

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, AICP, MRTPI
ACTING DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date June 11, 2020.

Application: (CU 2223) A&W Burbage, LLC

Applicant: Gerald A. Burbage and Carol B. Evans
32 Hidden Meadow Terrace
Milford, DE 19963

Owner: A&W Burbage, LLC
32 Hidden Meadow Terrace
Milford, DE 19963

Site Location: 32855 Jones Road
Frankford, DE 19945

Current Zoning: Agricultural Residential (AR-1)

Type of Conditional
Use Requested: Boat and RV Storage Lot

Comprehensive Land
Use Plan Reference: Coastal Area

Councilmanic
District: Mr. Hudson

School District: Indian River School District

Fire District: Millville Fire District

Sewer: Tier 4- System Optional Area

Water: Private

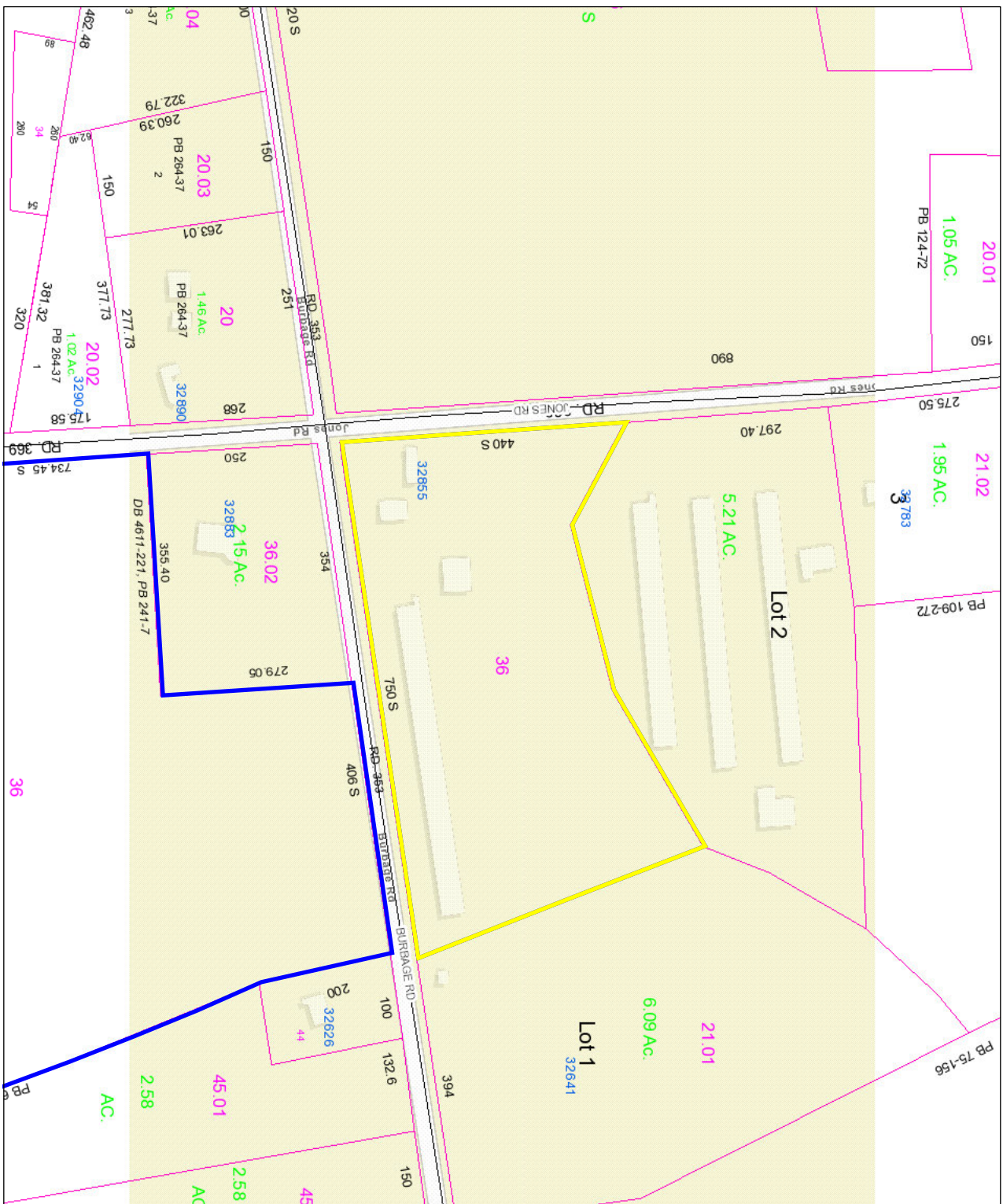
Site Area: 3.93 acres +/-

Tax Map ID.: 134-14.00-36.00



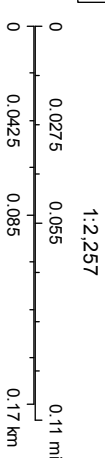


Sussex County



PIN: 134-14.00-36.00	
Owner Name	AW BURBAGE LLC
Book	4616
Mailing Address	32 HIDDEN MEADOWS TER
City	MILFORD
State	DE
Description	E W/S RD 369 N
Description 2	S/S RD 373 353
Description 3	FX
Land Code	

- polyg onl ayer
- Override 1
- polyg onl ayer
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries



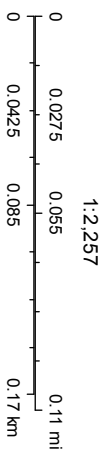


Sussex County



PIN: 134-14.00-36.00	
Owner Name	AW BURBAGE LLC
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State	DE
Description	E W/S RD 369 N
Description 2	S/S RD 373 353
Description 3	FX
Land Code	

- polygonLayer**
Override 1
- polygonLayer**
Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries



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



Sussex County
DELAWARE
sussexcountype.gov

Memorandum

To: Sussex County Planning Commission Members
From: Chase Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney and Applicant
Date: May 28, 2020
RE: Staff Analysis for CU 2223 A&W Burbage, LLC

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2223 to be reviewed during the June 11, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for parcel 134-14.00-36.00. The current zoning is AR-1 Agricultural Residential, and the request is for a Boat and RV Storage Lot. The parcel is located on the northeast corner of the intersection of Jones Road (S.C.R. 369) and Burbage Road (S.C.R. 353). The size of the property is 3.93 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the property has the land use designation of "Coastal Area." The Coastal Area is designated to encourage growth and development without diminishing ecological and environmental characteristics. The Coastal Area may include various types of housing, small-scale retail and office, light commercial, and institutional land uses. Sussex's County base density of two (2) units per acre is appropriate. Medium and higher densities (4-12 units per acre) may be appropriate in select locations.

The parcel is located with an Agricultural Residential (AR-1) Zoning District. In addition, each of the parcels that directly border the property are also zoned AR-1. The subject parcel is bordered by a light commercial use to the east (Delaware Electric Cooperative, Inc.), agricultural uses to the north and west, and low density residential/ agricultural uses to the south.

Since 2011, there have been no other Conditional Uses within one mile of the subject site.

Based on the analysis of the land use, surrounding zoning and uses, a Conditional Use to allow for Boat and RV Storage Lot within an AR-1 Zone could be considered as consistent with the surrounding area, zoning, and uses.



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

File #: CU # 2223

202001322

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

32883 Jones Road, Frankford, DE 19945

Type of Conditional Use Requested:

Boat & RV Storage Facility

Tax Map #: 1-34-14.00-36.00

Size of Parcel(s): 3.93 Acres +-

Current Zoning: AR-1

Proposed Zoning: CU

Size of Building: _____

Land Use Classification: Boat & RV Storage Lot

Water Provider: N/A

Sewer Provider: N/A

Applicant Information

Applicant Name: Gerald A Burbage & Carol B Evans

Applicant Address: 32 Hidden Meadows Terrace

City: Milford

State: DE

Zip Code: 19963

Phone #: (302) 393-3350

E-mail: gburbage0913@gmail.com

Owner Information

Owner Name: A&W Burbage LLC

Owner Address: 32 Hidden Meadows Terrace

City: Milford

State: DE

Zip Code: 19963

Phone #: (302) 393-3350

E-mail: gburbage0913@gmail.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: _____

Agent/Attorney/Engineer Address: _____

City: _____

State: _____

Zip Code: _____

Phone #: _____

E-mail: _____



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: _____

Signature of Owner



Date: 2/5/2020

For office use only:

Date Submitted: 2/5/2020

Staff accepting application: CS

Location of property: _____

Fee: \$500.00 Check #: 1055

Application & Case #: 202001322

Subdivision: _____

Date of PC Hearing: 9/10/2020

Date of CC Hearing: 10/20/2020

Recommendation of PC Commission: _____

Decision of CC: _____

Planning & Zoning Project Contact List

Applicant Information

Applicant Name: A&W Burbage LLC
Applicant Address: 32 Hidden Meadows Terrace
City: Milford State: DE Zip: 19963
Phone #: (302) 393-3350 E-mail: gburbage0913@gmail.com

Owner Information

Owner Name: Gerald Burbage & Carol Evans
Owner Address: 32 Hidden Meadows Terraced
City: Milford State: DE Zip: 19963
Phone #: _____ E-mail: _____

Engineer/Surveyor Information

Engineer/Surveyor Name: Delaware Surveying Service
Engineer/Surveyor Address: P O Box 88
City: Bethany Beach State: DE Zip: 19930
Phone #: (302) 537-7094 E-mail: _____

Agent/Attorney Information

Agent/Attorney/Name: _____
Agent/Attorney/Address: _____
City: _____ State: _____ Zip: _____
Phone #: _____ E-mail: _____

Other

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone #: _____ E-mail: _____





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

JENNIFER COHAN
SECRETARY

December 16, 2019

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

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **AW Burbage, LLC** conditional use application, which we received on November 19, 2019. This application is for an approximately 120.87-acre parcel (Tax Parcel: 134-14.00-36.00). The subject land is located on both sides of Jones Road (Sussex Road 369), both sides of Burton Farm Road (Sussex Road 373); and both sides of Burbage Road (Sussex Road 353), east of Jones Road. The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to utilize part of the parcel for boat and RV storage.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Jones Road where the subject land is located, which is from Daisey Road (Sussex Road 370) to Omar Road (Sussex Road 54), are 553 and 712 vehicles per day, respectively. As mentioned above, the subject land also has frontage along Burton Farm Road and Burbage Road. The annual average and summer average daily traffic volumes along Burton Farm Road are 484 and 623 vehicles per day, respectively. The annual average and summer average daily traffic volumes along Burbage Road, from Omar Road to Delaware Route 17, are 1,473 and 1,896 vehicles per day, respectively.

Our volume-based criteria for requiring a traffic impact study (TIS), addressed in Section 2.2.2.1 of the Development Coordination Manual, are that a development generates more than 500 trips per day or 50 trips during a weekly peak hour. While it seems that the above criteria could be met, we presently cannot predict the site's trip generation with enough accuracy to make a TIS useful. Thus, we recommend that this conditional use application be considered without a TIS and that the need for a TIS be evaluated when a subdivision or land development plan is proposed.

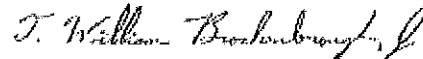


Ms. Janelle M. Cornwell
Page 2 of 2
December 16, 2019

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

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

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

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **5/27/2020**

APPLICATION: **CU 2223 – A&W Burbage, LLC**

APPLICANT: **Gerald A Burbage and Carol B. Evans**

FILE NO: **ROX-1.01**

TAX MAP &
PARCEL(S): **134-14.00-36.00**

LOCATION: **32855 Jones Road**

NO. OF UNITS: **Boat and RV Storage Lot**

GROSS
ACREAGE: **3.93+/-**

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 4**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (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? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** 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: **The proposed CU is in a Tier 4 area for sanitary sewer service. Therefore, the Sussex County Engineering Department does not have a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
No Permit Tech Assigned

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
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Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date July 9th, 2020.

Application: (CU 2210) Dewey Beer Company

Applicant: Dewey Beer Company, LLC
2100 Coastal Highway
Dewey Beach, DE 19971

Owner: Kings Landing at Harbeson, LLC
30030 Gatehouse Drive
Milton, DE 19968

Site Location: Located on the east side of Harbeson Road (Route 5), south of the
Beaver Creek Phase II Subdivision.

