.MOV** – (Lawnmower operating outside)
3. **Grinder repair .MOV** – (Grinder operating outside shop)
4. **Leaf Blower.MOV** – (Leaf Blower operating outside)

The private detective Mr. Perna hired as his witness is named below.

Gordon D. Bowers
ABI Security Group, Inc.
P.O. Box 1471
Rehoboth Beach, Delaware 19971

On the lawnmower video recording, Mr. Bowers identifies himself and further states that the recordings were made on December 10th, 2022, around 11 a.m.

The following quote is from Mr. Bowers web site **abisecuritygroup.com**.

"ABOUT ABI SECURITY'S OWNER & LEAD INVESTIGATOR

Gordon Bowers has over 12 years law enforcement experience providing expert investigative support to major crimes, hostage negotiation, tactical control, and recruit training. He's been Managing Partner of his own private investigation firm for almost 10 years, offering corporate and individual investigative and security services. For two years, he also led static security efforts and ethics investigation services for SOC, LLC contracted to the US Military in Iraq. When in Major Crimes, he worked hard for a 95% case closure rating and 99.9% conviction rating. Gordon wasn't satisfied with making any arrest unless he was convinced, he was making the correct arrest. He kept these high ratings despite being involved in numerous other units within DSP."

As with any case in which a credible witness to the facts is crucial, I advise the client to seek out someone with high standards and an impeccable reputation. This will provide a clear and unbiased credible witness to the events as they occurred on that day.

Analysis of the Video/Audio Exemplars

Below is a decibel readings chart used in the comparison.

Environmental Noise dBA

Jet engine at 100' **140**
Pain Begins **125**
Pneumatic chipper at ear **120**
Chain saw at 3' **110**
Power mower **107**
Subway train at 200' **95**
Walkman on 5/10 94 Level at which sustained exposure may result in hearing loss **80-90**
City Traffic **85**
Telephone dial tone **80**
Chamber music, in a small auditorium **75-85**
Vacuum cleaner **75**
Normal conversation **60-70**
Business Office **60-65**
Household refrigerator **55**
Suburban area at night **40**
Whisper **25**
Quiet natural area with no wind **20**
Threshold of hearing **0**

Grinder inside shop.MOV

The decibel readings with the garage door opened inside the shop, with the grinder and vacuum operating at close range, averaged **87.7** decibels.

City Traffic **85**
Telephone dial tone **80**
Food Mixer or Processor **80-90**
Blender **80-90**

The decibel readings with the garage door closed outside the shop, with the grinder and vacuum operating at close range, averaged **69.5** decibels.

Normal conversation **60-70**
Business Office **60-65**
Dishwasher **55-70**
Air Conditioner **50-75**

The decibel readings with the garage door closed outside the shop, with the grinder and vacuum operating at 100' away, averaged **51** decibels.

Household refrigerator **55**

Grinder repair .MOV

The decibel readings with the grinder operating outside the shop at close range, averaged **95.1** decibels.

Subway train at 200' **95**

Walkman on 5/10 94 Level at which sustained exposure may result in hearing loss **80-90**

The decibel readings with the grinder operating outside the shop at 100' away averaged **70** decibels.

Normal conversation **60-70**

Lawn Mowe.MOV

The decibel readings with the lawnmower operating outside the shop at close range, averaged **90.4** decibels.

Power mower **107**

Subway train at 200' **95**

The decibel readings with the lawnmower operating outside the shop at 100' away averaged **70** decibels.

Vacuum cleaner **75**

Normal conversation **60-70**

Leaf Blower.MOV

The decibel readings with the leaf blower operating outside the shop at close range, averaged **94** decibels.

Subway train at 200' **95**

Walkman on 5/10 94 Level at which sustained exposure may result in hearing loss **80-90**

The decibel readings with the leaf blower operating outside the shop at 100' away, averaged **74** decibels.

Vacuum cleaner **75**

Pages 5 and 6 give additional noise levels from three common sources.

Home

- 50 Refrigerator
- 50-60 Electric Toothbrush
- 50-75 Washing Machine
- 50-75 Air Conditioner
- 50-80 Electric Shaver
- 55 Coffee Percolator
- 55-70 Dishwasher
- 60 Sewing Machine
- 60-85 Vacuum Cleaner
- 60-95 Hair Dryer
- 65-80 Alarm Clock
- 70 TV Audio
- 70-80 Coffee Grinder
- 70-95 Garbage Disposal
- 75-85 Flush Toilet
- 80 Pop-Up Toaster
- 80 Doorbell
- 80 Ringing Telephone
- 80 Whistling Kettle
- 80-90 Food Mixer or Processor
- 80-90 Blender
- 110 Baby Crying
- 110 Squeaky Toy Held Close to Ear
- 135 Noisy Squeeze Toys

Work

- 40 Quiet Office, Library
- 50 Large Office
- 65-95 Power Lawn Mower
- 80 Manual Machine, Tools
- 85 Handsaw
- 90 Tractor
- 90-115 Subway
- 95 Electric drill
- 100 Factory Machinery
- 100 Woodworking Class
- 105 Snow Blower
- 110 Power Saw
- 110 Leaf Blower
- 120-125 Chainsaw, Hammer On Nail

- 120 Pneumatic Drills, Heavy Machine
- 120 Jet Plane at Ramp
- 120 Ambulance Siren
- 130 Jackhammer, Power Drill
- 130 Air Raid
- 130 Percussion Section at Symphony
- 140 Airplane Taking Off
- 150 Jet Engine Taking Off
- 150 Artillery Fire at 500 Feet
- 189 Rocket Launching from Pad

Recreation

- 40 Quiet Residential Area
- 70 Freeway Traffic
- 85 Heavy Traffic, Noisy Restaurant
- 90 Truck, Shouted Conversation
- 95-110 Motorcycle
- 100 Snowmobile
- 100 School Dance, Boom Box
- 110 Music Club, Disco
- 110 Busy Video Arcade
- 110 Symphony Concert
- 110 Car Horn
- 110-120 Rock Concert
- 112 Personal Music Player on High
- 117 Football Game Stadium
- 120 Band Concert
- 125 Auto Stereo
- 130 Stock Car Races
- 143 Bicycle Horn
- 150 Firecracker
- 156 Cap Gun
- 157 Balloon Pop
- 162 Fireworks (at 3 Feet)
- 163 Rifle
- 166/170 Handgun, Shotgun

Conclusion:

The submitted exemplars included verifiable decibel readings in each of the video/audio files.

The grinder inside the shop had noise levels like a food processor, blender, city traffic, phone dial tone.

At 100' away, the grinder operating inside the shop with the door closed was comparable to dishwasher, normal conversation, or a business office.

At close range, the grinder was comparable to the leaf blower, lawnmower, subway train.

At 100' away, the sound of the grinder was comparable to that of normal conversation, sewing machine.

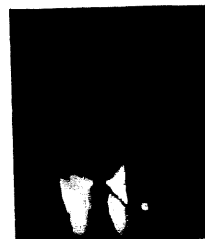
I have attached my curriculum vitae to this letter of opinion.

A handwritten signature in black ink, appearing to read 'Arlo E. West', with a large, sweeping loop at the end.

Arlo E. West [ACFEI, AES, PPSC, NYIFA]
President/CEO
Creative Forensic Services LLC
5 Jeannette Avenue
Lewiston, Maine 04240

ARLO WEST

CEO CREATIVE FORENSIC SERVICES



SUMMARY

ARLO E. WEST
AES, PPSC, NYIFA, MTI

Certified as a Forensic Audio & Video Expert at New York Institute of Forensic Audio

CONTACT

✉ creativeforensic@gmail.com

☎ 1 (207) 577-0151

📍 Lewiston, Maine

🌐 www.creativeforensic.com

EDUCATION

Certification

New York Institute of Forensic Audio

Certified as a Forensic Audio & Video Expert at New York Institute of Forensic Audio

Audio Engineering and Film Production
MediaTech Institute
Dallas Sound LAB

QUALIFIED EXPERT

Qualified as an expert in several states including:
NY, LA, NV, TX, FL, MA, ME, MT, SC, NH, NJ, IA, IL, SD.

Recent Testimony

2020 - COOPER v. GRUMMONS USDC S. NY (No. 1:8-cv-6426)
2019 - COMM. OF WEST VIRGINIA v. RIGNEY CC, WV (No. CR19000579-00)
2018 - STATE OF TEXAS v. JOSEPH CANCINO 94th DC, TX (No. 16-CR-2866-C)
2017 - JOHN HUNT v. CITY OF BOLDER CITY, NV (No. 2:17-CV-1519 JCM (NJK)
2015 - STATE OF ILLINOIS v. KEJUAN JOHNSON (No. 1-13-2053)
2011 - STATE OF NEW HAMPSHIRE v. DIANNA SAUNDERS (No. 8018318)
2010 - STATE OF IOWA v. ROSCHELL LLOYD (No. #21260)
2010 - MA. B.O.R.I.M. v. DHIRENDRA MOHAN M.D. (No. RM-09-908)

EXPERIENCE

FORENSIC EXPERT

Creative Forensic Services, LLC. 2000 - Present
President and CEO, Creative Forensic Services, INC.

Testified and consulted as a forensic audio expert in many high-profile cases. Trayvon Martin, Natalee Holloway, Mel Gibson, Britney Spears and Michael Jackson are just a few. Forensic Audio Enhancement, Audio Authentication, Video Enhancement, Authentication, Restoration Analysis of Recorded Evidence. Provided forensic expertise in hundreds of cases involving Audio, Video and Photographic Evidence.

ENGINEERING AND PRODUCTION

West Mastering Studio 2019 - Present
ENGINEERING AND PRODUCTION

Mastering Engineer, Owner, West Mastering Studio 2019.

Mastering audio recordings for release.

AUDIO ENGINEER

Elmwood Recording Studio 1999 - Present
Audio Engineer, Owner, Elmwood Recording Studio 1999 - 2019."

Sound Technician and Audio Engineer
Dallas Sound Lab 1987 - 1998

Sound Technician and Audio Engineer, Dallas Sound Lab 1987 - 1998.

Assistant Engineer, Digital Audio Editing for Grammy Award winning rock group "U2."

Assistant Engineer, Audio Dialogue Replacement for the Oscar Award winning motion picture "Titanic."

Audio Engineer, Live I.S.D.N. feed for NFL commentator "Pat Somerall" during halftime commentary.

Named as Expert

VALDA T JOHNSON v. DAVID HOLWAY (DOCKET No.03-2513 (ESH)
STATE OF MAINE v. DANIEL ROBERTS (DOCKET No.And-07-455)
STATE OF IDAHO v. SARAH JOHNSON (DOCKET No.33312)
UNITED STATES v. RICARDO CORDOBA-RAMIREZ(DOCKET No. 03-10034)
STATE OF MAINE v. DANA RICHARDSON (DOCKETNo. CR-06-440)
STATE OF MAINE v. SARAH ALLEN (DOCKET No. And-05-202)
STATE OF W. VIRGINIA v. ORLANDO DAILEY (DOCKETNo. 06-4052)
STATE OF CALIFORNIA v. SHERI NOLAN (DOCKET No.CC 789691)

iZotope Software

Beta Engineer2012 - Present

Beta test engineer for, **iZotope Software** [iZotope RX5 Advanced, Ozone 7 Advanced] 2012 - Present

Sony Software

Beta Engineer2010 - 2013

Beta test engineer for, **Sony Software** [Sony Sound Forge] 2010 - 2013

Expert Services

Expert/ ConsultantPresent

CIVIL AND CRIMINAL ATTORNEYS / CORPORATIONS /
PROSECUTION AND DEFENSE / LAW ENFORCEMENT
/ INSURANCE INVESTIGATION
PRIVATE INVESTIGATION / DOMESTIC DISPUTES /
AUDIO PRESERVATION AND RESTORATION / PRIVATE
CITIZENS / DOMESTIC CASES / LITIGATION

Member

A.E.S. - Audio Engineering Society, International
A.C.F.E.I. - International
P.P.S.C. - Police Policy Studies Counsel

Member

Replacement, **Universal Pictures**, **TBS**, **Warner Brothers**, for the motion pictures "Leave It to Beaver", "Rough Riders", "Tarzan and the Lost City".

Audio Engineer, Foley Assistant, **PBS**, "**Wishbone**" and "**Barney**" children's programs.

Software Development, Audio Engineer, **Dave Faherty** from **CBS** golf, for **Microsoft Corporation**.

Audio Engineer, Forensic Audio Analyst, Digital Audio Engineer.

Assistant Engineer, **Mary Kay Corporation**, Dallas Texas).

1986-2002 Composer, Midi Engineer, Producer, Dallas Sound Lab in Irving, Texas)

CONSULTANT

Media

ID MURDER MYSTERY [Consultant, guest]

ID BREAKING HOMICIDE [Consultant, guest]

CNN, LARRY KING SHOW [Consultant, guest]

FOX, CRIME WATCH DAILY [Consultant, guest]

ABC, NEWS [Consultant, guest]

GOOD MORNING AMERICA [Consultant, guest]

DR. PHIL SHOW [Consultant, guest]

CBS, NEWS, WGME NEWS 13 [Consultant, guest]

NBC, NEWS [Consultant, guest]

ANIMAL PLANET, FINDING BIGFOOT [Consultant, guest]

DISCOVERY CHANNEL, GHOST LAB [Consultant, guest]

INTERVIEW MAGAZINE

TMZ [Consultant]

SOUND ON SOUND MAGAZINE [Consultant]

GRAMMY MAGAZINE [Consultant]

LEWISTON SUN JOURNAL [Consultant]

HOLLYWOOD LIFE [Consultant]

ORLANDO SENTINEL [Consultant]

MIAMI HERALD [Consultant]

[SERVICES](#)[ABOUT](#)[TESTIMONIALS](#)[CONTACT](#)

ABOUT DELAWARE BASED ABI SECURITY GROUP, INC.

ABI Security Group is a consummate and highly motivated investigation and security company dedicated to uncovering the truth by drawing on extensive practical experience, ongoing training, and out-of-the-box thinking to resolve cases quickly and accurately.



ABI is the Master Dealer for Intensity Security covering both Maryland and Delaware. The products we offer are both innovative, effective, relevant and cost effective. A few of our best sellers are the ballistic window film for Military, Law Enforcement and Security Professionals. This window film is designed to mitigate the threats that we

**ABI**
SECURITY GROUP, INC.

SERVICES

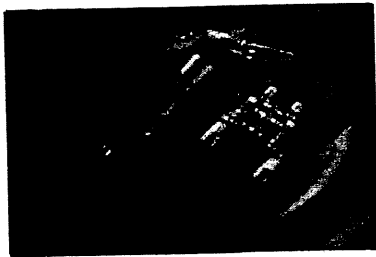
ABOUT

TESTIMONIALS

CONTACT

outwards, inwards (into the cab) and is equipped with GPS.

We are collaborative communicators, continually focused on building relationships and developing well-trained, top-performing teams dedicated to providing world-class investigative and security services to valued customers.



OUR PROMISE TO OUR CLIENTS THROUGHOUT DELAWARE

ABI Security Group promises to offer an old fashioned work ethic that seems lost in today's society.

Due to our inherent love for investigations and security we promise to seek out the truth in each investigation with the same passion our clients have. The search for the unknown is what drives us. We enjoy the challenge each case presents. Our clients shouldn't wonder whether or not we are working hard on their case. We love what we do and we are passionate, strong work ethic. There is no way to guarantee 100% results in each case, but we do guarantee 100% effort. If we walk away from a case empty handed we are disappointed as well.

[SERVICES](#)[ABOUT](#)[TESTIMONIALS](#)[CONTACT](#)

ABOUT ABI SECURITY'S OWNER & LEAD INVESTIGATOR

Gordon Bowers has over 12 years law enforcement experience providing expert investigative support to major crimes, hostage negotiation, tactical control, and recruit training. He's been Managing Partner of his own private investigation firm for almost 10 years, offering corporate and individual investigative and security services. For two years, he also led static security efforts and ethics investigation services for SOC, LLC contracted to the US Military in Iraq. When in Major Crimes, he worked hard for a 95% case closure rating and 99.9% conviction rating. Gordon wasn't satisfied with making any arrest unless he was convinced he was making the correct arrest. He kept these high ratings despite being involved in numerous other units within DSP.

W O R K I N G



COMPANIES

ABOUT

TESTIMONIALS

CONTACT

Investigations

✓ Child Custody & Support Investigations

✓ Professional Surveillance

▼ Background Checks

✓ Pre-employment Interviews

✓ Criminal & Vehicle Records

✓ Criminal Defense

✓ Cohabitation Investigations

✓ In-Home Defense Training



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Exhibit 6

**Theresa Mosier
Marina Manger
39415 Inlet Road
Rehoboth Beach Delaware 19971
302-227-3071**

Date 12-1-2022

Re: Thomas Drgon Always Boat Restoration

To whom it may concern:

Thomas Drgon is an approved vendor here at Delaware Seashore State Park Indian River Marina where he performs repairs on boats using methods of removing and patching fiberglass on boats as well as other restorations methods for boats of all sizes. Many of the charter boats and private boat owners use Tom's services. I can attest that Tom preforms his job here in accordance to the rules and regulations set out by the state of Delaware in order to maintain a safe environment. Tom has been an approved vender here for over a decade and is a professional in his field. Tom's skill set in mending and repairing boats for recreational and charter boats is critical for the boating industry in this area.

Sincerely,

DocuSigned by:

Theresa Mosier

C8901C148DBE4F1...

**Theresa Mosier
Marina Manager
302-227-3071**

12/5/2022 | 4:45:56 AM PST



ERI ENVIRONMENTAL RESOURCES, INC.

ENVIRONMENTAL SCIENCES • RESOURCE MANAGEMENT & PLANNING • WETLAND ECOLOGY
CORPORATE CAPABILITIES • PRELIMINARY ENVIRONMENTAL SITE ANALYSIS • CONTACT INFO & DIRECTIONS

Since 1989, Environmental Resources, Inc. (ERI) has provided environmental consulting services throughout the Mid-Atlantic States. The ERI staff professionals have diverse educational and consulting backgrounds in wetland science, soil science, and forestry. ERI has concentrated on providing top-quality service in the regulatory process and has a solid reputation with the state and federal regulatory agencies. We are familiar with the regulations and permitting process regarding wetlands, waterways, dredging, marinas, golf courses, subdivisions, commercial development, highways, utilities, forest clearing, critical areas, and more.



ENVIRONMENTAL SCIENCES • RESOURCE MANAGEMENT & PLANNING • WETLAND ECOLOGY
HOME • PRELIMINARY ENVIRONMENTAL SITE ANALYSIS • CONTACT INFO & DIRECTIONS

CORPORATE CAPABILITIES

ERI provides consulting and ecological management services in the following areas:

WETLANDS

- Jurisdictional Boundary Delineation
- Permit Assistance
- Functional Assessment
- Groundwater Level Monitoring
- Mitigation, Enhancement and Restoration including:
 1. Feasibility Analysis
 2. Design
 3. Construction Management
 4. Planting
 5. Monitoring and Maintenance

MARYLAND

- Forest Conservation Act
 1. Forest Stand Delineation
 2. Forest Conservation Plans
 3. Reforestation/Afforestation
 4. Planting
 5. Monitoring
- Atlantic Coastal Bays and Chesapeake Bay Critical Area Evaluations

SOILS

- Soil Mapping
- Feasibility Investigation for Wastewater Disposal, including:
 1. Percolation Testing
- Site Specific Investigation for System Design including:
 1. Individual Septic Systems
 2. Community Systems
 3. Spray Irrigation Systems For Development and Agricultural Use
 4. Seasonal Highwater Interpretation
 5. Permeability/Infiltration Testing For Stormwater Design

OTHER

- Wildlife and Vegetation Surveys
 - Habitat Analysis
 - Habitat Restoration/Improvement
 - Water Quality Surveys
 - Preliminary Environmental Site Analysis
 - Geographic Information Systems (GIS)
-

Exhibit 7



**PENN
TOOL CO.**
Your Partner in Precision Since 1968

Brand: Kalamazoo Industries Inc. SKU: DCV-6 ID: 102347

Weight 300 lbs.

\$1,852.50

▼ 1 ▲

ADD TO CART

**KALAMAZOO
INDUSTRIES, INC.**

Kalamazoo Industries Inc. DCV-6 Dust Collector

- Dust collector with 10" x 13" reusable filter
- 1 HP, 1 Phase or 3 Phase
- Capacity 400 CFM
- Used for S6M, BG260, S272, S460D and K12-14B
- Some models require optional hood for containing dust
- Dimensions: L 27" x W 18" x H 28"

CUSTOMERS ALSO VIEWED



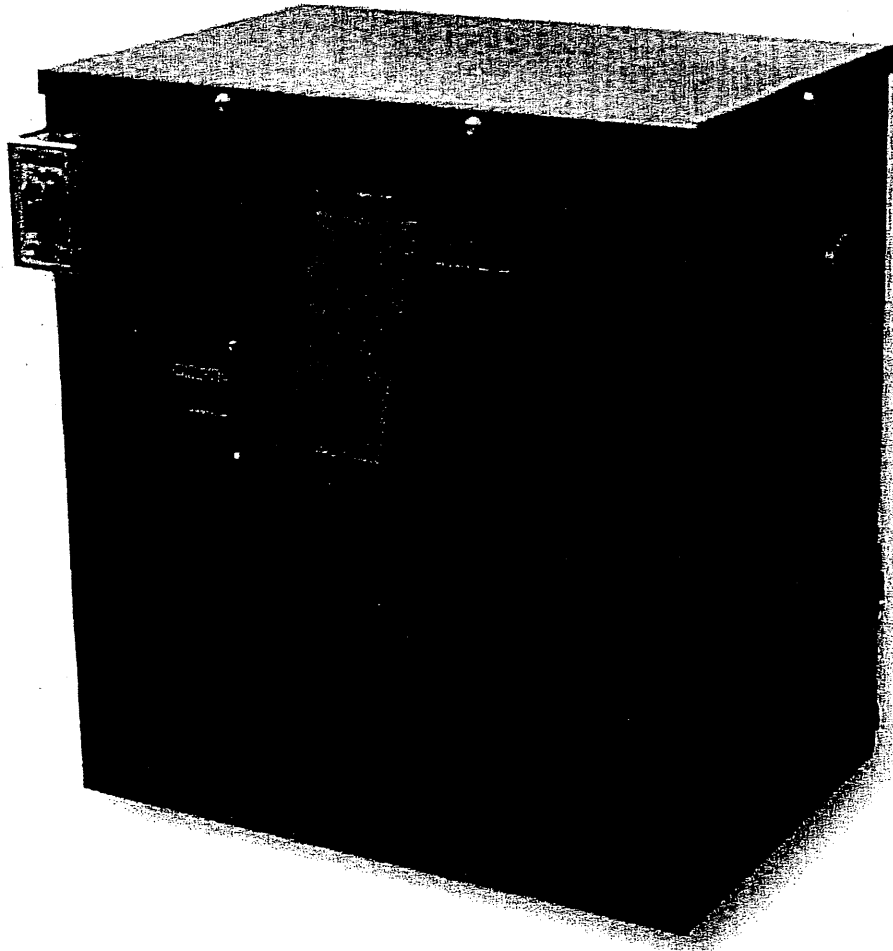
KALAMAZOO INDUSTRIES INC. DCV-6 DUST COLLECTOR - DCV-6



Search by Keyword, Part

PENNA
TOOL CO.

Your Partner in Precision Since 1968



**Get \$10
Off**

3.8 ★★★★★

Google

Customer Reviews

KALAMAZOO INDUSTRIES INC. DCV-6 DUST COLLECTOR - DCV-6

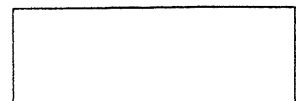


Exhibit 8

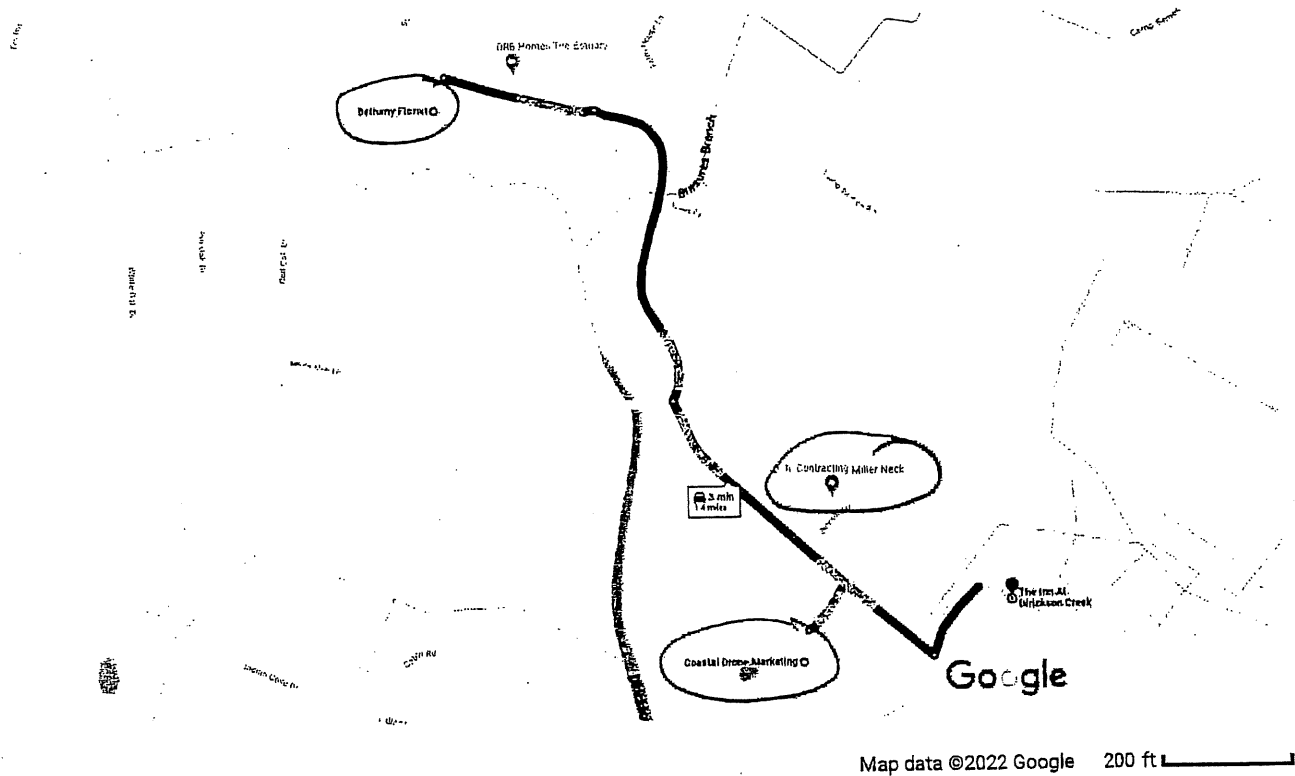
C/U 2329

Businesses Nearby A & B

1. a-e. Next Door .0 – Walt Mitchel – Coastal Kayak Inc., and
Coastal drone Marketing
2. a-h. Across the Street .0 – The Inn at Derrickson Creek
3. a-f. Down the Street .3 – Garth Enterprises Ltd.
4. a-b. Miller Neck Road .9 – Rrd Lawn and Landscaping
5. a-c. DRB Homes .7 –Camp Barnes Road

Google Maps

Coastal Drone Marketing, 36187 Cookie Ln, Frankford, DE 19945 to The Inn At Dirickson Creek, 37269 Dirickson Creek Rd, Frankford, DE 19945



via Dirickson Creek Rd and Rd
364A/Millers Neck Rd
3 min without traffic

3 min
1.4 miles

Explore The Inn At Dirickson Creek

Restaurants

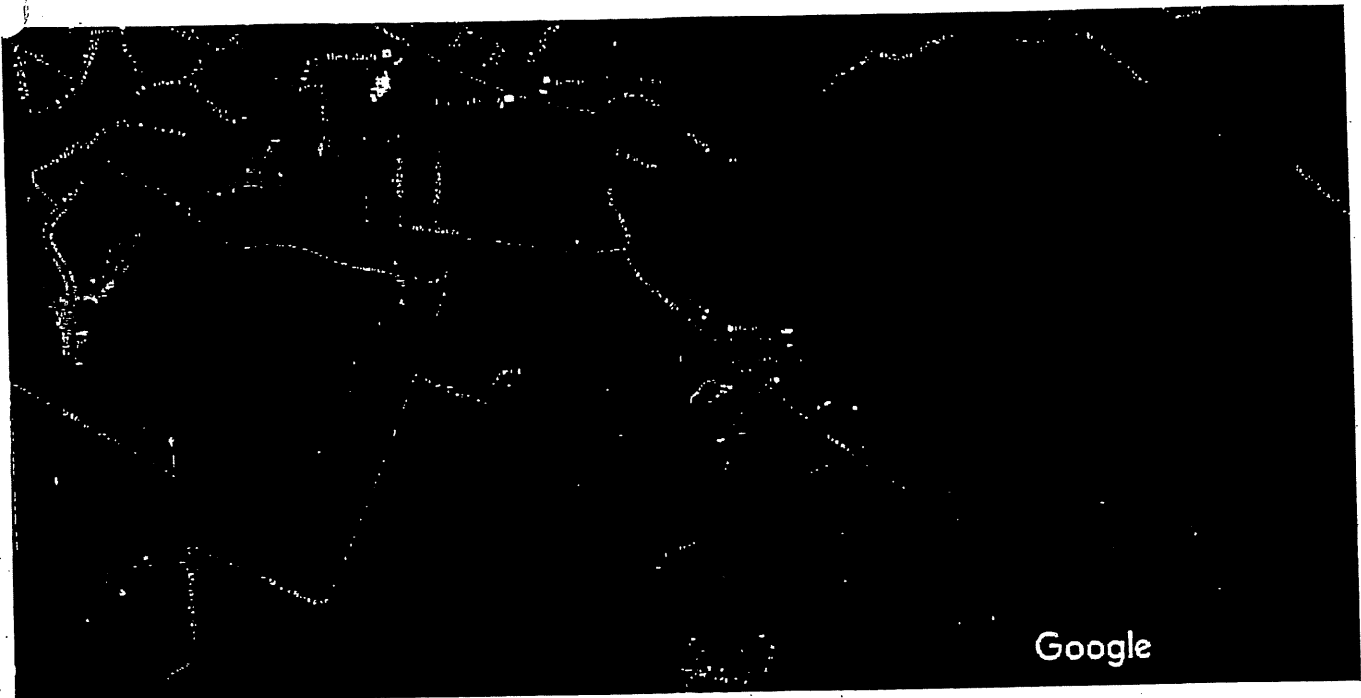
Hotels

Gas stations Parking Lots

More

B

Google Maps Coastal Drone Marketing



Imagery ©2022 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 Google 500 ft



Coastal Drone Marketing

5.0 ★★★★★ 2 reviews

Photography service



Directions



Save



Nearby



Send to
phone



Share



36187 Cookie Ln, Frankford, DE 19945



Open · Closes 6PM

1a

Department of State: Division of Corporations

[Allowable Characters](#)[HOME](#)

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number: 4156086 Incorporation Date / 5/9/2006
Formation Date: (mm/dd/yyyy)

Entity Name: COASTAL KAYAK, INC.

Entity Kind: Corporation Entity Type: General

Residency: Domestic State: DELAWARE

REGISTERED AGENT INFORMATION

Name: WALTER B MITCHELL, JR

Address: 36187 COOKIE LANE

City: FRANKFORD County: Sussex

State: DE Postal Code: 19945

Phone:

Additional information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like ☐ Status ☐ Status, Tax & History Information

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Coastal Kayak & Sailing

coastalkayak.com

36187 Cookie Ln, Frankford, DE 19945

(302) 539-7999

Open · Closes 6 PM ▾

Add photos

Suggest an edit · Your business? Claim now

Website

Directions

36187 Cookie Ln, Frankford, DE 19945 | Zillow

<https://www.zillow.com/homedetails/36187-Cookie-Ln...> ▾

Web 36187 Cookie Ln , Frankford, DE 19945-3470 is currently not for sale. The sq. ft. single-family home is a 3 bed, 1.0 bath property. This home was built in and last sold on for. View more ...

36187 Cookie Ln, Frankford, DE 19945 | Zillow

https://www.zillow.com/homedetails/36187-Cookie-Ln-Frankford-DE-19945/311542732_zpid ▾

Web 36187 Cookie Ln , Frankford, DE 19945-3470 is currently not for sale. The sq. ft. single-family home is a 0 bed, 0.0 bath property. This home was built in and last sold on for. View more ...

36187 Cookie Ln, Frankford, DE 19945 | Trulia

<https://www.trulia.com/n/de/frankford/36187-cookie-ln-frankford-de-19945->

-2133101476 ▾

Web 36187 Cookie Ln, Frankford, DE 19945. See the estimate, review home details, and search for homes nearby.

See frankperna.org results for 36187 cookie ln, frankford, de 19945... >

36187 Cookie Ln, Frankford, DE 19945 | Trulia

[https://www.trulia.com/p/de/frankford/36187-cookie-ln-frankford-de-19945-](https://www.trulia.com/p/de/frankford/36187-cookie-ln-frankford-de-19945-2018064745)

[-2018064745](https://www.trulia.com/p/de/frankford/36187-cookie-ln-frankford-de-19945-2018064745) ▾

Web May 15, 2010 · 36187 Cookie Ln, Frankford, DE 19945 is a 3 bed, 1 bath home. See the estimate, review home details, and search for homes nearby.

36187 Cookie Ln, Frankford, DE 19945 | MLS

<https://www.redfin.com/DE/Frankford/36187-Cookie-Ln-19945/home/146727673> ▾

Web Aug 07, 2010 · 36187 Cookie Ln is a house on a 5.88 acre lot with 3 bedrooms and 1 bathroom. This home is currently off market - it last sold on August 07, 2010 for \$250,000

36187 Cookie Ln, Frankford, DE 19945 | realtor.com®

<https://www.realtor.com/realestateandhomes-detail/...> ▾

Web This Home: 36187 Cookie Ln0: 256133: 37260 Jan Mar Ln, Frankford, DE 19945: \$340,400-867: 26055: 37140 Dirickson Creek Rd, Frankford, DE 19945: \$535,100-1556: 120661: ...

36187 Cookie Ln, Frankford, DE 19945 - MLS ...

<https://www.bexrealty.com/Delaware/Frankford/36187-Cookie-Ln/single-family-home>

Web 36187 Cookie Ln, Frankford, DE 19945 is a 3 bed, 1 bath, single-family home in Frankford Delaware and last sold for \$250,000 on 2010-08-07.

36187 Cookie Ln, Frankford, DE 19945 | Public Property ...

[https://www.longandfoster.com/realestate/36187-cookie-ln-frankford-de-19945-](https://www.longandfoster.com/realestate/36187-cookie-ln-frankford-de-19945-143593025)

[143593025](https://www.longandfoster.com/realestate/36187-cookie-ln-frankford-de-19945-143593025) ▾

10

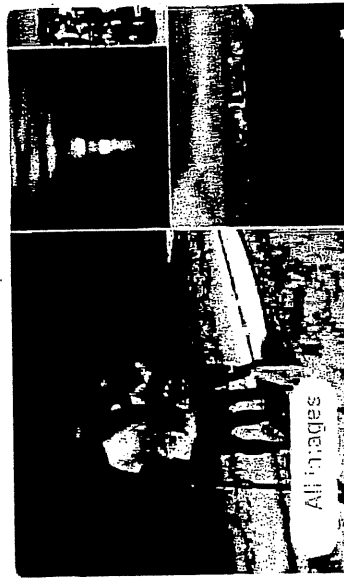
Web See details for 36187 Cookie Ln, Frankford, DE 19945: bed, bath, sq. ft. Rural Residence.
View property data, public records, sales history and more.

36187 Cookie Ln, Frankford, Delaware 19945 | Foreclosure.com
<https://www.foreclosure.com/address/36187-Cookie-Ln-Frankford-DE-19945> ▾
Web This is located at Cookie Ln, Frankford, DE 19945. This property is currently in auction. Save money on this property now.

Walter Mitchell | Cookie Ln, Frankford, DE | Whitepages
<https://www.whitepages.com/name/Walter-Mitchell/Frankford-DE/P53k07agN3p> ▾
Web Walter Mitchell, age 60s, lives in Frankford, DE. View their profile including current address, phone number 410-289-XXXX, background check reports, and property record on ...