Current Use: Storage and Office

Proposed Use: Microbrewery

Comprehensive Land
Use Plan Reference: Commercial Area

Councilmatic
District: Mr. Burton

School District: Indian River School District

Fire District: Milton Fire District

Sewer: Private, On-Site

Water: Private, On-site

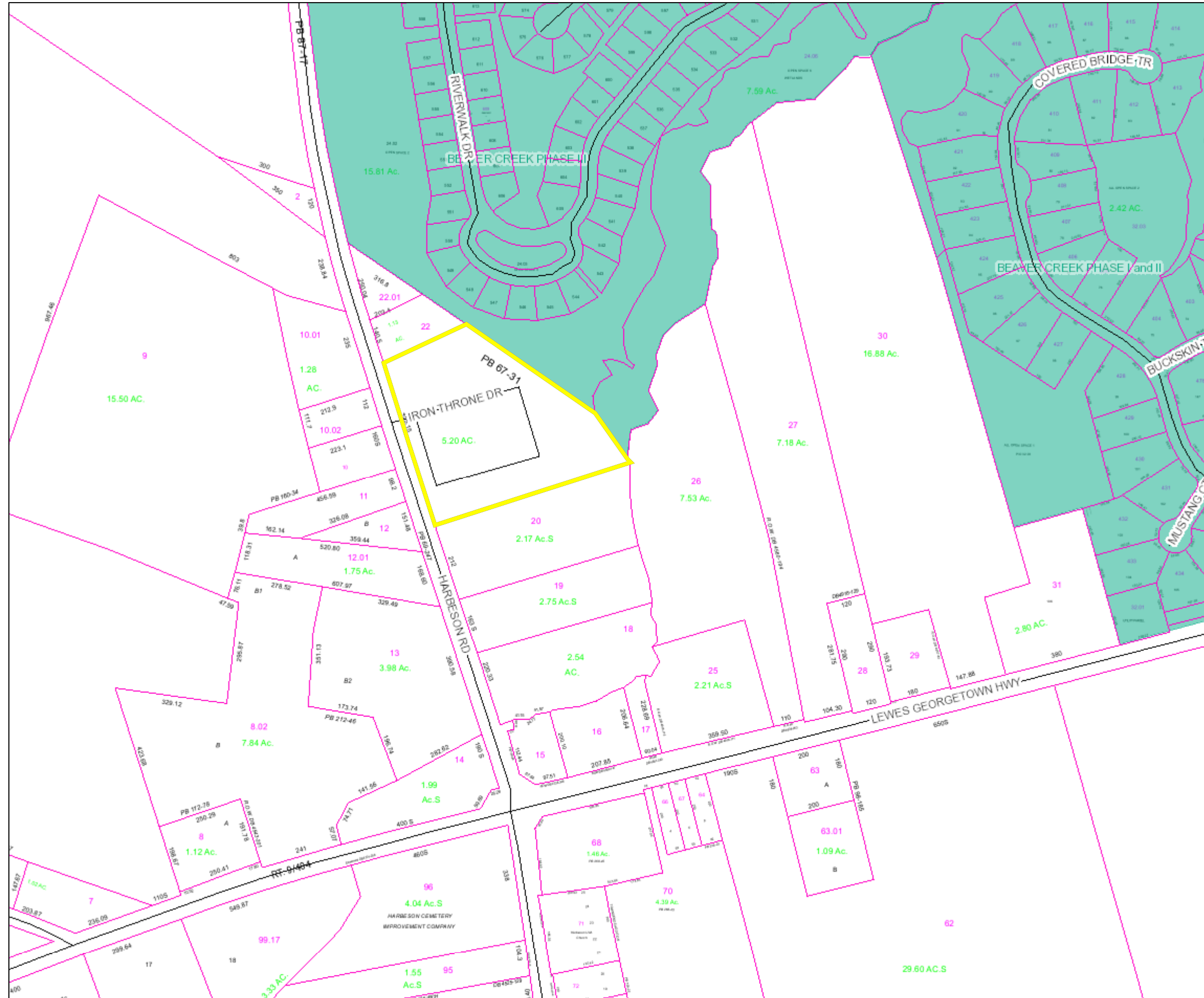
Site Area: 5.20 acres +/-

Tax Map ID.: 235-30.00-21.00





Sussex County



PIN:	235-30.00-21.00
Owner Name	KING'S LANDING AT HARBESON LLC
Book	3752
Mailing Address	30030 GATEHOUSE DR
City	MILTON
State	DE
Description	E/RT 5
Description 2	825'N/RT 18
Description 3	
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

County Boundaries

Subdivisions

Flood Zones 2018

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

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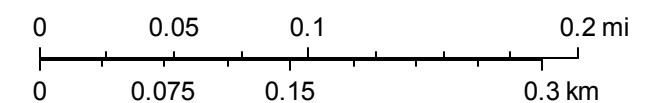
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OPEN WATER

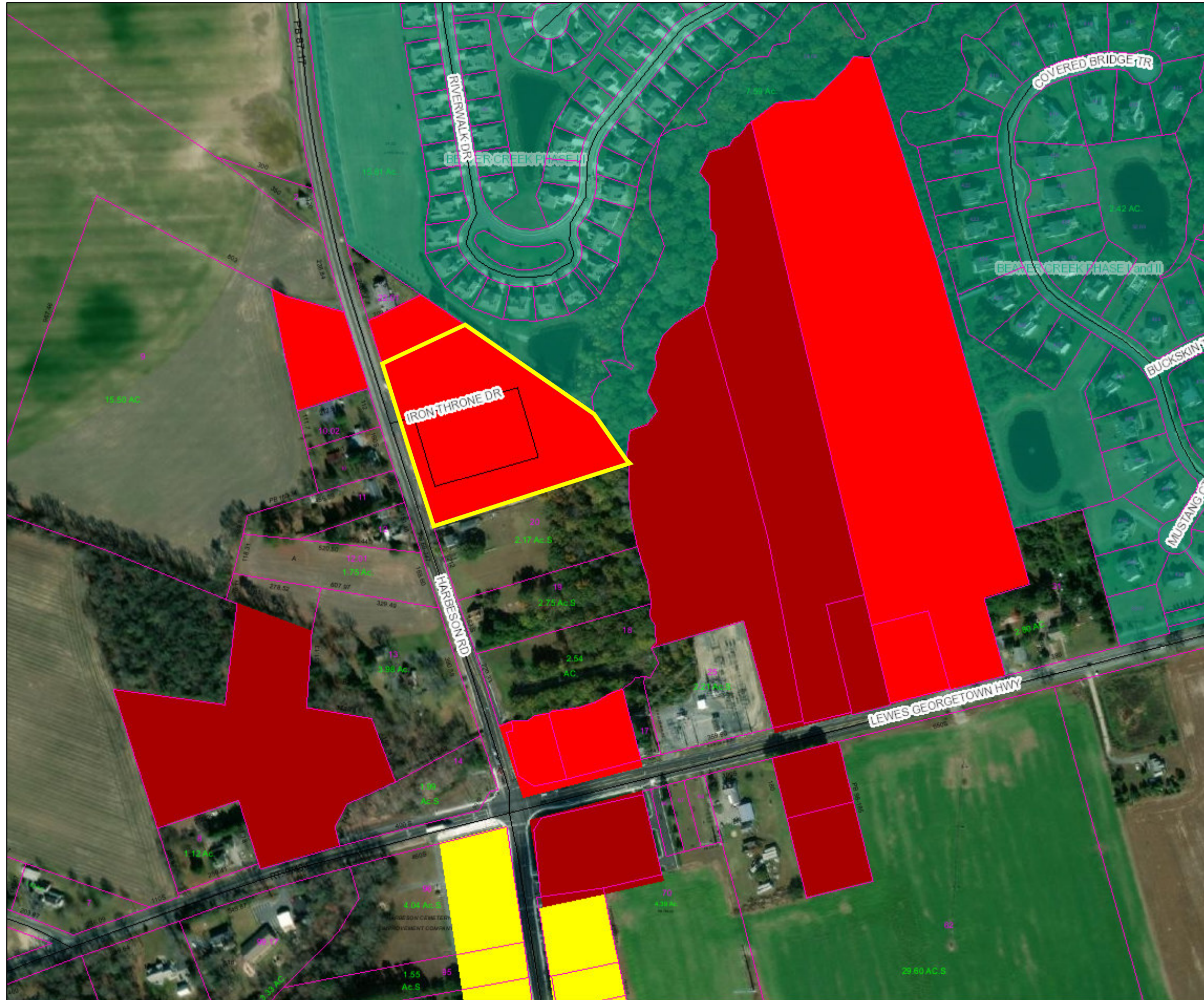
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Sussex County



PIN:	235-30.00-21.00
Owner Name	KING'S LANDING AT HARBESON LLC
Book	3752
Mailing Address	30030 GATEHOUSE DR
City	MILTON
State	DE
Description	E/RT 5
Description 2	825'N/RT 18
Description 3	
Land Code	


polygonLayer

Override 1

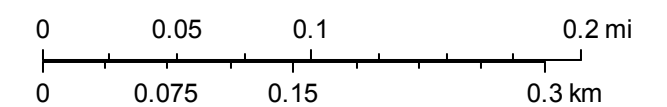
polygonLayer

Override 1

 Tax Parcels

 Streets

1:4,514





Sussex County



PIN:	235-30.00-21.00
Owner Name	KING'S LANDING AT HARBESON LLC
Book	3752
Mailing Address	30030 GATEHOUSE DR
City	MILTON
State	DE
Description	E/RT 5
Description 2	825'N/RT 18
Description 3	
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polygonLayer

Override 1

polygonLayer

Override 1

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911 Address

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Flood Zones 2018

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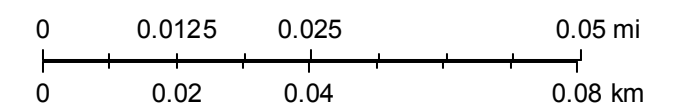
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AO

OPEN WATER

VE

1:1,128



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: Nick Torrance, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: July 2, 2020
RE: Staff Analysis for CU 2210 Dewey Beer Company

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2210 Dewey Beer Company to be reviewed during the July 9, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel 235-30.00-21.00 to allow for a Conditional Use of land in a General Commercial (C-1) Zoning District for a microbrewery. The parcel is located on the east side of Harbeson Road in Milton, Delaware. The size of the property is approximately 5.20 acres +/-

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has the land use designation of "Commercial Area." The properties to the north, northwest, and east are also designated as "Low Density Areas." While the properties to the south are designated as a "Low Density Area."

"Commercial Areas" include concentrations of retail and service uses that are mainly located along arterials, and highways. Specifically, Commercial Areas include commercial corridors, shopping centers, and other medium and large commercial vicinities geared towards vehicular traffic. While the primary uses envisioned in "Low Density Areas" are agricultural activities and homes. Business and development should be largely confined to those businesses addressing the needs of these two uses. Industrial and agribusiness uses that support or depend on agriculture should be permitted.

The property is zoned General Commercial (C-1) Zoning. The adjacent parcels to the north and northwest are also zoned General Commercial (C-1). The properties to the south and west on the opposite side of Harbeson Road are all zoned Agricultural Residential (AR-1). Additionally, the parcels to the east of the subject property are zoned Commercial Residential (CR-1).

Since 2011, there has been one Conditional Use application proposed within a one-mile radius of the application site. The application was for Conditional Use (C/U 2026) to allow a home based business (auto repair, detailing, and auto resales) in an Agricultural Residential (AR-1) zoned parcel. That application was denied by County Council on December 15th, 2015.



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

File #: 012210

201913424

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

18499 Harbeson Rd., Harbeson, DE 19968

Type of Conditional Use Requested:

Microbrewery

Tax Map #: 235-30.00-21.00

Size of Parcel(s): 226,548 Sq. Ft.

Current Zoning: C-1

Proposed Zoning: C-1

Size of Building: 9,900 Sq. Ft.

Land Use Classification: Storage and Office

Water Provider: Artesian

Sewer Provider: Artesian

Applicant Information

Applicant Name: Dewey Beer Company, LLC

Applicant Address: 2100 Coastal Hwy.

City: Dewey Beach

State: DE

Zip Code: 19971

Phone #: 703-901-2303

E-mail: mike@deweybeerco.com

Owner Information

Owner Name: Kings Landing at Harbeson, LLC

Owner Address: 30030 Gatehouse Dr.

City: Milton

State: DE

Zip Code: 19968

Phone #: 302-542-9002

E-mail: makowski0754@aol.com

Agent/Attorney/Engineer Information

Attorneys: Fred Townsend, James Becker

Agent/Attorney/Engineer Name:

Engineer: Doug Warner

Agent/Attorney/Engineer Address: Att: 3438th Carpenter's Way, Ste 3 / Eng: 115 W. Market St.

City: Lewes

State: DE

Zip Code: 19958

Phone #: 302-644-8330

E-mail: Att: ftownsend@delawarelaw.com,

Eng: 302-645-0777

jbecker@delawarelaw.com

Eng: dwarner@elementdg.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: 11/7/19

Signature of Owner



Date: 11/18/19

For office use only:

Date Submitted: 11/19/19

Fee: \$500.00 Check #: 2307

Staff accepting application: Lauven/Natalia Application & Case #: 201913424

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____



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

JENNIFER COHAN
SECRETARY

May 27, 2020

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

Dear Mr. Whitehouse:

This letter is to revise and replace my previous letter of November 15, 2019, regarding a Service Level Evaluation Request for the **Dewey Beer Company** conditional use application. The letter incorrectly described the subject land's current zoning as AR-1 (Agricultural Residential) instead of C-1 (General Commercial). The letter is being revised to correctly describe the subject land's current zoning. Because the 2019 Vehicle Volume Summary is now available, we have also updated the traffic volume information. A copy of our November 15, 2019 letter is enclosed.

The Department has completed its review of above-mentioned application, which we received on October 22, 2019. This application is for a 5.20-acre parcel (Tax Parcel: 235-30.00-21.00). The subject land is located on the east side of Delaware Route 5, approximately 900 feet northeast of the intersection of US Route 9 and Delaware Route 5, in Harbeson. The subject land is currently zoned C-1 (General Commercial), and the applicant is seeking a conditional use approval to operate a 9,900 square-foot microbrewery.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Delaware Route 5 where the subject land is located, which is from US Route 9 to Shingle Point Road (Sussex Road 249), are 5,157 and 6,637 vehicles per day, respectively.