Some results have been removed

1 2 3 4 5 >



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Verify

12

Information.

Coastal Kayak &

Sailing

Rafting/kayaking

Before booking your next kayak tour, eco-tour or purchase some of our merchandise read over the Coastal Kayak Cancellation & Refund Policy on Tours & Merchandise. See more

Social profiles



Facebook



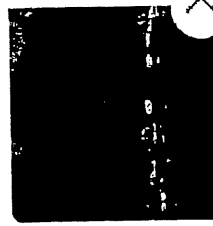
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People also search for

Rafting/kayaking



Coastal Kayak



Tripadvisor (346)

Ayers Creek

Adventures



Tripadvisor (208)

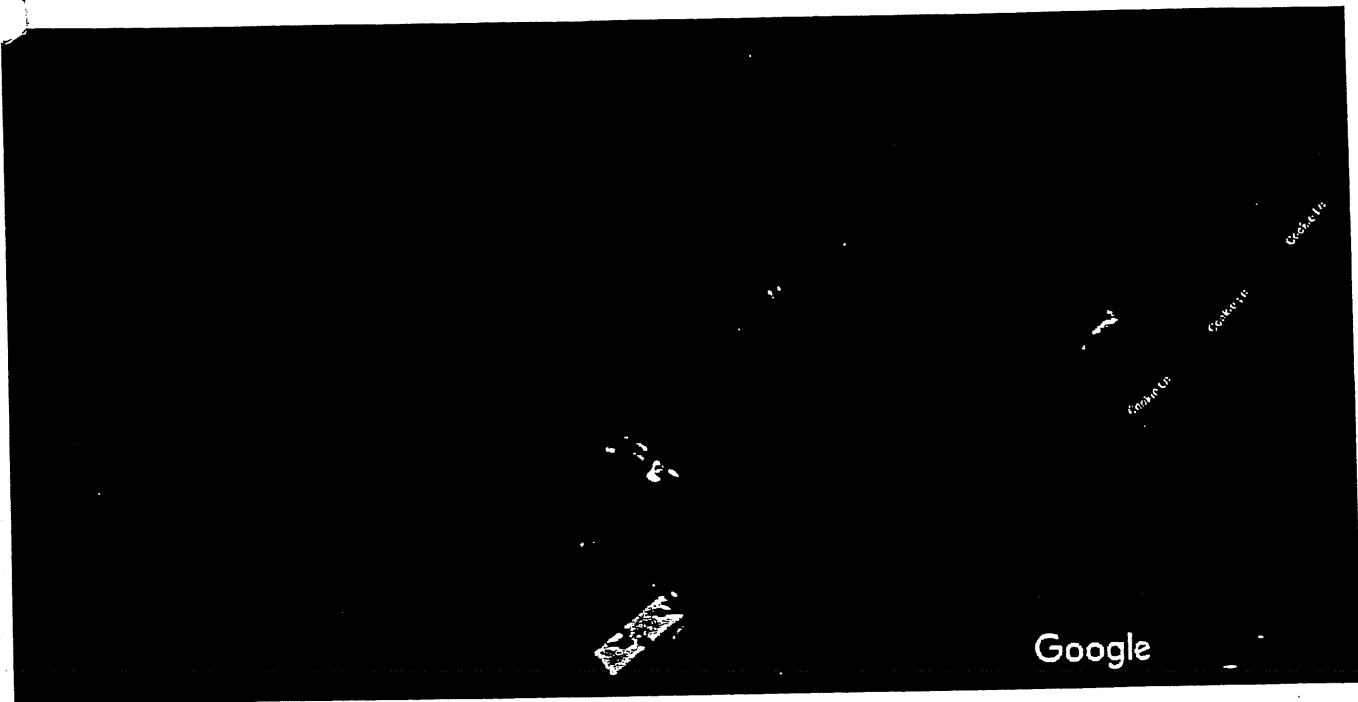
Hiking



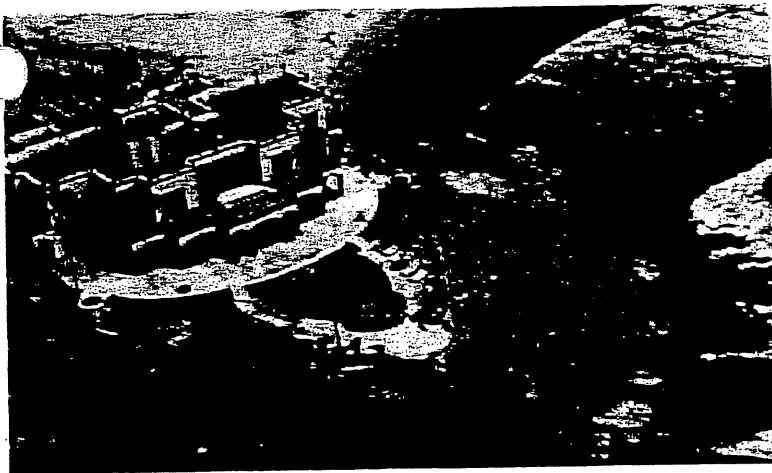
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10

Google Maps Coastal Drone Marketing



Map data ©2022, Map data ©2022 20 ft



Coastal Drone Marketing

5.0 ★★★★★ 2 reviews

Photography service



Directions



Save



Nearby



Send to
phone



Share

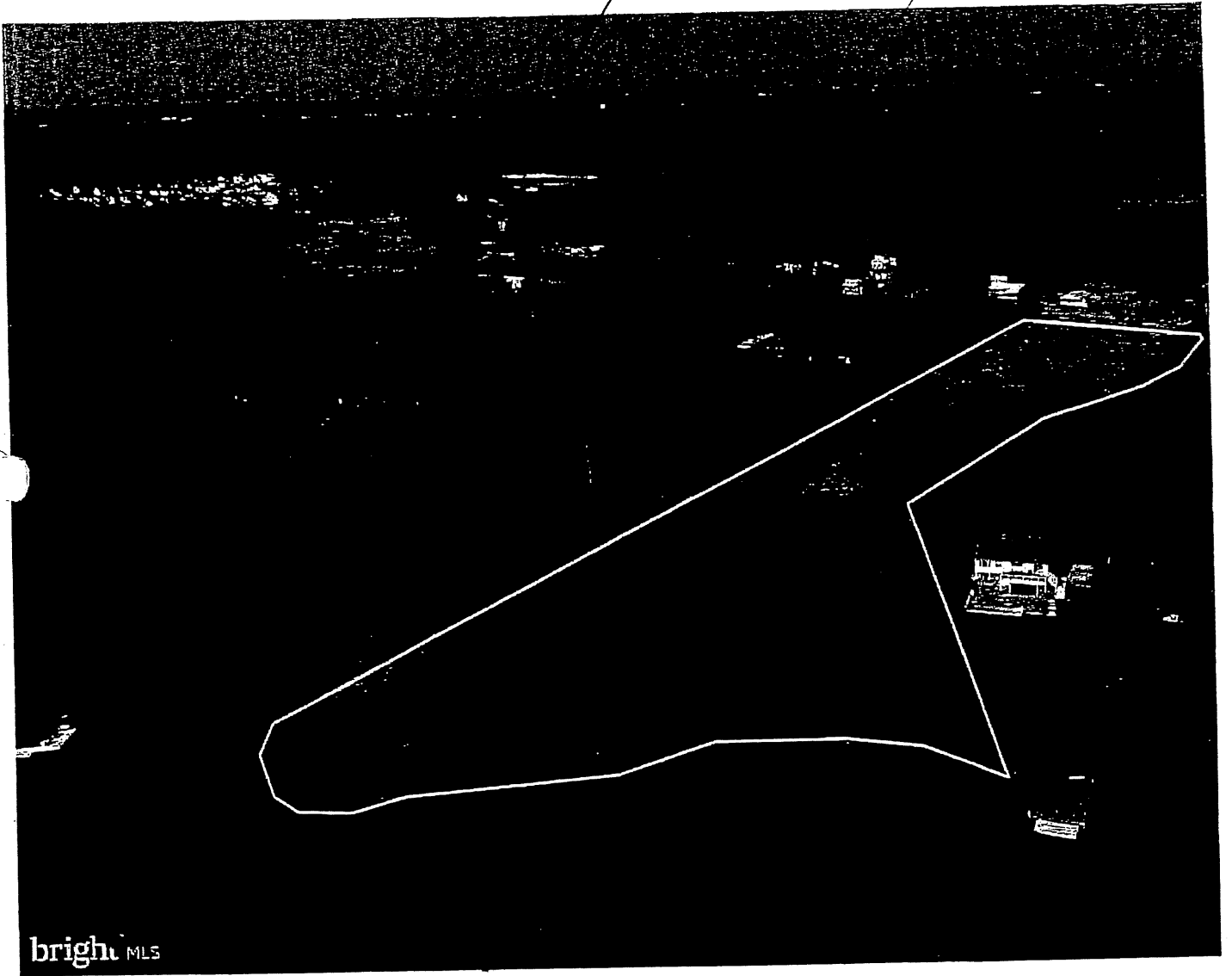


36187 Cookie Ln, Frankford, DE 19945



Open · Closes 6PM

1e



2a

Google Maps

37153-37175 Dirickson Creek Rd, Frankford, DE 19945 Walk 0.1 mile, 2 min
to The Inn At Dirickson Creek, 37269 Dirickson Creek Rd, Frankford, DE 19945



Map data ©2022 Google 200 ft



via Dirickson Creek Rd

2 min

0.1 mile

Mostly flat

24



inn at dirickson creek



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About 4,340 results (0.67 seconds)

<https://www.airbnb.com/rooms/>

The Inn at Dirickson Creek- Room One - Airbnb

The Inn at Dirickson Creek is a newly renovated coastal casual bed and breakfast just minutes from Bethany Beach and Fenwick Island.

<https://www.airbnb.com/rooms/>

The Inn at Dirickson Creek- Room Two - Airbnb

The Inn at Dirickson Creek is a newly renovated coastal casual bed and breakfast just minutes from Bethany Beach and Fenwick Island.

<https://www.facebook.com/theinnatdiricksoncreekde/>

The Inn at Dirickson Creek | Frankford DE - Facebook

The Inn at Dirickson Creek is a coastal casual bed and breakfast located six miles from ... 37269 Dirickson Creek Rd, Frankford, DE, United States, Delaware.

Rating: 5 · 2 votes

<https://www.rentbyowner.com/property/the-inn-at-d...>

The Inn at Dirickson Creek- Room Five - Frankford

The Inn at Dirickson Creek- Room Five. 1 bedroom, 2 bathrooms Airbnb Bed and breakfast in Frankford, DE, United States. Max Occupancy of 4 persons.

<https://www.mapquest.com/United States/Delaware>

The Inn At Dirickson Creek - MapQuest

Get directions, reviews and information for The Inn At Dirickson Creek in Frankford, DE. ... 37269 Dirickson Creek Rd FrankfordDE19945. (302) 402-6650.

<https://www.trivago.com/.../Delaware/Ocean View>

Entire House / Apartment The Inn At Dirickson Creek - Trivago

Compare hotel prices and find an amazing price for the The Inn At Dirickson Creek- Room One Entire House / Apartment in Ocean View, USA.

Rating: 9.1/10 · 46 reviews

<https://m.yelp.com/.../Bed & Breakfast>

The Inn At Dirickson Creek - Frankford, DE - Yelp

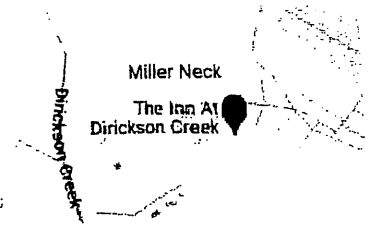
The Inn At Dirickson Creek in Frankford, reviews by real people. Yelp is a fun and easy way to find, recommend and talk about what's great and not so great ...

Where is The Inn At Dirickson Creek?

How long has The Inn At Dirickson Creek been on Yelp?

Images for inn at dirickson creek

37269 dirickson
 delaware hotels
 bed
 frankford



The Inn At Dirickson Creek

[Website](#)
[Directions](#)
[Save](#)

4.8 22 Google reviews

Bed & breakfast in Sussex County, Delaware

Located in: Woodsong Country Inn

Address: 37269 Dirickson Creek Rd, Frankford, DE 19945

Phone: (302) 402-6650

Reviews ⓘ

[Write a review](#)
[Ad](#)


"My friend and I stayed here for two nights and you c the price!"



"I attempted to reach the host to move into another r no response."



"Our rooms have been spotlessly clean, stylish, comf and roomy."

Questions & answers

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26

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https://www.helpmecovid.com/446638_the-inn-at-diri...**The Inn At Dirickson Creek - Frankford, Delaware - Helpmecovid**

37269 Dirickson Creek Rd, Frankford, DE 19945, United States | Bed & breakfast in Frankford, Delaware.

<https://zaubee.com/US/Frankford>**The Inn At Dirickson Creek - Zaubee**

The Inn At Dirickson Creek is a Bed & breakfast located in 37269 Dirickson Creek Rd, Frankford, Delaware, US . The business is listed under bed & breakfast ...

Ad · <https://www.vrbo.com/>

Refuge at Dirickson Creek Vacation Rentals | Vrbo.com

Your Next Getaway Starts Here! Book Vacation Home Rentals with Vrbo® and Save. Find Vacation Rentals with Your Favorite Amenities: Wi-Fi, Private Pool, Kitchen & More! Book Online Now · Sleeps 2+ · Group Friendly Vacations · Sleeps 4+ · Weekend Getaways

Ad · <https://www.airbnb.com/>

The Inn at Dirickson Creek- Room One - Bed and breakfasts for...

Book From The Global Accommodations Leader With 7+ Million Unique Listings Worldwide. Plan Your Perfect Vacation With Airbnb Today! Instant Confirmation. Best Prices. 100,000 Cities. 5 Star Hosts. Types: Entire Home, Apartment, Cabin, Villa, Boutique Hotel, Cottage. View most Popular Rentals · Monthly/Long Term Rentals · Pet Friendly Airbnbs · AirCover Shared & Private Rooms - from \$49.00/night - Limited availability · More ▾

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The Inn at Dirickson Creek

192 likes • 201 followers

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Category



Bed and Breakfast

Connect with The Inn at Dirickson Creek on Facebook

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or

Create new account

facebook

✉ theinnatdirickson@yahoo.com
Email

Websites and social links

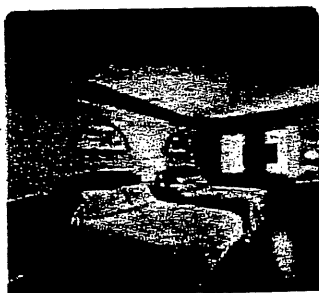
🔗 <https://www.airbnb.com/users/show/230111562>
Website

Basic info

★ Not yet rated (3 Reviews)

Photos

The Inn at Dirickson Creek's Photos Albums



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Log In

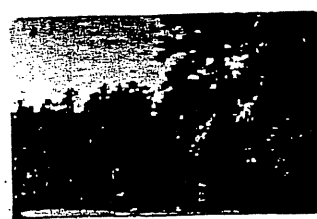
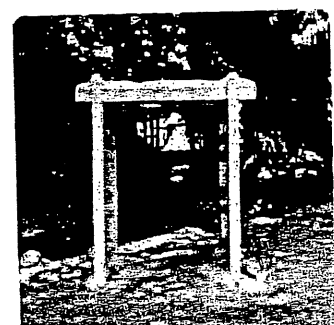
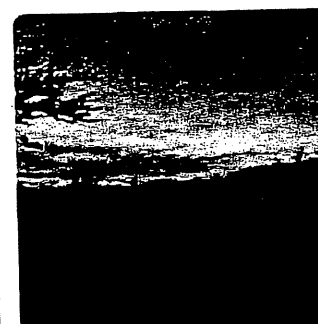
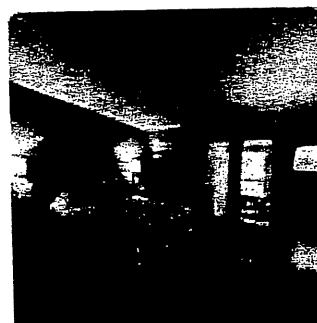
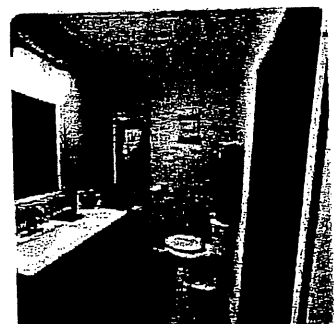
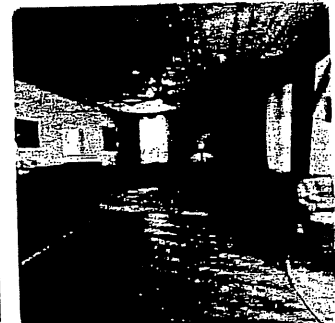
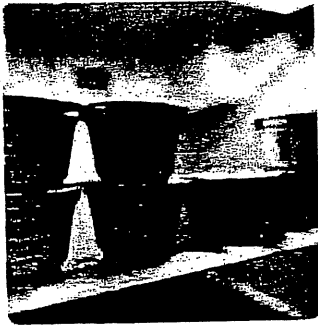
or

Create new account

25

facebook

Log In



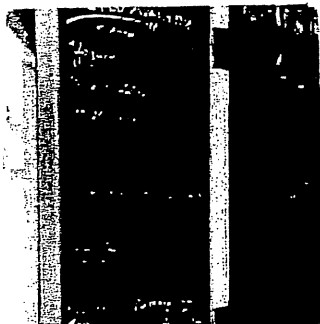
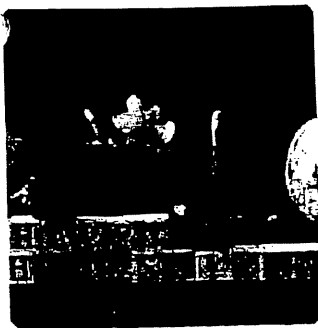
Connect with The Inn at Dirickson Creek on Facebook

Log In

or

Create new account

facebook

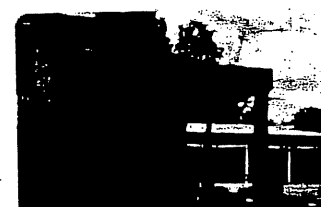
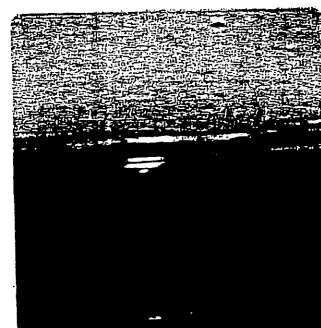


My husband and I have been lucky to stay at The Inn at Dirickson Creek. The inn is a beautiful, historic building with a lot of character. The rooms are comfortable and the service is excellent. We had a great stay and would definitely recommend it to anyone looking for a quiet getaway.

The Inn at Dirickson Creek is a beautiful, historic building with a lot of character. The rooms are comfortable and the service is excellent. We had a great stay and would definitely recommend it to anyone looking for a quiet getaway.

But the best part about staying at The Inn at Dirickson Creek is the location. It's in a beautiful, historic building with a lot of character. The rooms are comfortable and the service is excellent. We had a great stay and would definitely recommend it to anyone looking for a quiet getaway.

It's a great place to stay and we would definitely recommend it to anyone looking for a quiet getaway.



Connect with The Inn at Dirickson Creek on Facebook

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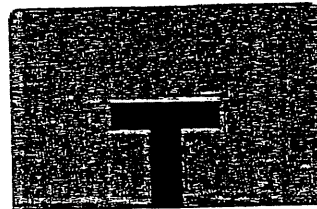
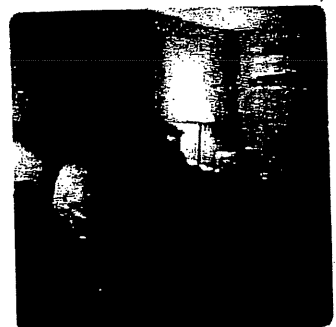
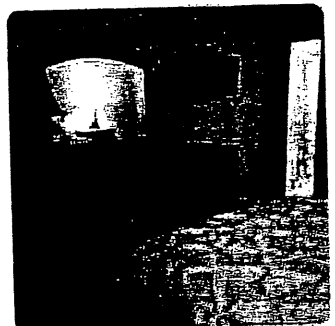
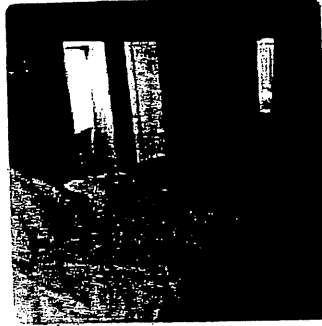
or

Create new account

2h

Log In

facebook



Connect with The Inn at Dirickson Creek on Facebook

Log In

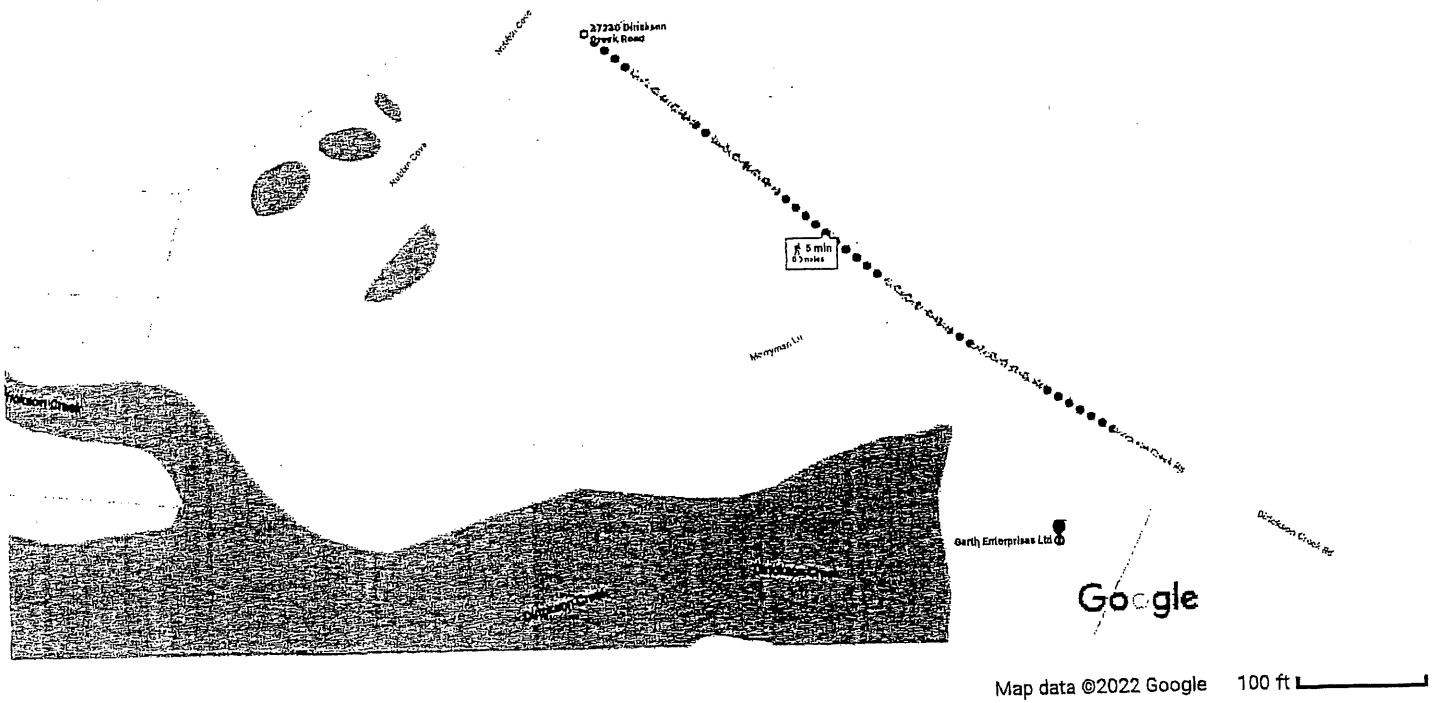
or

Create new account

34

Google Maps

37230 Dirickson Creek Rd, Frankford, DE 19945 to Garth Enterprises Ltd, 37428 Dirickson Creek Rd, Frankford, DE 19945



via Dirickson Creek Rd 5 min
0.3 mile

Mostly flat

Map data ©2022 Google 100 ft

Google

Garth Enterprises Ltd

Dirickson Creek Rd

Merryman Ln

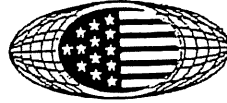
37230 Dirickson Creek Rd

Hobbs Cove

Hobbs Cove

Dirickson Creek

ABOUT // RESIDENTIAL // COMMERCIAL

**GARTH
ENTERPRISES**

302-537-2823







DECAY REMEDIATION // GALLERY // CONTACT

GARTH ENTERPRISES

SUPERIOR QUALITY AND VALUE FOR OVER 25 YEARS

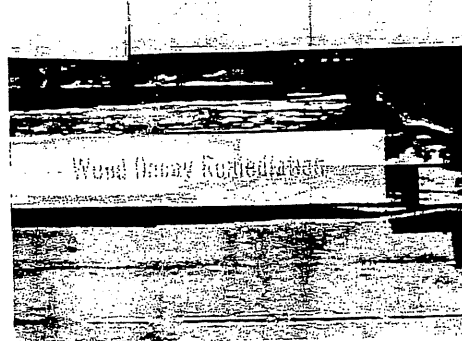
Garth Enterprises offers a comprehensive range of residential and commercial framing services, residential and commercial trim and siding services, deck construction services, framing services, and home addition services to clients throughout the Delmarva area. We are proud to be the preferred framing contractor of numerous nationally-recognized builders and countless residential clients who know and love our work.

Why Choose Us?

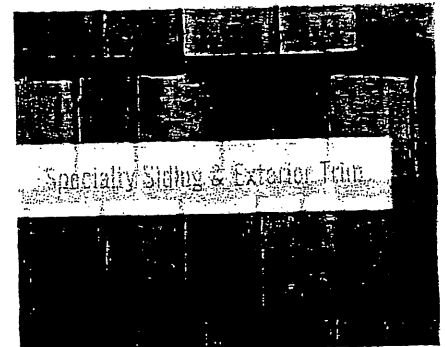
-  Exceptional Service at the Highest Level
-  Speed and Efficiency
-  Integrity
-  Communication
-  In-house Crew Leaders and Front-line Workers
-  Eco-friendly



Wood Framing

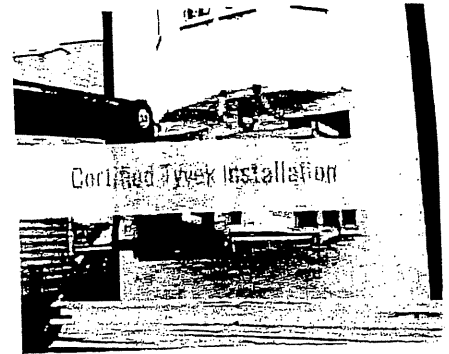
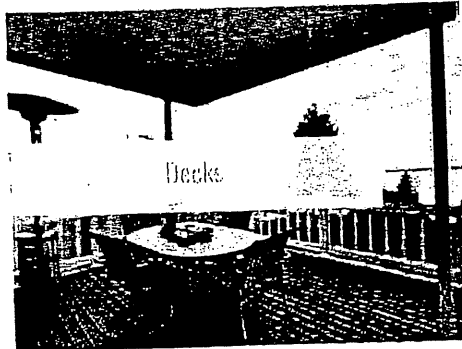
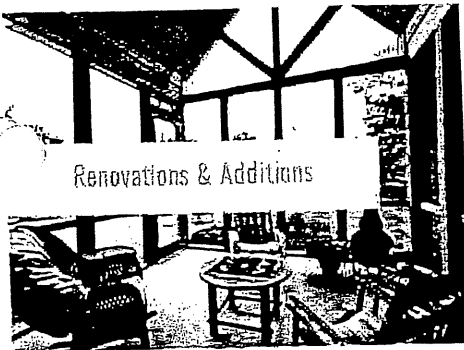


Wood Decay Remediation



Specialty Siding & Exterior Trim

30



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HAMBRO

Tyvek

AZEK
Building Products

TAMKO
BUILDING PRODUCTS

WOLF

GAF

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**GARTH ENTERPRISE'S
FEATURED PROJECT**



BETHANY BEACH OCEAN SUITES MARRIOTT

Garth Enterprises is proud to have partnered with Bethany Beach Ocean Suites Residence Inn by Marriott, an oceanfront luxury hotel located directly on the Bethany Beach Boardwalk. Our work scope included installing exterior wood framing including walls, roof, windows, doors, Tyvek weather protection, HardiPlank siding and

exterior trim and Boardwalk alterations. Interior work includes interior trim, doors, cabinets and wallpaper.

HOME

ABOUT

RESIDENTIAL

COMMERCIAL

DECAY REMEDIATION

GALLERY

CONTACT



THREE LOCATIONS TO SERVE YOU

DELAWARE OFFICE

37428 Dirickson Creek Road

Frankford, DE 19945

Phone: 302-537-2823

Fax: 302-581-9414

CONFERENCE CENTER

35146 Sweet Gum Lane

Frankford, DE 19945

Phone: 302-537-2823

Fax: 302-581-9414

MARYLAND

PO Box 1265

Huntingtown, MD 20639

Phone: 301-440-2298

Fax: 302-581-9414

the Quiet Resorts



32

Google

businesses on dirickson creek road



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Dirickson Creek Construction
4.9 (30) · Roofing contractor
5+ years in business
Open · Closes 5PM · (302) 251-9439

WEBSITE

Garth Enterprises Ltd

5.0 (2) · General contr...
3+ years in business · Frankford, ...
"Great company to do business with."

WEBSITE

DIRECTIONS

Dolan & Mc Devitt Business Services

No reviews · Accountant
10+ years in business · Selbyville, DE
(302) 436-6493

DIRECTIONS

Smart Business Services

No reviews · Accountant
3+ years in business · Selbyville, DE
(703) 957-4673

DIRECTIONS

The Inn At Dirickson Creek

8 (22) · Bed & break...
Frankford, DE · In Woodsong Cou...
(302) 402-6650

WEBSITE

DIRECTIONS

Work Life Destinations Lif...

No reviews · Business managemen...
5+ years in business · Selbyville, DE
Closed · Opens 9AM · (301) 974-5...

WEBSITE

DIRECTIONS

Garrett Design & Constru...

No reviews · General contractor
35+ years in business · Selbyville, ...
Open · Closes 7PM · (302) 436-72...
Online estimates ·
Onsite services not available

WEBSITE

DIRECTIONS

East Coast Elastomerics

No reviews · Construction company
7+ years in business · Selbyville, DE
Opens soon · 8AM · (302) 524-8004
Onsite services · Online estimates

DIRECTIONS

Connecting Delmarva

No reviews · Business networking company

WEBSITE

Bethany-Fenwick Area C...

4.2 (9) · Chamber of C...
Fenwick Island, DE
Closed · Opens 9AM · (302) 539-2...

WEBSITE

DIRECTIONS

Garth Enterprises Ltd

5.0 (2) General contractor in Sussex County, Delaware

Website

Directions

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Overview

Reviews

Address: 37428 Dirickson Creek Rd, Frankford, DE 19945

Suggest an edit · Own this business?

Add missing information

Add place's phone number

Add business hours

Questions & answers

Be the first to ask a question

Ask a question

Review summary

5

4

3

2

1

5.0

2 reviews



"Great company to do business with."



"A EXCEPTIONALLY talented construction company!!"

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garth enterprises



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Tools

About 1,030,000 results (0.38 seconds)

<https://www.garthenterprises.com>

Garth Enterprises

Garth Enterprises offers a comprehensive range of residential and commercial framing services, residential and commercial trim and siding services, ...

History & The Team

The team behind Garth Enterprises has worked on hundreds of ...

Contact

Offering Commercial & Residential Framing, Exterior Siding & Trim ...

Residential

Garth Enterprises offers over 25 years of residential framing, ...

About

Garth Enterprises specializes in Framing, Carpentry, Exterior ...

More results from [garthenterprises.com](https://www.garthenterprises.com) »

<https://business.bethany-fenwick.org/list/member>

Garth Enterprises, LTD. | Builders

About. Full service local contractor. Specializing in framing, siding, exterior trim, interior trim, decks, renovations and more! A Certified Tyvek Installer.

<https://www.facebook.com/.../Garth Enterprises, Ltd.>

Garth Enterprises, Ltd. - Facebook

Garth Enterprises, Ltd., Frankford, Delaware. 445 likes · 1 talking about this. Garth Enterprises offers a comprehensive range of residential and...

Rating: 5 · 16 votes

<https://www.mapquest.com/United States/Delaware>

Garth Enterprises - 37428 Dirickson Creek Rd - MapQuest

37428 Dirickson Creek Rd Frankford DE 19945. (302) 537-2823. Claim this business · (302) 537-2823 · Website. More. Order Online. Directions. Advertisement ...

<https://www.procore.com/garth-enterprises-frankford>

Garth Enterprises - Procore

Garth Enterprises is a Specialty Contractor that serves the Frankford, DE area and specializes in Wood Framing. Popular Trades in Frankford ...

<https://www.zoominfo.com/plc/garth-enterprises>

Garth Enterprises: Employee Directory | ZoomInfo.com

Results 1 - 9 of 9 — Garth Enterprises corporate office is located in 37428 Dirickson Creek Rd, Frankford, Delaware, 19945, United States and has 9 employees.

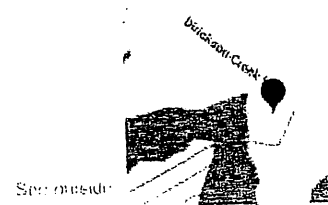
<https://www.zoominfo.com/garth-enterprises>

Garth Enterprises - Overview, News & Competitors - ZoomInfo

View Garth Enterprises (www.garthenterprises.com) location in Delaware, United States, revenue, industry and description. Find related and similar ...

https://opencorporates.com/companies/us_md

GARTH ENTERPRISES, LTD :: Maryland (US)



Garth Enterprises Ltd

[Website](#) [Directions](#) [Save](#)

5.0

2 Google reviews

General contractor in Sussex County, Delaware

Address: 37428 Dirickson Creek Rd, Frankford, DE 19945

Hours: Open now · Add full hours

Suggest an edit · Own this business?

Add missing information

Add place's phone number

Add business hours

Questions & answers

Ask a

Be the first to ask a question

Reviews

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"Great company to do business with."