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



Mr. Jamie Whitehouse

Page 2 of 2

May 27, 2020

warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

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

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

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

Enclosure

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Dewey Beer Company, Applicant
Todd Sammons, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne K. Laws, 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
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination



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

JENNIFER COHAN
SECRETARY

November 15, 2019

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

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Dewey Beer Company** conditional use application, which we received on October 22, 2019. This application is for an approximately 5.20-acre parcel (Tax Parcel: 235-30.00-21.00). The subject land is located on the east side of Delaware Route 5, approximately 900 feet northeast of the intersection of US Route 9 and Delaware Route 5, in Harbeson. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval operate a 9,900 square-foot microbrewery.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Delaware Route 5 where the subject land is located, which is from US Route 9 to Shingle Point Road (Sussex Road 249), are 4,981 and 6,411 vehicles per day, respectively.

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

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



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

Sincerely,

A handwritten signature in black ink that reads "Tom Felice for". The signature is written in a cursive, slightly slanted style.

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

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

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **7/2/2020**

APPLICATION: **CU 2210**

APPLICANT: **Dewey Beer Company, LLC**

FILE NO: **NCPA-5.03**

RECEIVED

JUL 07 2020

SUSSEX COUNTY
PLANNING & ZONING

TAX MAP &
PARCEL(S): **235-30.00-21.00**

LOCATION: **Located on the east side of Harbeson Road (Rt. 5), south of the Beaver Creek, Phase II, Subdivision.**

NO. OF UNITS: **Microbrewery**

GROSS
ACREAGE: **5.20 +/-**

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 3**

- (3). Is wastewater capacity available for the project? **No** If not, what capacity is available? **N/A.**

- (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? **N/A.** Is it likely that additional SCCs will be required? **No** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **Choose an item.** 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.

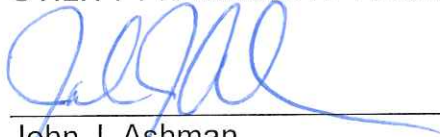
(7). Is project adjacent to the Unified Sewer District? **No**

(8). Comments: **The proposed Conditional Use is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**

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

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

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
No Permit Tech Assigned

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF AND APPURTENANT.

NOTES:

- 1) THE BOUNDARY, TOPOGRAPHIC AND WETLAND INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, LLC IN OCTOBER 2016.
- 2) THIS PLAN DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING THE SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- 3) THIS SITE IS LOCATED IN A ZONE X BASED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 100503010 K, MAP REVISED MARCH 16, 2015, AND IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 4) MAINTENANCE OF THE PAVED AREAS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE PROPERTY OWNERS WITHIN THIS SITE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE PAVED AREAS WITHIN THE SITE.
- 5) STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF AN EXTENDED DETENTION WET POND AND OTHER BEST MANAGEMENT PRACTICES THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SITE.
- 6) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

SITE DATA:

1. PROPERTY OWNER: WILLIAM C. DOWNS - TRUSTEE
2. DEVELOPER/APPLICANT: KINGS LANDING@ HARBESON, LLC.
C/O MICHAEL MAKOWSKI
30030 GATEHOUSE DRIVE
MILTON, DE 19968
302-542-9002
makowski0754@aol.com
3. DEED REFERENCE: DB 3752 - PG 277
4. CURRENT ZONING: C-1
5. EXISTING USE: RESIDENTIAL AND OFFICE
6. PROPOSED USE: WOOD FRAME WITH STEEL SIDING
7. PROPOSED CONSTRUCTION TYPE: WOOD FRAME WITH STEEL SIDING
8. BUILDING SETBACKS:
 - FRONT: 60'
 - SIDE: 5' (ADJACENT TO COMMERCIAL DISTRICT)
 - SIDE: 20' (ADJACENT TO RESIDENTIAL DISTRICT)
 - REAR: 30' (ADJACENT TO RESIDENTIAL DISTRICT)
9. PROPOSED BUILDING HEIGHT: 21' (EAVE HEIGHT)
30' (MAXIMUM HEIGHT)
10. TOTAL SITE AREA: 226,548 SQ. FT.
DEDICATION TO STATE OF DELAWARE: 4,510 SQ. FT.
REMAINING LANDS: 222,038 SQ. FT.
11. CENTRAL WATER PROVIDER: ARTESIAN
12. CENTRAL SEWER PROVIDER: ARTESIAN
13. TAX MAP NUMBER: 235-30.00-21.00

PARKING AND BUILDING AREA CALCULATIONS (SQ. FT.)

BUILDING	GROSS FLOOR AREA	STORAGE FLOOR AREA	OFFICE FLOOR AREA
BUILDING 1	6,050	4,482	1,568
BUILDING 2	9,900	7,548	2,352
BUILDING 3	9,900	7,548	2,352
BUILDING 4	3,300	2,516	784
BUILDING 5	9,723	7,371	2,352
BUILDING 6	9,900	7,548	2,352
BUILDING 7	6,600	5,032	1,568
TOTAL	55,373	42,045	13,328

OFFICE SPACE 13,328 SF 67 (1 PER 200 SQ. FT.)
15 STORAGE BAYS 15
TOTAL PARKING SPACES REQUIRED 82

* (2 EMPLOYEES PER STORAGE BAY, 1 PARKING PER 2 EMPLOYEES)

PARKING SPACES PROVIDED

HANDICAP	4
DIAGONAL (9'x18')	0
PERPENDICULAR (10' x 20')	71
COMPACT	9
TOTAL PARKING SPACES PROVIDED	84

LOADING SPACES REQUIRED

LOADING SPACES PROVIDED 4

LEGEND

EX. PROPERTY LINE	CONCRETE MONUMENT FOUND
PROPOSED SUBDIVISION LINE	IRON PIPE FOUND
EX. ADJACENT PROPERTY LINES	IRON PIPE SET
EX. WETLANDS	BENCHMARK
EX. MINOR CONTOUR	PR. CONTOUR
EX. MAJOR CONTOUR	PR. BUILDING RESTRICTION LINES
EX. BUILDING RESTRICTION LINES	PR. ROAD CENTERLINE
EX. ROAD CENTERLINE	PR. EASEMENT
EX. EASEMENT	PR. BUILDING
EX. BUILDING	PR. SWALE
EX. SWALE	PR. SIDEWALK
EX. SIDEWALK	PR. CURB
EX. CURB	PR. STORM SEWER CL.
EX. STORM SEWER	PR. SANITARY SEWER
EX. SANITARY SEWER	PR. WOODS LINE
EX. WOODS LINE	PR. WATER LINE
EX. WATER LINE	PR. WELL
EX. WELL	EX. ELECTRIC LINES UTILITIES
EX. ZONING BOUNDARY	EX. UTILITY POLES/LIGHT POLES
EX. FENCE	PARKING SPACE COUNTS
EX. SPOT ELEVATION	
EX. STREAM	

WETLAND LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S73°41'25"W	53.21'	L12	S18°47'57"W	16.13'
L2	N19°09'47"E	4.33'	L13	S11°20'57"W	28.25'
L3	N19°09'47"E	30.61'	L14	S63°11'14"W	20.28'
L4	N40°36'20"E	40.80'	L15	N54°13'25"W	26.67'
L5	N18°26'58"E	27.53'	L16	S27°04'31"W	19.43'
L6	N71°43'37"E	37.80'	L17	S9°24'33"E	39.38'
L7	N22°35'40"E	24.40'	L18	S4°27'14"E	37.45'
L8	N31°31'32"E	10.37'	L19	S9°08'35"W	28.03'
L9	N53°54'00"W	44.17'	L20	S19°43'50"W	22.78'
L10	S26°38'55"E	22.63'	L21	S19°43'50"W	3.02'

FINAL SITE PLAN SHEET INDEX:

	ORIGINAL DWG DATE	REVISED DWG DATE
SP-1	FINAL SITE PLAN	05/30/2017 10/07/2019
SP-2	DETAILS	05/30/2017 03/19/2018
SP-3	DETAILS	05/30/2017 03/19/2018
RP-1	RECORD PLAN	07/11/2017 03/19/2018
RP-2	RECORD PLAN	07/11/2017 03/19/2018
FM/U1	FIRE MARSHALL/UTILITY PLAN	08/20/2017 03/14/2018
SWM-8	GRADING AND DRAINAGE PLAN	08/04/2017 03/19/2018
LS-01	LANDSCAPE/SIGNAGE/LIGHTING PLAN	03/19/2018 03/19/2018

ESON ROAD (DELAWARE ROUTE 5, SUSSEX ROAD 022)					
FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR					
AADT (MARCH 2017 DBF ATR COUNTS, S.A.F. = 1.00 PER DELDOT)					= 4,396
10 YR PROJECTED AADT = 1.16 X 4,396					= 5,099
10 YR PROJECTED AADT + SITE ADT (230)					= 5,329
AM PEAK HOUR DATA BASED ON 2017 DBF ATR COUNTS					
PEAK HOUR = 5,099 X 0.1015%					= 518
DIRECTIONAL SPLIT = 54.93%(SB)/45.07%(NB)					= 285/233
PEAK HOUR = 5,099 X 0.0915%					= 465
DIRECTIONAL SPLIT = 50.25%(SB)/49.75%(NB)					= 234/232
12.64 TRUCK % X 518					= 65
SPEED - POSTED					= 40
TRAFFIC PATTERN GROUP -					= 7

LEGEND	WKDY ADT
(#) -	AM PEAK
(#) -	PM PEAK
(#) -	TRIP DISTRIBUTION

SITE TRIPS GENERATED - PROPOSED					
TYPE OF DEV.	ITE	CODE	EMPLOYEES	AM	PM
INDUSTRIAL PARK	130	36	27	29	230

DESIGN DESIGNATION					
FUNCTIONAL CLASS	MAJOR COLLECTOR	D.H.V. PROJECTED	YEAR	2027	
TYPE OF CONSTRUCTION	EXTENSIVE	DESIGN SPEED	49 MPH		
A.D.T. CURRENT	5,399	YEAR	2017	% TRUCKS	12.64
A.D.T. PROJECTED	5,099	YEAR	2027	DIRECTION DISTRIBUTION	% 54.93/45.07

OWNER'S CERTIFICATION:

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND PROJECT, AT A DIRECT SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DIRECT SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVERSHEET.

KINGS LANDING, LLC,
C/O MICHAEL MAKOWSKI
30030 GATEHOUSE DRIVE
MILTON, DE 19968
makowski0754@aol.com

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED, 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.

KENNETH R. CHRISTENBURY, P.E. - DE. LICENSE NO. 11553 EXPIRES JUNE 30, 2020
AXIOM ENGINEERING, LLC - 18 CHESTNUT STREET - GEORGETOWN, DE 19647
PHONE: (302) 855-0810 FAX 302-855-0812
EMAIL: KEN@AXIOMENGINE.COM

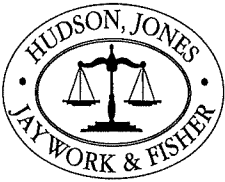
APPROVED
REVISOR: [Signature]
DATE: 10/8/19
NO APPROVAL FOR CHANGES
TO PREVIOUSLY APPROVED LANDSCAPE PLAN

FINAL SITE PLAN
KINGS LANDING, LLC
KINGS LANDING, LLC
BROADKILL HUNDRED, SUSSEX COUNTY, DE

AXIOM
ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19647
PHONE: (302) 855-0810
FAX: (302) 855-0812
EMAIL: KEN@AXIOMENGINE.COM
WEB: WWW.AXIOMENGINE.COM

ENGINEER: SWH
DESIGNER: SWH
DRAFTER: DAD
CHECKED BY: KRC
DATE: 05/30/2017
TAX MAP: 235-30.00
SCALE: 1" = 40'
WARNING: IF THIS BAR DOES NOT MEASURE 1.5 INCHES, IT IS NOT TO SCALE

PROJECT NO: 0002-1601
DRAWING: SP-1
SHEET: 1 OF 3



HUDSON, JONES, JAYWORK & FISHER, LLC

Dartmouth Business Center
34382 Carpenter's Way, Suite 3, Lewes, DE 19958
(302) 645-7999 · Fax (302) 360-7198

PARTNERS:

R. BRANDON JONES
DANIEL P. MYERS II
JAMES P. BECKER
CHRISTOPHER M. HOLMON
MICHAEL G. RUSHE
D. BARRETT EDWARDS, IV

OF COUNSEL:

RONALD D. SMITH
DAVID A. BOSWELL
RICHARD E. BERL, JR.
FRED A. TOWNSEND, III

ASSOCIATES:

CHAD C. MEREDITH
ANN POULIOS BOSWELL
ZACHARY A. GEORGE
KRISTIN C. COLLISON
DANIEL L. HUESTIS

REHOBOTH BEACH
309 Rehoboth Avenue
Rehoboth Beach, DE 19971
(302) 227-9441

DOVER
225 South State Street
Dover, DE 19901
(302) 734-7401

WILLIAM S. HUDSON, 1934-2013
JOHN T. JAYWORK - RETIRED
HARRY M. FISHER, III - RETIRED

June 26, 2020

Via electronic mail addressed to:
lauren.devore@sussexcountyde.gov

**RE: C/U 2210 – Dewey Beer Company
Supplemental information**

Planning Office, Sussex County:

I am writing as counsel to Dewey Beer Company in the above-referenced application for a conditional use permit to operate a microbrewery.