"A EXCEPTIONALLY talented construction company"

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R A
Bunting &
Co Inc
General
contractor

D-N-R
Construct...
Group Inc.
Roofing
contractor

Atlantic
Painting
Painter

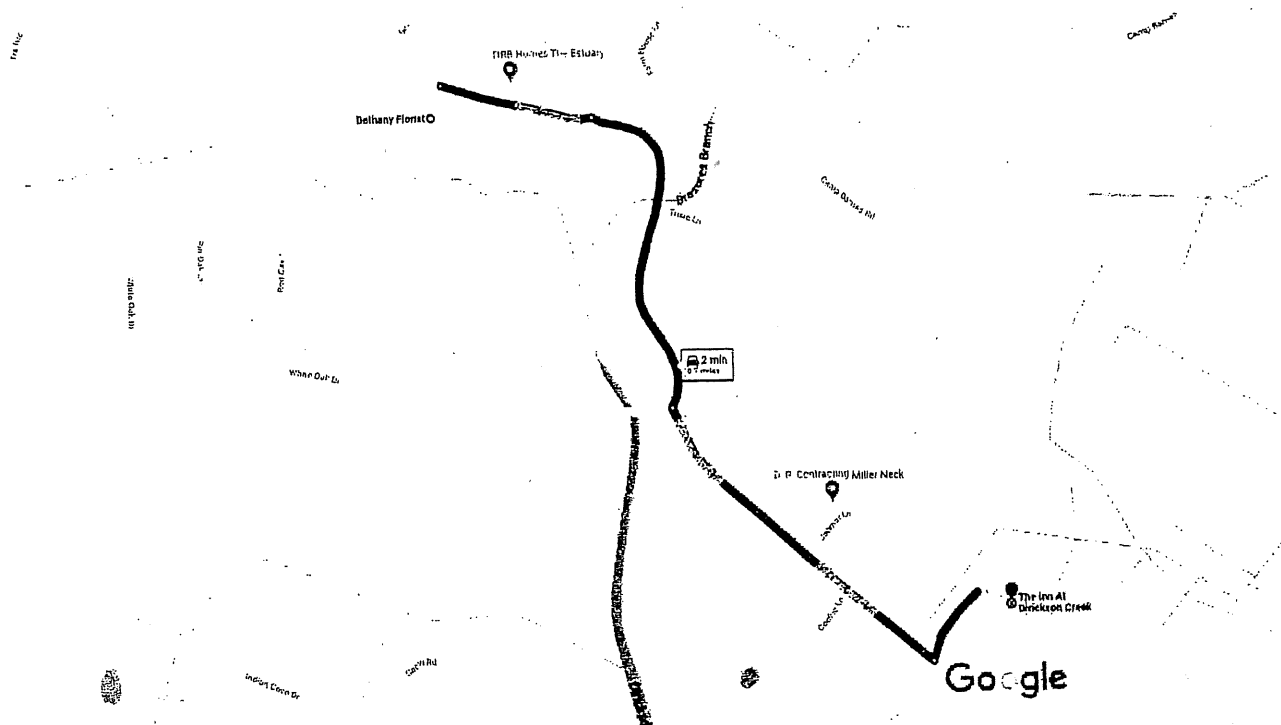
EM
Pa
Co

About this data

4 cr

Google Maps

Bethany Florist, 36570 Camp Barnes Rd, Frankford, DE Drive 0.7 mile, 2 min
19945 to The Inn At Dirickson Creek, 37269 Dirickson Creek Rd, Frankford, DE
19945



Map data ©2022 Google 200 ft



via Rd 364/Camp Barnes Rd
2 min without traffic

2 min
0.7 mile

Explore The Inn At Dirickson Creek

Restaurants Hotels Gas stations Parking Lots More

11/30/22, 7:45 AM

bethany florist - Google Search

dc

<https://www.instagram.com/bethany.florist>

Bethany Florist - Instagram

823 Followers, 650 Following, 1256 Posts - See Instagram photos and videos from **Bethany Florist (@bethany.florist)**

<https://thefloatingdahlia.com>

The Floating Dahlia: Home

Offering floral services in Connecticut for Weddings, Corporate Events, Holidays Events, Private Parties, and Hospitality Events. House Accounts are available.
Weddings · Special Events · Meet Rachel

<https://www.weddingwire.com> · ... · Frankford

Bethany Florist Ltd - Flowers - Frankford, DE - WeddingWire

Bethany Florist is located in the charming Delaware seaside resort. Thirty five years of providing our clientele with the most beautiful and freshest ...

Rating: 4.9 · 23 reviews · Price range: \$4,500 (Typical Price)

<http://www.bethanysflorist.com> · flower-care-tips

Flower Care Tips | Bethany's Florist

Flower Care Tips. Most floral arrangements last 4-7 days or longer, depending on the flowers used and the care they receive. The Society of American Florists ...

<https://www.pinterest.com/bethanyflorist/bethany-fl..>

82 Bethany Florist ideas in 2022 - Pinterest

Aug 6, 2022 - Explore Beachy girls blooms's board "Bethany Florist" on Pinterest. See more ideas about florist, bethany, floral.

<https://www.avasflowers.net/delaware/florist-bethan...>

Bethany Beach Florist, Bethany Beach DE Flower Delivery ...

Free Flower Delivery by Top Rated Local Florist in Bethany Beach, DE! Same Day Delivery, Low Price Guarantee. Send Flowers, Baskets, Funeral Flowers & More.

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Florist

Kitty's
Flowers
Florist

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Blk
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About this data

Qa



Rrd Lawn And Landscaping

UNCLAIMED

36225 Millers Neck Road
Frankford, DE 19945
(302) 539-2780



CALL



DIRECTIONS



WEBSITE



REVIEWS

About Contact Details Reviews

About

Categorized under Lawn Maintenance. Our records show it was established in 1996 and incorporated in Delaware. Current estimates show this company has an annual revenue of 260000 and employs a staff of approximately 6.

Contact

Rrd Lawn And Landscaping
36225 Millers Neck Road
Frankford, DE 19945
(302) 539-2780
Visit Website



Get Directions



46

Google Maps 36225 Millers Neck Rd



Map data ©2022, Map data ©2022 20 ft



36225 Millers Neck Rd

Building



Directions



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36225 Millers Neck Rd, Frankford, DE 19945

Photos

54

Google

Coastal Drone frankford de



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Back to web results for Coastal Drone frankford de

Coastal Drone Marketing

5.0 (2) · Photography, ser...

36187 Cookie Ln

Opens soon · 8AM · (239) 564-5925

"This has truly helped my rental stand out from the pack."



WEBSITE

DIRECTIONS

DRB Homes The Estuary

No reviews · Home builder

36595 Camp Barnes Rd

(302) 485-0202



WEBSITE

DIRECTIONS

13+ Photos



Website



Directions



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See web results

Overview

Reviews

Address: 36595 Camp Barnes Rd, Frankford, DE 19945

Phone: (302) 485-0202

Suggest an edit · Own this business?

Add missing information

Add business hours

Questions & answers

Be the first to ask a question

Ask a question

Review summary ⓘ

Be the first to review



→ More Google reviews

Be the first to review

From DRB Homes The Estuary

"Imagine living close to the beach in a picturesque community surrounded by nature in tax-friendly Delaware. Tucked away from the hustle and bustle of beachgoers, The Estuary is an established community surrounded by over 17 miles of walking trails.... More

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22101, McLean, VA

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Web Results

https://www.newhomesource.com › community

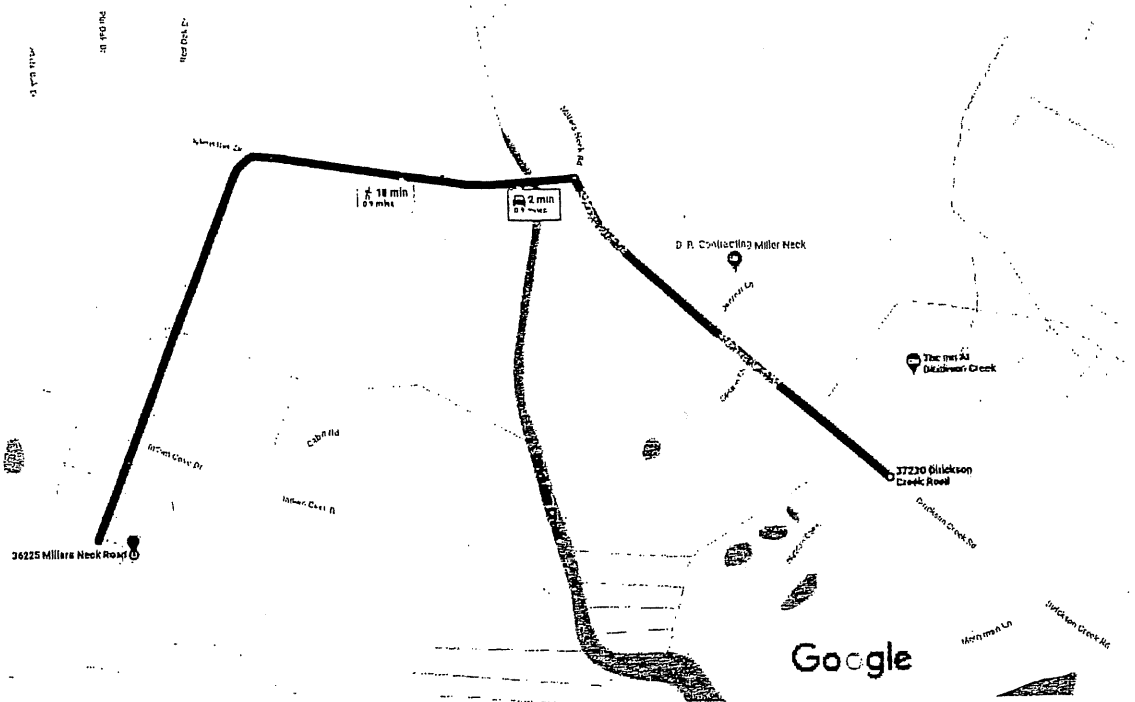
The Estuary in Frankford, DE | New Homes by DRB Homes

Imagine living close to the beach in a picturesque community surrounded by

Go gle Maps

37230 Dirickson Creek Rd, Frankford, DE 19945 to
36225 Millers Neck Rd, Frankford, DE 19945

Drive 0.9 mile, 2 min



Map data ©2022 Google

200 ft

via Dirickson Creek Rd and Rd
364A/Millers Neck Rd

2 min

0.9 mile

Fastest route now due to traffic conditions

via Dirickson Creek Rd and Rd
364A/Millers Neck Rd

18 min

0.9 mile

Explore 36225 Millers Neck Rd

Restaurants

Hotels

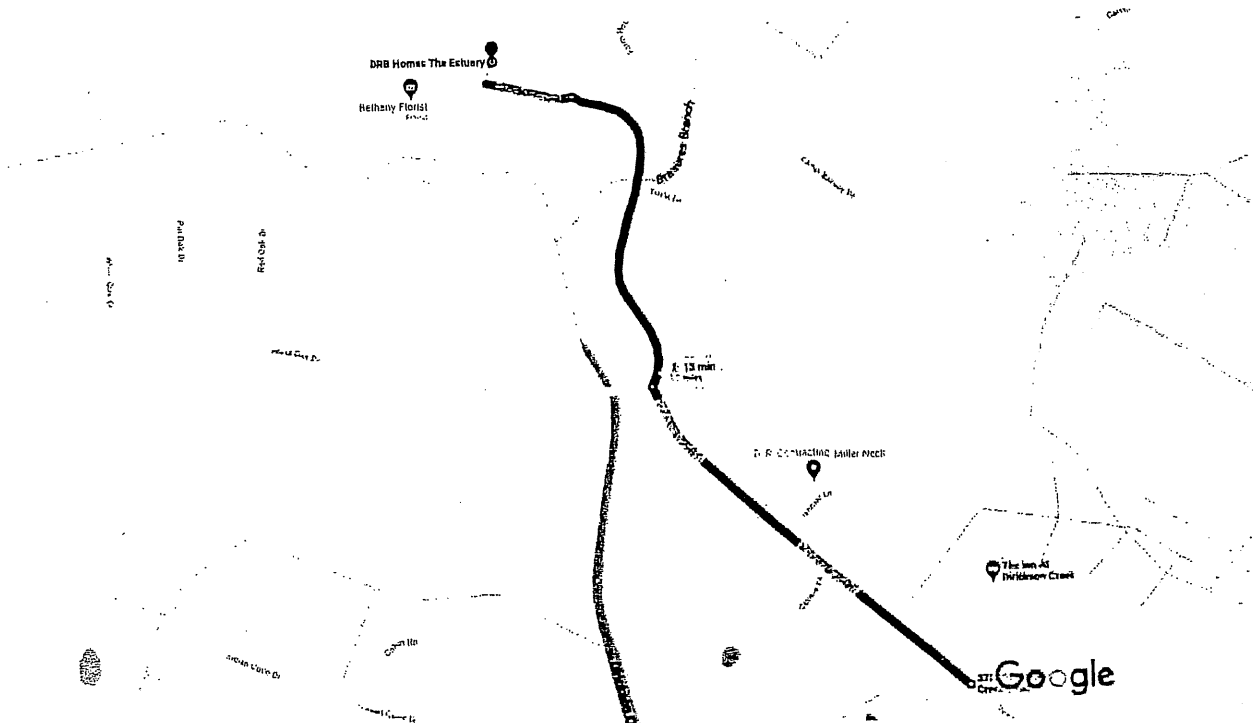
Gas stations

Parking Lots

More

Google Maps

37230 Dirickson Creek Rd, Frankford, DE 19945 to DRB Homes The Estuary, 36595 Camp Barnes Rd, Frankford, DE 19945 Drive 0.7 mile, 2 min



Map data ©2022 Google 200 ft



via Dirickson Creek Rd and Rd 2 min
364A/Millers Neck Rd 0.7 mile
Fastest route now due to traffic conditions

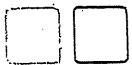
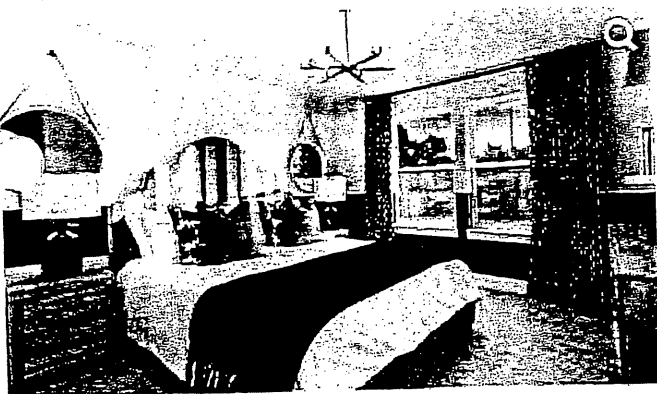


via Dirickson Creek Rd and Rd 13 min
364A/Millers Neck Rd 0.7 mile

Explore DRB Homes The Estuary

Restaurants Hotels Gas stations Parking Lots More

3



SALES OFFICE INFORMATION

36595 Camp Barnes Road
Frankford, DE 19945

By Appointment Only

302.485.0202

[Directions](#)

SALES CONSULTANTS

☒ Christy Dorman

FROM THE BETHANY AREA AND POINTS NORTH: Follow Rt 1 to Rt 26, left on Central Avenue, left on Bayard Road, left on Double Bridges Road, right on Camp Barnes Road FROM FENWICK AND POINTS SOUTH: Take Rt 1 to Rt 54, right on Rt 20, right on Bayard Road, right on Double Bridges Road, right on Camp Barnes Road

DRB GROUP BRANDS

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HOMES

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[New Townhomes in Moncks Corner SC](#)

[Connect With Our Preferred Lenders](#)

Exhibit 9

Captain Mike Babcock

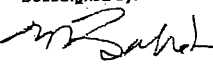
Property Owner on Dirickson Creek

Frankford Delaware

To Planning and Zoning:

As a property owner on Dirickson Creek I do not have any issues in granting Tom Drgon a conditional use permit for his boat restoration business. Tom is a single man company doing boat restoration throughout Sussex County at his shop and at Marinas in Ocean City, Rehoboth Beach, and Lewes Delaware. Thomas Drgon has done work for many boat owners throughout Sussex County and has repaired my boat many times. I understand more about boats and repairing them than most people because I am a Captain in Sussex County. Having said that the neighbors claim on the environment, traffic, and noise is unfounded on their lack of knowledge about the subject and Tom Drgon's business. As a Captain and a boat owner and seeing boats repaired by others, I can say that Tom is a perfectionist in his field. Tom's skill set in mending and repairing boats for residential and commercial charter boats is critical in maintaining a safe environment for all of eastern Sussex county. Without Tom's service, eastern Sussex County boaters and fishermen would be at a loss for his valuable service.

Sincerely,

DocuSigned by:

D63968280996488...

11/27/2022 | 4:05:28 PM PST

Captain and property owner Mike Babcock

**Theresa Mosier
Marina Manger
39415 Inlet Road
Rehoboth Beach Delaware 19971
302-227-3071**

Date 12-1-2022

Re: Thomas Drgon Always Boat Restoration

To whom it may concern:

Thomas Drgon is an approved vendor here at Delaware Seashore State Park Indian River Marina where he performs repairs on boats using methods of removing and patching fiberglass on boats as well as other restorations methods for boats of all sizes. Many of the charter boats and private boat owners use Tom's services. I can attest that Tom preforms his job here in accordance to the rules and regulations set out by the state of Delaware in order to maintain a safe environment. Tom has been an approved vender here for over a decade and is a professional in his field. Tom's skill set in mending and repairing boats for recreational and charter boats is critical for the boating industry in this area.

Sincerely,

DocuSigned by:

C8901C149DBE4F1...
**Theresa Mosier
Marina Manager
302-227-3071**

12/5/2022 | 4:45:56 AM PST

Captain Sean Welsh
Restless Lady Charters

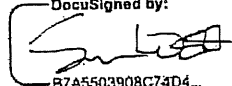
Date 11-27-2022

Re: Thomas Drgon Always Boat Restoration

To whom it may concern:

Thomas Drgon has done work for me in repairing my boat when it was damaged. I house my charter boat in Sussex county at Indian River Marina . I will say that my boat was repaired in a professional manner using safe environmentally safe methods using a drop cloth and other methods required by the state of Delaware at Indian River Marina. Tom removed all debris in a workman like manner. As a boat owner and Captain of a commercial fishing boat and seeing boats repaired by others, I can say that Tom is an artist in his field. Tom's skill set is needed because there are not many small businesses that do what Tom does. Tom's skill set in mending and repairing boats for residential and commercial charter boats is critical in maintaining a safe environment for all of our community in Delmarva.

Sincerely,

DocuSigned by:

B7A5503908C74D4...

11/28/2022 | 3:32:24 AM PST

Captain Sean Welsh

Captain Sean Welsh

Captain Corey Joseph Evans

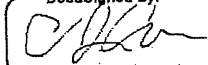
Date 11-27-2022

Re: Thomas Drgon Always Boat Restoration

To whom it may concern:

Thomas Drgon has done work for me in repairing my boat when it was damaged. I house my charter boat in Sussex County at Indian River Marina. I will say that my boat was repaired in a professional manner using safe environmentally safe methods using a drop cloth and other methods required by the state of Delaware at Indian River Marina. Tom removed all debris in a workman like manner. As a boat owner and Captain of a commercial fishing boat and seeing boats repaired by others, I can say that Tom is an artist in his field. Tom skill set is needed because there are not many small businesses that do what Tom does. Tom's skill set in mending and repairing boats for residential and commercial charter boats is critical in maintaining a safe environment for all our community in Delmarva.

Sincerely,

DocuSigned by:

EE0DCC55508408...

Captain Corey Evans

12/16/2022 | 12:29:43 PM PST

Exhibit 10

C/U 2329

Drgon Trust

PROPOSED CONDITIONS

On _____, 2022, the Council recommended approval with the following conditions: I don't think this is true

- A. The use shall be limited to the restoration and repair of boats within a 100 by 48 foot accessory as provided on the site plan.
- B. All work shall be performed with accepted, compliant environmental practices.
- C. A raised berm shall be constructed and planted with evergreens along the frontage of the property.
- D. No customer's boats or trailers shall be parked outside of the accessory building unless being dropped off or picked up.
- E. Customer business hour shall be by appointment only during the hours of 8 AM to 6PM seven days a week.
- F. One lighted and permitted sign shall be at the entrance located on the site plan.
- G. One fenced dumpster shall be located on the site plan.
- H. All security lighting shall be shielded and downward screened so that it does not shine on neighboring properties or the roadway.
- I. No hazard material will be stored on the property unless secured in the accessory business or gas and diesel fuel inside the boat or used for domestic purposes
- J. All necessary agency approvals and permitting shall be obtained
- K. Final Site Plan shall be subject to review and approval by the Planning and Zoning Commission.

Exhibit 11

Drgon Trust

C/U 2329

PROPOSED FINDINGS

1. The applicant proposes to operate a boat restoration and repair business within a 100 foot by 40 foot accessory building and in the designated boat parking area during business hours.

2. The parcel consists of 6.46 acres located on southwest side of Derickson Creek Road .23 miles southeast of the intersection of Miller's Neck Road and Derickson Creek Road. The 911 address is 37230 Derickson Creek Road.

3. Under the Sussex County Comprehensive Plan Future Land Use Map, the site is located in the Coastal Area which is a growth and development area. These areas should include light commercial uses convenient to the local residents.

4. The use is consistent with the purposes and goals of the Sussex County Comprehensive Plan since it (a) promotes economic development; (b) promotes recreation and tourism; and (c) adds a useful local service to an area of the County surrounded by waterways and boating activities.

5. The proposed Conditional Use with the conditions imposed by the Sussex County Council will not have any adverse effect on the uses or values of area properties, will contribute to the convenience and welfare of the county and its residents and is consistent with the purposes and goals of the Sussex County Zoning Ordinance and Comprehensive Plan Update.

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: November 3rd, 2022

Application: CU 2331 Sweet Meadow Riding Academy

Applicant: Sweet Meadows Riding Academy
37033 Sweet Meadow Lane
Selbyville, DE 19975

Owner: Shelly Wright
37033 Sweet Meadow Lane
Selbyville, DE 19975

Site Location: Located on the north side of Deer Run Road (S.C.R. 388),
approximately 0.49-miles southwest of the intersection of Deer Run
Road and Zion Church Road (Rt. 20).

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Horse riding academy with overnight accommodations

Comprehensive Land
Use Plan Reference: Developing Area

Councilmanic
District: Mr. Hudson

School District: Indian River School District

Fire District: Roxanna Fire Co.

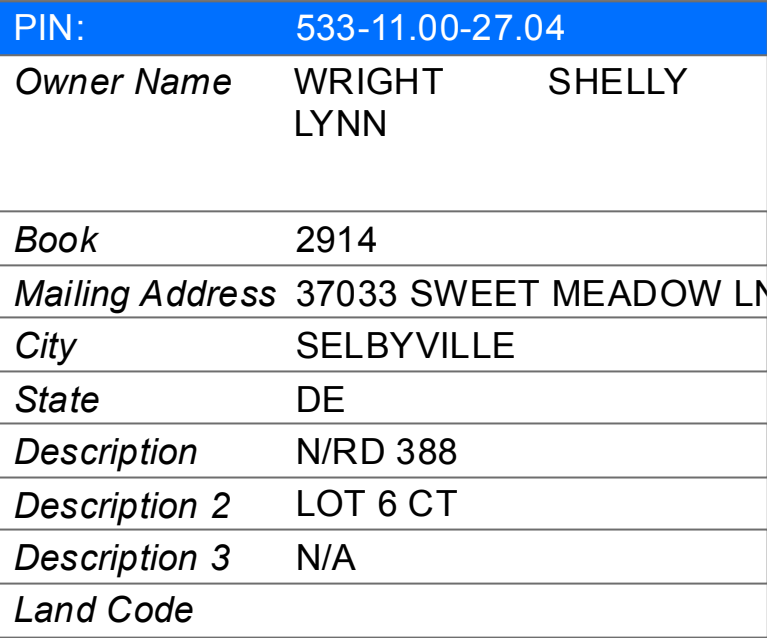
Sewer: Sussex County

Water: On-site Well

Site Area: 5.00 ac. +/-


Tax Map ID.: 533-11.00-27.04






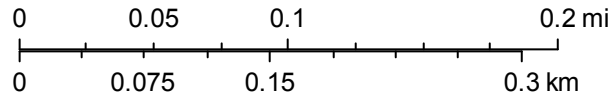
polygonLayer Override 1

polygonLayer Override 1

 Tax Parcels

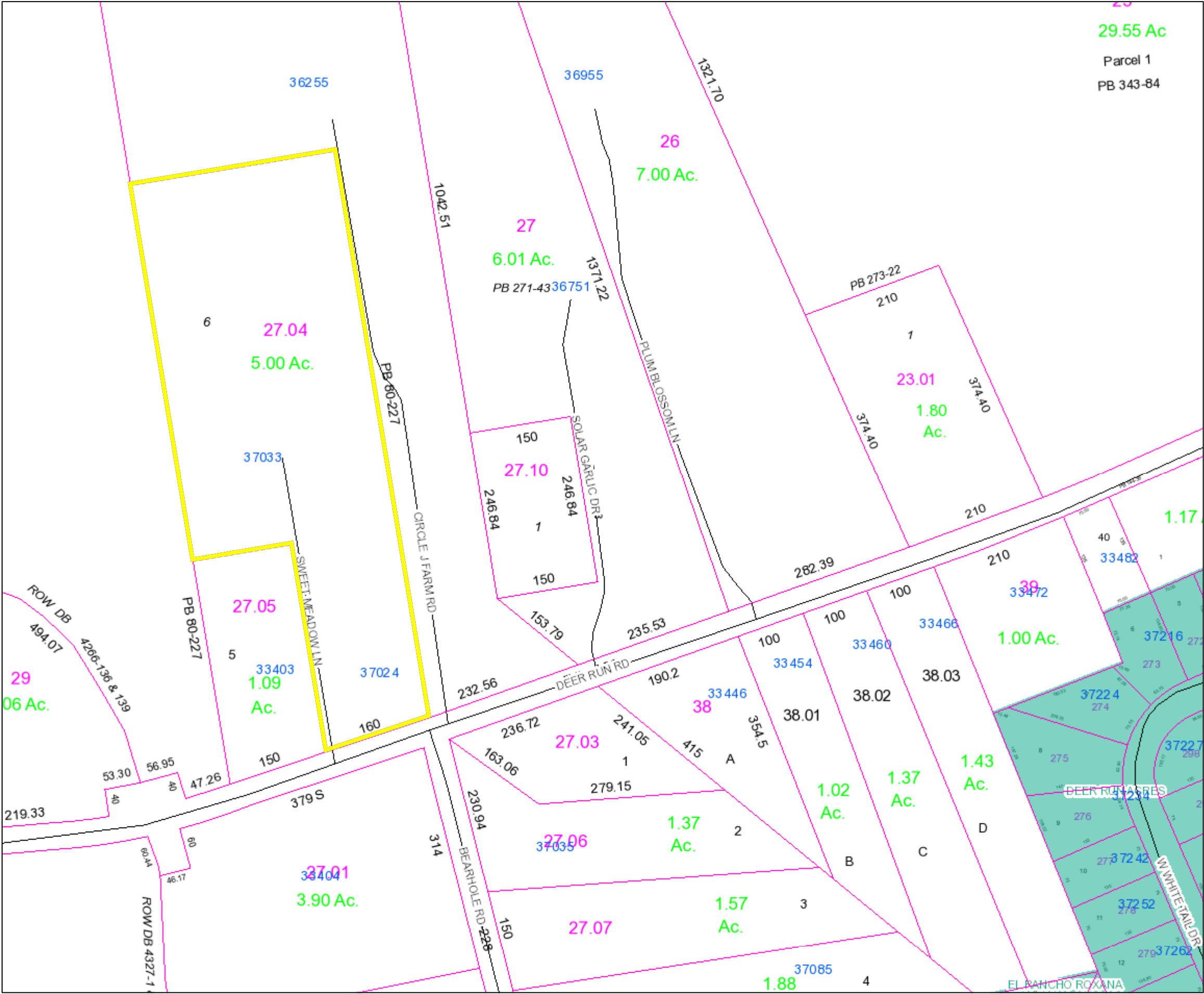
 Streets

1:4,514





Sussex County



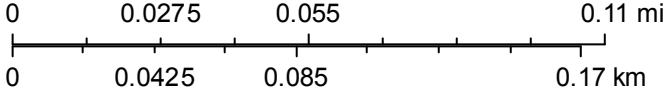
PIN:	533-11.00-27.04	
Owner Name	WRIGHT LYNN	SHELLY
Book	2914	
Mailing Address	37033 SWEET MEADOW LN	
City	SELBYVILLE	
State	DE	
Description	N/RD 388	
Description 2	LOT 6 CT	
Description 3	N/A	
Land Code		

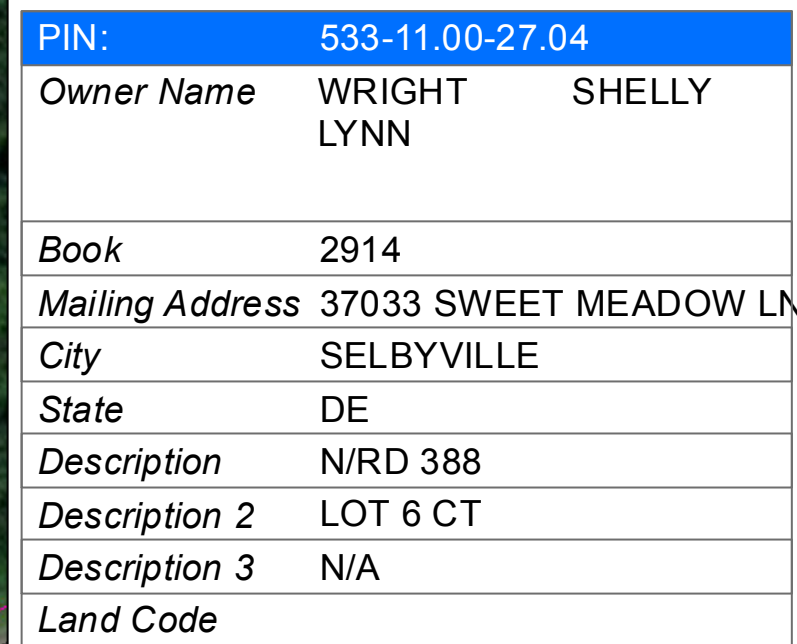
- polygonLayer

Override 1
- polygonLayer

Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Subdivisions

1:2,257





Override 1

Override 1

911 Address

County

A graphic scale bar with two rows of markings. The top row is labeled in miles (mi) with values 0, 0.0275, 0.055, and 0.11. The bottom row is labeled in kilometers (km) with values 0, 0.0425, 0.085, and 0.17. The bar consists of a horizontal line with vertical tick marks corresponding to these values.

Planning & Zoning Commission Application Sussex County, Delaware

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

Type of Application: (please check applicable)

Conditional Use ☒

Zoning Map Amendment ☐

Site Address of Conditional Use/Zoning Map Amendment

37033 Sweet Meadow Lane, Selbyville Delaware 19975

Type of Conditional Use Requested:

Horse Riding Academy with Overnight Accommodations and associated Agricultural Activities

Tax Map #: 533-11.00-27.04

Size of Parcel(s): 5.0+/- Acres

Current Zoning: AR-1

Proposed Zoning: AR-1CU

Size of Building: See Site Plan

Land Use Classification: Developing Area

Water Provider: Private

Sewer Provider: Sussex County

Applicant Information

Applicant Name: Sweet Meadows Riding Academy

Applicant Address: 37033 Sweet Meadow Lane

City: Selbyville

State: DE

Zip Code: 19975

Phone #: (302) 396-0564

E-mail: sweetmeadowstable@gmail.com

Owner Information

Owner Name: Shelly Lynn Wright

Owner Address: 37033 Sweet Meadow Lane

City: Selbyville

State: DE

Zip Code: 19975

Phone #: (302) 396-0564

E-mail: sweetmeadowstable@gmail.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Mark H. Davidson - Pennoni

Agent/Attorney/Engineer Address: 18072 Davidson Drive

City: Milton

State: DE

Zip Code: 19968

Phone #: (302) 684-6207

E-mail: mdavidson@pennoni.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

☒ **Completed Application**

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

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

☒ **Provide Fee \$500.00**

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

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

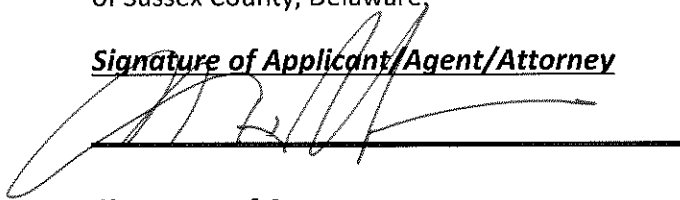
☒ **DeIDOT Service Level Evaluation Request Response**

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

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

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

Signature of Applicant/Agent/Attorney



Date: 12/17/2021

Signature of Owner



Date: 12/17/21

For office use only:

Date Submitted: 12/20/21

Staff accepting application: Cas

Location of property: _____

Fee: \$500.00 Check #: 19-3 467 848 43

Application & Case #: _____

Subdivision: _____

Date of PC Hearing: _____

Date of CC Hearing: _____

Recommendation of PC Commission: _____

Decision of CC: _____

Sussex County, DE
Treasury
P.O. Box 601
Georgetown, DE 19947
Welcome

33021226-0099 Lindsey S 12/20/2021 03:43PM

PERMITS / INSPECTIONS

CO	FUNCTIONAL USE - FEE	
2021	Item: 202118285 Z010	500.00

500.00

Subtotal	500.00
Total	500.00

CHECK 500.00
Check Number 19-346784843

Change due	0.00
------------	------

Paid by: SHELLY WRIGHT

[illegible]

Thank you for your payment

Sussex County, DE COPY
DUPLICATE RECEIPT

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountye.gov



Sussex County

DELAWARE
sussexcountye.gov

Memorandum

To: Sussex County Planning and Zoning Commission Members
From: Mr. Elliott Young, Planner I
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: October 25th, 2022
RE: Staff Analysis for CU 2331 Sweet Meadows Riding Academy

The purpose of this memo is to provide background and analysis for the Planning and Zoning Commission to consider as a part of Application CU 2331 Sweet Meadows Riding Academy to be reviewed during the November 3rd, 2022, Planning and Zoning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel: 533-11.00-27.04, to allow for a horse-riding academy with overnight accommodations and associated Agricultural activities, to be located at 37033 Sweet Meadow Lane Selbyville, Delaware. The property is lying on the north side of Deer Run Road (S.C.R. 388), approximately 0.49-miles southwest of the intersection of Zion Church Road (Rt. 20)) and Deer Run Road (S.C.R. 388). The parcel consists of 5.00 acres +/-.

Comprehensive Plan Analysis

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map in the plan indicates that the parcel has a designation of "Developing Area." The adjoining parcels to the north, west, and east also have a Future Land Use Map designation of "Developing Area." The parcels to the south, across Deer Run Road (S.C.R. 388) also have a Future Land Use Map designation of "Developing Area" as well as "Coastal Area"

As outlined within the 2018 Sussex County Comprehensive Plan, The Developing Areas are newer, emerging growth areas that demonstrate the characteristics of developmental trends. Most of the proposed Developing Areas are adjacent to municipalities, within or adjacent to potential future annexation areas of a municipality, or adjacent to Town Centers. – A range of housing types are appropriate in Developing Areas, including single family homes, townhouses, and multi-family units. In selected areas and at appropriate intersections, commercial uses should be allowed. A variety of office uses would be appropriate in many areas. Portions of the Developing Areas with good road access and few nearby homes should allow for business and industrial parks. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home (Sussex County Comprehensive Plan, 4-14).



Zoning Information

The subject property is zoned Agricultural Residential (AR-1) District. All adjacent properties to the north, west, and east of the subject property are zoned Agricultural Residential (AR-1) District. The parcels to the south of the subject property, on the opposite side of Deer Run Road (S.C.R. 388), are also zoned Agricultural Residential (AR-1) District as well as General Residential (GR).

Existing Conditional Uses within the Vicinity of the Subject Property

Though there are several existing Conditional Uses in the area, since 2011, there has been two (2) Conditional Use application within a one (1) mile radius of the application site. The first application was Conditional Use No. 1929 for Everett Dennis & David Harbin to allow for a farm tractor and auto repair shop to be permitted within an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, June 5th, 2012 and this change was adopted through Ordinance No. 2258. The second application is Conditional Use No. 2389 for AWH Properties, LLC to allow for Boat & RV storage to be permitted within an Agricultural Residential (AR-1) Zoning District. This application has yet to be introduced to County Council.

Based on the analysis provided, the Conditional Use to allow for a horse-riding academy with overnight accommodations and other agricultural activities, could be considered as being consistent with the surrounding land use, zoning, and uses, subject to considerations of scale and impact.

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

TO: **Jamie Whitehouse**

REVIEWER: **Ken Briggs**

DATE: **10/10/2022**

APPLICATION: CU 2331 Sweet Meadow Riding Academy

APPLICANT: Sweet Meadows Riding Academy

FILE NO: **OM-24.04**

TAX MAP &
PARCEL(S): **533-11.00-27.04**

LOCATION: Located on the north side of Deer Run Road (S.C.R. 388), approximately 0.49-miles southwest of the intersection of Deer Run Road and Zion Church Road (Rt. 20)

NO. OF UNITS: **Horse Riding Adademy W/overnight accommodations**

GROSS
ACREAGE: **6.20**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

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

Yes ☒

No ☐

a. If yes, see question (2).

b. If no, see question (7).

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

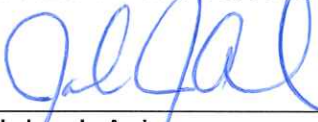
- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? .