In response to questions raised by the public and for the benefit of the Planning Commissioners, Council and staff, I offer the following additional information concerning the proposed use and projected layout of the structure for which approval is sought.

Typical of microbreweries in this state and elsewhere, the beer brewing facility's primary purpose is to supply product for offsite sales in the same manner in which a winery does so. Off-site sales is very much the main purpose in this instance as well. But, a microbrewery also engages in retail sales and offers a tasting room facility for on-site consumption. All product sold and consumed on premises is brewed by the applicant. Under Delaware law, no other alcoholic beverages may be offered.

Because microbreweries are distinct from restaurants, no food will be produced within the structure, the proposed site permits patrons to bring their own food, if desired. Permission for a food truck on-site to occasionally operate on-site is also sought.

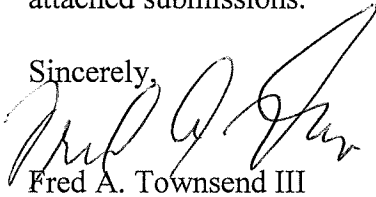
In a further effort to distinguish the proposed use from a typical restaurant or other alcohol serving establishment, the applicant proposes to restrict its hours of operation to 11am to 11pm, rather than operate the maximum hours permitted by state law governing

the sales and service of alcoholic beverages. In practice however, the projected hours of operation will be 4-9pm. This project will remain secondary to the applicant's primary establishment, Dewey Beer Company – a successful year around restaurant operating under a brew-pub license in Dewey Beach.

All of these considerations are typical of a microbrewery site and inherently serve to restrict the intensity of use. They will be the subject of our presentations of July 9 and August 11. My client looks forward to addressing any concerns related to water use, brewery by-product, waste and others.

Attached hereto are sketches of the floor and seating plan and the horizontal profile of the sections of the building. Please supplement the application with this letter and the attached submissions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Fred A. Townsend III".

Fred A. Townsend III

Cc: Dewey Beer Company

REV.	DATE	DESCRIPTION	BY
1	05.14.20	RESPONSE TO OSM 04.20.20 COMMENTS	BB

DEWEY BEER COMPANY
BUILDING 3 FIT-OUT
21235 HARDESSON ROAD
MILTON, DELAWARE
TAX MAP # 235-30-00-21.00

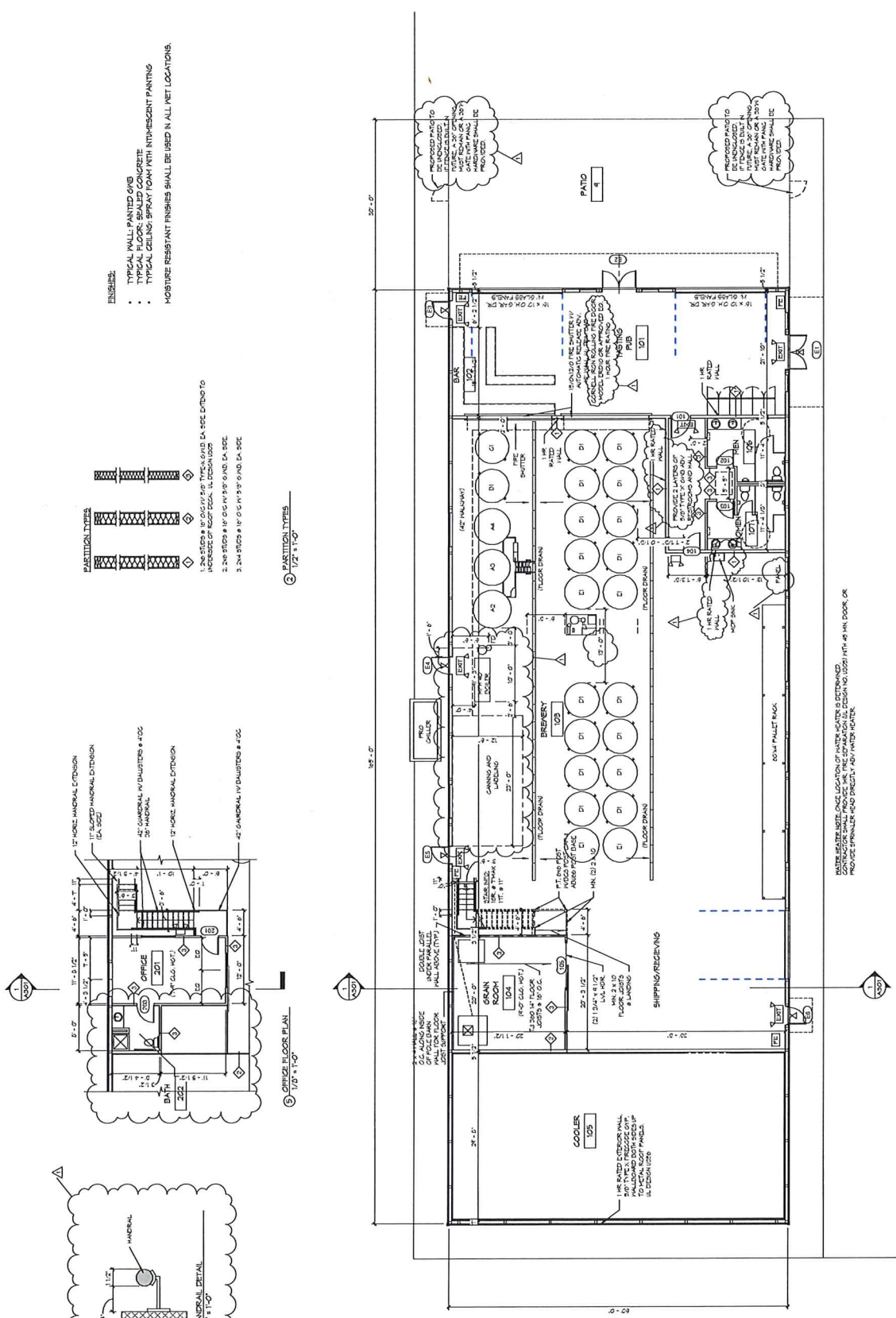
ELEMENT
115 W MARKET STREET, 2ND FLOOR
102.415.0777
www.elementllc.com

SIGNATURE:
DATE OF SIGNATURE:
DATE OF REGISTRATION:
EXPIRATION: 07.31.2022

DSN	DRN	CHKD
DDN	DDN	BB
SCALE:		As Indicated
JOB No.		c19156
ISSUE DATE:	04.07.2020	
<u>A202</u>		

THESE DRAWINGS AND ANY PARTS THEREOF ARE THE PROPERTY OF ELEMENT LLC. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ELEMENT LLC.

FLOOR PLANS



- FINISHES**
- TYPICAL WALL: PAINTED GIBB
 - TYPICAL FLOOR: SEALED CONCRETE
 - TYPICAL CEILING: SPRAY FOAM WITH INTU-PRESENT PAINTING
- MOISTURE RESISTANT FINISHES SHALL BE USED IN ALL WET LOCATIONS.**

- PARTITION TYPES**
- 2x4 STUDS @ 16" O.C. 1/2" THICK GIBB DA SDC DETACHED TO INSIDE OF REAR WALL. 1/2" DESIGN LOSS
 - 2x4 STUDS @ 16" O.C. 1/2" THICK GIBB DA SDC
 - 2x4 STUDS @ 16" O.C. 1/2" THICK GIBB DA SDC

- PARTITION TYPES**
- 1/2" x 1/2"

- GENERAL NOTES**
- 1/2" x 1/2"

- FLOOR PLAN**
- 1/2" x 1/2"

DIN	DRN	CHKD
DDN	DDN	EG
SCALE: As Indicated		
JOB No. c14156		
ISSUE DATE:		04.07.2020
A301		

SEATING PLAN

SK-1

DATE: 04.07.2020

SCALE: 1/4" = 1'-0"

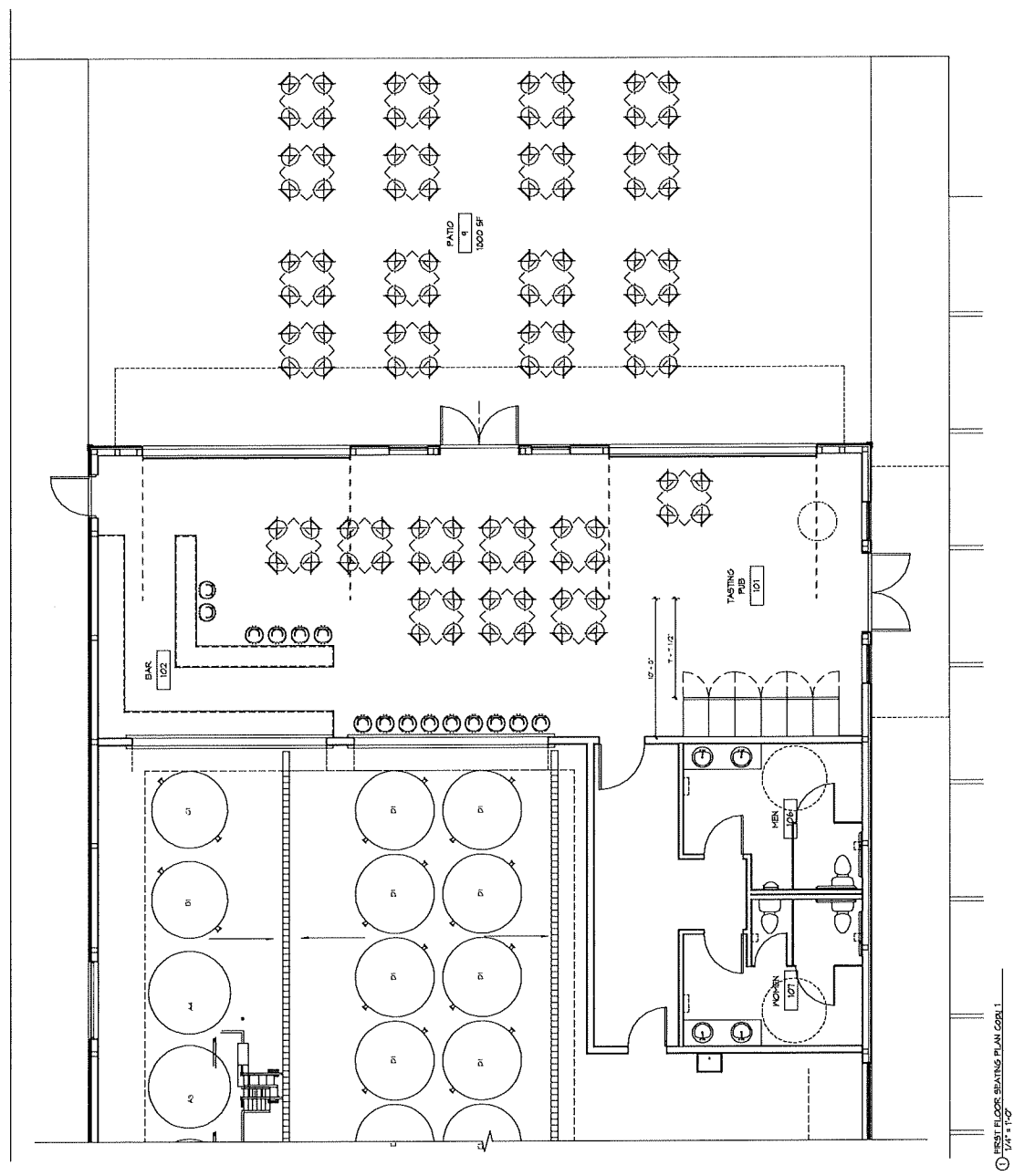
JOB No. 190156

DSN	DISK	CHCD
BB	BB	BB

ELEMENT
115 W. Market Street, 2nd floor
Lewes, DE 19958
302.645.0771
www.elementbg.com

DEMERY BEER COMPANY
BUILDING 3 FIT-OUT
21235 HARDESON ROAD
MILTON, DELAWARE
TAX MAP # 235-30.00-21.00

REV.	DATE	DESCRIPTION	BY



1. FIRST FLOOR SEATING PLAN COR. 1
1/4" = 1'-0"

Russell Warrington

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, April 8, 2020 11:31 AM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, April 8, 2020 - 11:31am

Name: Vincent Harman

Email address: vincent.harman0@gmail.com Phone number: 302-448-5651

Subject: C_U2310-Dewey Beer Co

Message: This project will be a great addition to the local community, both for increasing industry in the area as well as bringing money to the local economy.

Russell Warrington

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, April 7, 2020 2:47 PM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, April 7, 2020 - 2:46pm

Name: John

Email address: Jwfac74@gmail.com

Phone number: 4434970312

Subject: C_U2310-dewey beer co.

Message: I'm writing to express my support for Dewey Beer companies expansion to Milton. This will be a great addition to the area. I look forward to their opening day.

Russell Warrington

From: webmaster@sussexcountysde.gov on behalf of Sussex County DE
<webmaster@sussexcountysde.gov>
Sent: Thursday, April 9, 2020 2:53 PM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, April 9, 2020 - 2:53pm

Name: Matt Sutton
Email address: mattsutton73@gmail.com
Phone number: 3025692952
Subject: C/U 2210-Dewey Beer Co

Message:

Hello Sussex County Planning and Zoning Commission.

I would first like to say that I hope you are all safe and healthy during this very unsettling coronavirus crisis. I am writing you to comment on the proposed Dewey Beer Company brewery that they are seeking to build in Harbeson, adjacent to the housing development that I live in, The Meadows Of Beaver Creek. The first thing I would like to say is that I am totally, absolutely, and unequivocally in favor of Deee Beer Company to build a brewery here. I feel that it will bring needed people/business to Harbeson. I feel that the positive effects of a brewery being built here are infinite. I also understand that many other residents of The Meadows of Beaver Creek are absolutely opposed to a brewery being built here, (their negative concerns, and surely negative comments are unrealistic and not researched). Approximately 90% of the residents of this development, 9ncluding myself, have moved here from out of state, mostly retired persons, the most prevalent reason for their relocation being low property tax and no sales tax. I have lived here for over 8 years and I absolutely love Sussex County. Unlike me, most of the residents of this development that I have referenced are just miserable human beings that have nothing better to do than complain about almost everything including general progression, expansion, and growth of the county, which I see as a natural product of the population of our county growing. The other issue that these .miserable people are very concerned about and complain about is property values. I see the addition of a brewery being built here as a positive boost for our property values. Although I do understand that you have to take in to consideration every comment that is sent to you, either positive or negative, I also hope you take into consideration the fact that most of the negative comments will be coming from miserable, negative people that are never happy with anything that anyone tries to do to better themselves, their business, or their community. I thank you in advance for hopefully giving Dewey Beer Company affirmative and encouraging YES votes across the board. Have a wonderful evening.

Russell Warrington

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Friday, April 3, 2020 10:36 PM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, April 3, 2020 - 10:36pm

Name: Linda J. McCollum

Email address: ljmccollum505@gmail.com

Phone number: 302-393-6909

Subject: Dewey Brewery

Message: I live right behind the warehouses in the Meadows of Beaver Creek Community on Riverwalk Dr. I don't see any reason why they can't put a small brewery at that location.

Russell Warrington

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Friday, April 3, 2020 7:42 PM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, April 3, 2020 - 7:41pm

Name: ROBERT SUTTON

Email address: suttrm@comcast.net

Phone number: 732-742-8471

Subject: C/U 2210 Dewey Beer Co.

Message: I am a resident of the Meadows of Beaver Creek located next to the proposed brewery. I see no problem with a brewery being located in the area. Even with the warehouses that have opened I have not noticed any real traffic change. Rt. 5 has minimal traffic as it is.

Russell Warrington

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, April 9, 2020 6:40 PM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, April 9, 2020 - 6:40pm

Name: Richard Szvitch

Email address: rszviti@yahoo.com

Phone number: 392-542-4638

Subject: C/U 2210-dewey beer company

Message: I am in full support of this proposal and believe we should be helping small businesses in the local area

Russell Warrington

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Friday, April 3, 2020 7:55 PM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, April 3, 2020 - 7:54pm

Name: PJ Facciolo
Email address: pejama@comcast.net
Phone number: 3023456747
Subject: Proposed Brewery on Route 5

Message:

We are residents of the Meadows of Beaver Creek. We understand that there is an upcoming meeting to discuss the possibility of building a brewery on Route 5. We would like to weigh-in that we are not in favor of the proposed location. This would place a burden on our current water system, increase traffic and negatively affect the desirability of our neighborhood. In addition, we are opposed to any further commercial development on Route 5.
Thank you

Russell Warrington

From: webmaster@sussexcountype.gov on behalf of Sussex County DE
<webmaster@sussexcountype.gov>
Sent: Wednesday, April 8, 2020 8:42 AM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, April 8, 2020 - 8:41am

Name: Patrick Ahern

Email address: yankeefan625@optonline.net Phone number: 973 769 7991

Subject: Brewery on Harbeson road

Message: I would like my position against this brewery to be noted. I think this is going to impact traffic. I built a home in the community bordering this proposed project never expecting to have a brewery in my backyard. There is also a concern about the amount of waste water that will be sent to the treatment plant located at the property next to our pool creating more sludge to be hauled through our community. If I was aware of all this we would have not built in this community.

Russell Warrington

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Saturday, April 4, 2020 2:52 PM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Saturday, April 4, 2020 - 2:52pm

Name: Lenore Koehler
Email address: Leniko814@gmail.com
Phone number: 3026641585
Subject: Case: C/U 2210- Dewey Beer Co

Message: We do not want Zoning changed to allow a Brewery to set up as public business at the Warehouses located at the intersection Between Rte 5 and 9. This is a quiet area that does not deserve to be inundated with this type of business. It would also overtax the Waste Water Treatment plant located nearby. NO CHANGE TO THE AGREED UPON ZONING!

Russell Warrington

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Saturday, April 4, 2020 2:59 PM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Saturday, April 4, 2020 - 2:59pm

Name: Peter Koehler

Email address: pkoehler315@aol.com

Phone number: 6462759705

Subject: Case: C/U 2210- Dewey Beer Co

Message: We live at MOBC community. We chose this area due to the quiet, and non-commercial Zoning as promised by Bryton Builders. We object to and protest any after-the/fact changes to the Zoning. A brewery with public sales and access should not be approved!

Jamie Whitehouse

From: Matthew and Marilyn Coppola <noreply@forms.email>
Sent: Sunday, April 5, 2020 9:48 AM
To: Jamie Whitehouse
Subject: Contact Form: Proposal for brewery on Route 5, Haberson, Milton

Name: Matthew and Marilyn Coppola

Email: coppola_mj@yahoo.com

Phone: 9737137905

Subject: Proposal for brewery on Route 5, Haberson, Milton

Message: We are in receipt of the notice for your planning/zoning board meeting regarding the possibility of allowing a brewery at the location on Route 5 that was supposed to be for warehouse/office space. We are against this as we are concerned for the ground water and other contamination, odors and traffic. Please advise on how we make our concerns heard for the upcoming meeting.

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Friday, April 3, 2020 5:33 PM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, April 3, 2020 - 5:32pm

Name: William J. Klunk
Email address: wjandae@gmail.com
Phone number: 540-797-1563
Subject: C/U 2210- Dewey Beer Co.

Message: As a resident of the Meadows of Beaver Creek located adjacent to the proposed brewery. I strongly petition the P&Z Commission to refuse a change in zoning to deny this operation. I state this based on the fact that the waste water from this complex is discharged into the facility adjacent to our development. There are 7 barrels of wastewater for every barrel of beer produced. This would put a terrible strain on the wastewater facility including the RIBS(Rapid infusion basins system). Secondly the prevailing winds will drive the odors from the fermentation process plus the hops into our neighborhood. Thirdly, the increase in vehicular traffic and noise would be undesirable. Thank you for your consideration, William Klunk

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APR 06 2020

SUSSEX COUNTY
PLANNING & ZONING

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Friday, April 3, 2020 4:16 PM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, April 3, 2020 - 4:15pm

Name: George Gumeny
Email address: papag1272@gmail.com
Phone number: 973.770.0506
Subject: C/U 2210 Dewey Beer Co.

Message: Living behind this Warehouse facility, I am concerned that the conditional use to allow a brewery will result in increased noise, hours of operation, traffic, vehicle lights at night, garbage; overloading the water treatment plant in our community; and negative impacts to the stormwater pond and wetlands behind the warehouse. I am also concerned that a possible restaurant/tasting room would be included with the brewery. Please consider the adjacent homes. This is NOT an appropriate use in this zone.

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APR 06 2020
SUSSEX COUNTY
PLANNING & ZONING

Jennifer Norwood

From: Jamie Whitehouse
Sent: Monday, March 16, 2020 12:46 PM
To: Jennifer Norwood
Subject: FW: Submission from: Planning & Zoning Commission contact form

Jenny,

Please could you print for the file.

Thanks

-----Original Message-----

From: webmaster@sussexcountyde.gov <webmaster@sussexcountyde.gov>
Sent: Monday, March 16, 2020 12:43 PM
To: Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, March 16, 2020 - 12:42pm

Name: Linda Gumeny
Email address: lbgumeny@gmail.com
Phone number: 201.207.0918
Subject: Conditional Use application-Parcel 235-30.00-21.00

Message: I have a number of concerns regarding this change of use. 1- Is there a tasting room planned which would invite public. If so, is there adequate parking with the original approved site plan? 2. How will garbage be handled? One of the tenants (carpet company) is currently using a 40cy OPEN dumpster with no enclosure immediately adjacent to the residential community. This is 3x the size of the dumpster shown on the approved site plan and the required fence enclosure has not yet been installed. The other dumpsters on site are also not enclosed by fencing. 3. Lighting - will this facility require increased lighting? The current warehouse buildings are not complying with the requirement to shield light from adjacent residential community, as stipulated in the approved site plan. 4. Additional outside storage - will this new use require additional on-site storage beyond the square footage that was approved for the entire site? The owner has installed a large storage pod for exclusive use by the current carpet tenant, a structure that is not on the approved site plan. 5. Traffic - will the brewery increase traffic that would impact the level of service for the rt9/rt 5 intersection below the DOT requirements? Has a traffic study been completed. 6. Truck traffic-what size?

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Friday, April 3, 2020 4:00 PM
To: Planning & Zoning - External
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, April 3, 2020 - 4:00pm

Name: Lane Zangwill
Email address: pharmz@comcast.net
Phone number: 3016091006
Subject: Dewey beer brewery hearing

Message:

I'm a concerned citizen of Meadows of Beaver Creek about any negatives caused on water/waste in our community. please assure that a brewery here would take appropriate actions to not overload or detract from the environment.

Sincerely, Lane Zangwill

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APR 06 2020
SUSSEX COUNTY
PLANNING & ZONING

Ann Lepore

From: Jacqueline Conklin <jackie.conklin97@gmail.com>
Sent: Tuesday, July 7, 2020 4:20 PM
To: Ann Lepore
Subject: p&Z Microbrewery Harbeson

I am a resident living directly across from the parcel with a proposed Micro-Brewery in Harbeson. I am writing to convey my opposition for this proposal.

Although the building is part of a parcel with other commercial businesses, these businesses operate 8:00 to 5:00 Monday thru Friday. As I understand from speaking to your offices and the owners of the Dewey Brewery, their plans are for a business that operates 7 days a week, noon - 9:00 pm on weeknights and noon to 10:00 pm Fri, Sat and Sun.

My additional concerns are 1) Increased noise in an area which is majority residential

2) Increased traffic in and out including probable commercial trucks. There are already issues with traffic being backed up to the intersections of Rtes 5 and 9 during late afternoon and evening

3) Inadequate parking with the probability that overflow will end up on the street in front of residences

4) Increased lighting at night which will make sleeping difficult

5) Environmental concerns such as waste water, garbage and litter

6) I feel the brewery will decrease the value of residences in this area

7) I believe the original zoning was for warehouse and office space, a brewery is neither

8) The building to specs for a micro-brewery has been ongoing for months, before a zoning approval. I question why this has been allowed before public comment

9) I also understand from the current Micro-Brewery owners that beer and food are planned to be served. Again this is not warehouse or offices.

Thank You for taking my concerns into consideration.

Jacqueline Conklin

Jamie Whitehouse

From: anmax4@gmail.com
Sent: Thursday, July 9, 2020 2:48 PM
To: Jamie Whitehouse
Subject: (CU 2210) Dewey Beer Company

I am a homeowner in The Meadows of Beaver Creek, the community located adjacent to the newly created warehouses on Harbeson Road North.

I am writing to add my voice to my neighbors' in opposition to changing the zoning in order to allow a microbrewery on the warehouse site.

We purchased a home in an area zoned "Residential/Agricultural" had it been zoned Commercial, we never would have moved here. Allowing the warehouses was bad enough, but now to permit our water system to be overtaxed, (as a previous letter reported, it takes seven barrels of water to produce one barrel of beer), and then have that wastewater hauled through our community to the water treatment plant right next to our pool and clubhouse would be a flagrant disregard for the 154 homeowners in The Meadows of Beaver Creek.

In addition, this facility will produce unpleasant odors in the course of making their product. We already put up with the odors from the chicken processing plant off Harbeson Road. I understand that DelDOT deems this a low traffic area, but apparently no one there needs to make a right turn onto Harbeson Road North from Route 9 West since the new intersection was constructed without a right turn lane.

Please consider our community when you make your decision. Thank you.

Yours truly,
Marie Pesce

Sent from my iPad

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, AICP, MRTPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date July 9, 2020.

Application: (CU 2217) Israel Bravo

Applicant: Israel Bravo
20871 Sanfilippo Road
Bridgeville, DE 19933

Owner: Israel Bravo
20871 Sanfilippo Road
Bridgeville, DE 19933

Site Location: Located on the east side of Sanfilippo Road in Seaford, Delaware.

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: Storage of utilities equipment and vehicles.