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

- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? . Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **Noell Warren** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- ☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **Agricultural land with overnight accommodations. Parcel already connected to the sewer. Lateral upgrades may be required.**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-7370 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



John J. Ashman
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
Noell Warren

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: November 3rd, 2022

Application: CU 2331 Sweet Meadow Riding Academy

Applicant: Sweet Meadows Riding Academy
37033 Sweet Meadow Lane
Selbyville, DE 19975

Owner: Shelly Wright
37033 Sweet Meadow Lane
Selbyville, DE 19975

Site Location: Located on the north side of Deer Run Road (S.C.R. 388),
approximately 0.49-miles southwest of the intersection of Deer Run
Road and Zion Church Road (Rt. 20).

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Horse riding academy with overnight accommodations

Comprehensive Land
Use Plan Reference: Developing Area

Councilmanic
District: Mr. Hudson

School District: Indian River School District

Fire District: Roxanna Fire Co.

Sewer: Sussex County

Water: On-site Well

Site Area: 5.00 ac. +/-

Tax Map ID.: 533-11.00-27.04



PIN:

Owner Nam

Book

Mailing Address

City

State

Description

Description

Description

Land Code

polygonLayer

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Mailing Address

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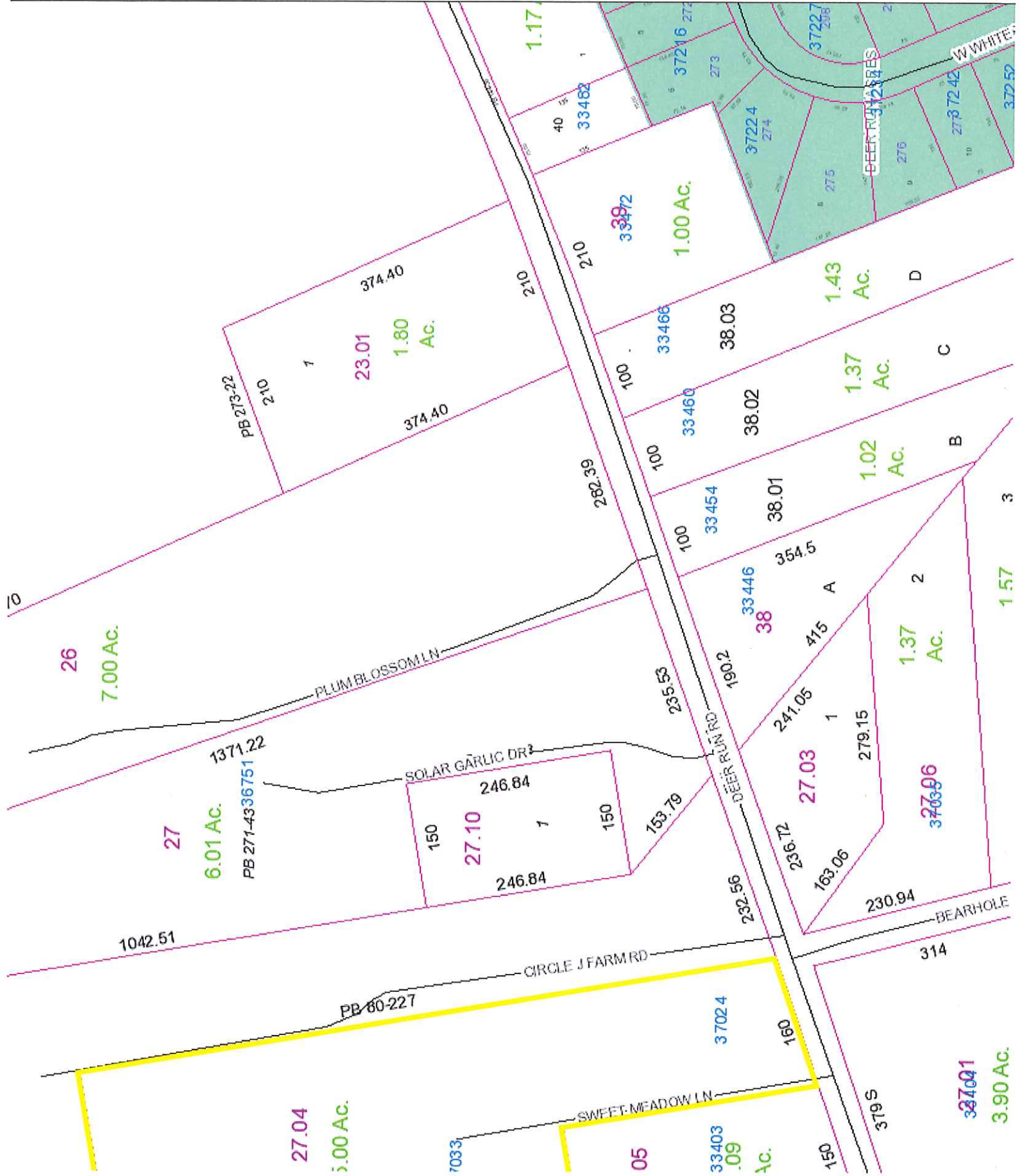
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044 A-1-1-1-

212210

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PIN:

Owner Nam

Book

Mailing Address

City

State

Description

Description

Description

Land Code

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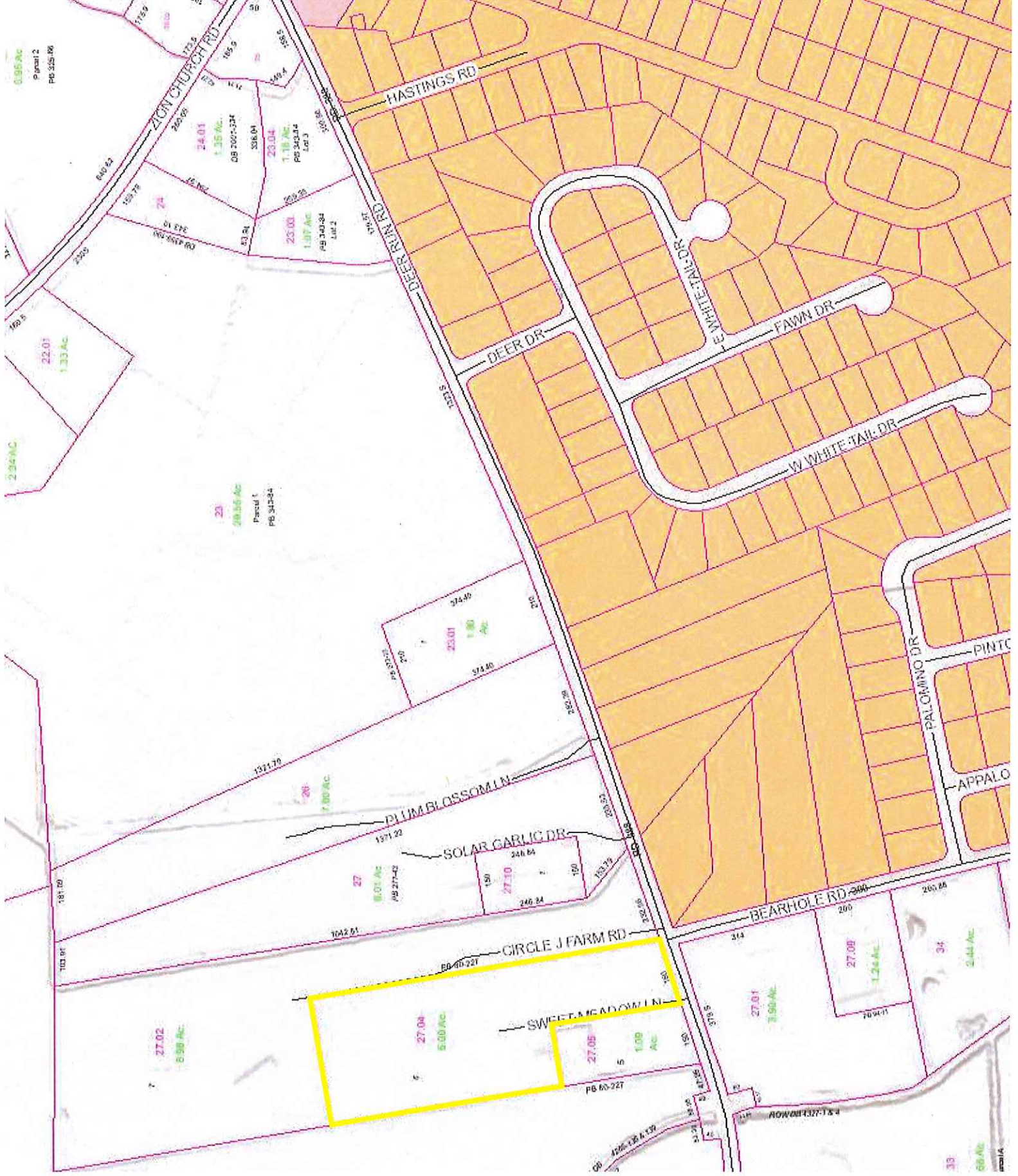
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Tax Parol

Chapters





STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 77B
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

October 25, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Shelley Wright** proposed land use application, which we received on October 11, 2021. This application is for an approximately 5.00-acre parcel (Tax Parcel: 533-11.00-27.04). The subject land is located on the north side of Deer Run Road (Sussex Road 388) at the intersection with Bearhole Road (Sussex Road 390A). The subject land is currently zoned AR-1 (Agriculture Residential) and the applicant seeks a conditional use approval to operate a horse riding academy.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Deer Run Road is 935 vehicles per day.

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

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



Mr. Jamie Whitehouse
Page 2 of 2
October 25, 2021

Please contact Ms. Annamaria Fumato, at (302) 760-2710, if you have questions concerning this correspondence.

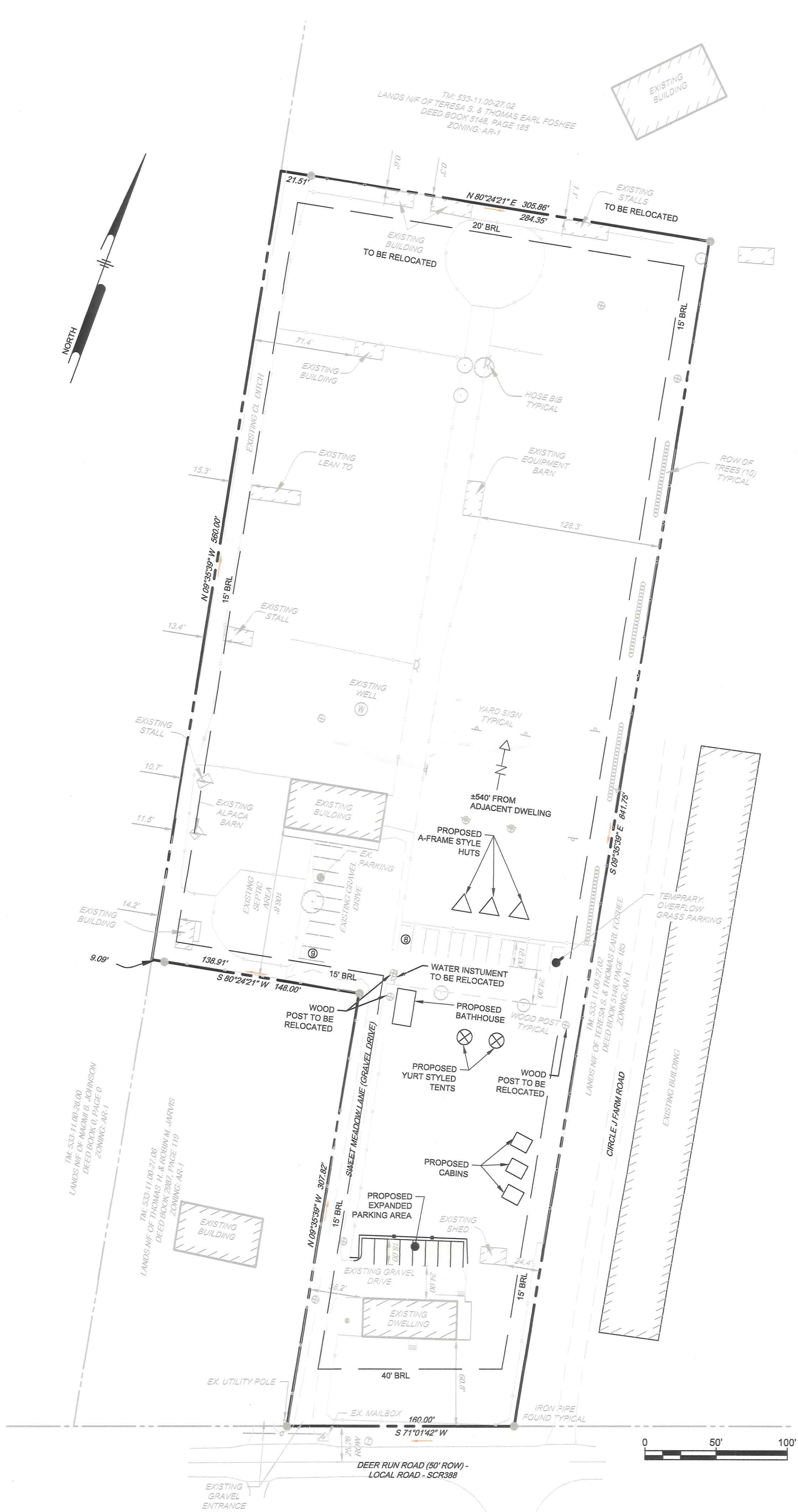
Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm

cc: Shelly Wright, Applicant
Lauren DeVore, Sussex County Planning & Zoning
David Edgell, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Fumato, Project Engineer, Development Coordination



SITE INFORMATION:

SITE ADDRESS:
37024 & 37033 SWEET MEADOW LANE
SELBYVILLE, DE 19975
SUSSEX COUNTY
OWNER/DEVELOPER:
SHELLY WRIGHT
37033 SWEET MEADOW LANE
SELBYVILLE, DE 19975
ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

- TAX MAP NUMBER: 533-11-00-27.04
DEED BOOK: D 2914, PG 200
- OWNER NAME: SHELLY WRIGHT
OWNER ADDRESS: 37033 SWEET MEADOW LANE
SELBYVILLE, DE 19975
- ADDRESS LOCATION: 37024 & 37033 SWEET MEADOW LANE
SELBYVILLE, DE 19975
HUNDRED: BALTIMORE
COUNTY: SUSSEX
- CURRENT ZONING: AR-1 (AGRICULTURE-RESIDENTIAL)
PRESENT USE: AGRICULTURE-RESIDENTIAL
PROPOSED USE: AGRICULTURE-RESIDENTIAL
- REQUIRED SETBACKS (B.R.L.):
FRONT: 40 FT
SIDE: 15 FT
REAR: 20 FT
- BUILDING HEIGHT: 42' ALLOWED (PROPOSED 15' ± MAX.)
- REQUIRED LOT SIZE (MIN.):
FRONT: 100 FT (PER 115-2581)
DEPTH: 100 FT (PER 115-2581)
AREA: 32,470 SQ. FT. (PER 115-2581)
- SITE AREA AND ACREAGE:
NET DEVELOPMENT AREA/ GROSS ACRES: ACRES(±)
BUILDING FOOTPRINT: EX: 5.00
PARKING, DRIVE AISLES, IMPERVIOUS: EX: 0.15 (3%) PR: 0.15 (3%)
OPEN SPACE: EX: 0.29 (6%) PR: 0.29 (6%)
EX: 4.56 (91%) PR: 4.56 (91%)
NO CHANGE
- PARKING: (PER 115-162A)
SINGLE FAMILY DWELLING: 2 SPACES PER FAMILY UNIT.
= 2 SPACES REQUIRED
LODGING FACILITY: 1.5 SPACES PER RENTAL ROOM, PLUS 1 PER 3 EMPLOYEES
= 14 SPACES REQUIRED
TOTAL REQUIRED: 16 SPACES
EXISTING: 9 SPACES
PROPOSED: 8 SPACES
TOTAL PARKING: 17 SPACES
TEMPORARY OVERFLOW GRASS PARKING: 13 SPACES
- SERVICES:
WATER SUPPLIER: EX. PRIVATE WELL
SECTION 88:
SOURCE WATER PROTECTION: A. SUBJECT PROPERTY IS WITHIN AN AREA OF
"FAIR" GROUND WATER RECHARGE
B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD
PROTECTION AREA
SANITARY SEWER SUPPLIER: PUBLIC - SUSSEX COUNTY
- STATE INVESTMENT AREA: LEVEL 3
SCHOOL DISTRICT: INDIAN RIVER SCHOOL DISTRICT
FIRE DISTRICT: ROXANA FIRE CO. (DISTRICT 90)
- 2019 FUTURE LAND USE MAP: DEVELOPING AREA
- LATITUDE AND LONGITUDE STATE PLANE COORDINATES
LONGITUDE: W-75° 09' 48.1451" LATITUDE: N-38° 28' 47.0129"
- WETLAND AREA: 0.00 ACRES
- WATERSHED: LITTLE ASSAWOMEN BAY
- PROPOSED DISCHARGE LOCATION: OVERLAND FLOW TOWARDS ADJACENT TAX DITCH
- FLOOD ZONE: FIRM NUMBER 10005C0635K, DATED MARCH 16,
2015 ZONE 'X', UNSHADED
- TRANSPORTATION IMPROVEMENT DISTRICT: NOT INCLUDED
- DATUM: HORIZONTAL = NAD83
VERTICAL = NAD88
- LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY

GENERAL NOTES :

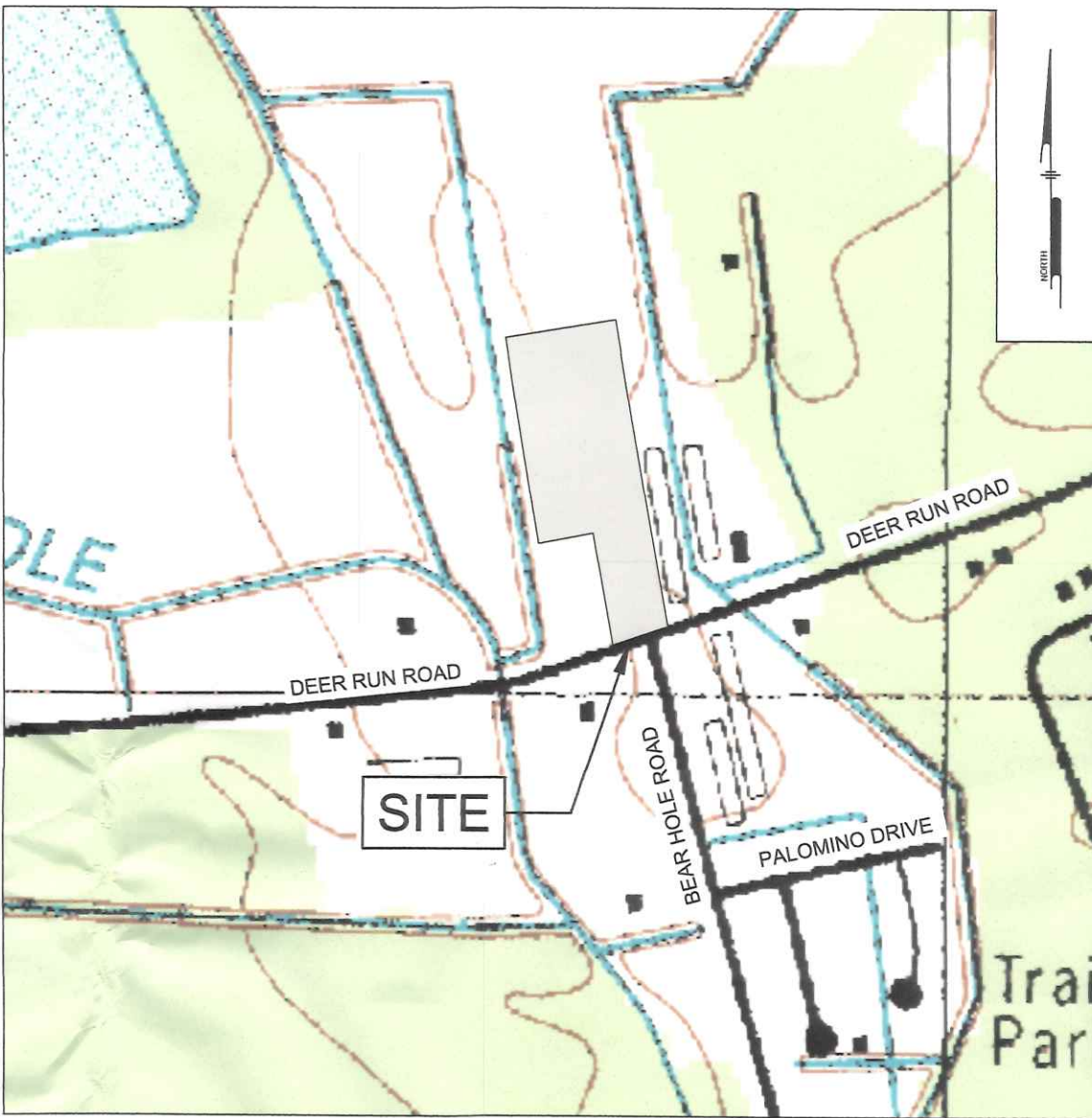
- CONSTRUCTION SHALL MEET THE REQUIREMENTS OF DELDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STANDARD CONSTRUCTION DETAILS, LATEST EDITION, AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THIS WORK.
- NO WETLANDS EXIST ON THE SITE.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED AND SEEDED.
- THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- ALL SIGNAGE FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE DE MUTCD.
- DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNAGE SHALL BE AS OUTLINED IN THE DE MUTCD.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD AND DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 10005C0635K, DATED MARCH 16, 2015, THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE 'X', UNSHADED, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- THE BOUNDARY INFORMATION SHOWN ON THESE PLANS IS BASED ON A SURVEY PERFORMED BY PENNONI ASSOCIATES INC., IN NOVEMBER 2021, TITLE REFERENCE TO DEED, BOOK 2914, PAGE 200.
- ALL EXISTING SITE LIGHTING SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS. ALL EXISTING LIGHTS WILL BE MODIFIED IF NEEDED TO MEET THIS REQUIREMENT.
- EXISTING STORMWATER, NO FACILITY ON SITE ALL STORMWATER HANDLED BY OVERLAND SHEET FLOW OFF SITE.
- ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- THE MAINTENANCE OF ALL LANDSCAPING SHOULD BE THE RESPONSIBILITY OF THE DEVELOPER.
- SUBMITTALS, INCLUDING SIGN DETAILS, SHALL BE SUBMITTED TO SUSSEX COUNTY SEPARATELY, FOR REVIEW.

LEGEND

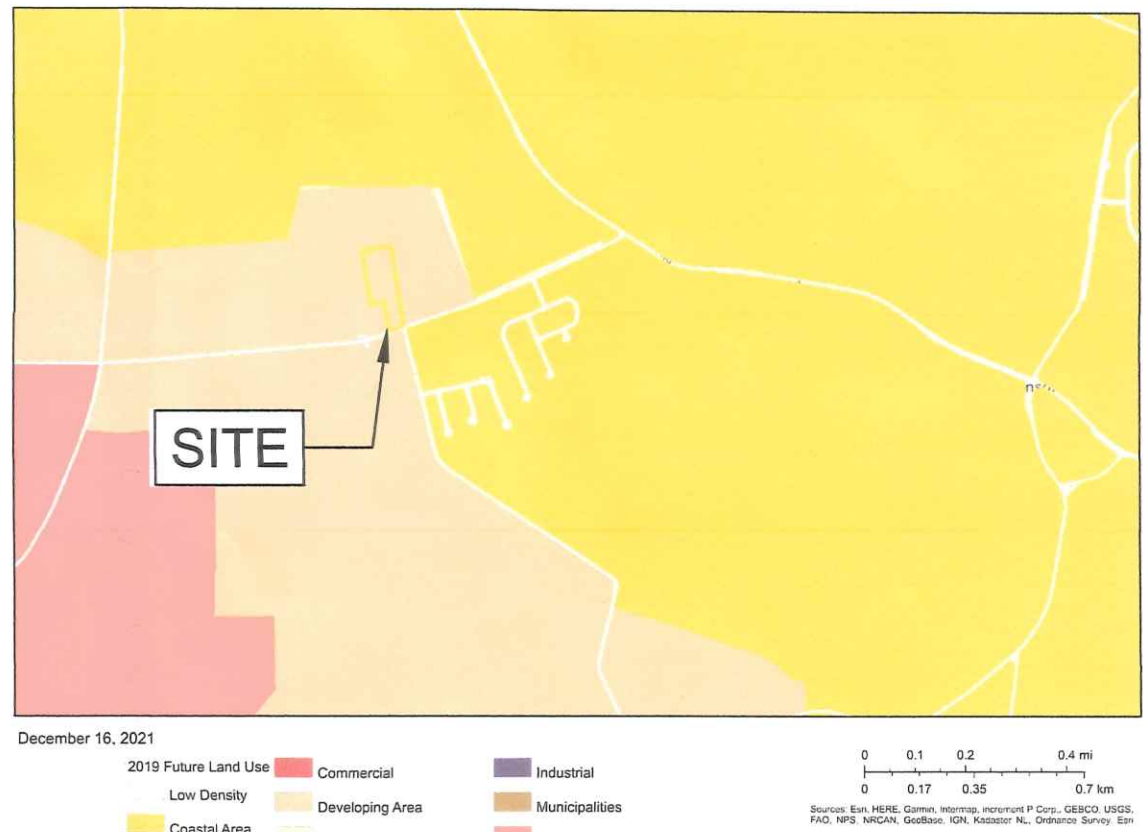
EXISTING	DESCRIPTION
	BUILDING
	EXISTING GRAVEL
	PROPOSED GRAVEL
	CURB
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EASEMENT
	FENCE
	POWER, UTILITY POLE
	PROPERTY, LINE
	LEGAL RIGHT-OF-WAY
	PROPERTY, CORNER FOUND
	PROPERTY, ADJOINING LINED
	SITE, MAIL BOX
	WATER WELL
	CLEAN OUT
	SANITARY SEWER, UNDERGROUND
	MAJOR CONTOURS
	MINOR CONTOURS
	CONIFEROUS TREE
	DECIDUOUS TREE



VICINITY MAP
SCALE: 1" = 2000'



USGS LOCATION MAP
SCALE: 1" = 500'



2019 FUTURE LAND USE PLAN
SCALE: 1" = 2000'

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE:
ALAN DECKTOR, PE (DE PE#17771)
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054
ADECKTOR@PENNONI.COM

DATE

OWNER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE:
SHELLY WRIGHT
37033 SWEET MEADOW LANE
LEWES, DELAWARE 19958
(302) 398-0554
SWEETMEADOWSTABLE@GMAIL.COM

DATE



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

SWEET MEADOW RIDING ACADEMY

TM: 533-11-00-27.04
37033 SWEET MEADOW LANE
SELBYVILLE, DE 19975

CONDITIONAL USE SITE PLAN

SWEET MEADOW RIDING ACADEMY
37033 SWEET MEADOW LANE
SELBYVILLE, DE 19975

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: SWTMW21001
DATE: 2021-12-10
DRAWING SCALE: 1"=50'
DRAWN BY: EOC
APPROVED BY: AMD

CS1001

SHEET 1 OF 1

SWEET MEADOWS RIDING ACADEMY

CASE NO. CU 2331



OWNER:

SHELLY LYNN WRIGHT
37033 SWEET MEADOW LANE
SELBYVILLE, DE 19975

DEVELOPER:

SHELLY LYNN WRIGHT
37033 SWEET MEADOW LANE
SELBYVILLE, DE 19975

PENNONI

18072 DAVIDSON DRIVE
MILTON, DE 19968MARK H. DAVIDSON, PRINCIPAL LAND
PLANNERALAN DECKTOR, PE., ENV SP
JOHN W. HAUPT, PLS

ENVIRONMENTAL:

PENNONI

MARC CHARTIER, PG, LSRP
JOHN-THOMAS GRAUPENSPERGER, PWS

ACCENT ENVIRONMENTAL

WILLIAM J. GANGLOFF, PhD. PROFESSIONAL
SOIL SCIENTIST

THE VISION FOR SWEET MEADOW STABLES

Goal

I, Shelly Wright own Sweet Meadow Stable and am seeking a conditional use permit to add overnight accommodations to my current riding academy. The stable aims to provide small cabins and seasonal non-permanent structures to enable students to experience sleepaway horse camps, lessons, clinics and various other farm related activities to the public. The stable is 6.4 miles from Fenwick Island and our client base is made up of visiting tourists, local residents and various organizations seeking horse and farm related activities.

About

My passion is bringing animals and people together for an educational and unforgettable farm experience. We currently offer guided tours and explain the history of the farm not only as a riding academy but also as a horse rescue with over 30 horses saved from human consumption in the past 20 years. The stable uses "horse whispering" which is a non-traditional philosophy of working with horses based on the horse's natural instincts and methods of communication instead of traditional force. This niche has made our lesson program very popular with students and visitors alike who travel from all over the northeast to partake in these unique horse lessons. Being able to stay on-site adds to the unique opportunity to wake up and experience farm life as it's happening, partake in daily chores, offer overnight horse camps, host educational clinics or simply introduce farm life to ordinary people. Horse owners visiting the area will be able to "bring their horse to the beach" enabling them to utilize the farm's boarding, lessons and overnight accommodations in addition to exploring and riding at nearby state parks and trails.

Sweet Meadow Stable has also worked with the Developmental Disabilities of Worcester County in providing disabled, special needs and at-risk youth with horse lessons and farm experiences. We hope to expand our offerings to allow these types of organizations the opportunity to utilize our overnight accommodations for various enrichment programs.

Summary

Sweet Meadow Stable is seeking a conditional use permit to allow overnight accommodations and associated farm related activities so that I may continue to grow and serve our community. I believe this is an excellent way to allow persons of all backgrounds to experience the richness of agritourism and to provide them with lifelong memories and time spent in a thoughtful and meaningful way.

Thank you for your time and consideration.

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3.	SPECIAL USE #8287-2003	TAB 3
	<ul style="list-style-type: none">a. CU #8287-2003 BOA SPECIAL USE EXCEPTION FINDING OF FACTS	
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5.	MAPS	TAB 5
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6.	FINDINGS	TAB 6
	<ul style="list-style-type: none">a. FINDINGS OF FACT AND CONDITIONS OF APPROVAL	

Mark H. Davidson / Vice President

Principal Land Planner/Office Director

EDUCATION

University of Delaware; Civil Engineering,
(1986-1990)

Land Surveying, Delaware Technical &
Community College (1984-1986) and
Wastewater Microbiology Diploma
(1997)

Land Planning, Institute for Public
Administration (2006)

CERTIFICATIONS

DNREC Class A Percolation Tester & Class
B Septic Designer, (DE #2418)

Sediment & Stormwater Management,
Responsible Personnel, DE (#8760) and
MD (#4914)

DNREC Certified Construction Reviewer:
DE (#1270)

Delaware Notary

TRAININGS

Hydrology, Delaware TR-20 (1993)

Reducing Flood Hazard in Coastal
Development (1996)

Law for Managers/Supervisors (1999)

State and Federal Laws (2000)

Advanced Real Estate Law in Delaware
(2002)

Land Conservation and Historic
Preservation (2003)

Land Surveying Business Diploma (1998)

Project Manager Training I, Pennoni
(2015)

PROFESSIONAL AFFILIATIONS

National Onsite Wastewater Recycling
Association

Delaware Onsite Wastewater Recycling
Association

American Planning Association

American Institute of Certified Planners

HONORS/AWARDS

Association of Professionals
Philanthropy, Brandywine Chapter
Fundraising Nominee (2014)

Notable Networker Award, BNI (2013)

EXPERIENCE SUMMARY

Mark H. Davidson serves as Vice President of Pennoni and Office Director for our Southern Delaware, Milton Office. Mark also serves as the Principal Land Planner for Pennoni. He has over 35-years of past experience in Surveying, Engineering, Consulting, Construction and Land Planning. For 12-years he owned a professional engineering, surveying, land planning, environmental and consulting firm that provided professional consulting and design in land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware and Maryland. Mr. Davidson's project experience includes land development planning, surveying, engineering, environmental design and permitting; construction and project consulting, management and inspection; water resource consulting, management and inspection and municipal consulting, planning and inspection for residential, industrial, institutional, municipal and commercial applications.

Mark is a past director of the Delaware Onsite Wastewater Recycling Association as well as a member of the American Planning Association, American Institute of Certified Planners and has served in the past as a committee member of Delaware Low Impact Development Roundtable Committee, Delaware Pollution Control Strategy Committee, Delaware Sediment & Stormwater Regulatory Advisory Committee, and the Delaware Technical & Community College A/E Curriculum Committee. Past Board Member for the On Site Septic Advisory Board for the State of Delaware. He was also nominated for the Brandywine Chapter Association of Fundraising Professionals Philanthropy Award and has won the BNI Notable Networker Award.

Along with all the experience and education stated and with many years of combined experience in Surveying, Engineering, Consulting and Land Planning, he has been responsible for providing consulting, layout and design in surveying, engineering and land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware, Maryland, Virginia and West Virginia. He has project managed, studied, planned, surveyed, designed and engineered sustainable, master-planned communities, commercial and urban redevelopment projects, and the public infrastructure that supports them.

Mark has provided nationwide land planning consulting services to a variety of clientele to help coordinate project startups as well as final construction consulting services when it came to commercial, residential, industrial, municipal, educational and community land planning. Provided additional consulting in civil/site engineering, stormwater management, erosion and sediment control, wastewater collection and disposal, transportation, and environmental. Market areas practiced; Delaware, Maryland, West Virginia, Virginia, North Carolina, South Carolina, North Dakota, Puerto Rico, Canada and Panama.

Additional Project experience includes cutting edge design and technology as well as value engineering and construction to help clients through the ever-changing market including but not limited to solar voltaic and wind generation projects.



TAB 1

APPLICATION

Planning & Zoning Commission Application

Sussex County, Delaware

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

Type of Application: (please check applicable)Conditional Use ☒

Zoning Map Amendment _____

Site Address of Conditional Use/Zoning Map Amendment

37033 Sweet Meadow Lane, Selbyville Delaware 19975

Type of Conditional Use Requested:

Horse Riding Academy with Overnight Accommodations and associated Agricultural Activities

Tax Map #: 533-11.00-27.04**Size of Parcel(s):** 5.0+/- Acres**Current Zoning:** AR-1**Proposed Zoning:** AR-1CU**Size of Building:** See Site Plan**Land Use Classification:** Developing Area**Water Provider:** Private**Sewer Provider:** Sussex County**Applicant Information****Applicant Name:** Sweet Meadows Riding Academy**Applicant Address:** 37033 Sweet Meadow Lane**City:** Selbyville**State:** DE**Zip Code:** 19975**Phone #:** (302) 396-0564**E-mail:** sweetmeadowstable@gmail.com**Owner Information****Owner Name:** Shelly Lynn Wright**Owner Address:** 37033 Sweet Meadow Lane**City:** Selbyville**State:** DE**Zip Code:** 19975**Phone #:** (302) 396-0564**E-mail:** sweetmeadowstable@gmail.com**Agent/Attorney/Engineer Information****Agent/Attorney/Engineer Name:** Mark H. Davidson - Pennoni**Agent/Attorney/Engineer Address:** 18072 Davidson Drive**City:** Milton**State:** DE**Zip Code:** 19968**Phone #:** (302) 684-6207**E-mail:** mdavidson@pennoni.com

Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

☒ **Completed Application**

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

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

☒ **Provide Fee \$500.00**

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

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

☒ **DeIDOT Service Level Evaluation Request Response**

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

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

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

Signature of Applicant/Agent/Attorney



Date:

12/17/2021

Signature of Owner



Date:

12/17/21

For office use only:

Date Submitted: 12/

Fee: \$500.00 Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____

72816

002914 200

RETURN TO:
Shelley Lynn Wright
Rt. 5, Box 62-A
Selbyville, DE 19975

TAX MAP: 5-33-11.00-27.04
PREPARED BY: Parsons & Weidman, P.A.
Route 26 & West Avenue
Ocean View, DE 19970
File No. 23568/MKS

THIS DEED, made this 20th day of November, 2003,

- BETWEEN -

D. STEPHEN PARSONS and VALERIE W. PARSONS, husband and wife, of P.O. Box 246, Dagsboro, DE 19939, parties of the first part,

- AND -

SHELLEY LYNN WRIGHT, of Rt. 5, Box 62-A, Selbyville, DE 19975, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR and 00/100 (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part:

ALL that certain lot, piece and parcel of land, situate, lying and being in Baltimore Hundred, Sussex County and State of Delaware, being known and designated as **LOT 6, LANDS OF D. STEPHEN PARSONS**, as shown on that certain plot prepared by Delaware Surveying Services, Registered Surveyors, dated May 15, 2003, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in **Plot Book 80, Page 227**, and being more particularly described as follows, to wit:

BEGINNING at an iron pipe situate on the northerly right of way of County Route 388 (50' wide), said pipe being a corner for these lands and Lot 7; thence, by and with the aforesaid northerly right of way of County Route 388, **South 80 degrees 16 minutes 21 seconds West, 160.00'** to an iron pipe, said pipe being a corner for these lands and Lot 5; thence, by and with Lot 5, the following two courses and distances, **North 00 degrees 21 minutes 00 seconds West, 307.82'** to an iron pipe; thence, **South 89 degrees 39 minutes 00 seconds West, 148.00'** to a point situate in the centerline of a ditch, said point being a corner for these lands, Lot 5 and a point on line of Lands of Howard Edward Johnson and Naomi B. Johnson; thence, by and with Lands of Howard Edward Johnson and Naomi B. Johnson and the centerline of the aforesaid ditch, **North 00 degrees 21 minutes 00 seconds West, 560.00'** to a point, said point being a corner for these lands and Lot 7; thence, by and with Lot 7, the following two courses and distances, **North 89 degrees 39 minutes 00 seconds East, 305.86'** to an iron pipe; thence, **South 00 degrees 21 minutes 00 seconds East, 841.75'** to the point and place of beginning, being and **containing 5.000 acres of land**, more or less.