Comprehensive Land
Use Plan Reference: Low Density Area

Councilmatic
District: Mr. Vincent

School District: Seaford School District

Fire District: Seaford Fire District

Sewer: Private, On-Site

Water: Private, On-Site

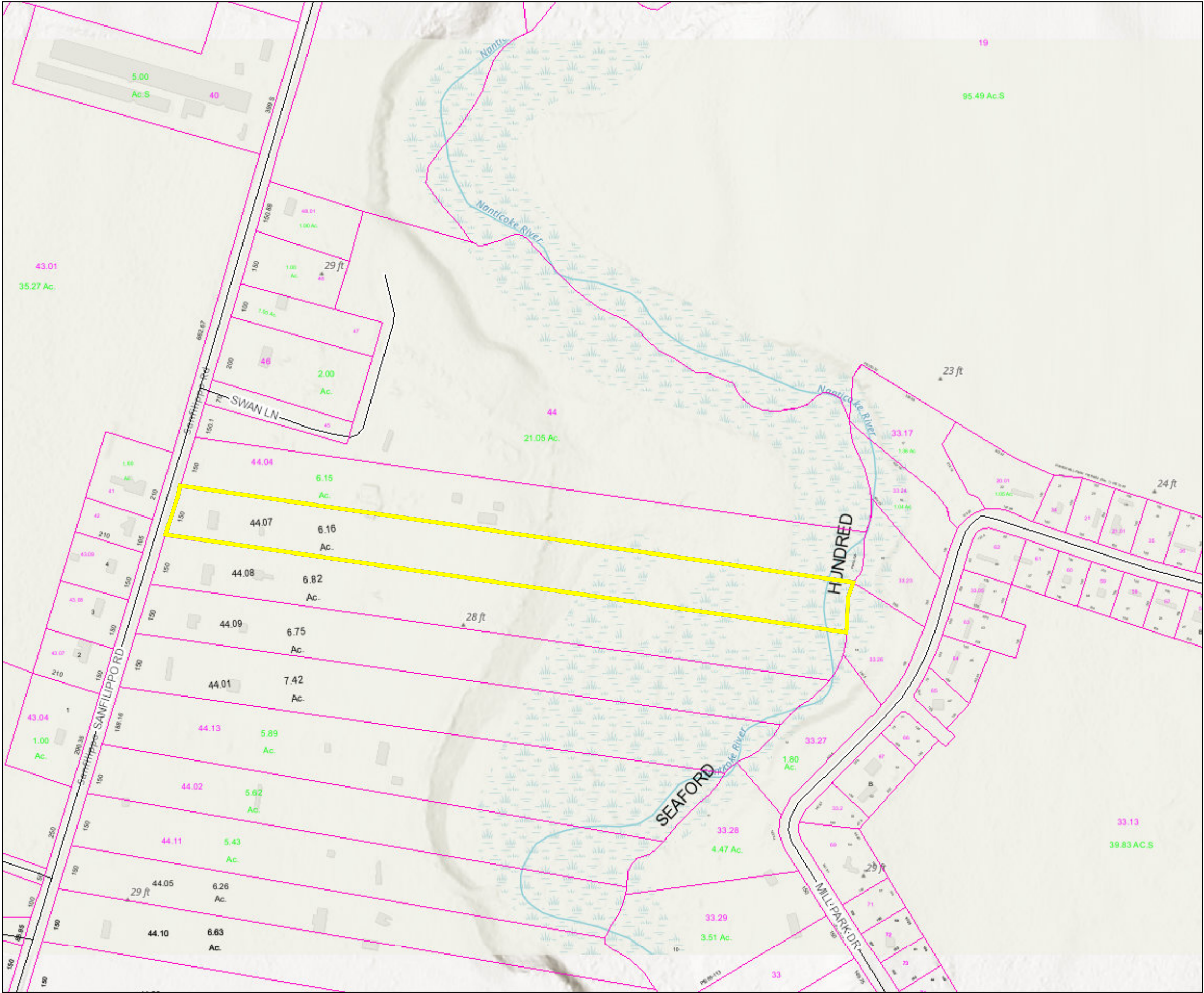
Site Area: 6.16 acres +/-

Tax Map ID: 331-2.00-44.07





Sussex County

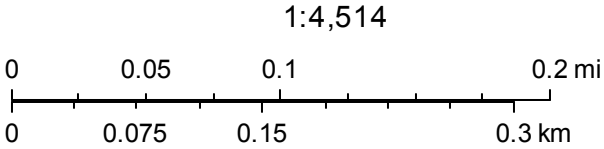


PIN:	331-2.00-44.07	
Owner Name	LOPEZ BRAVO	ISRAEL
Book	2557	
Mailing Address	20871 SANFILIPPO RD	
City	BRIDGEVILLE	
State	DE	
Description	E/ RT 533	
Description 2	4400'N/RT 531	
Description 3	T#39555	
Land Code		

- polygonLayer

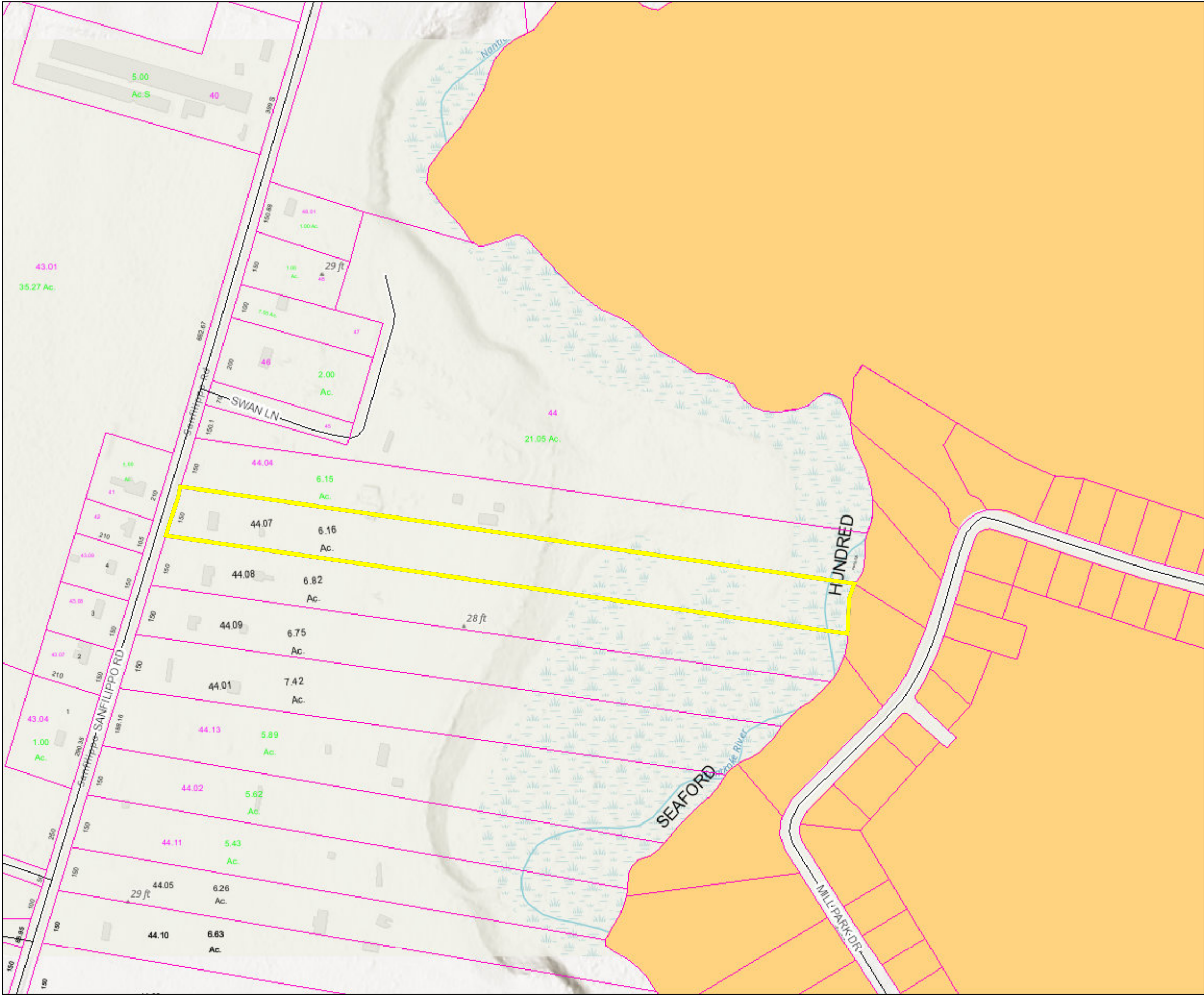
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- polygonLayer

Override 1
- Tax Parcels
- Streets
- County Boundaries





Sussex County

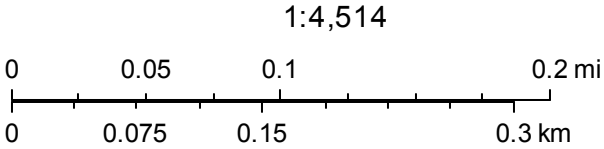


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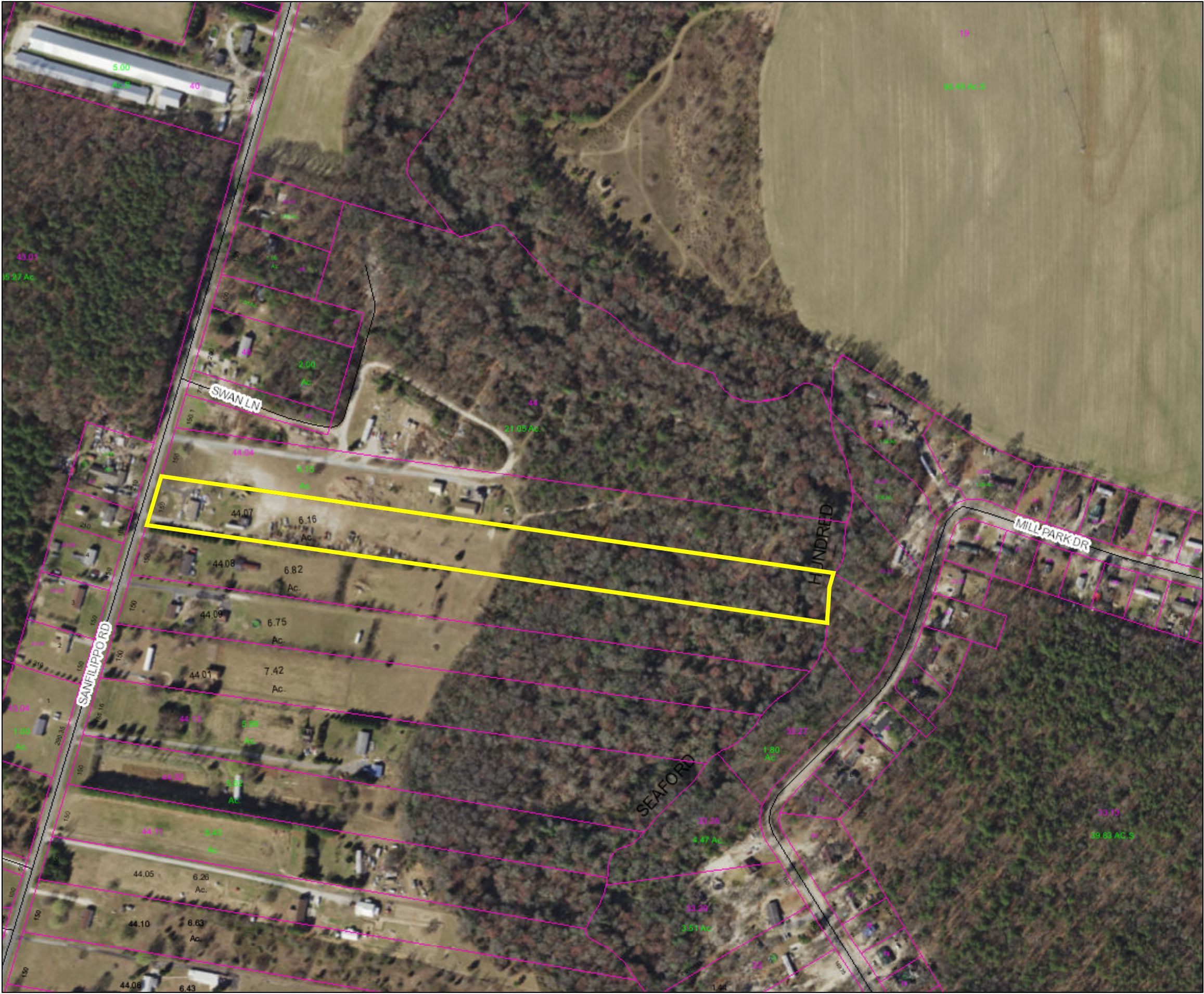
Override 1
- polygonLayer

Override 1
- Tax Parcels
- Streets





Sussex County



PIN:	331-2.00-44.07	
Owner Name	LOPEZ BRAVO	ISRAEL
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Land Code		

polygonLayer

Override 1

polygonLayer

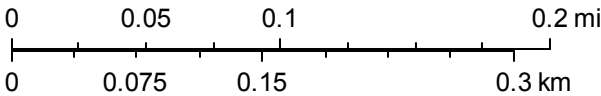
Override 1

Tax Parcels

Streets

County Boundaries

1:4,514





Memorandum

To: Sussex County Planning Commission Members
From: Lauren DeVore, Planner III
CC: Vince Robertson, Assistant County Attorney and applicant
Date: July 1, 2020
RE: Staff Analysis for CU 2217 Israel Bravo

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2217 Israel Bravo to be reviewed during the July 9, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel 331-2.00-44.07 to allow for a Conditional Use of land in an Agricultural Residential (AR-1) Zoning District for storage of utilities equipment and vehicles. The parcel is located on the east side of Sanfilippo Road in Seaford, Delaware. The size of the property is approximately 6.16 acres +/-

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has the land use designation of "Low Density Area." The properties to the north and south are also designated as "Low Density Areas."

The primary uses envisioned in "Low Density Areas" are agricultural activities and homes. Business and development should be largely confined to those businesses addressing the needs of these two uses. Industrial and agribusiness uses that support or depend on agriculture should be permitted. Commercial uses should be limited in their location, size and hours of operation.

The properties to the east on the opposite side of Sanfilippo Road are designated "Developing Area." "Developing Areas" are newer, emerging growth areas that demonstrate characteristics of developmental pressures and support appropriate residential and business uses. Such uses may include business or industrial parks.

Furthermore, adjacent parcels to the north, south and west are all zoned Agricultural Residential (AR-1) Zoning District. The parcels to the east are zoned General Residential (GR) Zoning District.

Since 2011, there have been two Conditional Use applications proposed within a one-mile radius of the application site. The first application was for Conditional Use (C/U 2043) to amend Condition No. 19 of Conditional Use No. 1431 to allow additional time to complete the existing borrow pit operation on an Agricultural Residential (AR-1) zoned parcel. That application was approved by County Council on May 17, 2016 and adopted through Ordinance No. 2448.



The second application was for Conditional Use (C/U 2044) to allow for an expansion of an existing borrow pit operation on a parcel zoned General Residential (GR). This application was subsequently withdrawn by the applicant on March 16, 2016.

Based on the analysis of the land use, surrounding zoning and uses, a Conditional Use to allow for storage of utilities equipment and vehicles in this location, subject to considerations of both scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: 201914234
CU# 2217

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

Type of Conditional Use Requested: storing material = pipe Reels
= TV Boxes utility equipment and Trucks Reel Trailer equipment
Trailer

Tax Map #: 331-2.00-44.07 Size of Parcel(s): 6.16 acres

Current Zoning: AR-1 Proposed Zoning: CU Size of Building: existing

Land Use Classification: RT

Water Provider: well Sewer Provider: septic

Applicant Information

Applicant Name: Israel Bravo
Applicant Address: 20871 Sanfilippo Rd
City: Bridgetown State: DE Zip Code: 19933
Phone #: 302 2490039 E-mail: seven-161@hotmail.com

Owner Information

Owner Name: Israel Bravo
Owner Address: same as above
City: _____ State: _____ Zip Code: _____
Phone #: _____ E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: _____
Agent/Attorney/Engineer Address: _____
City: _____ State: _____ Zip Code: _____
Phone #: _____ E-mail: _____



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

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

___ Provide Fee \$500.00

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

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

___ DelDOT Service Level Evaluation Request Response

___ PLUS Response Letter (if required)

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

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

Signature of Applicant/Agent/Attorney

Date: _____

Signature of Owner

Date: _____

For office use only:

Date Submitted: _____

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: _____



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

JENNIFER COHAN
 SECRETARY

October 24, 2019

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

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Israel Bravo** conditional use application, which we received on September 26, 2019. This application is for an approximately 6.16-acre parcel (Tax Parcel: 331-2.00-44.07). The subject land is located on the east side of Sanfilippo Road (Sussex Road 533), approximately 4,400 feet northeast of the intersection of Sanfilippo Road and Eskridge Road (Sussex Road 531), southeast of Bridgeville. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the facility as material storage for utilities, utilities equipment and vehicles.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Sanfilippo Road where the subject land is located, is 610 vehicles per day.

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

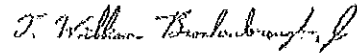
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Ms. Janelle M. Cornwell
Page 2 of 2
October 24, 2019

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

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

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

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **7/2/2020**

APPLICATION: **CU 2217 – Israel Bravo**

APPLICANT: **Israel Bravo**

FILE NO: **WSPA-5.02**

RECEIVED

JUL 07 2020

SUSSEX COUNTY
PLANNING & ZONING

TAX MAP &
PARCEL(S): **331-2.00-44.07**

LOCATION: **Located on the east side of Sanfilippo Road, Seaford, DE**

NO. OF UNITS: **Storage of equipment and vehicles**

GROSS
ACREAGE: **6.16**

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? **No** If not, what capacity is available? **N/A**.

- (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? **N/A**. Is it likely that additional SCCs will be required? **N/A**
If yes, the current System Connection Charge Rate is **Unified \$6,360.00** 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.

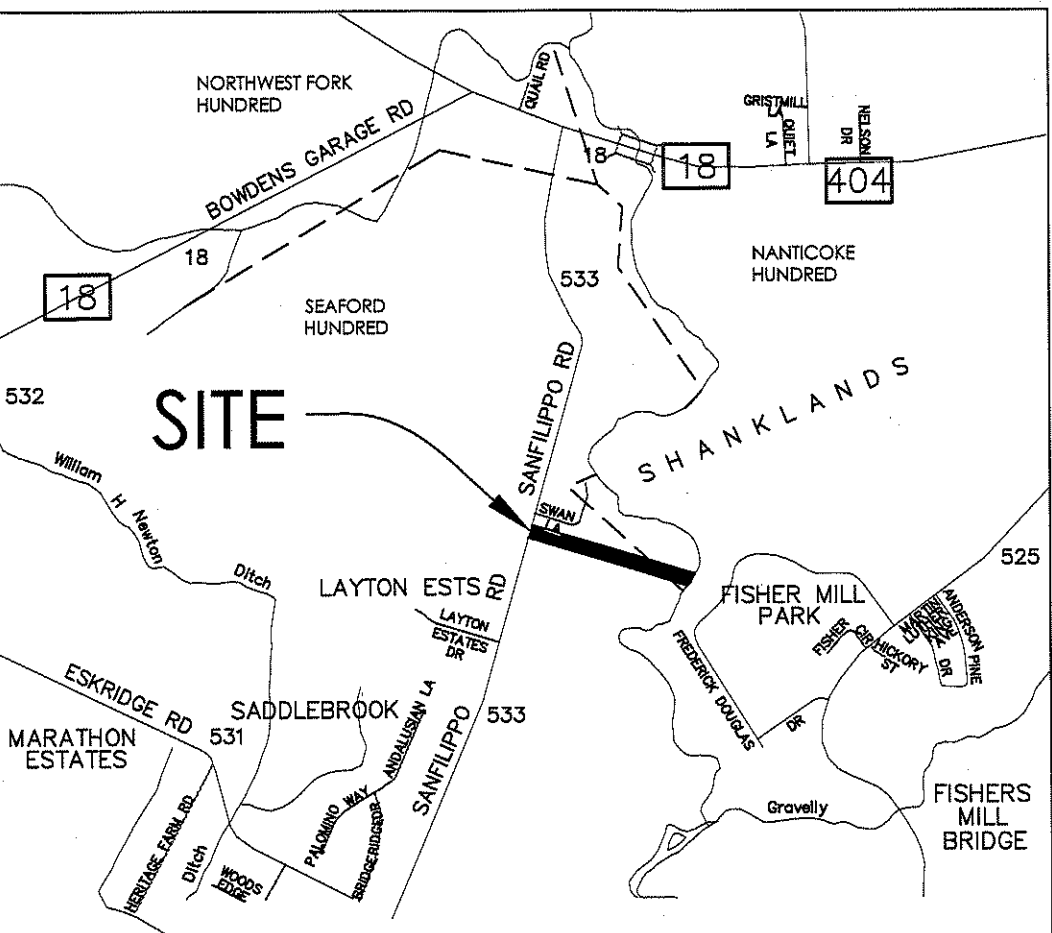
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The proposed Change of Use is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**




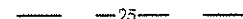
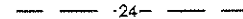


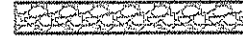



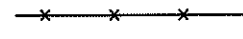


UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
No Permit Tech Assigned

 $1'' = 2000'$

- | | |
|-------------------------|---|
| PROPERTY LINE |  |
| ADJOINING PROPERTY LINE |  |
| IRON PIPE FOUND |  |
| MAJOR CONTOUR |  |
| MINOR CONTOUR |  |
| PAVEMENT HATCH |  |
| BUILDING HATCH |  |
| GRAVEL HATCH |  |
| EDGE OF POND |  |
| STORM PIPE |  |
| TREE LINE |  |
| FENCE LINE |  |
| DECIDUOUS TREE |  |
| CONIFEROUS TREE |  |

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, AICP, MRTPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date July 09, 2020.

Application: (CZ 1917) Iacchetta Development Corporation

Applicant: Dino Iacchetta
33195 Lighthouse Road
Selbyville, DE 19975

Owner: Iacchetta Development Corporation
33195 Lighthouse Road
Selbyville, DE 19975

Site Location: Located on the northern side of Lighthouse Road approximately 327 feet west of the intersection of West Line Road and Lighthouse Road (Route 54) in Selbyville, Delaware.

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

Proposed Zoning: Medium Commercial (C-2) Zoning District

Comprehensive Land
Use Plan Reference: Coastal Area

Councilmanic
District: Mr. Rieley

School District: Indian River School District

Fire District: Roxana Fire District (90)

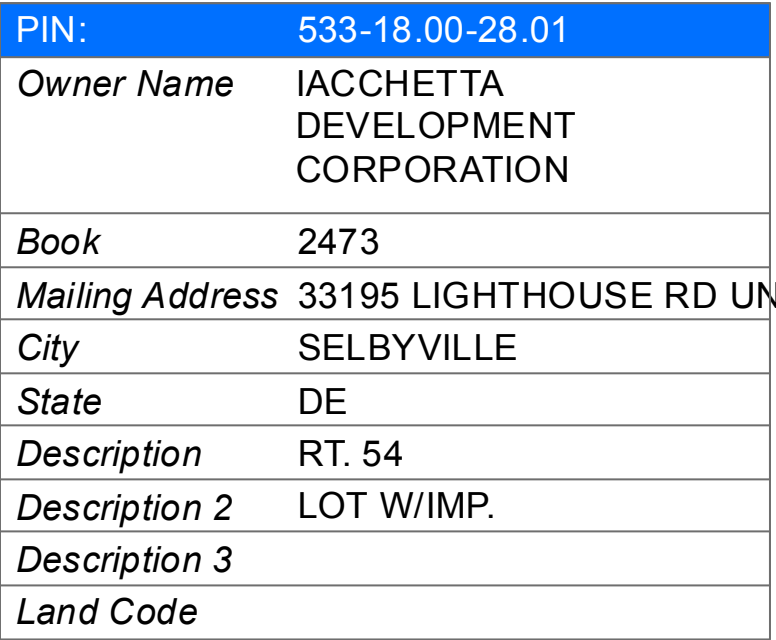
Sewer: Tier 1- County Unified Sanitary Sewer

Water: Private, On-Site

Site Area: 0.504 acres +/-


Tax Map ID.: 533-18.00-28.01






polygonLayer
Override 1

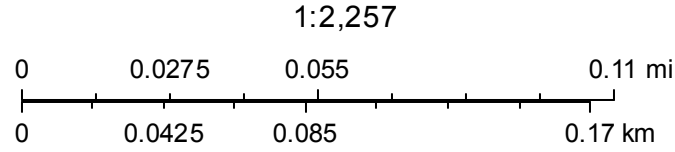
polygonLayer
Override 1

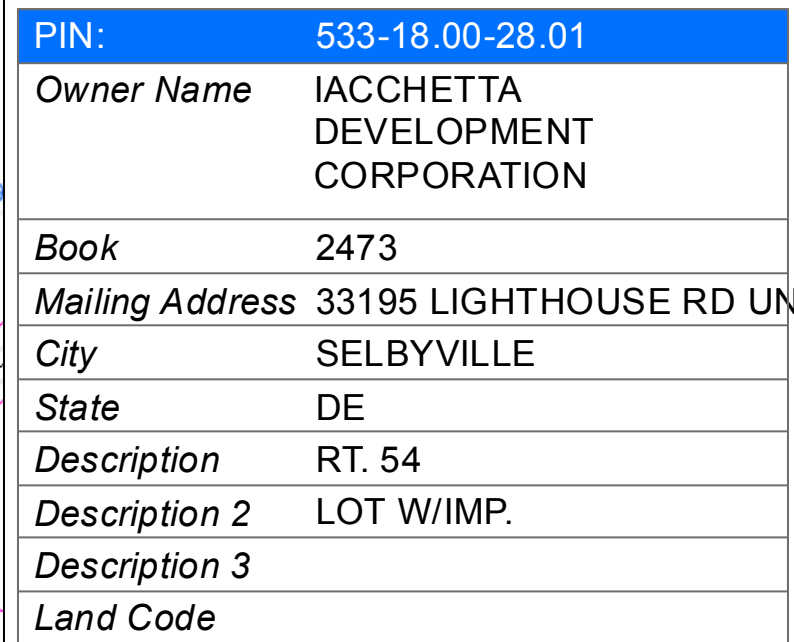
 Tax Parcels

911 Address

— Streets

 County Boundaries





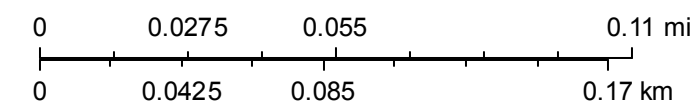
Override 1

Override 1

911 Address

— Streets

1:2,257





Sussex County





PIN:	533-18.00-28.01
Owner Name	IACCHETTA DEVELOPMENT CORPORATION
Book	2473
Mailing Address	33195 LIGHTHOUSE RD UN
City	SELBYVILLE
State	DE
Description	RT. 54
Description 2	LOT W/IMP.
Description 3	
Land Code	

polygonLayer

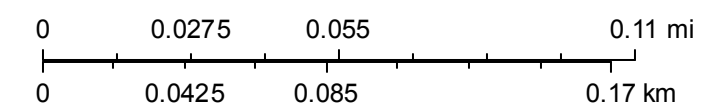
Override 1

polygonLayer

Override 1

-  Tax Parcels
-  911 Address
-  Streets
-  County Boundaries

1:2,257



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



Sussex County
DELAWARE
sussexcountype.gov

Memorandum

To: Sussex County Planning Commission Members
From: Chase Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney and Applicant
Date: June 16, 2020
RE: Staff Analysis for CZ 1917 Iacchetta Development Corporation

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1917 to be reviewed during the July 09, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Change of Zone for parcel 533-18.00-28.01 from an Agricultural Residential District (AR-1) to a Medium Commercial District (C-2). The parcel is located on the north side of Lighthouse Road (Route 54), approximately 293.7 feet west of West Line Road in Selbyville, Delaware. The size of the property is 0.504 acres +/-.