Consideration: \$112000.00 Exempt Code: A

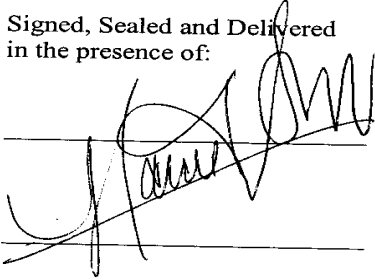
County	State	Total
1680.00	1680.00	3360.00
counter	Date: 11/26/2003	

2
KLB

BEING a part of the same lands conveyed unto D. Stephen Parsons and Valerie W. Parsons, his wife, by Deed of Cashar William Shockley and Joan Ann Shockley, his wife, dated January 24, 2003, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2804, Page 94.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:



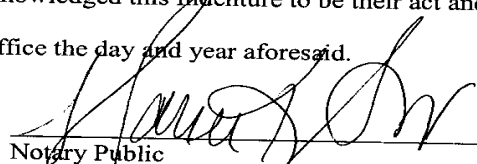

D. Stephen Parsons (SEAL)


Valerie W. Parsons (SEAL)

STATE OF DELAWARE, COUNTY OF SUSSEX, to-wit:

BE IT REMEMBERED, that on this 20th day of November, 2003, personally came before me, the subscriber, D. Stephen Parsons and Valerie W. Parsons, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

Given under my Hand and Seal of office the day and year aforesaid.


Notary Public
Printed Name: _____
My Commission Expires: _____

RECORDER OF DEEDS
JOHN F. BRADY

03 NOV 26 AM 8:40

SUSSEX COUNTY
DOC. SURCHARGE PAID

MARCIE K. SIMONS
NOTARY PUBLIC DELAWARE
MY COMMISSION EXPIRES
12/10/06

Received

DEC 01 2003

ASSESSMENT DIVISION
OF SUSSEX CTY

METES AND BOUNDS DESCRIPTION

LANDS NOW OR FORMERLY SHELLEY LYNN WRIGHT BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

TAX MAP 533-11.00-27.04

All that certain piece, tract and parcel lying in Baltimore Hundred, Sussex County, Delaware and being more particularly described as follows:

BEGINNING at an iron pipe situate on the northerly right of way of County Route 388 (50' ROW) said pipe being a corner for these lands and Lot 7; thence, by and with the aforesaid northerly right-of-way of County Route 388, **South 71 degrees 01 minutes 42 seconds West, 160.00 feet** to an iron pipe, said pipe being a corner for these lands and Lot 5; thence, by and with Lot 5, the following two (2) courses and distances:

- 1) **North 09 degrees, 35 minutes, 39 seconds West, 307.82 feet to an iron pipe**
- 2) **South 80 degrees, 24 minutes, 21 seconds West, 148.00 feet to a point,**

said point being situate in the centerline of a ditch, said point being a corner for these lands, Lot 5 and a point on line of Lands of Howard Edward Johnson and Naomi B. Johnson; thence, by and with Lands of Howard Edward Johnson and Naomi B. Johnson and the centerline of the aforesaid ditch, **North 09 degrees 35 minutes, 39 seconds West, 560.00 feet** to a point, said point being a corner for these lands and Lot 7; thence, by and with Lot 7, the following two (2) courses and distances:

- 1) **North 80 degrees, 24 minutes, 21 seconds East, 305.86 feet to an iron pipe,**

2) **South 09 degrees 35 minutes, 39 seconds East, 841.75 feet to an iron pipe,**

said iron pipe being the **Point of Beginning** for this description.

This Parcel contains 5.0 acres, more or less

REVISIONS			
DESCRIPTION		DATE	BY
NO.	#	#	#



SETBACKS:
FRONT - 40'
SIDE - 15'
REAR - 20'

- NOTES
1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM PLAT BOOK 80, PAGE 227 AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC..
 2. MAY BE SUBJECT TO HOMEOWNER'S COVENANTS AND RESTRICTIONS.
 3. IT IS THE RESPONSIBILITY OF THE OWNER TO IDENTIFY WETLANDS, FLOOD PLAINS, ENDANGERED SPECIES, OR OTHER ENVIRONMENTAL LIMITATIONS.
 4. THIS SURVEY DOES NOT CERTIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS AND RIGHT-OF-WAYS CROSSING THE SUBJECT PROPERTY.

SURVEY CLASS: SUBURBAN
LOT AREA: 5.00± ACRES
PLAT REF.: PLAT BOOK 80, PAGE 227.



		ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THE PREPARED INSTRUMENTS ARE TO BE USED FOR THE PROJECT ONLY. PENNONI ASSOCIATES DOES NOT WARRANT THE EXTENSION OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE OF THE INSTRUMENTS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.
PENNONI ASSOCIATES INC. 18072 Davidson Drive Milton, DE 19968 T 302.684.8030 F 302.684.8054		PROJECT SWTMMW21001
		DATE 2021-11-15
		DRAWING SCALE 1" = 80'
		DRAWN BY KMD
		APPROVED BY MHD/ AMD
EXISTING CONDITIONS PLAN PENNONI ASSOCIATES INC. 18072 Davidson Drive Milton, DE 19968 T 302.684.8030 F 302.684.8054		LANDS N/F OF SHELLY LYNN WRIGHT 37024 & 37033 SWEET MEADOW LANE, SELBYVILLE DELAWARE 19975 BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE
		SHEET 1 OF 1



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

NICOLE MAJESKI
SECRETARY

October 25, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Shelley Wright** proposed land use application, which we received on October 11, 2021. This application is for an approximately 5.00-acre parcel (Tax Parcel: 533-11.00-27.04). The subject land is located on the north side of Deer Run Road (Sussex Road 388) at the intersection with Bearhole Road (Sussex Road 390A). The subject land is currently zoned AR-1 (Agriculture Residential) and the applicant seeks a conditional use approval to operate a horse riding academy.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Deer Run Road is 935 vehicles per day.

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

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



Mr. Jamie Whitehouse

Page 2 of 2

October 25, 2021

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



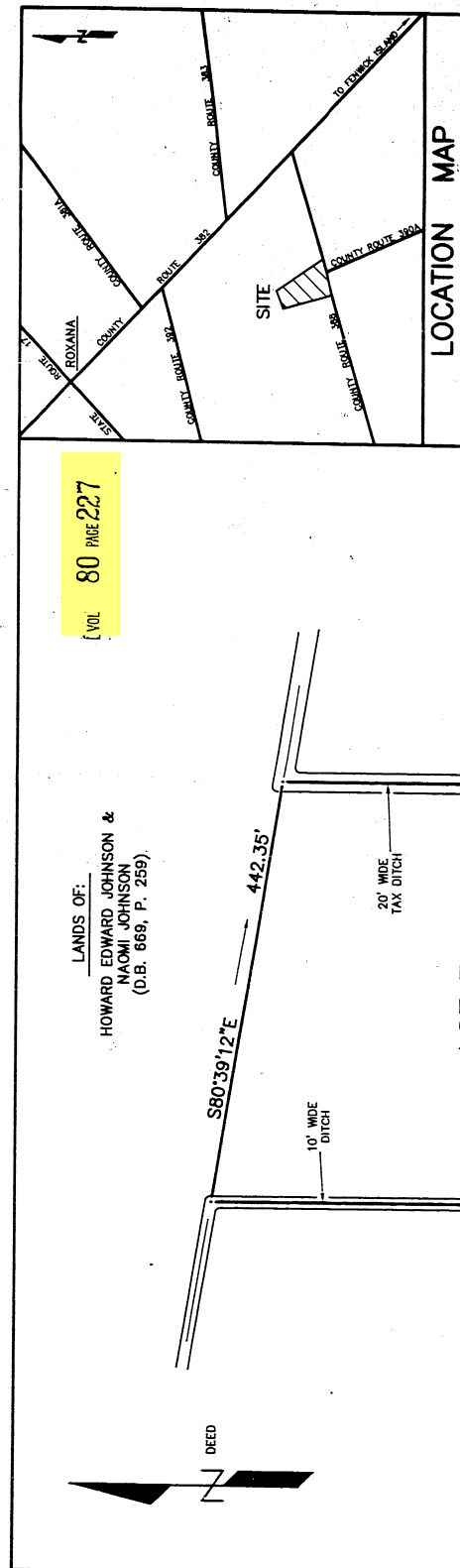
T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm

cc: Shelly Wright, Applicant
Lauren DeVore, Sussex County Planning & Zoning
David Edgell, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination

35865

VOL 80 PAGE 227



DATA COLUMN

OWNER: D. STEPHEN PARSONS
P.O. BOX 480
OCEAN VIEW, DE. 19970
DEED REFERENCE: D.B. 631, P. 612
TAX MAP #: 5-33-11-27
ZONING: AR-1
TOTAL AREA: 15.071 ACRES ±
RESIDUAL AREA: 8.984 ACRES ±
RESIDUAL FRONTAGE: 232.5'

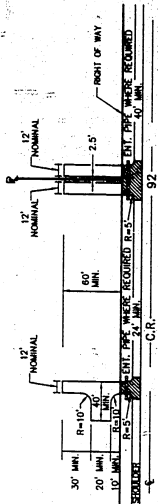
NOTE

- 1.) IF THE RESIDUAL LANDS OF D. STEPHEN PARSONS ARE EVER DEVELOPED AS A SUBDIVISION, THEN THESE PARCELS MAY BE REQUIRED TO HAVE ACCESS FROM AN INTERNAL SUBDIVISION STREET AND ANY DIRECT ACCESS TO COUNTY ROUTE 388 WILL BE ELIMINATED.
- 2.) LOTS 5 & 6 SHALL HAVE A COMBINED ACCESS FROM SCR 388. (SEE DETAIL)

LANDS OF:
CASHAR WILLIAM SHOCKLEY &
JOAN ANN SHOCKLEY
(D.B. 631, P. 612)

LANDS OF:
HOWARD EDWARD JOHNSON &
NAOMI B. JOHNSON
(D.B. 1081, P. 141)

DETAIL
TYPICAL RESIDENTIAL ACCESS
SINGLE ACCESS
COMBINED ACCESS

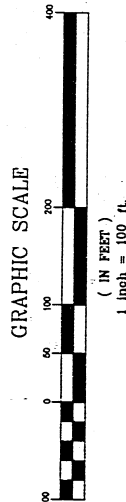


NOTES

- 1.) WHERE DRIVEWAY SERVES TWO ADJACENT RESIDENCES (COMBINED DRIVEWAY ACCESS) THE DRIVEWAY WIDTH AT THE RIGHT OF WAY LINE WILL BE 20 FEET.
- 2.) DRIVEWAY WIDTH INCREASED WITH DIVISION OF HIGHWAYS APPROVAL FOR SPECIAL PURPOSE VEHICLES.
- 3.) ENTRANCE PIPE FURNISHED BY THE PROPERTY OWNER WILL BE INSTALLED BY THE DIVISION OF HIGHWAYS ON REQUEST.
- 4.) MINIMUM RESIDENTIAL PAVEMENT SECTION-BITUMINOUS SURFACE TREATMENT ON 6" OF SELECT BORROW BASE COURSE.
- 5.) ACCESS TO RESIDENTIAL LOTS SHALL BE LIMITED TO ONE ACCESS POINT.

RECORDED OF DEEDS
JUN 18 PM 3:22
SUSSEX COUNTY
DOC. SURCHARGE PAID

APPROVED
Delbert G. Haskins
Assistant County Engineer
SUSSEX COUNTY
PLANNING & ZONING COMMISSION



Delaware Surveying Services
Surveying * Design * Consulting
P.O. Box 1121 * Millville, DE. * 19970
Phone (302) 537-7094 Fax (302) 537-6534

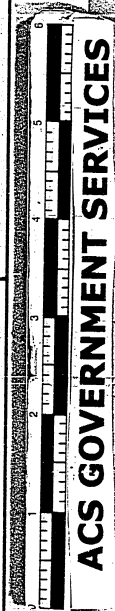
DATE: MAY 15, 2003
SCALE: 1" = 100'
TAX MAP #: 5-33-11-27

DRAWING #: 02-133A

SUBDIVISION PLAN
Lands of: D. STEPHEN PARSONS

BALTIMORE HUNDRED * SUSSEX COUNTY * DELAWARE

REVISIONS	BY



SWTMW21001
533-11.00-27.04
PB80 PG227

JAMIE WHITEHOUSE, AICP
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountype.gov



Sussex County

DELAWARE
sussexcountype.gov

October 6, 2022

Mark H. Davidson
Pennoni
18072 Davidson Drive
Milton, DE 19968

Email: mdavidson@pennoni.com

Dear Mark H. Davidson:

C/U 2331 Sweet Meadows Riding Academy

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT) FOR A HORSE-RIDING ACADEMY WITH OVERNIGHT ACCOMMODATIONS AND ASSOCIATED AGRICULTURAL ACTIVITIES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 5.0 ACRES, MORE OR LESS. The property is lying on Sweet Meadow Lane on the north side of Deer Run Road (S.C.R. 388), approximately 0.5 mile southwest of Zion Church Road (Rt. 20). 911 Address: 37033 Sweet Meadow Lane, Selbyville. Tax Parcel: 533-11.00-27.04.

The **Planning and Zoning Commission** will hold a Public Hearing on **Thursday, November 3, 2022, at 5:00 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

The **Sussex County Council** will hold a Public Hearing on **Tuesday, January 10, 2023, at 1:30 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

It will be necessary for you the applicant to participate at the hearings before both the Commission and County Council. If you do not participate or are not represented, the Commission and/or County Council reserve the right to refuse to act on your application and may require that a new application be filed, and fees paid at your expense.

If an attorney, or agent, will be representing you, the applicant, it is your duty to notify them as to the dates and times of the hearings as herein set forth, as the Commission and County Council will not notify your counsel.

Further instructions describing the method of public participation and the manner of viewing the hearings will be contained within the Agendas for both of these meetings that will be posted at least 7 days in advance of each meeting at sussexcountype.gov.

Sincerely,
Planning and Zoning Department



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

PLANNING & ZONING
Jamie Whitehouse, AICP, MRTPI
Director
(302) 855-7878 T
(302) 854-5079 F



Sussex County
DELAWARE
sussexcountype.gov

Service Level Evaluation Request Form

This form **shall** be submitted to the Planning and Zoning Office and a response **shall** be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date:

Site Information:

Site Address/Location:

North Side of Deer Run Road, just opposite Bear Hole Road, Baltimore Hundred, Sussex County

Tax Parcel Number:

Current Zoning:

Proposed Zoning: AR-1/CONDITIONAL USE

Land Use Classification: DEVELOPING AREA | LEVEL 2 & 3

Proposed Use(s): HORSE RIDING ACADEMY WITH
OVERNIGHT ACCOMODATIONS
AND ASSOCIATED
AGRICULTURAL ACTIVITIES

EXISTING PRIMARY DWELLING
EXISTING DWELLING FOR PERSON
PERMANETLY EMPLOYED ON THE
PREMISES
HORSE BARN/STABLES
PROP. (3) COTTAGES/CABINS
PROP. (7) PRIMITIVE "A"-FRAME HUTS/
YURT SITES

Square footage of any proposed buildings or number of units:

Applicant Information:

Applicant's Name:

Applicant's Address:

City:

State:

Zip Code:

Applicant's Phone Number:

Applicant's e-mail address:

PREPARED BY:
MARK H. DAVIDSON
PENNONI
18072 DAVIDSON DRIVE
MILTON, DE 19968
MDAVIDSON@PENNONI.COM
302-684-6207



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

Last updated 3-12-20

TAB 2

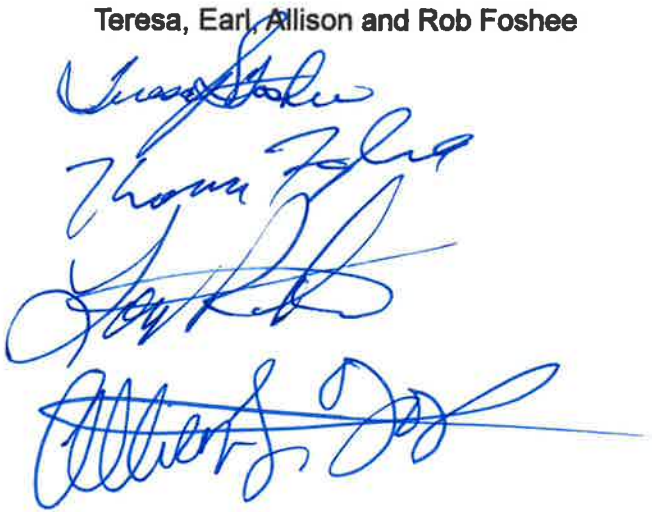
THOSE IN FAVOR

9/15/2022

To Whom This May Concern,

We support Shelley Wright-Estevam in her conditional use application #2331 and have looked over the proposed plans for her riding stable with overnight accommodations. We own the property next door at 36255 Circle J Farm, Selbyville DE 19975.

Teresa, Earl, Allison and Rob Foshee



9/12/2022

To Whom This May Concern,

My name is Gloria Shoemaker and I live near Shelley Wright- Estevam. My address is 33357 Deer Run Road, Selbyville DE. I am in support of Shelley and her wish application #2331 for a conditional use permit for overnight accommodations at her horse farm. I think this use will be a positive in our area and help with surrounding property values.

Gloria Shoemaker

G. Shoemaker 9/10/22

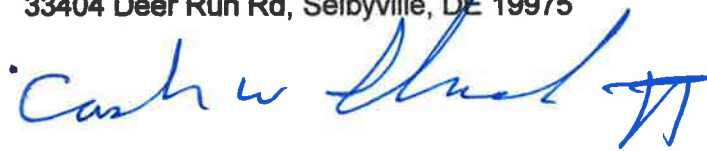
9/10/2022

To Whom This May Concern,

I Casher Shockley, own the property and live directly across the street from Shelley Wright-Estevam. I support her application for a conditional use permit for the overnight accommodations at her ranch and think it will have a positive impact in our area.

Sincerely,

Casher Shockley
33404 Deer Run Rd, Selbyville, DE 19975

A handwritten signature in blue ink, appearing to read "Casher Shockley" followed by a stylized flourish or set of initials.

9/11/2022

Dear Sussex County Council,

We support Shelley Wright-Estevam's conditional use application #2331 and her pursuit for overnight accommodations at her farm. She has been teaching students for over 20 years and we think offering families the opportunity to learn about animals is important. We live next door to Shelley and own the property at 33403 Deer Run Rd. Selbyville DE 19975.

Sincerely,

X Thomas A. Jarvis Jr.

Robin & Tom Jarvis

X Robin M Jarvis

Sweet Meadows Riding Academy
Conditional Use Application (CU# 2331)

HORSE RIDING ACADEMY WITH OVERNIGHT ACCOMMODATIONS

AND

ASSOCIATED AGRICULTURAL ACTIVITIES

We, the undersigned, support the above referenced application and use for Shelly Wright at 37033 Sweet Meadow Lane, Selbyville, Delaware. *Agriculture is an important sector for the overall economy of Sussex County and it provides a strong economic foundation – 9.2.1, 2019 The Sussex Plan.* We support Shelly Wright's vision to promote agri-tourism with her property and her proposed uses for the property.

1. Ashley Dorman 33767 Shockley Town Rd. Frankford DE 19945
Name Address
2. Josh Dorman 33767 Shockley town Rd. Frankford, DE 19945
Name Address
3. John W. Wam 33754 Shockley Town Rd. Frankford DE 19945
Name Address
4. Caroline Panzer 202 W. Manor Dr. Dagsboro
Name Address
5. Joseph A. Panzer 202 W. Manor Dr. Dagsboro
Name Address
6. Martina Smith 30520 Toppick Ct. Ocean View
Name Address
7. Ashley Gilliar 1000 Edwards Blvd millboro
Name Address
8. Shawna Gibbs 5 Tara Court Selbyville
Name Address
9. Abby Gilliar 35054 Hoot Owl Ln dagsboro
Name Address
10. Stacey Olgos 32109 Warren Rd Millville DE 19967
Name Address

- | | Name | Address |
|-----|---------------------|--|
| 11. | Jaime Townsend | PO Box 495 Selbyville DE 19975 |
| 12. | Bonnie Dorman | 34224 Dignas Lane Frankford, DE 19945 |
| 13. | Gregory Dorman | 34224 Dignas Lane Frankford, DE |
| 14. | Danielle Bradshaw | 24773 Blueberry Ln Frankford, DE 19945 |
| 15. | Rhys Bradshaw | 24773 Blueberry Ln Frankford, DE 19945 |
| 16. | Philip Goslee | 138 West State St Millsboro 19966 |
| 17. | Elsie A Goslee | 138 West State Street Millsboro 19966 |
| 18. | Eleanor Ireland | 34210 Jones Rd Frankford DE 19945 |
| 19. | Debbie Weatherby | 31623 Suzon Pl Ocean View, DE 19970 |
| 20. | Jane Vaughan | 32459 Frankford School Rd Frankford DE 19945 |
| 21. | Stephanie Highfield | 34190 Jones Rd Frankford DE 19945 |
| 22. | Angela Hutton | 26195 Tuscan Dr Millsboro DE |
| 23. | Rebecca Rafail | 18093 Progress School Rd Bridgeville, |
| 24. | Marta Parse | 18246 Jackson Rd Selbyville DE |
| 25. | Loren Evans | 34242 Shackley Town Rd Frankford DE |

- 26 Daniel Vaughan 32459 Frankford School Rd Frankford, DE 19941
Name Address
- 27 Jason Vaughan 32459 Frankford School Rd Frankford, DE 19945
Name Address
- 28 Mr Bill Ireland 34210 Frankford Rd 19946 DE 19945
Name Address
- 29 Brian Huth 26195 usumy DR, Millsboro, DE 19966
Name Address
- 30 Brian T Simmons 31023 Sozon Pl Oceanview
Name Address
- 31 Michelle Toombs 16 W McCabe St Selbyville, DE
Name Address
- 32 Jordan Toombs 16 W. McCabe St. Selbyville, DE
Name Address
- 33 Jeffrey L. Givans 33759 Shockley Town Rd Frankford DE 19945
Name Address
- 34 William Hoyle 29387 Colony DR Dagsboro DE
Name Address
- 35 Loryn Hanley 38445 Rico Drive Selbyville, DE 19975
Name Address
- 36 Kevin Murray 32359 Hudson Rd Millsboro DE 19966
Name Address
- 37 Virginia Lipper 17 N. Williams Selbyville, DE 19975
Name Address
- 38 Brian Wilson 28246 McCabe Rd Frankford, DE 19945
Name Address
- 39 Tracey Long 35158 Lynch Rd, Millsboro, DE 19966
Name Address
- 40 George Hudson 29008 Hudson Rd Dagsboro DE 19939
Name Address

41. Ala McKechnie 23691 Indian Town Rd Millsboro DE 19966
Name Address
42. Willie Brown 20467 Kelly St, Georgetown DE 19947
Name Address
43. Debra L. McCab 38590 Blueberry Farm Rd. Selbyville, DE 19975
Name Address
44. Jack Forst PO Box 2 Ocean View DE 19970
Name Address
45. Robert Moll 27540 Mayfield Rd. Millsboro, DE 19966
Name Address
46. Brian Hall 2 Rogers Ave. (P.O. Box 1033), Selbyville, DE 19975
Name Address
47. Heidi Carey 34966 Pepper Rd Frankford 19945
Name Address
48. Jessica Snader 15 DUV St. Ext Selbyville DE 19975
Name Address
49. Gail Quillen 34516 Atlantic Ave Ocean View DE 19970
Name Address
50. Amber Black 3203 Caitlin's Way Millsboro DE 19966
Name Address
51. Robert Wilgus 34108 Wilgus Cemetery Frankford DE 19945
Name Address
52. Rachel Hall 2 Rogers Ave. Selbyville, DE 19966
Name Address
53. Jenna Quillen 31682 Stephen Drive Dagsboro DE 19939
Name Address
54. David Green 31682 Stephen Drive Dagsboro DE 19939
Name Address
55. Sylvester Quillen III 23776 Blueberry Ln. Frankford DE 19945
Name Address

56 Emily Quillen 23776 Blueberry Ln Frankford DE 19945
Name Address

57 Adam Hurley 48 Sandy Branch Dr Selbyville DE 19977
Name Address

58 Elaine Wilgus 34108 Wilgus Cemetery Rd Frankford, DE 19945
Name Address

59 Robert Wilgus 35250 Roxana Rd, Frankford DE 19945
Name Address

60 Crystal Patterson 15 Ruth St, Selbyville DE 19975
Name Address

61 Yulivana Hiteva 35250 Roxana Rd, Frankford, DE 19945
Name Address

62 Catrina Arbune 31422 Indian Mission Rd. Millsboro DE 19966
Name Address

63 Allison Arbune 31422 Indian Mission Rd. Millsboro, DE 19966
Name Address

64 Brittany Arbune 31422 Indian Mission Rd. Millsboro, DE 19966
Name Address

65 Tiffany Ennis 32499 Muddy Creek Rd Pocomoke DE 19935
Name Address

66 Case Culver 30030 Mariner Drive Delmar MD 21875
Name Address

67 Ian James 30030 Mariner Drive Delmar, MD 21875
Name Address

68 Wayne K Long 8432 Old DC Rd Berlin, MD 21811
Name Address

69 Nancy Brackley 24493 Lob Way Millsboro
Name Address

70 Chiffon Holland 24202 Alucos Ln Fawnb, DE 19917
Name Address

Sweet Meadows Riding Academy
Conditional Use Application (CU# 2331)

HORSE RIDING ACADEMY WITH OVERNIGHT ACCOMMODATIONS

AND

ASSOCIATED AGRICULTURAL ACTIVITIES

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- | | | |
|-----|---------------------------|---|
| 71. | <u>Karen Nowell</u> | <u>38944 Captain's Lane</u> |
| | Name | Address |
| 72. | <u>Randy Nowell</u> | <u>38944 Captain's Lane</u> |
| | Name | Address |
| 73. | <u>Faith Doran</u> | <u>34945 Oak Dr Lewis Dr</u> |
| | Name | Address |
| 74. | <u>Kristy Loos</u> | <u>36031 Lung Hope Lane Frankford, DE</u> |
| | Name | Address |
| 75. | <u>Francine Ferraro</u> | <u>33034 Spinnaker Dr. Selbyville, DE.</u> |
| | Name | Address |
| 76. | <u>Ed Cathel</u> | <u>35634 PARKER RD. FRANKFORD DE.</u> |
| | Name | Address |
| 77. | <u>Shannon M. LeGates</u> | <u>21796 Zoar Rd Georgetown, DE 19947</u> |
| | Name | Address |
| 78. | <u>Roseann Affeldt</u> | <u>31199 Mohican Dr. Dagsboro DE 19939</u> |
| | Name | Address |
| 79. | <u>Martina O'Boyle</u> | <u>28422 Cypress Rd, Selbyville DE 19975</u> |
| | Name | Address |
| 80. | <u>Megan Ellis</u> | <u>32657 Lighthouse Rd. Selbyville DE 19975</u> |
| | Name | Address |

Sweet Meadows Riding Academy
Conditional Use Application (CU# 2331)

HORSE RIDING ACADEMY WITH OVERNIGHT ACCOMMODATIONS

AND

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96.	<u>Billie Littleton</u>	<u>28356 Hocker Lane Pagsboro DE</u>
	Name	Address
97	<u>Carol Miller</u>	<u>17 Holly Leaf Rd Georgetown DE 19947</u>
	Name	Address
98	<u>Brittany Kolbeck</u>	<u>30947 Coffin Ln. Pagsboro DE 19939</u>
	Name	Address
99	<u>Angie Blumhoff</u>	<u>2624 Pine Tower Laurel DE 19956</u>
	Name	Address
100	<u>Karen Craig</u>	<u>3513 Pipers Mill Ct Kensington MD 20895</u>
	Name	Address
101	<u>Jamie Sullivan</u>	<u>1708 Cody Dr. Silver Spring MD 20902</u>
	Name	Address
102	<u>Courtney Krader</u>	<u>1825 Potts Hill Rd., Ethers, PA 17319</u>
	Name	Address
103	<u>Sebastian Knox</u>	<u>789 Lewisberry Rd., Lewisberry, PA 17339</u>
	Name	Address
104	<u>Thomas Allen</u>	<u>216 W 100 St New York 10025</u>
	Name	Address
105	<u>Barbara Krader</u>	<u>1825 Potts Hill Rd., Ethers, PA 17319</u>
	Name	Address
106	<u>Ashley Griffith</u>	<u>820 Ontario St., Harre de Grace, MD</u>
107	<u>W Schaefer</u>	<u>" " " " 21078</u>

- 108 Katherine Wolff 1821 Horseback Trail, Vienna, VA 22182
Name Address
- 109 Rick Krader 1825 Potts Hill Rd., Ebers, PA 17319
Name Address
- 110 Brandon Krader 1825 Potts Hill Rd., Ebers, PA 17319
Name Address
- 111 Brooklyn Krader 1825 Potts Hill Rd., Ebers, PA 17319
Name Address
- 112 Rebecca Wilson 4702 Vera Cruz Rd. S. Zionville, PA 18092
Name Address
- 113 Jason Wilson 10702 Vera Cruz Rd. S. Zionville, PA 18092
Name Address
- 114 Jotannah Merfeld 511 Garbird St E West Salem, WI 54669
Name Address
- 115 Gregg Family Leesburg, VA 20176
Name Address
- 116 Barber Family 105 DAY WAY, Apollo, Pa. 15613
Name Address
- 117 Coleman Family Allendale, NJ 07401
Name Address
- 118 Reyes Family 1565 Washington St. Throfare, NJ
Name Address
- 119 Nicole Vasu 63-29 74th St. Middle Village, NY
Name Address
- 120 Aiden Vasu-Rogers 63-29 74 st Middle Village, NY
Name Address
- 121 Taylor Schwartz 538 Shoemaker Rd, Elkins Park, PA 19021
Name Address
- 122 Marta Newstat 426 N. Eggex Ave, Nubert PA 19072
Name Address
- 123 Kathleen Philpott Costa 118 E. Jefferson St., Falls Church, VA 22046
Name Address
- 124 Erica Atkinson 1005 N Chandler Drive, Westminster, MD 21157
Name Address
- 125 Samantha Mercado 9 Lathan Village Ln, Albany, NY
Name Address

128. Dorene Swarter 10 Falcon Ct. Wilm, De
Name Address
- 129 Kate Swarter 10 Falcon Ct. Wilm, De
Name Address
- 130 Brooke Nowell 2808 Millcreek Rd, Wilm De
Name Address
- 131 Barbara Nowell 2808 Millcreek Rd Wilm De
Name Address
- 132 Bob Nowell 2808 Millcreek Rd Wilm De
Name Address
- 133 Liz Nowell 241 Bay Shore Dr. S. Bethany
Name Address
- 134 John Nowell 241 Bay Shore Dr. S. Bethany
Name Address
- 135 Donna Nowell 243 Bay Shore Dr. S. Bethany
Name Address
- 136 Gary Nowell 243 Bay Shore Dr S Bethany
Name Address
- 137 Dawn Greene 28876 Whaler Ln. Frankford
Name Address
- 138 Teri Westbrook 1163 Ocean Pkw, Berlin MD
Name Address
- 139 Susan Rall 406 Park Ave, Salisbury
Name Address
- 140 Judy Hawkins 37026 Balgair Ave.
Name Address
- 141 Harry Hawkins 37026 Balgair Ave.
Name Address
- 142 Yogi Haus 38648 Bright Ocean way
Name Address

1 (78) Madison Dorman 33767 shockley town Rd frankfor DE 19941
Name Address
144 (144) Ariana Dorman 34224 dianas Ln frankford DE 19945
Name Address
5 (73) Jayla Hill 34224 dianas Ln Frankford DE 19945
Name Address
146 (74) John Brosnaw 24493 lob way Miusboro DE 19966
Name Address
147 (75) Kate Dorman 33767 shockley town Rd frankfor DE 19945
Name Address
148 (76) Leah Dorman 33767 Shockley town Rd frankfor DE 19945
Name Address
149 (77) BJ Meyer 30254 Bunting RD. Pagsboro, DE 19964
Name Address
150 (78) Beth Meyer 30254 Bunting RD. Pagsboro, DE 19964
Name Address
51 (79) Don Heller 29802 Bellarburg Ln Frankford DE 19945
Name Address
52 (80) Hunter Heller 34285 Gerald's Ln. Frankford DE 19945
Name Address
53 (81) Sharon Long 7805 massey crossing Rd Berlin, MD 21811
Name Address
54 (82) William Long 7805 massey crossing Rd Berlin, MD 21811
Name Address

Name Address

Name Address

Name Address

- 155 Smily S. Skovon 32823 Sweet Meadow Ln, DE 19975
Name Address
- 156 Denise Waller 34081 Hickory Rd. Laurel, DE 19956
Name Address
- 157 Heather Mulhollan 609 Warren St. Lemoyne, PA 17043
Name Address
- 158 Laura Shervock 326 N. Five Lakes Rd. Athol, MA 01831
Name Address
- 159 Mary Wilson 299 W. Walled Lake Dr. Walled Lake, MI 48390
Name Address
- 160 David Eastman Po Box 111, Baltimore, MD.
Name Address
- 161 Ricardo Ortiz Staten Dr., Fredericksburg, VA.
Name Address
- 162 Callie Ortiz Staten Dr., Fredericksburg, VA.
Name Address
- 163 Ryn McWhirter 26 New Freedom Rd, Medford, NJ
Name Address
- 164 Cera Washington Burlington, NJ
Name Address

Name Address

Name Address

Name Address

Name Address

Name Address

Sweet Meadows Riding Academy
Conditional Use Application (CU# 2331)

HORSE RIDING ACADEMY WITH OVERNIGHT ACCOMMODATIONS

AND

ASSOCIATED AGRICULTURAL ACTIVITIES

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165.	<u>Saliyah Cruz</u>	<u>Camden DE</u>
	Name	Address
166	<u>Brian Kerin</u>	<u>Oakland NJ</u>
	Name	Address
167	<u>Bethany Bain</u>	<u>Jersey Shore PA</u>
	Name	Address
168	<u>Missy Day Palese</u>	<u>Mechanicsburg PA</u>
	Name	Address
169	<u>Justin Savage</u>	<u>Clifton, NJ</u>
	Name	Address
170	<u>Melissa Henry</u>	<u>Morristown, NJ</u>
	Name	Address
171	<u>Taylor Hall</u>	<u>Curwensville, PA</u>
	Name	Address
172	<u>Dailiesia Kallahan</u>	<u>Shepherdstown WV</u>
	Name	Address
173	<u>Ian King</u>	<u>Shepherdstown WV</u>
	Name	Address
174	<u>Jenni Buechler</u>	<u>Springfield VA</u>
	Name	Address

175. Erin Copp ~~4~~ West St Glen Rock PA 

Name	Address
Erin Copp	West St Glen Rock PA

176 Hailegh Copp Glen Rock PA

Name	Address
Hailegh Copp	Glen Rock PA

177 Sofie Rhoads @ Silver Spring MD

Name	Address
Sofie Rhoads	@ Silver Spring MD

178 Hawatu Davowah Lanham, MD

Name	Address
Hawatu Davowah	Lanham, MD

179 Kier Allen Stafford, VA

Name	Address
Kier Allen	Stafford, VA

180 Chris Wright Warrenton, VA

Name	Address
Chris Wright	Warrenton, VA

181 JAMES M. BROWN BEL AIR, MD

Name	Address
JAMES M. BROWN	BEL AIR, MD

Name	Address
------	---------

Name	Address
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Name	Address
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Name	Address
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Name	Address
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Name	Address
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Name	Address
------	---------

Name	Address
------	---------

182	Hope Zimmerman	Lancaster, PA
	Name	Address
183	Jared Zimmerman	Lancaster, PA
	Name	Address
184	KIMMIN IRANI	MIDDLETOWN, PA
	Name	Address
185	KAIVAN IRANI	MIDDLETOWN, PA
	Name	Address
186	JORDAN IRANI	MIDDLETOWN, PA
	Name	Address
187	TANNAZ KALYANIWALA	MIDDLETOWN, PA
	Name	Address
188	Jenna Charles	Lincoln University, PA
	Name	Address
189	Sheri Summer	LITITZ PA
	Name	Address
190	Joan Wright	Corner of Church St. Sharptown, MD
	Name	Address
191	Carl Rocchietti	Middlesex, NJ
	Name	Address
192	Linda Rocchietti	Middlesex, NJ
	Name	Address
193	Michele Falcao	Cranford, NJ
	Name	Address
194	John Akanbi	Cranford, NJ
	Name	Address
195	Courtney Drake	Corner of Church + Taylor, MD. Sharptown
	Name	Address
196	Jason Drake	Corner of Church + Taylor, MD. Sharptown
	Name	Address

197
198
199
200

Name	Kyla moore	Address	89654 Sunny drive, millsboro DE
Name	Bryce campbell	Address	94651 Mason way, Selbyville
Name	Brittney lince	Address	74369 peach drive, Laurel
Name	Allen J. Waller	Address	251 Muddy Swamp Rd. Laurel DE.

Name	Address
------	---------

Name	Address
------	---------

Name	Address
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Name	Address
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Name	Address
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Name	Address
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Name	Address
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Name	Address
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Name	Address
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Name	Address
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Name	Address
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TAB 3

SPECIAL USE #8287-2003

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: SHELLEY WRIGHT

Case No. 8287 - 2003

A hearing was held after due notice on August 18, 2003. The Board members present were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman and Mr. Hudson.

Nature of the Proceedings

This is an application for a special use exception for a riding academy.

Finding of Facts

The Board found that the Applicant was seeking a special use exception to establish a riding academy on a parcel north of Road 388, 232 feet east of Road 390A. After a hearing, the Board made the following findings of fact:

1. The Applicant wishes to establish a riding academy, and will board horses and teach equestrian skills
2. The Applicant proposes to build a dwelling with an attached stable.
3. The parcel contains more than 5 acres. One adjacent property is vacant and the other has a poultry house.
4. No persons appeared in opposition.

The Board granted the special use exception for a period of five years, finding that it would not substantially affect adversely the uses of neighboring and surrounding properties.

Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board members voting in favor were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman and Mr. Hudson; voting against - none.

**BOARD OF ADJUSTMENT
OF SUSSEX COUNTY**

Dale Callaway

Dale Callaway
Chairman

If the use is not established within one (1) year from the date below the application becomes void.

Date October 7, 2003

TAB 4

EXHIBITS

GOAL

I, Shelley Wright own Sweet Meadow Stable and am seeking a conditional use permit to add overnight accommodations to my current riding academy. The stable aims to provide small cabins and seasonal non-permanent structures to enable students to experience sleepaway horse camps, lessons, clinics and various other farm related activities to the public. The stable is 6.4 miles from Fenwick Island and our client base is made up of visiting tourists, local residents and various organizations seeking horse and farm related activities.

ABOUT

The 5 acre riding academy has been at the Deer Run Road location for 20 years. The farm also is popular for egg sales and in 2021 started a program for breeding miniature Highland cattle. Alpaca fiber is produced in the spring and sold at market price. You can find Sweet Meadow Stable listed with the Delaware Department of Agriculture under agritourism and equine marketing categories and the Delaware Equine Industry Directory under horse training services.

My passion is bringing animals and people together for an educational and unforgettable farm experience. We currently offer guided tours and explain the history of the farm not only as a riding academy but also as a horse rescue with over 30 horses saved from human consumption in the past 20 years. The stable uses "horse whispering" which is a non-traditional philosophy of working with horses based on the horse's natural instincts and methods of communication instead of traditional force. This niche has made our lesson program very popular with students and visitors alike who travel from all over the northeast to partake in these unique horse lessons. Being able to stay on-site adds to the unique opportunity to wake up and experience farm life as it's happening, partake in daily chores, offer overnight horse camps, host educational clinics or simply introduce farm life to ordinary people. Horse owners visiting the area will be able to "bring their horse to the beach" enabling them to utilize the farm's boarding, lessons and overnight accommodations in addition to exploring and riding at nearby state parks and trails.

Sweet Meadow Stable has also worked with the The Delaware Division of Developmental Disabilities Services (Pathways program) and Developmental Disabilities of Worcester County in providing disabled, special needs and at-risk youth with horse lessons and farm experience's. We hope to expand our offerings to allow these types of organizations the opportunity to utilize our overnight accommodations for various enrichment programs.

SUMMARY

Sweet Meadow Stable is seeking a conditional use permit to allow overnight accommodations and associated farm related activities so that I may continue to grow and serve our community. I believe this is an excellent way to allow persons of all backgrounds to experience the richness of agritourism and to provide them with lifelong memories and time spent in a thoughtful and meaningful way. Thank you for your time and consideration.

! July 12, 2022: The Spotted Lanternfly Quarantine has expanded to include Sussex County. Find out what it means for you. [More Info → \(https://de.gov/hitchhikerbug\)](https://de.gov/hitchhikerbug)

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There's so much to do on First State Farms – riding lessons, produce-picking, holiday events, farm tours, wine and food tastings, and more. Plan your visit by calling ahead or emailing ahead to confirm hours and visits, and enjoy Delaware's family-friendly fun!

New Castle County

Kent County

Sussex County

Barefoot Alpaca Farm

18469 Johnson Road
Lincoln, DE 19960
(302)535-5606 (tel:(302)535-5606)

Bennett Orchards

31442 Peach Tree Lane
Frankford, DE 19945
(302) 732-3358 (tel:(302) 732-3358)
bennettorchards.com (<http://www.bennettorchards.com>)

Brittingham Farms

Lavender & Lambs
22518 Phillips Hill Road
Millsboro, DE 19966
(302) 604-3961 (tel:(302) 604-3961)
brittinghamfarms.com (<https://www.brittinghamfarms.com/>)

Circle C Outfit, LLC

9801 Orchards End
Bridgeville, DE 19933
(302) 337-8828 (tel:(302) 337-8828)
circlecoutfit.com (<http://circlecoutfit.com/>)

Dawn's Country Market

30511 Cave Neck Road
Milton, DE 19968
(302) 644-4760 (tel:(302) 644-4760)
Facebook (<http://www.facebook.com/dawnscountrymarket/>)

Delmarva Discovery Tours

19470 Coastal Hwy #5
Rehoboth Beach, DE 19971
(302) 260-9008 (tel:(302) 260-9008)
www.delmarvadiscoverytours.com (<http://www.delmarvadiscoverytours.com/>)

Don's Tree Farm

6396 Hickman Road
Greenwood, DE 19950
(302) 349-0555 (tel:(302) 349-0555)
donstreefarm.com (<http://donstreefarm.com/>)

Evans Farms Produce

9843 Seashore Highway
Bridgeville, DE 19933
(302) 337-8130 (tel:(302) 337-8130)
evansfarmsproduce.com (<http://www.evansfarmsproduce.com/>)

H & H Brand Farms, Inc.

Main Street Box 5
Bethel, DE 19931
(800) 276-3420 (tel:(800) 276-3420)

Johnson's Country Market

36258 Zion Church Road
Selbyville, DE 19975
(302) 436-3276 (tel:(302) 436-3276)

Lavender Fields at Warrington Manor

18864 Cool Springs Road
Milton, DE 19968
(302) 684-1514 (tel:(302) 684-1514)
lavenderfieldsde.com (<http://lavenderfieldsde.com/>)

Mr. Peppers Pumpkin Patch

13000 Laurel Road
Laurel, DE 19956
(302) 875-393 (tel:(302) 875-393)
mrpepperspumpkinpatch.com (<http://www.mrpepperspumpkinpatch.com>)

Parsons Farms Produce

30381 Armory Road
Dagsboro, DE 19939
(302) 732-3336 (tel:(302) 732-3336)
<https://www.facebook.com/ParsonsFarmsProduce/>
(<https://www.facebook.com/ParsonsFarmsProduce/>)

Sweet Meadow Stable

37033 Sweet Meadow Lane
Selbyville, DE 19975
(302) 396-0564 (tel:(302) 396-0564)

<https://sites.google.com/site/sweetmeadowstablecom/home>
(<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsites.google.com%2Fsite%2Fsweetmeadowstablecom%2Fhome&data=05%7C01%7CSheree.Nichols%40delaware.gov%7Cfe9f3505fab34306588a08da2ddc64dd%7C8c09e56951c54deeabb28b99c32a4396%7C0%7C0%7C637872721840370008%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=g6Na9xemfUwCXhDp07J%2FjznpVVCPUsbS5cnA3O5z56Q%3D&reserved=0>)

T.S. Smith and Sons

8887 Redden Road
Bridgeville, DE 19933
(302) 337-8271 (tel:(302) 337-8271)
[tssmithandsons.com](http://www.tssmithandsons.com) (<http://www.tssmithandsons.com/>)

To add or update a listing, contact the Marketing section at 302-698-4625 (tel:302-698-4625) or email dda.marketing@delaware.gov (<mailto:dda.marketing@delaware.gov>).

Related Topics: [delaware agritourism](https://agriculture.delaware.gov/tag/delaware-agritourism/) (<https://agriculture.delaware.gov/tag/delaware-agritourism/>), [First State Farms](https://agriculture.delaware.gov/tag/first-state-farms/) (<https://agriculture.delaware.gov/tag/first-state-farms/>), [Kent County](https://agriculture.delaware.gov/tag/kent-county/) (<https://agriculture.delaware.gov/tag/kent-county/>), [New Castle County](https://agriculture.delaware.gov/tag/new-castle-county/) (<https://agriculture.delaware.gov/tag/new-castle-county/>), [Sussex County](https://agriculture.delaware.gov/tag/sussex-county/) (<https://agriculture.delaware.gov/tag/sussex-county/>)

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/ Buy Local Delaware: Equine Guide

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Delaware has a long and proud tradition of horse ownership, riding and racing. Horse operations cover about 12,000 acres of land, and provide thousands of jobs for Delawareans.

New Castle County

Kent County

Sussex County

Riding Stables:

Circle C Outfit LLC

9801 Orchards End

Bridgeville, DE 19933

(302) 337-8828 (tel:(302) 337-8828)

[circlecoutfit.com](http://www.circlecoutfit.com) (<http://www.circlecoutfit.com>)

Happy View Farm

37335 Derickson Creek Road

Frankford, DE 1994

(302) 537-7418 (tel:(302) 537-7418)

Search This Site

Search 
(<https://delaware.gov>)

Horse Power Show Hunters LLC

10116 Shawnee Road

Greenwood, DE 19950

(302) 354-1623 (tel:(302) 354-1623)

Sweet Meadow Stable

37033 Sweet Meadow Stable

Selbyville, DE 19975

(302) 396-0564 (tel:(302) 396-0564)

Website (<https://sites.google.com/site/sweetmeadowstablecom/home>)

To add or update a listing, contact the Communications & Marketing Section at 302-698-4522 (tel:302-698-4522) or email dda.marketing@delaware.gov (<mailto:dda.marketing@delaware.gov>).

Related Topics:

Buy Local Delaware (<https://agriculture.delaware.gov/tag/buy-local-delaware/>), delaware equine (<https://agriculture.delaware.gov/tag/delaware-equine/>), delaware horses (<https://agriculture.delaware.gov/tag/delaware-horses/>)



FOR ILLITRATIVE PURPOSES ONLY



Cottage 1

FOR ILLUSTRATIVE PURPOSES ONLY



Cottage 2

FOR ILLUSTRATIVE PURPOSES ONLY



A Frame

FOR ILLUSTRATIVE PURPOSES ONLY




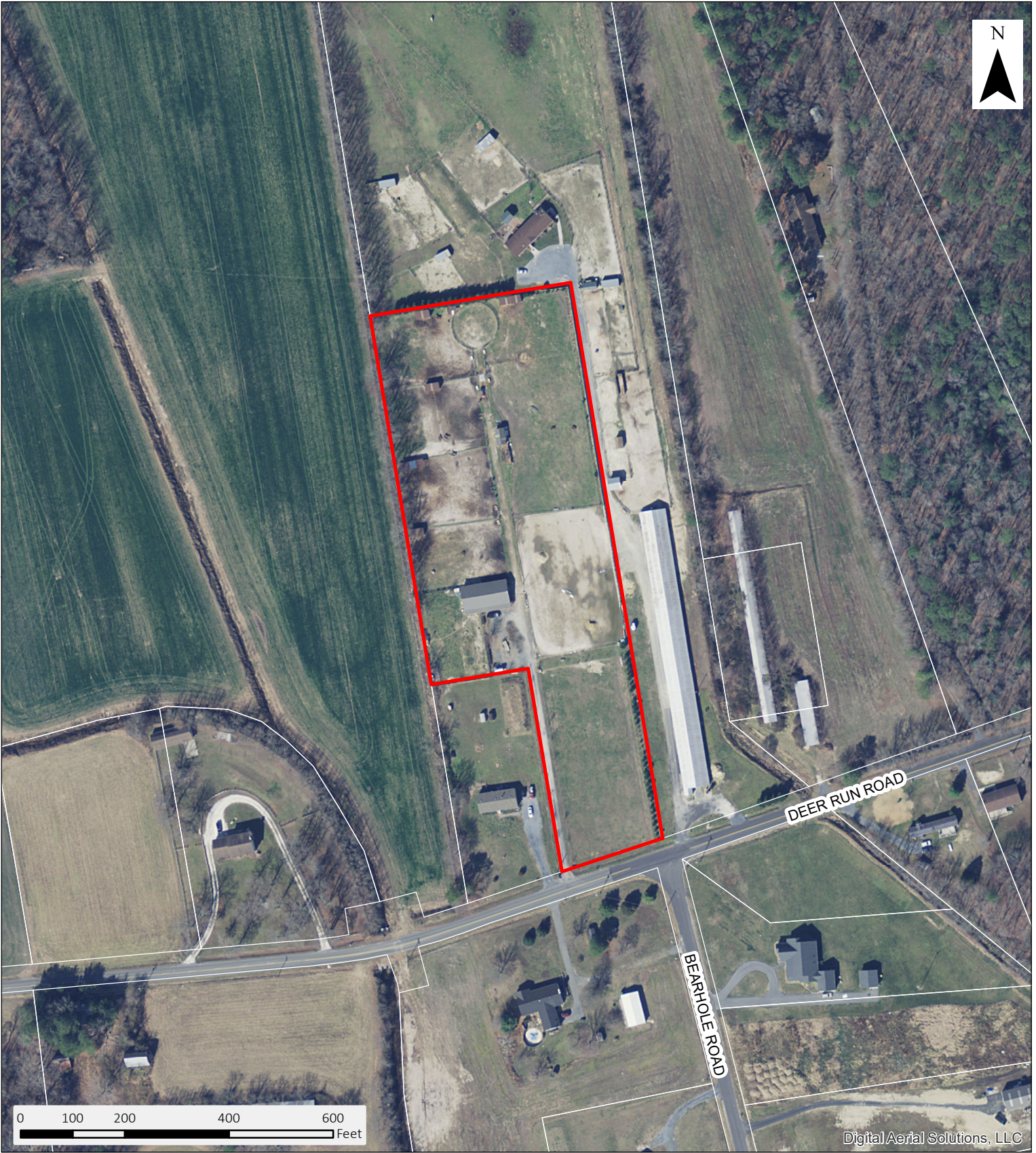
Yurt


TAB 5

MAPS




1	2017 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		




2	2012 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		




3	2007 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		




4	2002 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		




5	1997 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		




6	1992 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		




7	1968 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		




8	1961 Orthophoto		<div><div><div></div></div><div>Subject Property</div></div> <div><div></div><div>Tax Parcels</div></div>
	Sweet Meadows Riding Academy		
	SWTMW21001		




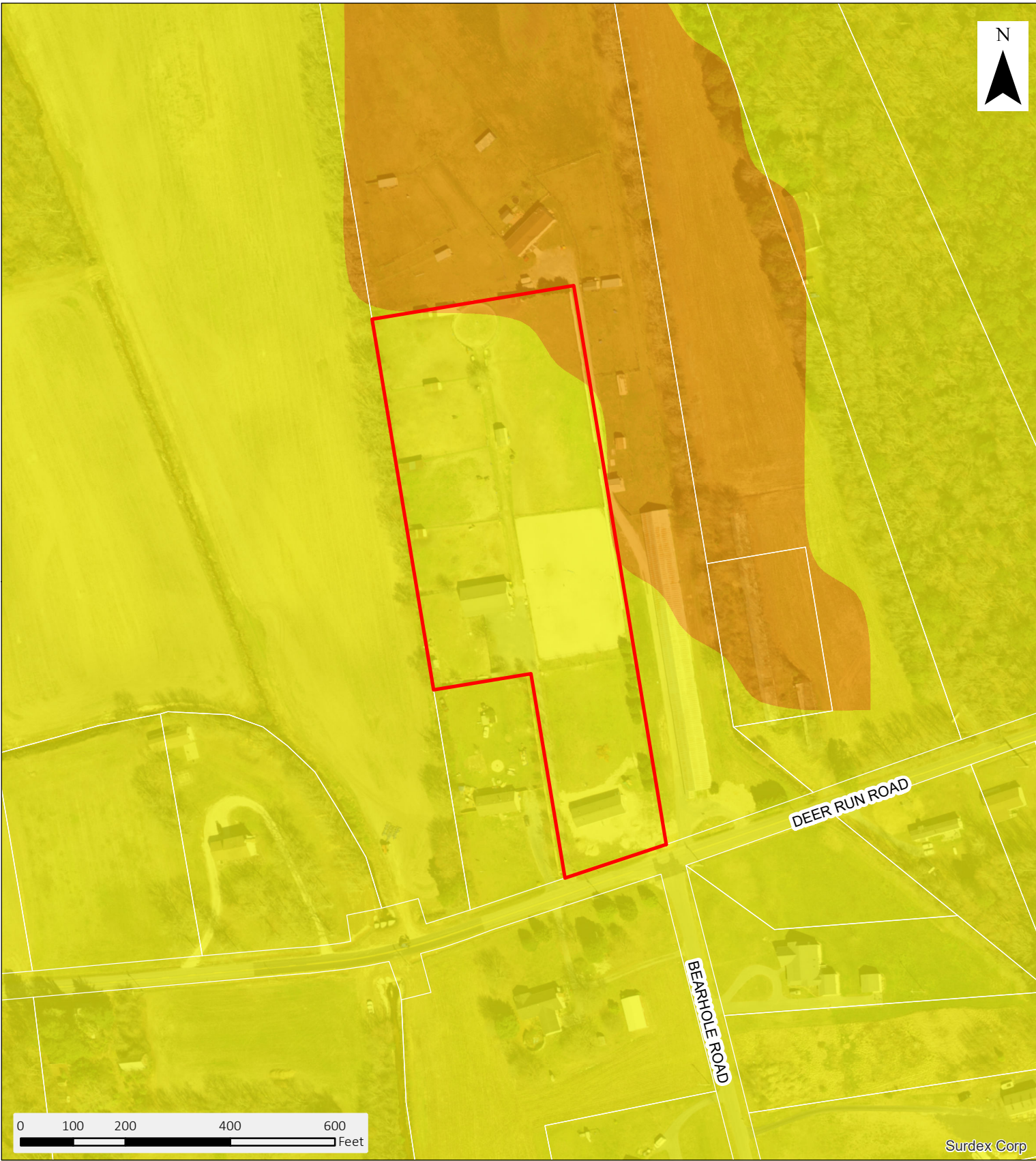
9	1954 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
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	SWTMW21001		




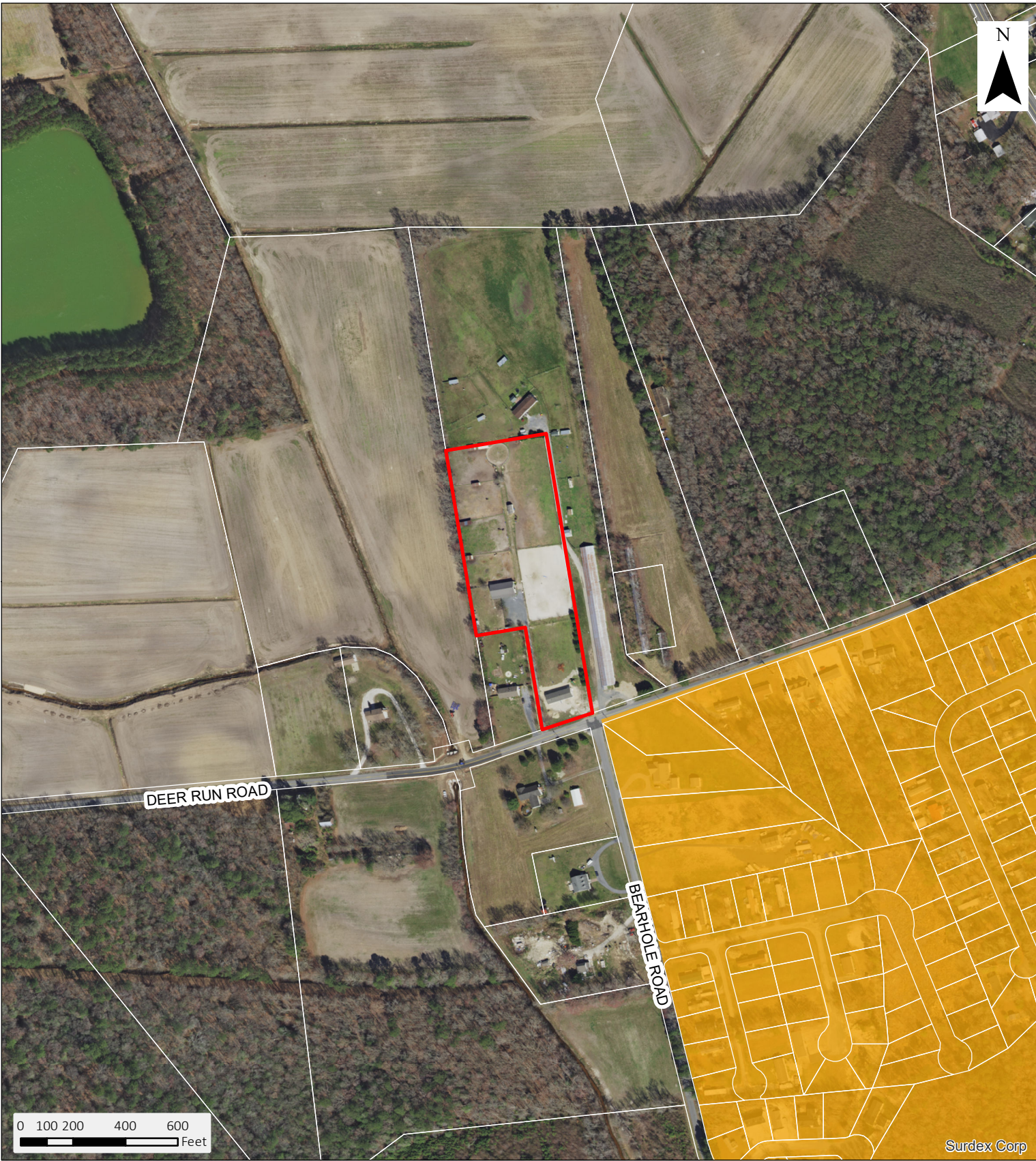
10	1937 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
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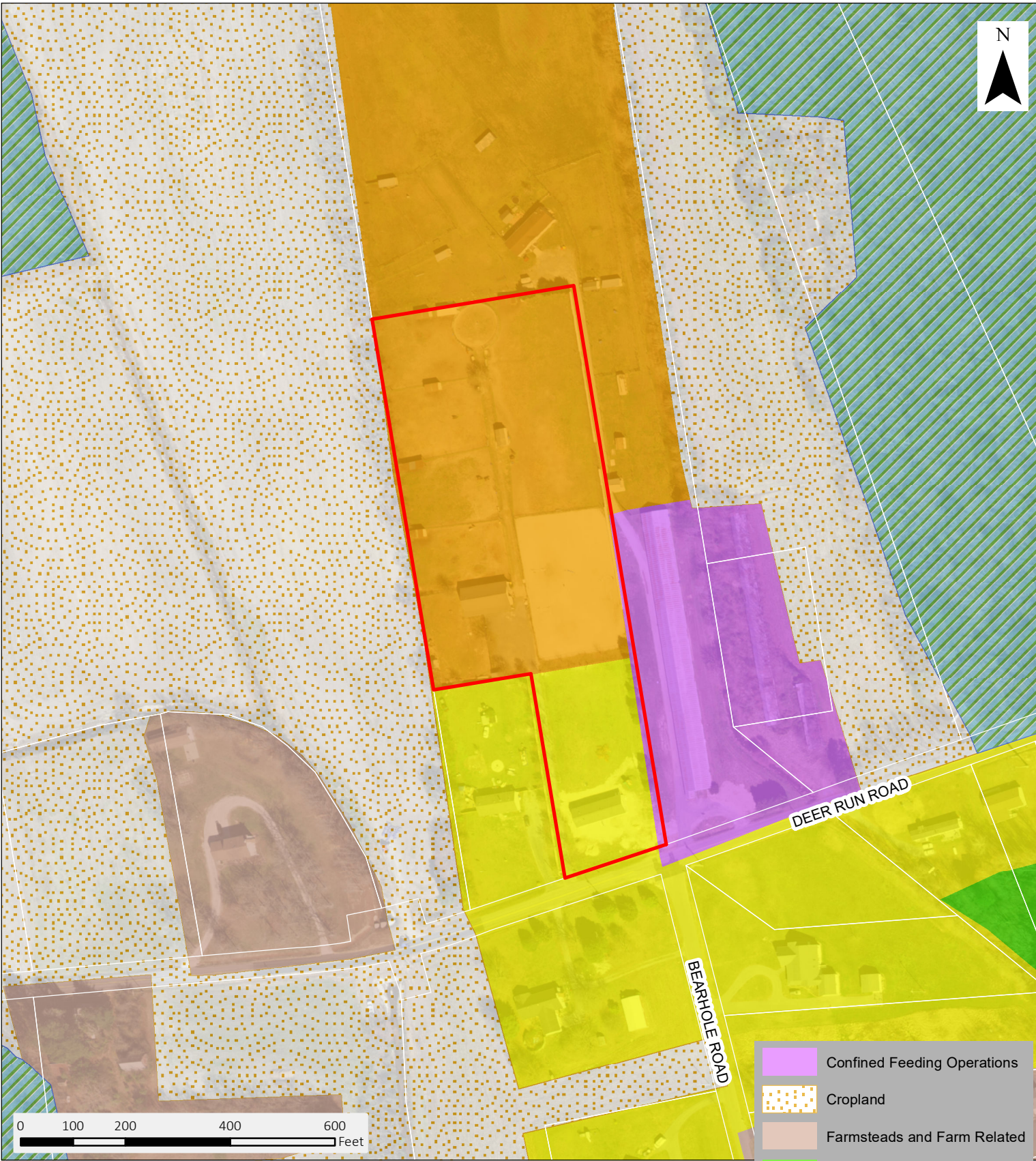
11	1926 Orthophoto		<div><div><div></div></div><div>Subject Property</div></div> <div><div></div><div>Tax Parcels</div></div>
	Sweet Meadows Riding Academy		
	SWTMW21001		




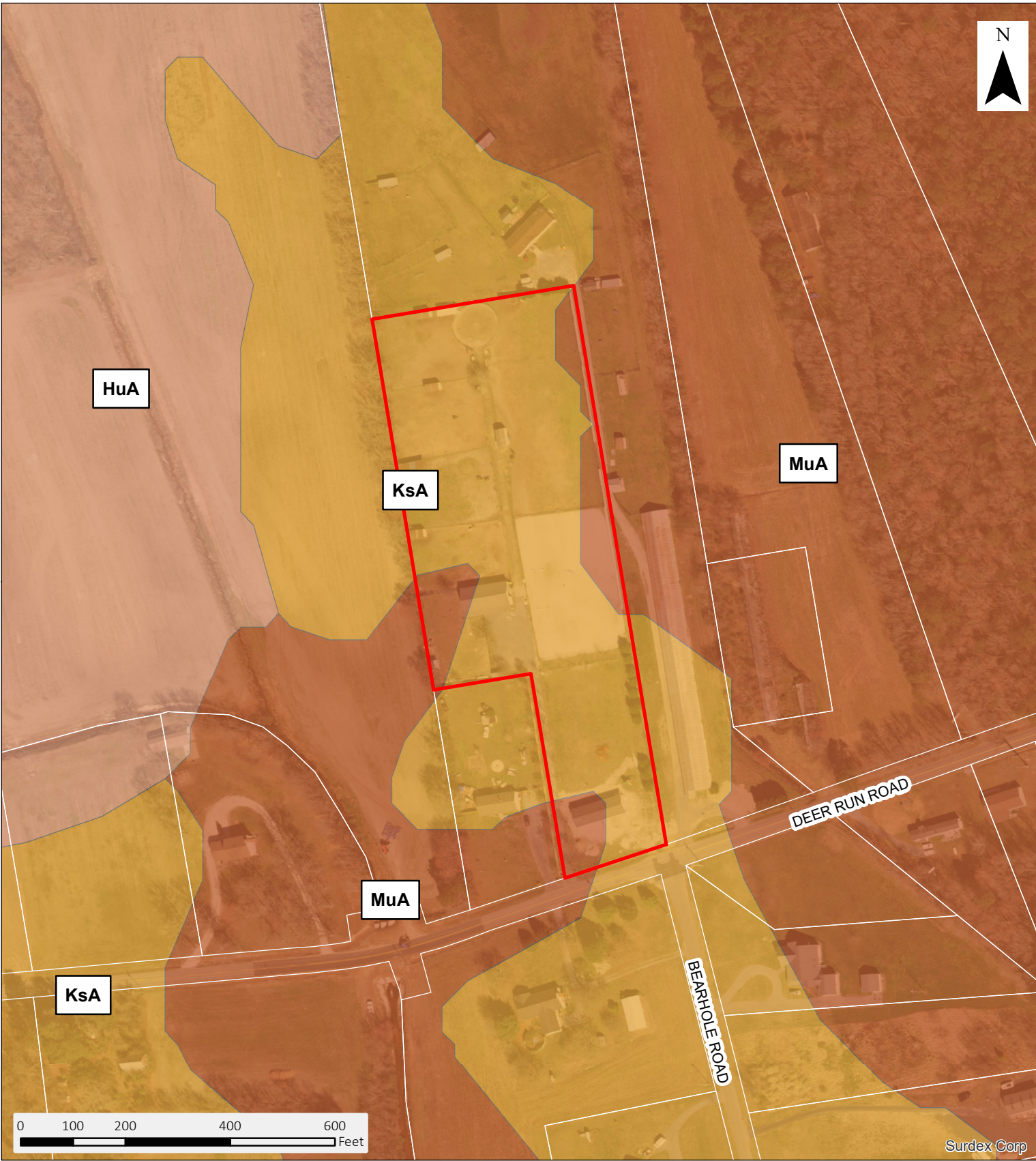
12	2020 State Strategies & Investment Levels		<div><div>Level 2</div><div>Level 3</div></div>
	Sweet Meadows Riding Academy		
	SWTMW21001		




13	County Zoning Map		<div><div></div>AR-1 (Unshaded)</div> <div><div></div>GR</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		





14	2007 Land Use Land Cover Revised		<ul style="list-style-type: none">Confined Feeding OperationsCroplandFarmsteads and Farm RelatedMixed ForestNon-tidal Forested WetlandOther AgricultureSingle Family Dwellings
	Sweet Meadows Riding Academy		
	SWTMW21001		




15	NRCS Soils Mapping		Soil Types: KsA - Klej loamy sand, Group A/D MuA - Mullica-Berryland complex, Group A/D
	Sweet Meadows Riding Academy		
	SWTMW21001		




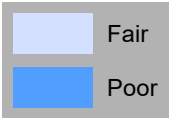
16	State Wetlands Mapping		 DNREC Wetlands
	Sweet Meadows Riding Academy		
	SWTMW21001		

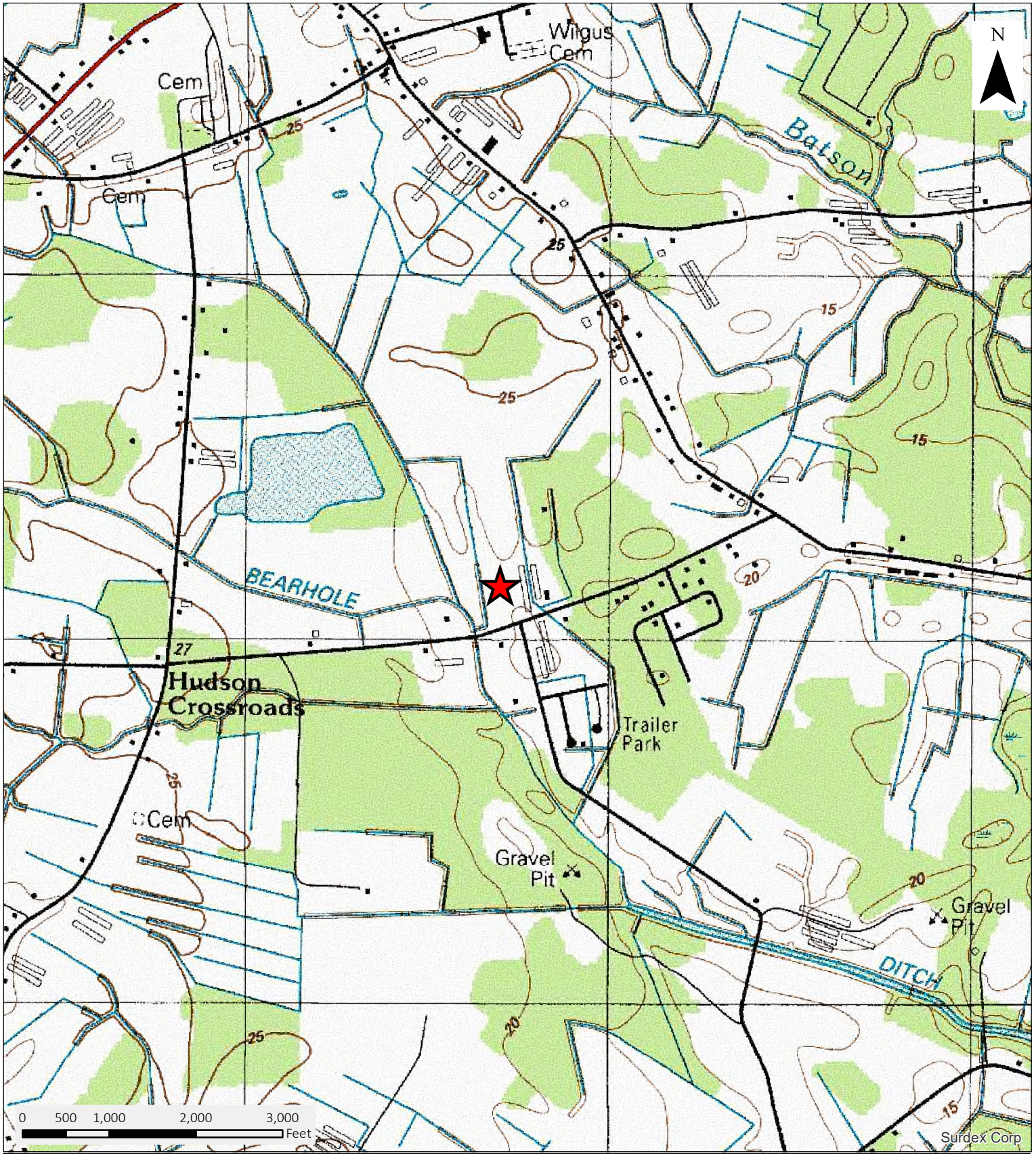



Surdex Corp

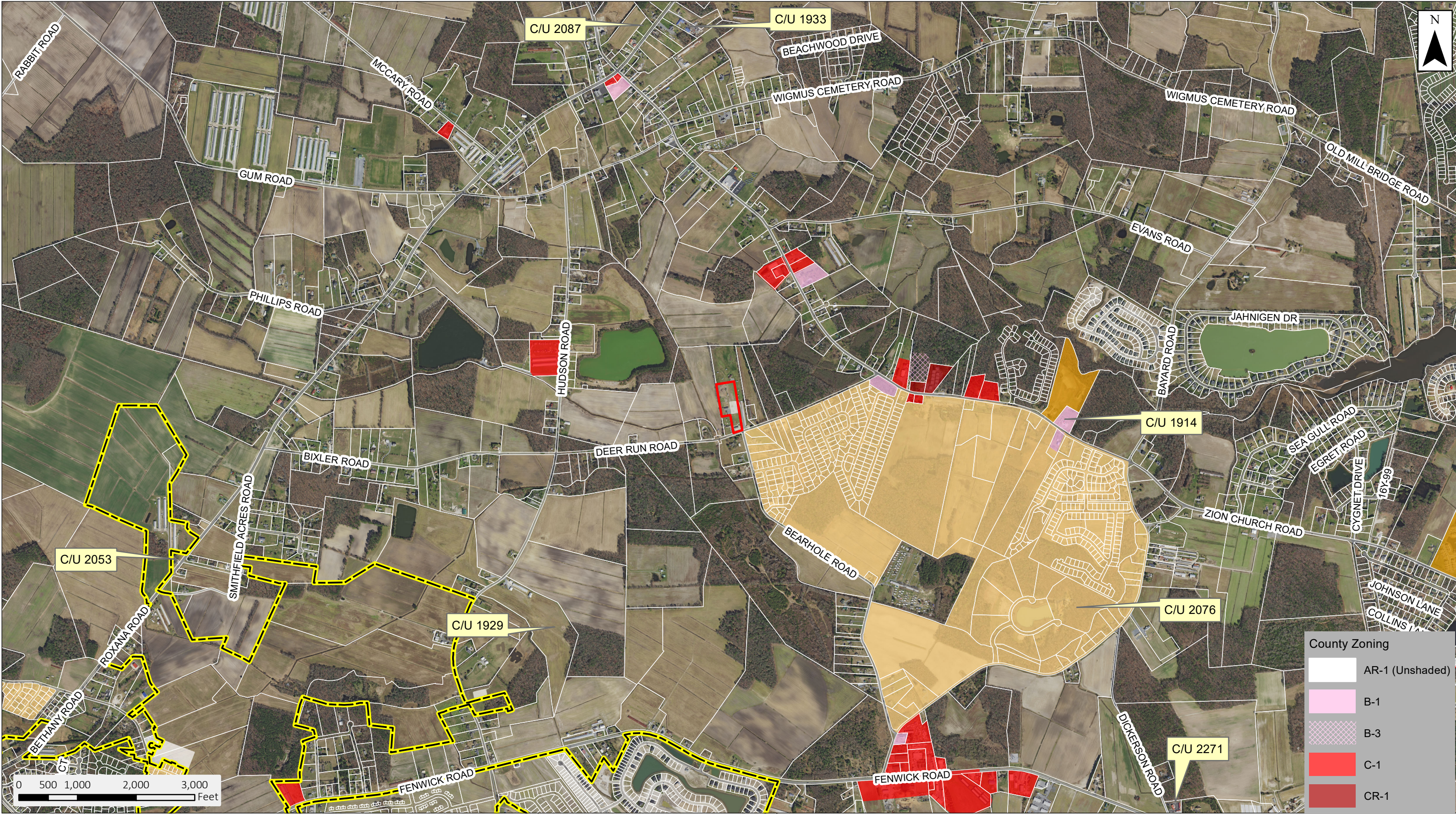
17	FEMA Floodplain Mapping		<div><div></div> Zone X</div> <p>Flood Map Reference: #10005C0635K (3/16/15)</p>
	Sweet Meadows Riding Academy		
	SWTMW21001		



18	Groundwater Recharge Potential		
	Sweet Meadows Riding Academy		
	SWTMW21001		



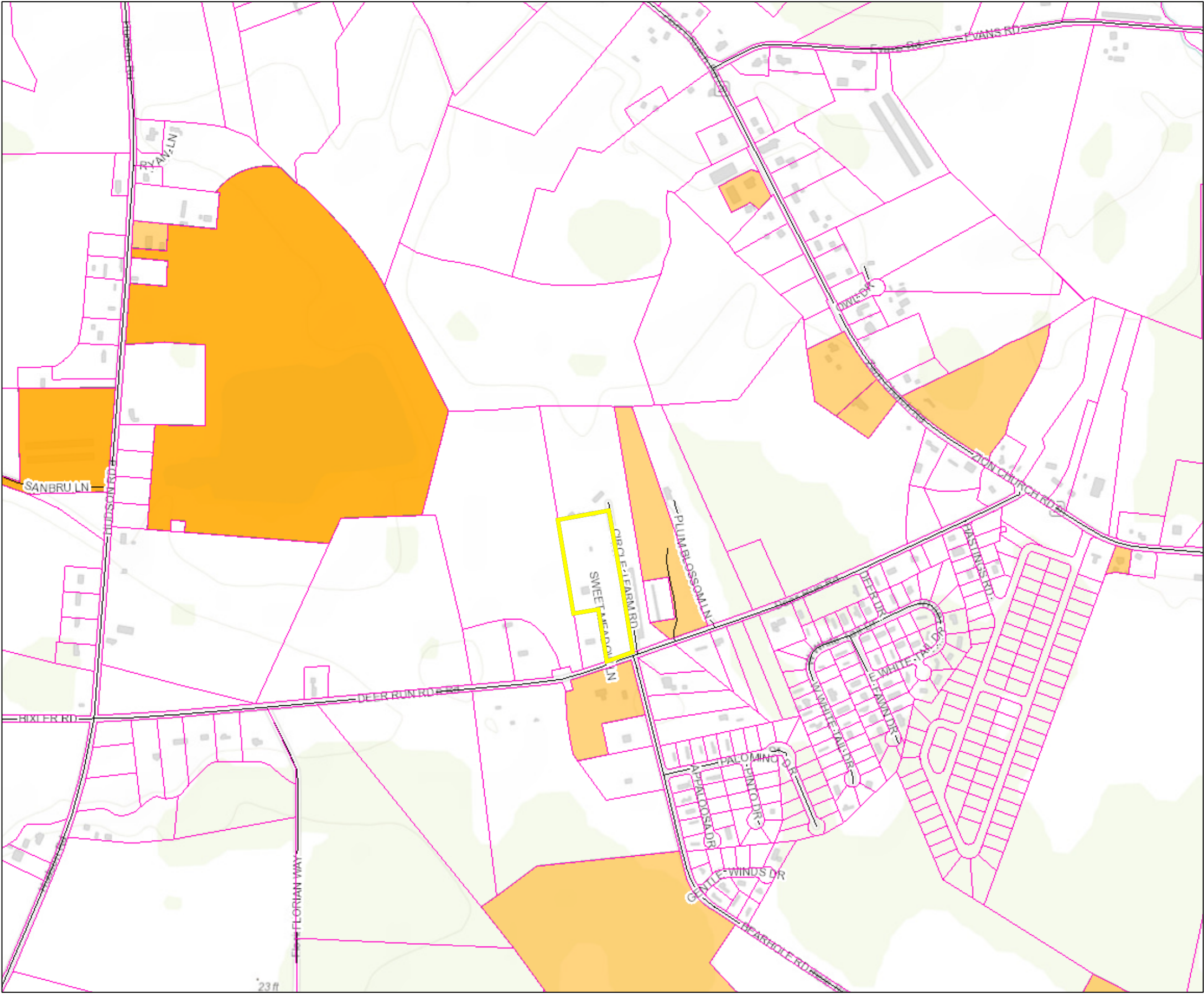
19	USGS Topographic Map		
	Sweet Meadows Riding Academy		
	SWTMW21001		



20	Approved Area Conditional Uses & Zoning			 Subject Property	 Tax Parcels
	Sweet Meadows Riding Academy			 Town of Selbyville	
	SWTMW21001				



Sussex County

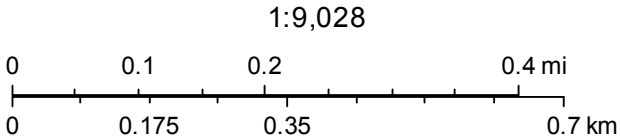


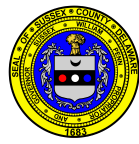
PIN: 533-11.00-27.04		
Owner Name	WRIGHT LYNN	SHELLY
Book	2914	
Mailing Address	37033 SWEET MEADOW LN	
City	SELBYVILLE	
State	DE	
Description	N/RD 388	
Description 2	LOT 6 CT	
Description 3		
Land Code		

- polygonLayer

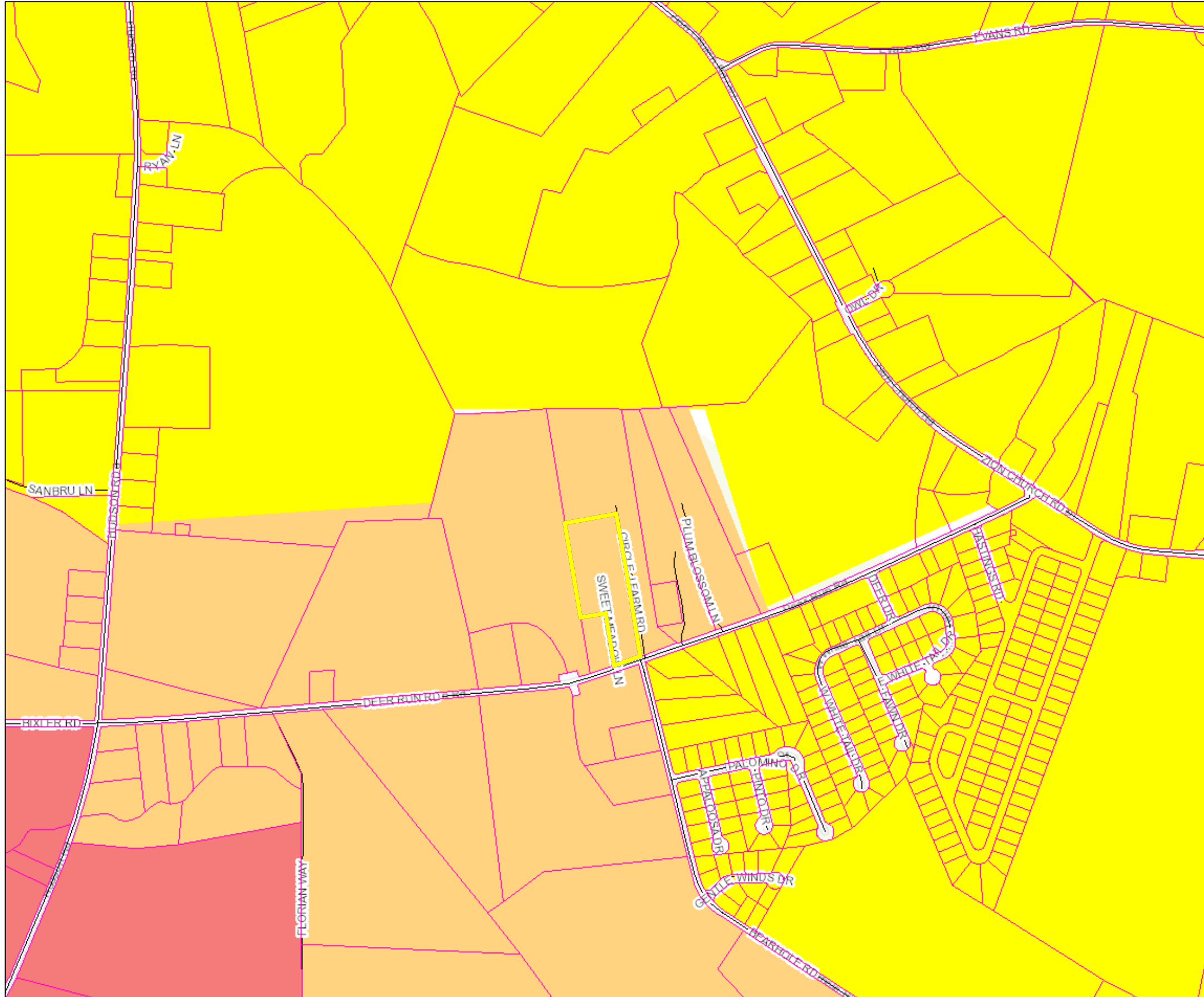
Override 1
- polygonLayer

Override 1
- Tax Parcels
- Streets
- County Boundaries
- Conditional Use





Sussex County



PIN:	533-11.00-27.04	
Owner Name	WRIGHT LYNN	SHELLY
Book	2914	
Mailing Address	37033 SWEET MEADOW LN	
City	SELBYVILLE	
State	DE	
Description	N/RD 388	
Description 2	LOT 6 CT	
Description 3		
Land Code		

polygonLayer

Override 1

polygonLayer

Override 1

--- Tax Parcels

— Streets

--- County Boundaries

2019 Future Land Use

Low Density

Coastal Area

Commercial

Developing Area

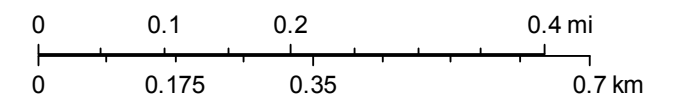
Existing Development Area

Industrial

Municipalities

Town Center

1:9,028



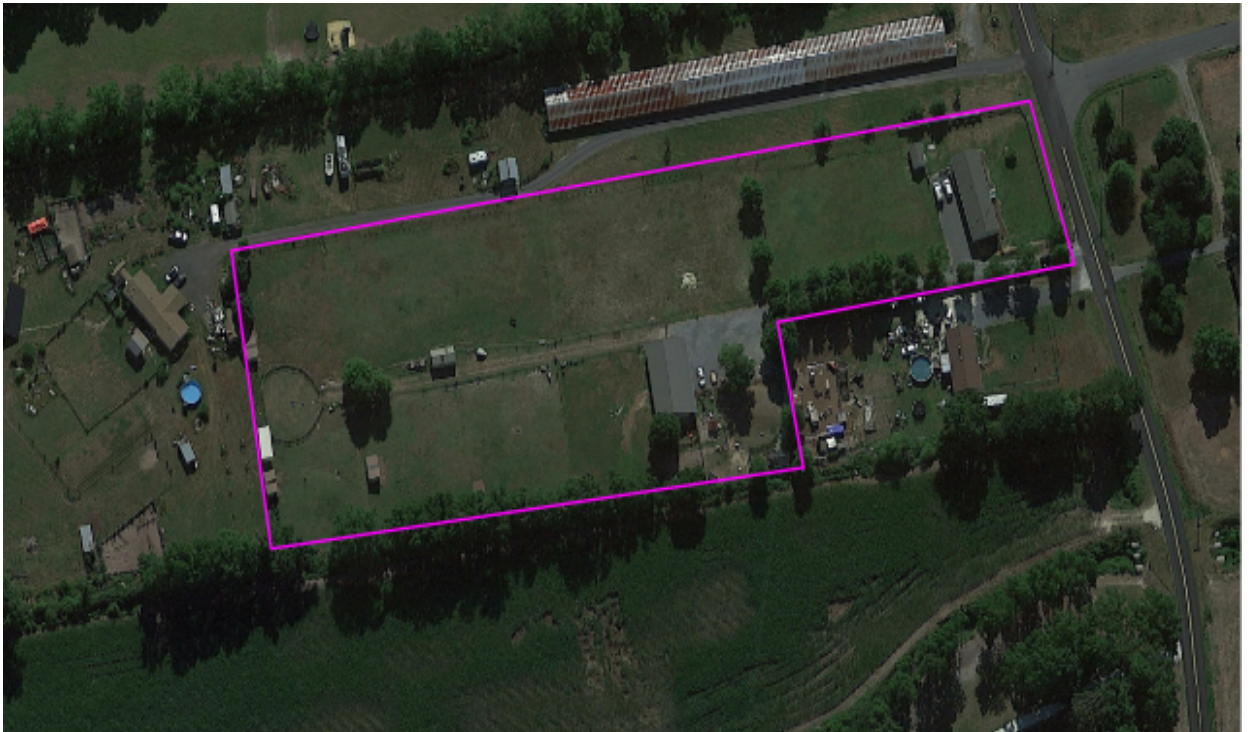
TAB 6

FINDINGS

SWEET MEADOWS RIDING ACADEMY
SHELLEY LYNN WRIGHT
CONDITIONAL USE #2331

FINDINGS OF FACT

1. This is an application to grant a conditional use of lands in an AR-1 Agricultural Residential District located on 5.0 acres, more or less, being in the Baltimore Hundred of Sussex County with an address 37033 Sweet Meadow Lane, Selbyville Delaware, located on the north side of Deer Run Road Road Sussex County Road 388 and directly across the road from Bearhole Road (SCR 390). Also being known as Sussex County Tax District 533-11.00 Parcel 27.04



2. The subject property is owned by Mrs. Shelley Lynn Wright, who is the owner and operator of Sweet Meadow Riding Academy.

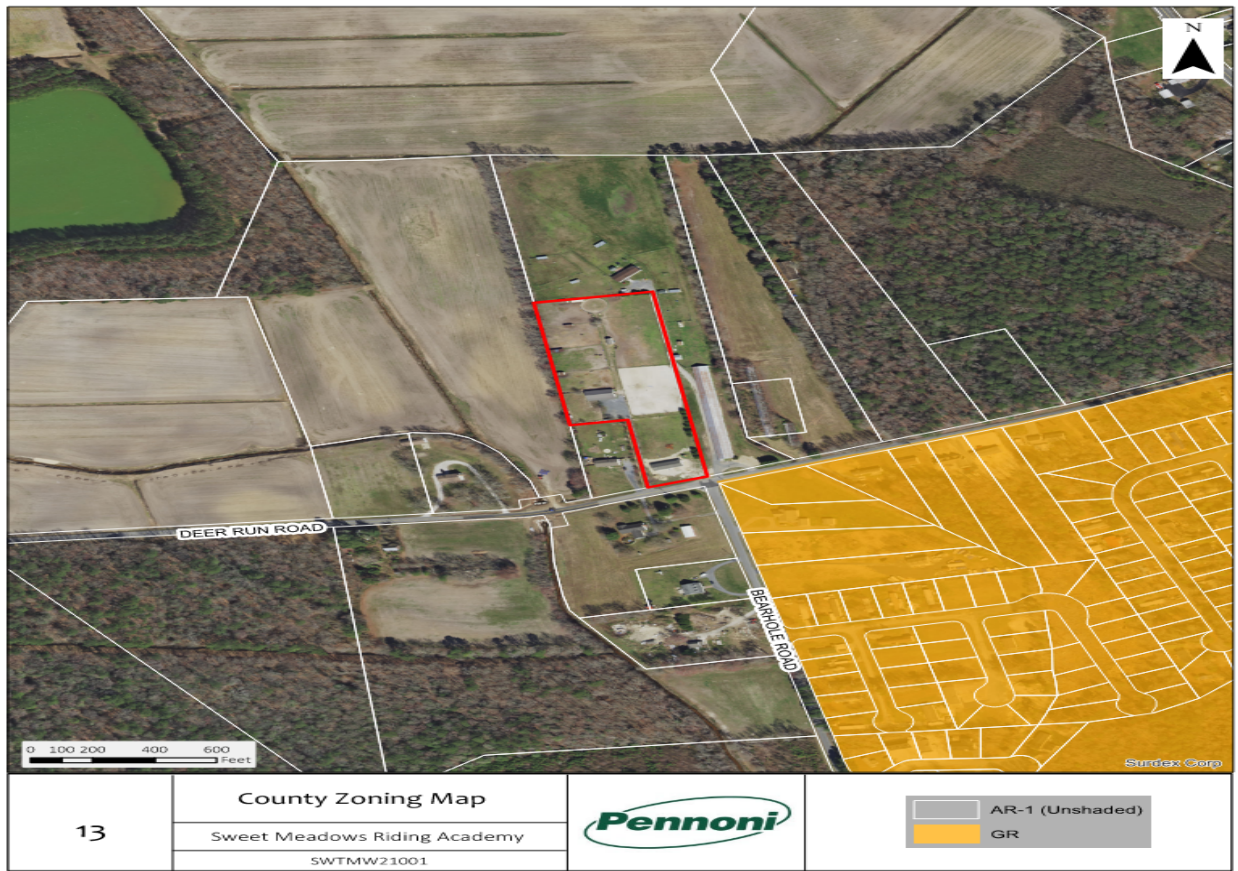
3. Sweet Meadow Riding Academy was founded by Mrs. Wright in 2003 on the subject parcel and has been operating under an existing Special Use Exception Case Number 8287 -2003 as approved unanimously by the Sussex County Board of Adjustment back on August 18, 2003. The use was approved for a Riding Academy for the purpose of boarding horses and teaching equestrian skills.
4. Sweet Meadow Riding Academy property consists of an existing dwelling where Mrs. Wright, her husband and three children currently reside on the property with a separate address of 37024 Sweet Meadow Lane, Selbyville DE. There is the office with its address of 37033 Sweet Meadow Lane, Selbyville DE; there are existing barns, sheds, run-ins, lean-to's, parking and pastures. The facility is currently gated.
5. The animals currently on site are 2 horses; 1 mini-horse; 1 alpaca; 2 goats; 1 Highland Bull; 6 chickens and 1 peacock.
6. Mrs. Wright proposes to expand her use to be a Horse-Riding Academy with Overnight Accommodations and Associated Agricultural Activities.
7. The Overnight Accommodations would consist of up to 10 individual style guest accommodations for temporary occupancy for persons engaged only with the specific use of the Horse-Riding Academy. Specifically, (4) Cabins, (2) Yurts, (3) Tents- "A"-frame Style Huts and (1) barn style sleeping quarters is being proposed.
8. A bathhouse will be provided for the overnight guests of the facility. All cabins will have bathroom facilities.

9. The Horse-Riding Academy and Associated Agricultural Activities will be centered around horsemanship for visiting guests that will offer education and unforgettable farm like experiences. Some of the activities the students and guests would expect:
- a. Classes on care for horses and other farm animals
 - b. Daily chore schedule
 - c. Dude Ranch living, ranch life and riding
 - d. Pony ride lessons for young children
 - e. Horse lessons for all ages
 - f. Horse whispering sessions
 - g. Equine based craft time
 - h. Country critters petting area
 - i. Equine based demonstrations
 - j. After school cowboy club
 - k. English riding academy
 - l. Limited farm specific events
 - m. Summer riding program
 - n. 4H/ boy and Girl Scouts programs
 - o. Animal yoga/ meditation
 - p. Guided walking farm tours
10. The properties are bordered on:
- a. North and East by an existing residential dwelling and a once used chicken house;
 - b. South and West by an existing residential dwelling;
 - c. And on the West by a vacant agricultural field.
11. An existing vegetated buffer has been proffered and planted by the applicant along North and East property lines with Tax Parcel 27.02.

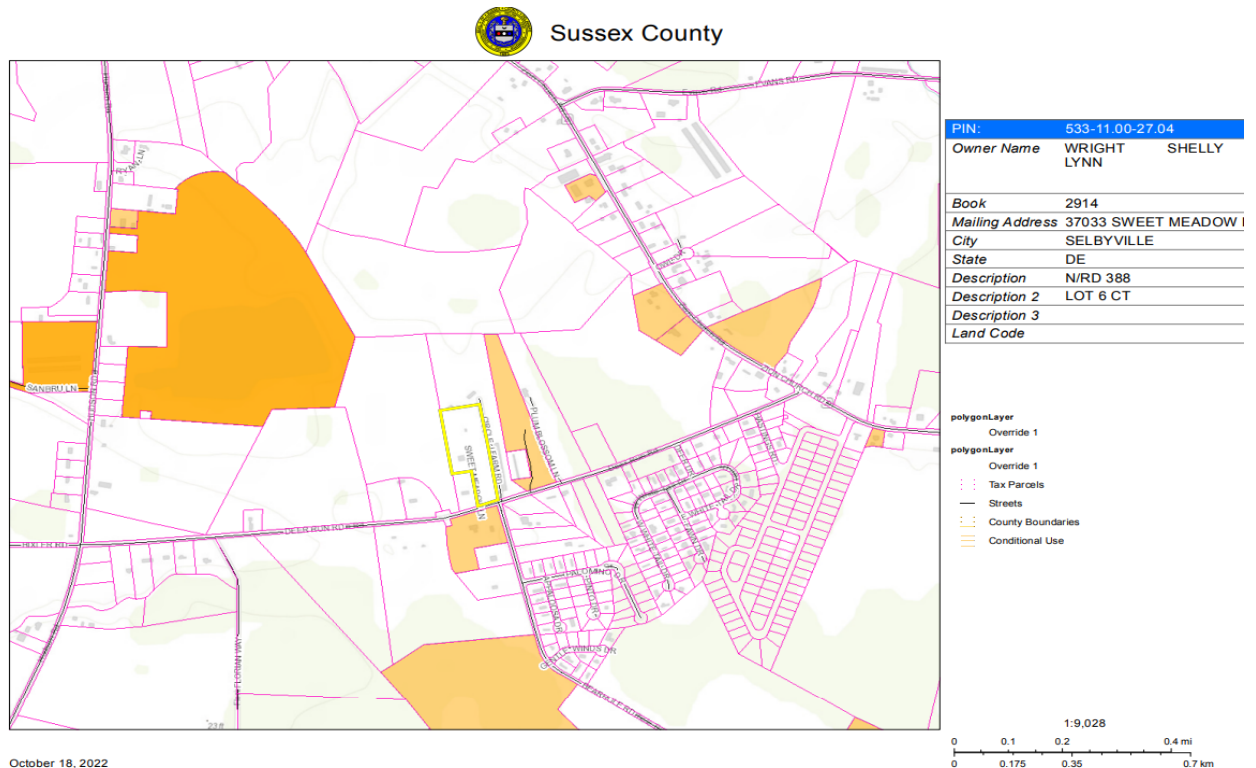
A 6-foot-tall privacy fence has been proffered and installed along the South and West property lines with Tax Parcel 27.06.

No buffer is proposed along the property line shared with Parcel 28.00 given the existing vegetation along this section of the property line as well as the Agricultural relationship between the properties that serves as a visual character for the use of the facility.

12. The immediate surrounding area to this property is a mixture of AR-1 Agricultural Residential zoned lands and GR General Residential zoned lands.

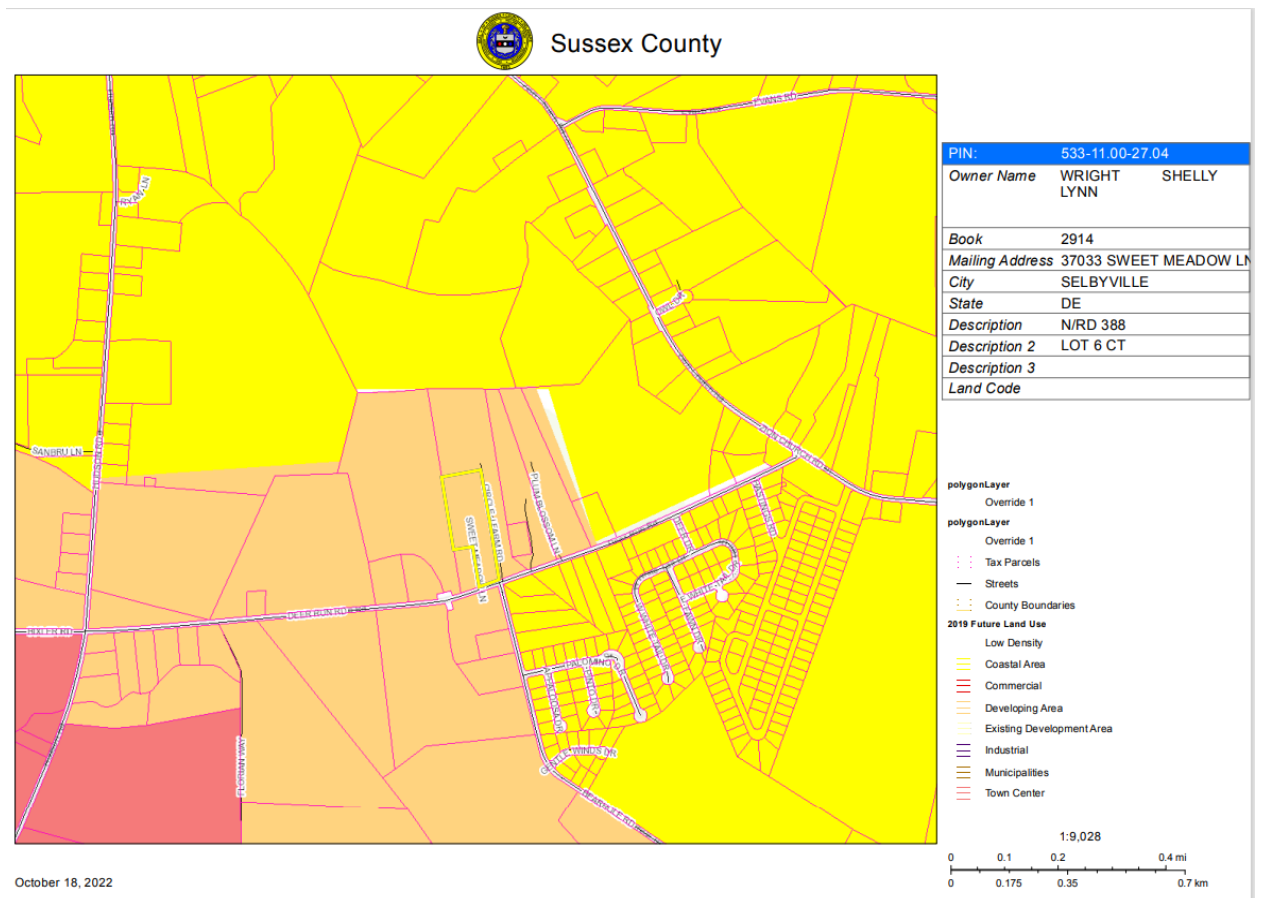


13. The Conditional Use request is not out of character with the neighborhood as there are several other Conditional Use properties in the vicinity of this property.



14. This conditional use application is subject to the provisions of Articles IV through XXIV, and § 115-22 of the Zoning Code.
15. The purpose of a Conditional Use is to provide for certain uses which cannot otherwise be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations.
16. A horse-riding academy with overnight accommodations and associated agricultural activities use is generally of a public or semipublic character and is essential and desirable for the general convenience and welfare but, because of the nature of the use, the importance of its relationship to the Comprehensive Plan and possible impact on neighboring properties, requires the exercise of planning judgment on location and site plan.

17. In the 2019 Sussex County Comprehensive Plan – the area for the proposed Conditional Use is identified to be in a Developing Area which is considered one of the seven types of Growth Areas. The property is surrounded by areas designated on the Future Land Use Map as being within the Coastal Area and in close proximity of areas being in the Commercial Area. The development is consistent with the purposes and goals of the Sussex County Comprehensive Plan Update and is beneficial and desirable for the general convenience and welfare of Sussex County and its residents because it promotes tourism and related services, economic growth in a designated development area, offers employment opportunities, significant economic benefits to area businesses, and is consistent with the character of the zoning and development in the area; and that there will be no negative impact on schools or other similar public facilities.



18. The 2019 Comprehensive Plan states that permitted uses in the form of mixed-use development with a careful mixture of homes with light commercial is appropriate to provide for convenient services and allow people to work close to home.
19. Section 9.2.1 of the Sussex County Comprehensive Plan states that *agriculture is an important sector for the overall economy of Sussex County, and it provides a strong economic foundation* and further states that *given the importance of agriculture to Sussex County, it is important to have an understanding of the size of the industry and to look at recent trends in the industry*. Given the size of the agriculture industry, there is a large potential for agri-tourism in the County – Page 9-10.
20. Sweet Meadows is listed under agritourism with the Delaware Department of Agriculture.

Delaware Department of
Agriculture

Buy Local Delaware: Agritourism

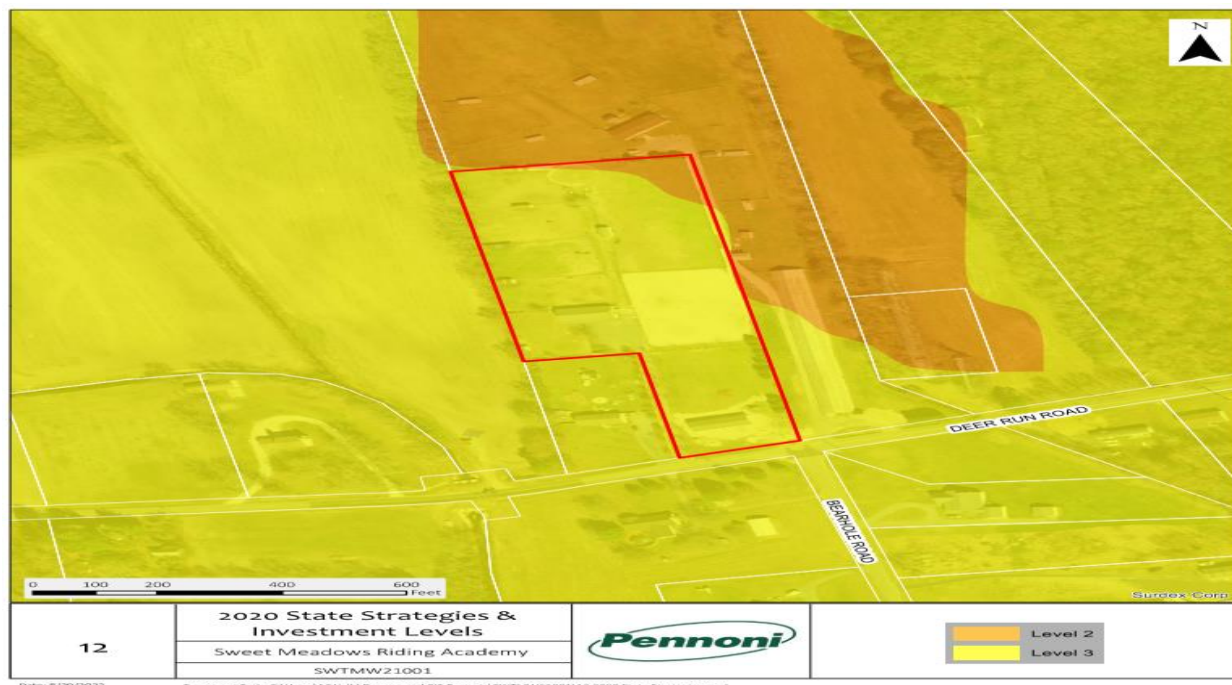
Sweet Meadow Stable

37033 Sweet Meadow Lane

Selbyville, DE 19975

(302) 396-0564 (tel:(302) 396-0564)

21. The 2020 Strategies for State Policies and Spending Map identifies the area as Investment 3.



22. The property and use will have access from Deer Run Road (Sussex County Road 388) using Existing Sweet Meadow Lane. Deer Run Road is classified as a Local Road according to DelDOT's highway functional classification map. Right-of-way dedications and permanent easement dedications will be required.

23. The proposed conditional use will not adversely affect the congestion of roads as confirmed by DelDOT, which determined that the horse-riding academy with overnight accommodations and associated agricultural uses would generate fewer than 50 vehicle trips per day and considers the development traffic impact to diminutive in the context of the agreement with Sussex County. No Traffic Impact Study (TIS) was required for this application.

24. No Wetlands are located on the property.

25. There are no threatened or endangered species on the property.

26. The property is in the Tier 1 – Sussex County Unified Sanitary Sewer District and currently has sewer to the property.
27. Water for Domestic Use is provided through private commercial wells servicing the property.
28. The property is not located within an excellent groundwater recharge area or well head protection area.
29. The property is not within a floodplain based upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) dated March 16, 2015, Map Number 10005C0635K, which shows the property located in an area designated as Zone “X” (unshaded), which is an area determined to be outside the 500-year floodplain, or in an area with less than 0.2% annual probability of flooding.
30. The property is located in the Roxana Fire Department (90) service area for fire protection.
31. The project will be subject to the “Conditions of Approval” which have been submitted as a part of this application.
32. The proposed conditional use meets the general purpose of the Zoning Ordinance being located in an appropriate location meeting the purpose of this district and the comprehensive plan by providing sufficient space in appropriate locations for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations, which is essential and desirable for the general convenience, orderly growth, prosperity and welfare of the County.

Conditional Use 2331 – Conditions of Approval

Approval is subject to the following conditions:

1. The use shall be limited to the Horse-Riding Academy with Overnight Accommodations and Associated Agricultural Uses as described in the Findings of Fact.
2. The maximum number of overnight accommodations will be ten (10) individual style guest accommodations for temporary occupancy for persons engaged only with the specific use of the horse-riding academy and associated agricultural uses.
3. To enhance the general character of the district and its compatibility with its residential and agricultural surroundings, one indirectly illuminated on-premises sign, not to exceed 32 square feet of sign area per side shall be permitted for the business.
4. The entire facility shall be open all year round and will have “Quiet Hours” from 8:00 pm – 7:00 am each day.
5. All security lighting shall be screened so that it does not shine on neighboring properties or roadways.
6. All buffers as mentioned in the Findings of Fact number 10, as attached to this application, will be maintained by the applicant as depicted. With the exception, that if Tax Parcel 28.00, were to be developed into residential homes along the shared property line, then a vegetated buffer will be required to be planted by the applicant within their boundary.
7. The applicant shall comply with all DelDOT requirements, including any entrance or roadway improvements
8. The applicant shall comply with all State and County Stormwater and Erosion and Sediment Control Regulations. The project will meet or exceed stormwater management

system regulations set forth by the Sussex Conservation District and DNREC through the combination of Best Management Practices (BMP) and Best Available Technologies (BAT). The final site plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.

9. Sanitary sewer service will be provided by Sussex County.

10. Potable water service will be provided by onsite commercial wells as regulated by DNREC.

11. All trash container areas shall be screened and be located within the minimum building restriction lines.

12. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.



SWEET MEADOWS RIDING ACADEMY

CASE NO. CU 2331



OWNER:

SHELLY LYNN WRIGHT
37033 SWEET MEADOW LANE
SELBYVILLE, DE 19975

DEVELOPER:

SHELLY LYNN WRIGHT
37033 SWEET MEADOW LANE
SELBYVILLE, DE 19975

PENNONI

18072 DAVIDSON DRIVE
MILTON, DE 19968MARK H. DAVIDSON, PRINCIPAL LAND
PLANNERALAN DECKTOR, PE., ENV SP
JOHN W. HAUPT, PLS

ENVIRONMENTAL:

PENNONI

MARC CHARTIER, PG, LSRP
JOHN-THOMAS GRAUPENSPERGER, PWS

ACCENT ENVIRONMENTAL

WILLIAM J. GANGLOFF, PhD. PROFESSIONAL
SOIL SCIENTIST

THE VISION FOR SWEET MEADOW STABLES

Goal

I, Shelly Wright own Sweet Meadow Stable and am seeking a conditional use permit to add overnight accommodations to my current riding academy. The stable aims to provide small cabins and seasonal non-permanent structures to enable students to experience sleepaway horse camps, lessons, clinics and various other farm related activities to the public. The stable is 6.4 miles from Fenwick Island and our client base is made up of visiting tourists, local residents and various organizations seeking horse and farm related activities.

About

My passion is bringing animals and people together for an educational and unforgettable farm experience. We currently offer guided tours and explain the history of the farm not only as a riding academy but also as a horse rescue with over 30 horses saved from human consumption in the past 20 years. The stable uses "horse whispering" which is a non-traditional philosophy of working with horses based on the horse's natural instincts and methods of communication instead of traditional force. This niche has made our lesson program very popular with students and visitors alike who travel from all over the northeast to partake in these unique horse lessons. Being able to stay on-site adds to the unique opportunity to wake up and experience farm life as it's happening, partake in daily chores, offer overnight horse camps, host educational clinics or simply introduce farm life to ordinary people. Horse owners visiting the area will be able to "bring their horse to the beach" enabling them to utilize the farm's boarding, lessons and overnight accommodations in addition to exploring and riding at nearby state parks and trails.

Sweet Meadow Stable has also worked with the Developmental Disabilities of Worcester County in providing disabled, special needs and at-risk youth with horse lessons and farm experiences. We hope to expand our offerings to allow these types of organizations the opportunity to utilize our overnight accommodations for various enrichment programs.

Summary

Sweet Meadow Stable is seeking a conditional use permit to allow overnight accommodations and associated farm related activities so that I may continue to grow and serve our community. I believe this is an excellent way to allow persons of all backgrounds to experience the richness of agritourism and to provide them with lifelong memories and time spent in a thoughtful and meaningful way.

Thank you for your time and consideration.

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Mark H. Davidson / Vice President

Principal Land Planner/Office Director

EDUCATION

University of Delaware; Civil Engineering,
(1986-1990)

Land Surveying, Delaware Technical &
Community College (1984-1986) and
Wastewater Microbiology Diploma
(1997)

Land Planning, Institute for Public
Administration (2006)

CERTIFICATIONS

DNREC Class A Percolation Tester & Class
B Septic Designer, (DE #2418)

Sediment & Stormwater Management,
Responsible Personnel, DE (#8760) and
MD (#4914)

DNREC Certified Construction Reviewer:
DE (#1270)

Delaware Notary

TRAININGS

Hydrology, Delaware TR-20 (1993)

Reducing Flood Hazard in Coastal
Development (1996)

Law for Managers/Supervisors (1999)

State and Federal Laws (2000)

Advanced Real Estate Law in Delaware
(2002)

Land Conservation and Historic
Preservation (2003)

Land Surveying Business Diploma (1998)

Project Manager Training I, Pennoni
(2015)

PROFESSIONAL AFFILIATIONS

National Onsite Wastewater Recycling
Association

Delaware Onsite Wastewater Recycling
Association

American Planning Association

American Institute of Certified Planners

HONORS/AWARDS

Association of Professionals
Philanthropy, Brandywine Chapter
Fundraising Nominee (2014)

Notable Networker Award, BNI (2013)

EXPERIENCE SUMMARY

Mark H. Davidson serves as Vice President of Pennoni and Office Director for our Southern Delaware, Milton Office. Mark also serves as the Principal Land Planner for Pennoni. He has over 35-years of past experience in Surveying, Engineering, Consulting, Construction and Land Planning. For 12-years he owned a professional engineering, surveying, land planning, environmental and consulting firm that provided professional consulting and design in land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware and Maryland. Mr. Davidson's project experience includes land development planning, surveying, engineering, environmental design and permitting; construction and project consulting, management and inspection; water resource consulting, management and inspection and municipal consulting, planning and inspection for residential, industrial, institutional, municipal and commercial applications.

Mark is a past director of the Delaware Onsite Wastewater Recycling Association as well as a member of the American Planning Association, American Institute of Certified Planners and has served in the past as a committee member of Delaware Low Impact Development Roundtable Committee, Delaware Pollution Control Strategy Committee, Delaware Sediment & Stormwater Regulatory Advisory Committee, and the Delaware Technical & Community College A/E Curriculum Committee. Past Board Member for the On Site Septic Advisory Board for the State of Delaware. He was also nominated for the Brandywine Chapter Association of Fundraising Professionals Philanthropy Award and has won the BNI Notable Networker Award.

Along with all the experience and education stated and with many years of combined experience in Surveying, Engineering, Consulting and Land Planning, he has been responsible for providing consulting, layout and design in surveying, engineering and land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware, Maryland, Virginia and West Virginia. He has project managed, studied, planned, surveyed, designed and engineered sustainable, master-planned communities, commercial and urban redevelopment projects, and the public infrastructure that supports them.

Mark has provided nationwide land planning consulting services to a variety of clientele to help coordinate project startups as well as final construction consulting services when it came to commercial, residential, industrial, municipal, educational and community land planning. Provided additional consulting in civil/site engineering, stormwater management, erosion and sediment control, wastewater collection and disposal, transportation, and environmental. Market areas practiced; Delaware, Maryland, West Virginia, Virginia, North Carolina, South Carolina, North Dakota, Puerto Rico, Canada and Panama.

Additional Project experience includes cutting edge design and technology as well as value engineering and construction to help clients through the ever-changing market including but not limited to solar voltaic and wind generation projects.



TAB 1

APPLICATION

Planning & Zoning Commission Application

Sussex County, Delaware

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

Type of Application: (please check applicable)Conditional Use ☒Zoning Map Amendment ☐**Site Address of Conditional Use/Zoning Map Amendment**

37033 Sweet Meadow Lane, Selbyville Delaware 19975

Type of Conditional Use Requested:

Horse Riding Academy with Overnight Accommodations and associated Agricultural Activities

Tax Map #: 533-11.00-27.04**Size of Parcel(s):** 5.0+/- Acres**Current Zoning:** AR-1**Proposed Zoning:** AR-1CU**Size of Building:** See Site Plan**Land Use Classification:** Developing Area**Water Provider:** Private**Sewer Provider:** Sussex County**Applicant Information****Applicant Name:** Sweet Meadows Riding Academy**Applicant Address:** 37033 Sweet Meadow Lane**City:** Selbyville**State:** DE**Zip Code:** 19975**Phone #:** (302) 396-0564**E-mail:** sweetmeadowstable@gmail.com**Owner Information****Owner Name:** Shelly Lynn Wright**Owner Address:** 37033 Sweet Meadow Lane**City:** Selbyville**State:** DE**Zip Code:** 19975**Phone #:** (302) 396-0564**E-mail:** sweetmeadowstable@gmail.com**Agent/Attorney/Engineer Information****Agent/Attorney/Engineer Name:** Mark H. Davidson - Pennoni**Agent/Attorney/Engineer Address:** 18072 Davidson Drive**City:** Milton**State:** DE**Zip Code:** 19968**Phone #:** (302) 684-6207**E-mail:** mdavidson@pennoni.com

Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

☒ **Completed Application**

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

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

☒ **Provide Fee \$500.00**

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

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

☒ **DeIDOT Service Level Evaluation Request Response**

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

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

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

Signature of Applicant/Agent/Attorney



Date:

12/17/2021

Signature of Owner



Date:

12/17/21

For office use only:

Date Submitted: 12/

Fee: \$500.00 Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____

72816

002914 200

RETURN TO:
Shelley Lynn Wright
Rt. 5, Box 62-A
Selbyville, DE 19975

TAX MAP: 5-33-11.00-27.04
PREPARED BY: Parsons & Weidman, P.A.
Route 26 & West Avenue
Ocean View, DE 19970
File No. 23568/MKS

THIS DEED, made this 20th day of November, 2003,

- BETWEEN -

D. STEPHEN PARSONS and VALERIE W. PARSONS, husband and wife, of P.O. Box 246, Dagsboro, DE 19939, parties of the first part,

- AND -

SHELLEY LYNN WRIGHT, of Rt. 5, Box 62-A, Selbyville, DE 19975, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR and 00/100 (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part:

ALL that certain lot, piece and parcel of land, situate, lying and being in Baltimore Hundred, Sussex County and State of Delaware, being known and designated as **LOT 6, LANDS OF D. STEPHEN PARSONS**, as shown on that certain plot prepared by Delaware Surveying Services, Registered Surveyors, dated May 15, 2003, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in **Plot Book 80, Page 227**, and being more particularly described as follows, to wit:

BEGINNING at an iron pipe situate on the northerly right of way of County Route 388 (50' wide), said pipe being a corner for these lands and Lot 7; thence, by and with the aforesaid northerly right of way of County Route 388, **South 80 degrees 16 minutes 21 seconds West, 160.00'** to an iron pipe, said pipe being a corner for these lands and Lot 5; thence, by and with Lot 5, the following two courses and distances, **North 00 degrees 21 minutes 00 seconds West, 307.82'** to an iron pipe; thence, **South 89 degrees 39 minutes 00 seconds West, 148.00'** to a point situate in the centerline of a ditch, said point being a corner for these lands, Lot 5 and a point on line of Lands of Howard Edward Johnson and Naomi B. Johnson; thence, by and with Lands of Howard Edward Johnson and Naomi B. Johnson and the centerline of the aforesaid ditch, **North 00 degrees 21 minutes 00 seconds West, 560.00'** to a point, said point being a corner for these lands and Lot 7; thence, by and with Lot 7, the following two courses and distances, **North 89 degrees 39 minutes 00 seconds East, 305.86'** to an iron pipe; thence, **South 00 degrees 21 minutes 00 seconds East, 841.75'** to the point and place of beginning, being and **containing 5.000 acres of land**, more or less.

Consideration: \$112000.00 Exempt Code: A

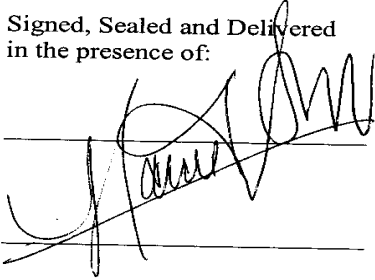
County	State	Total
1680.00	1680.00	3360.00
counter	Date: 11/26/2003	

2
KLB

BEING a part of the same lands conveyed unto D. Stephen Parsons and Valerie W. Parsons, his wife, by Deed of Cashar William Shockley and Joan Ann Shockley, his wife, dated January 24, 2003, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2804, Page 94.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:



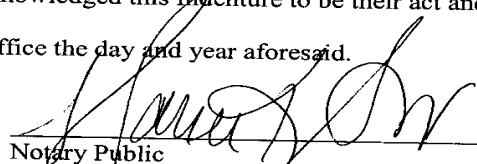

D. Stephen Parsons (SEAL)


Valerie W. Parsons (SEAL)

STATE OF DELAWARE, COUNTY OF SUSSEX, to-wit:

BE IT REMEMBERED, that on this 20th day of November, 2003, personally came before me, the subscriber, D. Stephen Parsons and Valerie W. Parsons, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

Given under my Hand and Seal of office the day and year aforesaid.


Notary Public
Printed Name: _____
My Commission Expires: _____

RECORDER OF DEEDS
JOHN F. BRADY

03 NOV 26 AM 8:40

SUSSEX COUNTY
DOC. SURCHARGE PAID

MARCIE K. SIMONS
NOTARY PUBLIC DELAWARE
MY COMMISSION EXPIRES
12/10/06

Received

DEC 01 2003

ASSESSMENT DIVISION
OF SUSSEX CTY

METES AND BOUNDS DESCRIPTION

LANDS NOW OR FORMERLY SHELLEY LYNN WRIGHT BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

TAX MAP 533-11.00-27.04

All that certain piece, tract and parcel lying in Baltimore Hundred, Sussex County, Delaware and being more particularly described as follows:

BEGINNING at an iron pipe situate on the northerly right of way of County Route 388 (50' ROW) said pipe being a corner for these lands and Lot 7; thence, by and with the aforesaid northerly right-of-way of County Route 388, **South 71 degrees 01 minutes 42 seconds West, 160.00 feet** to an iron pipe, said pipe being a corner for these lands and Lot 5; thence, by and with Lot 5, the following two (2) courses and distances:

- 1) **North 09 degrees, 35 minutes, 39 seconds West, 307.82 feet to an iron pipe**
- 2) **South 80 degrees, 24 minutes, 21 seconds West, 148.00 feet to a point,**

said point being situate in the centerline of a ditch, said point being a corner for these lands, Lot 5 and a point on line of Lands of Howard Edward Johnson and Naomi B. Johnson; thence, by and with Lands of Howard Edward Johnson and Naomi B. Johnson and the centerline of the aforesaid ditch, **North 09 degrees 35 minutes, 39 seconds West, 560.00 feet** to a point, said point being a corner for these lands and Lot 7; thence, by and with Lot 7, the following two (2) courses and distances:

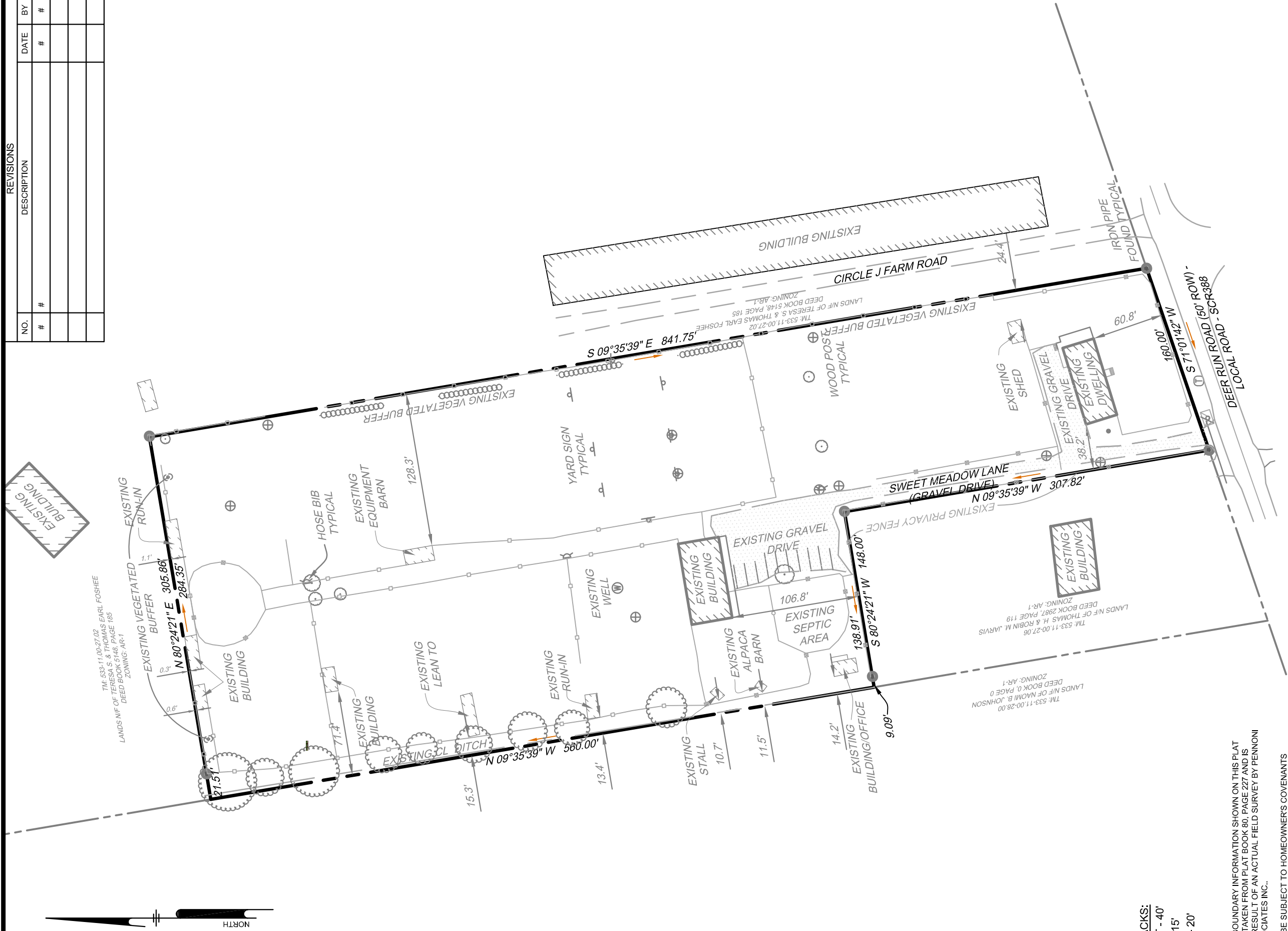
- 1) **North 80 degrees, 24 minutes, 21 seconds East, 305.86 feet to an iron pipe,**

2) **South 09 degrees 35 minutes, 39 seconds East, 841.75 feet to an iron pipe,**

said iron pipe being the **Point of Beginning** for this description.

This Parcel contains 5.0 acres, more or less

REVISIONS			
DESCRIPTION		DATE	BY
NO.	#	#	#



SETBACKS:
FRONT - 40'
SIDE - 15'
REAR - 20'

- NOTES
1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM PLAT BOOK 80, PAGE 227 AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC..
 2. MAY BE SUBJECT TO HOMEOWNER'S COVENANTS AND RESTRICTIONS.
 3. IT IS THE RESPONSIBILITY OF THE OWNER TO IDENTIFY WETLANDS, FLOOD PLAINS, ENDANGERED SPECIES, OR OTHER ENVIRONMENTAL LIMITATIONS.
 4. THIS SURVEY DOES NOT CERTIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS AND RIGHT-OF-WAYS CROSSING THE SUBJECT PROPERTY.

SURVEY CLASS: SUBURBAN
LOT AREA: 5.00± ACRES
PLAT REF.: PLAT BOOK 80, PAGE 227.



		PROJECT SWTMW21001	
PENNONI ASSOCIATES INC. 18072 Davidson Drive Milton, DE 19968 T 302.684.8030 F 302.684.8054		DATE 2021-11-15	
		DRAWING SCALE 1" = 80'	
		DRAWN BY KMD	
		APPROVED BY MHD/ AMD	
LANDS N/F OF SHELLY LYNN WRIGHT 37024 & 37033 SWEET MEADOW LANE, SELBYVILLE DELAWARE 19975 BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE		SHEET 1 OF 1	
PENNONI ASSOCIATES INC. 18072 Davidson Drive Milton, DE 19968 T 302.684.8030 F 302.684.8054		EXISTING CONDITIONS PLAN	
		SHELLY WRIGHT 37033 SWEET MEADOW LANE SELBYVILLE, DE. 19975	



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

NICOLE MAJESKI
SECRETARY

October 25, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Shelley Wright** proposed land use application, which we received on October 11, 2021. This application is for an approximately 5.00-acre parcel (Tax Parcel: 533-11.00-27.04). The subject land is located on the north side of Deer Run Road (Sussex Road 388) at the intersection with Bearhole Road (Sussex Road 390A). The subject land is currently zoned AR-1 (Agriculture Residential) and the applicant seeks a conditional use approval to operate a horse riding academy.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Deer Run Road is 935 vehicles per day.

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

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



Mr. Jamie Whitehouse

Page 2 of 2

October 25, 2021

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



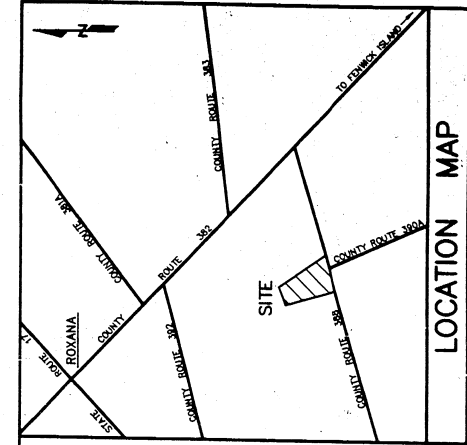
T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm

cc: Shelly Wright, Applicant
Lauren DeVore, Sussex County Planning & Zoning
David Edgell, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination

35865

VOL 80 PAGE 227



DATA COLUMN

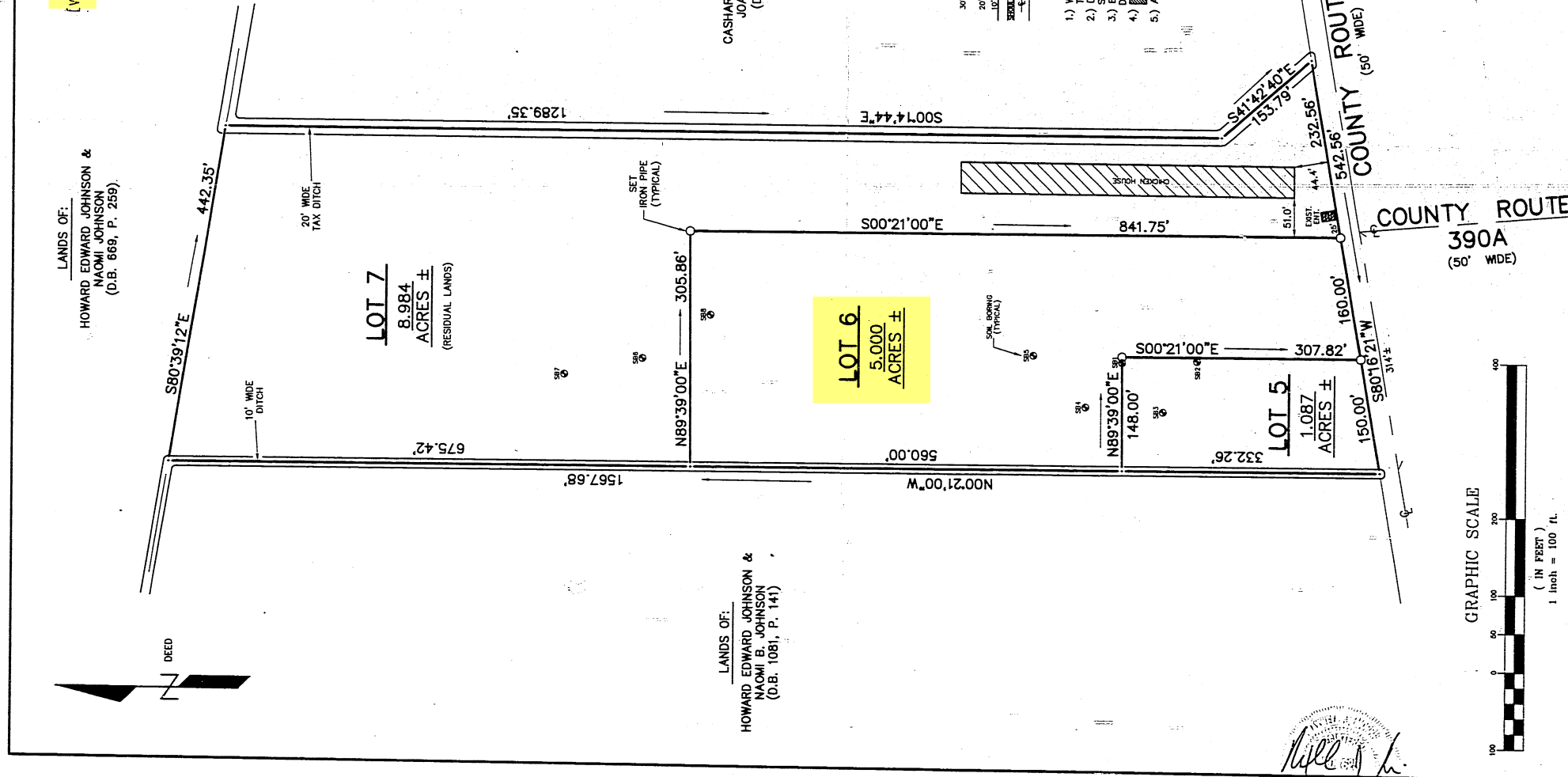
OWNER: D. STEPHEN PARSONS
P.O. BOX 480
OCEAN VIEW, DE. 19970
DEED REFERENCE: D.B. 631, P. 612
TAX MAP #: 5-33-11-27
ZONING: AR-1
TOTAL AREA: 15.071 ACRES ±
RESIDUAL AREA: 8.984 ACRES ±
RESIDUAL FRONTAGE: 232.5'

NOTE

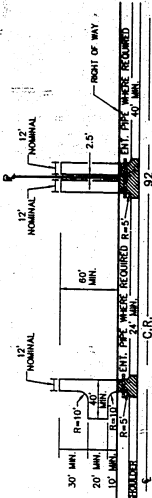
- 1.) IF THE RESIDUAL LANDS OF D. STEPHEN PARSONS ARE EVER DEVELOPED AS A SUBDIVISION, THEN THESE PARCELS MAY BE REQUIRED TO HAVE ACCESS FROM AN INTERNAL SUBDIVISION STREET AND ANY DIRECT ACCESS TO COUNTY ROUTE 388 WILL BE ELIMINATED.
- 2.) LOTS 5 & 6 SHALL HAVE A COMBINED ACCESS FROM SCR 388. (SEE DETAIL)

LANDS OF:
CASHAR WILLIAM SHOCKLEY &
JOAN ANN SHOCKLEY
(D.B. 631, P. 612)

LANDS OF:
HOWARD EDWARD JOHNSON &
NAOMI B. JOHNSON
(D.B. 1081, P. 141)



DETAIL
TYPICAL RESIDENTIAL ACCESS
SINGLE ACCESS
COMBINED ACCESS

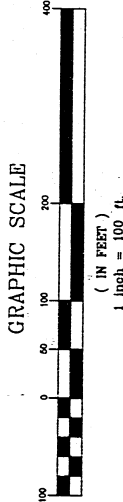


NOTES

- 1.) WHERE DRIVEWAY SERVES TWO ADJACENT RESIDENCES (COMBINED DRIVEWAY ACCESS) THE DRIVEWAY WIDTH AT THE RIGHT OF WAY LINE WILL BE 20 FEET.
- 2.) DRIVEWAY WIDTHS INCREASED WITH DIVISION OF HIGHWAYS APPROVAL FOR SPECIAL PURPOSE VEHICLES.
- 3.) ENTRANCE PIPE FURNISHED BY THE PROPERTY OWNER WILL BE INSTALLED BY THE DIVISION OF HIGHWAYS ON REQUEST.
- 4.) MINIMUM RESIDENTIAL PAVEMENT SECTION-BITUMINOUS SURFACE TREATMENT ON 6" OF SELECT BORROW BASE COURSE.
- 5.) ACCESS TO RESIDENTIAL LOTS SHALL BE LIMITED TO ONE ACCESS POINT.

RECORDED OF DEEDS
JUN 18 PM 3:22
SUSSEX COUNTY
DOC. SURCHARGE PAID

APPROVED
Delbert G. Haskins
Assistant County Engineer
SUSSEX COUNTY
PLANNING & ZONING COMMISSION



Delaware Surveying Services
Surveying * Design * Consulting
P.O. Box 1121 * Millville, DE. * 19970
Phone (302) 537-7094 Fax (302) 537-6534

DATE: MAY 15, 2003
SCALE: 1" = 100'
TAX MAP #: 5-33-11-27
DRAWING #: 02-133A

SUBDIVISION PLAN
Lands of: D. STEPHEN PARSONS

BALTIMORE HUNDRED * SUSSEX COUNTY * DELAWARE

REVISIONS	BY



SWTMW21001
533-11.00-27.04
PB80 PG227

JAMIE WHITEHOUSE, AICP
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountype.gov



Sussex County

DELAWARE
sussexcountype.gov

October 6, 2022

Mark H. Davidson
Pennoni
18072 Davidson Drive
Milton, DE 19968

Email: mdavidson@pennoni.com

Dear Mark H. Davidson:

C/U 2331 Sweet Meadows Riding Academy

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT) FOR A HORSE-RIDING ACADEMY WITH OVERNIGHT ACCOMMODATIONS AND ASSOCIATED AGRICULTURAL ACTIVITIES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 5.0 ACRES, MORE OR LESS. The property is lying on Sweet Meadow Lane on the north side of Deer Run Road (S.C.R. 388), approximately 0.5 mile southwest of Zion Church Road (Rt. 20). 911 Address: 37033 Sweet Meadow Lane, Selbyville. Tax Parcel: 533-11.00-27.04.

The **Planning and Zoning Commission** will hold a Public Hearing on **Thursday, November 3, 2022, at 5:00 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

The **Sussex County Council** will hold a Public Hearing on **Tuesday, January 10, 2023, at 1:30 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

It will be necessary for you the applicant to participate at the hearings before both the Commission and County Council. If you do not participate or are not represented, the Commission and/or County Council reserve the right to refuse to act on your application and may require that a new application be filed, and fees paid at your expense.

If an attorney, or agent, will be representing you, the applicant, it is your duty to notify them as to the dates and times of the hearings as herein set forth, as the Commission and County Council will not notify your counsel.

Further instructions describing the method of public participation and the manner of viewing the hearings will be contained within the Agendas for both of these meetings that will be posted at least 7 days in advance of each meeting at sussexcountype.gov.

Sincerely,
Planning and Zoning Department



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

PLANNING & ZONING
Jamie Whitehouse, AICP, MRTPI
Director
(302) 855-7878 T
(302) 854-5079 F



Sussex County
DELAWARE
sussexcountysde.gov

Service Level Evaluation Request Form

This form **shall** be submitted to the Planning and Zoning Office and a response **shall** be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date:

Site Information:

Site Address/Location:

North Side of Deer Run Road, just opposite Bear Hole Road, Baltimore Hundred, Sussex County

Tax Parcel Number:

Current Zoning:

Proposed Zoning: AR-1/CONDITIONAL USE

Land Use Classification: DEVELOPING AREA | LEVEL 2 & 3

Proposed Use(s): HORSE RIDING ACADEMY WITH
OVERNIGHT ACCOMODATIONS
AND ASSOCIATED
AGRICULTURAL ACTIVITIES

EXISTING PRIMARY DWELLING
EXISTING DWELLING FOR PERSON
PERMANETLY EMPLOYED ON THE
PREMISES
HORSE BARN/STABLES
PROP. (3) COTTAGES/CABINS
PROP. (7) PRIMITIVE "A"-FRAME HUTS/
YURT SITES

Square footage of any proposed buildings or number of units:

Applicant Information:

Applicant's Name:

Applicant's Address:

City:

State:

Zip Code:

Applicant's Phone Number:

Applicant's e-mail address:

PREPARED BY:
MARK H. DAVIDSON
PENNONI
18072 DAVIDSON DRIVE
MILTON, DE 19968
MDAVIDSON@PENNONI.COM
302-684-6207



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

Last updated 3-12-20

TAB 2

THOSE IN FAVOR

9/15/2022

To Whom This May Concern,

We support Shelley Wright-Estevam in her conditional use application #2331 and have looked over the proposed plans for her riding stable with overnight accommodations. We own the property next door at 36255 Circle J Farm, Selbyville DE 19975.

Teresa, Earl, Allison and Rob Foshee



9/12/2022

To Whom This May Concern,

My name is Gloria Shoemaker and I live near Shelley Wright- Estevam. My address is 33357 Deer Run Road, Selbyville DE. I am in support of Shelley and her wish application #2331 for a conditional use permit for overnight accommodations at her horse farm. I think this use will be a positive in our area and help with surrounding property values.

Gloria Shoemaker

G. Shoemaker 9/10/22

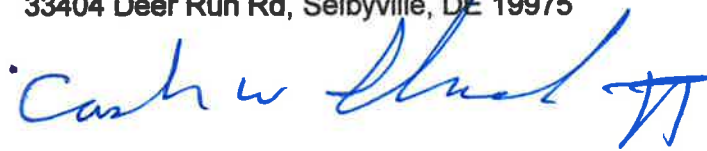
9/10/2022

To Whom This May Concern,

I Casher Shockley, own the property and live directly across the street from Shelley Wright-Estevam. I support her application for a conditional use permit for the overnight accommodations at her ranch and think it will have a positive impact in our area.

Sincerely,

Casher Shockley
33404 Deer Run Rd, Selbyville, DE 19975

A handwritten signature in blue ink, appearing to read "Casher Shockley" followed by a stylized flourish or set of initials.

9/11/2022

Dear Sussex County Council,

We support Shelley Wright-Estevam's conditional use application #2331 and her pursuit for overnight accommodations at her farm. She has been teaching students for over 20 years and we think offering families the opportunity to learn about animals is important. We live next door to Shelley and own the property at 33403 Deer Run Rd. Selbyville DE 19975.

Sincerely,

X Thomas A. Jarvis Jr.

Robin & Tom Jarvis

X Robin M Jarvis