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

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

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

The property is currently within an Agricultural Residential (AR-1) Zoning District. The adjacent properties that lie on the east and west sides of the subject site are both zoned Medium Commercial (C-2). The parcel to the north is zone Agricultural Residential (AR-1). Parcels to the south which exist on south side of Lighthouse Road, are zoned Agricultural Residential (AR-1). The parcel to the southeast, which lies on the corner of Lighthouse Road and West Line Road is zoned Commercial Residential (C-3).

Since 2011, there have been two Change of Zones within a one-mile radius of the subject site. CZ 1711 proposed a change from a General Commercial (C-1) Zoning District to a Commercial Residential (C-3) Zoning District. It was approved on February 14, 2012 and adopted by County



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

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



Sussex County

DELAWARE
sussexcountyde.gov

Council through Ordinance No. 2241. This parcel lies on the southwest corner of Lighthouse Road (Route 54) and West Line Road (S.C.R. 396). CZ 1804 proposed a change from an Agricultural Residential (AR-1) Zoning District to a Neighborhood Business (B-1) Zoning District. It was approved on August 30, 2016 and adopted through Ordinance No. 2461. This parcel exists approximately 0.2 miles northeast of the subject side on the south side of Lighthouse Road.

Based on the analysis of the land use, surrounding zoning and uses, a change of zone to allow for a property to be zoned Medium Commercial (C-2) could be considered as being consistent with the land use, area zoning, and surrounding uses.



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

File #: C/2# 1917

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

33175 Lighthouse Road Selbyville, DE 19975

Type of Conditional Use Requested:

Tax Map #: 533-18.00-28.01 Size of Parcel(s): 21,959 sq. ft.

Current Zoning: AR-1 Proposed Zoning: C-2 Size of Building: 5,148 sq. ft.

Land Use Classification: _____

Water Provider: _____ Sewer Provider: _____

Applicant Information

Applicant Name: Dino Iacchetta
Applicant Address: 33195 Lighthouse Road
City: Selbyville State: DE Zip Code: 19975
Phone #: 302-436-4525 E-mail: dino@iacchettabuilders.com

Owner Information

Owner Name: Iacchetta Development Corporation
Owner Address: 33195 Lighthouse Road
City: Selbyville State: DE Zip Code: 19975
Phone #: 302-436-4525 E-mail: dino@iacchettabuilders.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Russell T. Hammond Surveying LLC
Agent/Attorney/Engineer Address: 10310 Hotel Road
City: Bishopville State: MD Zip Code: 21813
Phone #: 410-352-5674 E-mail: russell@rthsurvey.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

Dino O. Farketto

Date: 1-7-2020

Signature of Owner

Dino O. Farketto

Date: 1-7-2020

For office use only:

Date Submitted: 1/7/2020

Staff accepting application: cen

Location of property: _____

Fee: \$500.00 Check #: 3290

Application & Case #: 2020 00226

Subdivision: _____

Date of PC Hearing: _____

Date of CC Hearing: _____

Recommendation of PC Commission: _____

Decision of CC: _____



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

JENNIFER COHAN
SECRETARY

July 11, 2019

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

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Iacchetta Development, Inc.** rezoning application, which we received on June 19, 2019. This application is for an approximately 0.68-acre parcel (Tax Parcel: 533-18.00-28.01). The subject land is located on the north side of Delaware Route 54, approximately 250 feet west of the intersection of Delaware Route 54 and W. Line Road (Sussex Road 396), east of Selbyville. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking to rezone the land to C-2 (Medium Commercial) to provide additional parking spaces to serve the existing development occupying the contiguous parcel (Tax Parcel: 533-18.00-28.00) located on the east side of the subject parcel.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Delaware Route 54 where the subject land is located, which is from Hudson Road (Sussex Road 387) to W. Line Road, are 5,471 and 7,041 vehicles per day, respectively.

Our volume-based criteria for requiring a traffic impact study (TIS), addressed in Section 2.2.2.1 of the Development Coordination Manual, are that a development generates more than 500 trips per day or 50 trips during a weekly peak hour. While it seems that the above criteria could be met, we presently cannot predict the site's trip generation with enough accuracy to make a TIS useful. Thus, we recommend that this rezoning application be considered without a TIS and that the need for a TIS be evaluated when a subdivision or land development plan is proposed.

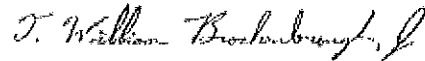
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Ms. Janelle M. Cornwell
Page 2 of 2
June 11, 2019

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

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

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

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

TO: **Jamie Whitehouse**

RECEIVED

REVIEWER: **Chris Calio**

JUL 07 2020

DATE: **7/2/2020**

APPLICATION: **CZ 1917**

SUSSEX COUNTY
PLANNING & ZONING

APPLICANT: **Dino Iacchetta**

FILE NO: **OM-4.05**

TAX MAP &
PARCEL(S): **533-18.00-28.01**

LOCATION: **Located on the north side of Lighthouse Road (Rt. 54)
approximately 327 feet west of the intersection of West Line
Road and Lighthouse Road (Rt.54).**

NO. OF UNITS: **Upzone from AR-1 to C-2**

GROSS
ACREAGE: **0.504**

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

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes ☒ No ☐
- a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 1**
- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A.**
- (4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **Yes** If yes, how many? **1.0**. Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **Noell Warren** at **302-855-7719** for additional information on charges.

- (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: **The parcel is currently served with one six-inch lateral. Depending on the usage and edu assessment the lateral may need to be replaced with an eight-inch lateral.**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-1299 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
Choose an item.
NOEL

Chase Phillips

From: Dino Iacchetta <dino@iacchettabuilders.com>
Sent: Thursday, July 9, 2020 4:16 PM
To: Chase Phillips
Subject: Fwd: C/Z 1917- Iacchetta Development Corporation

Sent from my iPhone

Begin forwarded message:

From: Dino Iacchetta <dino@iacchettabuilders.com>
Date: July 9, 2020 at 4:14:39 PM EDT
To: Ray Tomasetti <ray.tomasetti@rtomasetti.com>
Subject: Fwd: C/Z 1917- Iacchetta Development Corporation

RECEIVED

JUL 09 2020

SUSSEX COUNTY
PLANNING & ZONING

Sent from my iPhone

Begin forwarded message:

From: Nolen Graves <nolen@thecrabbag.com>
Date: July 9, 2020 at 4:02:09 PM EDT
To: dino@iacchettabuilders.com
Subject: FW: C/Z 1917- Iacchetta Development Corporation

To Sussex County Planning and Zoning,

Please know that I am in support of C/Z 1917 to rezone from A-1 to C-2. I own the adjacent property located at 533-18.00-26.00.

The rezoning is a practical request considering there are several commercially zoned and commercially used properties and commercial nature of Williamsville in general.

There is a need for commercial development to support the numerous residential developments under construction and planned along the Rt 54 corridor.

Williamsville is also ideal for ingress/egress of commercial traffic with a speed limit of 25 MPH considering most of Rt 54 is 50 MPH.

Lastly commercial use property would benefit Sussex County with increased tax base over residential use.

Sincerely,

Nolen Graves

Jamie Whitehouse

From: Nolen Graves <nolen@thecrabbag.com>
Sent: Thursday, July 9, 2020 4:43 PM
To: Jamie Whitehouse
Subject: FW: C/Z 1917- Iachetta Development Corporation

To Sussex County Planning and Zoning,

Please know that I am in support of C/Z 1917 to rezone from A-1 to C-2. I own the adjacent property located at 533-18.00-26.00.

The rezoning is a practical request considering there are several commercially zoned and commercially used properties and commercial nature of Williamsville in general.

There is a need for commercial development to support the numerous residential developments under construction and planned along the Rt 54 corridor.

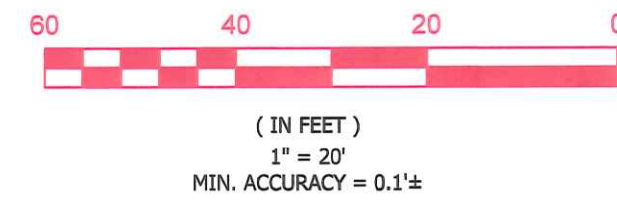
Williamsville is also ideal for ingress/egress of commercial traffic with a speed limit of 25 MPH considering most of Rt 54 is 50 MPH.

Lastly commercial use property would benefit Sussex County with increased tax base over residential use.

Sincerely,

Nolen Graves

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.



LANDS NOW OR FORMERLY OF
JDL INVESTMENTS LLC
TAX ID: 533-18.00-27.00
DEED BOOK 4716 FOLIO 36
CURRENT ZONING: C-1
CURRENT USE: BOAT STORAGE YARD

LANDS NOW OR FORMERLY OF
RUBY ANN QUILLEN
TAX ID: 533-18.00-30.00
DEED BOOK 2788 FOLIO 272
CURRENT ZONING: AR-1
CURRENT USE: AGRICULTURAL FARM FIELD

LANDS NOW OR FORMERLY OF
CSM LLC
TAX ID: 533-18.00-29.00
DEED BOOK 2771 FOLIO 58
CURRENT ZONING: AR-1
CURRENT USE: RESIDENCE

TAX ID: 533-18.00-28.01
CURRENT ZONING: AR-1
PROPOSED ZONING: C-2
TOTAL AREA = 21,959 S.F.

TAX ID: 533-18.00-28.00
CURRENT ZONING: C-1
TOTAL AREA = 62,112 S.F.

GENERAL NOTES:

OWNER: IACCHETTA DEVELOPMENT CORPORATION
33195 LIGHTHOUSE ROAD
SELBYVILLE, DE 19975

SITE ADDRESS: 533-18.00-28.00 - 33195 LIGHTHOUSE ROAD
533-18.00-28.01 - 33175 LIGHTHOUSE ROAD

LOT AREA: 533-18.00-28.00 AREA = 62,112 S.F.
533-18.00-28.01 AREA = 21,959 S.F.
TOTAL AREA = 84,071 S.F.

EX. ZONING:

533-18.00-28.00: C-1

ZONING SETBACKS:

FRONT: 60', SIDES: 20', REAR: 30' (ADJOINING RESIDENTIAL DISTRICT)

533-18.00-28.01: AR-1

ZONING SETBACKS:

FRONT: 60', SIDES: 15', REAR: 20'

PROPOSED ZONING: 533-18-28.01 - C-2

ZONING SETBACKS:

FRONT: 60', SIDES: 5', REAR: 30' (ADJOINING RESIDENTIAL DISTRICT)

NOTE: THERE SHALL BE A SIDE YARD NOT LESS THAN 20 FEET IN

WIDTH ON THE SIDE OF THE LOT ADJOINING A RESIDENTIAL DISTRICT.

NOTE: THERE SHALL BE A REAR YARD NOT LESS THAN 30 FEET IN

DEPTH ON THE REAR SIDE OF A LOT ADJOINING A RESIDENTIAL DISTRICT.

PARCELS ARE SERVED BY PUBLIC WATER AND SEWER

NO NEW ACCESS TO LIGHTHOUSE ROAD IS PROPOSED AT THIS TIME

IT IS INTENDED THERE WILL BE PERPETUAL INTERCONNECTIVITY BETWEEN

PARCELS 28.00 AND 28.01.

PARKING SPACES: 533-18.00-28.00 = 46 SPACES EXISTING

533-18.00-28.01 = 21 SPACES (PROPOSED)

TOTAL PARKING SPACES = 67 SPACES

PARKING SPACES SHALL BE MARKED BY PAINTED LINES

TO INDICATE INDIVIDUAL SPACES. SIGNS OR MARKERS

SHALL BE USED AS NECESSARY TO ENSURE EFFICIENT

TRAFFIC OPERATION OF THE LOT.

NOTE: PARKING IN THE FRONT OF PARCEL 28.01 IS CURRENTLY PROPOSED

HOWEVER REQUIRES APPROVAL BY COMMISSION.

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT

AGENCY FLOOD INSURANCE RATE MAP COMMUNITY/PANEL

NUMBER 100029 0635 K, DATED MARCH 16, 2005.

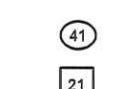
THIS SITE IS LOCATED IN ZONE X.



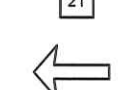
DENOTES PROPOSED LIGHTING FIXTURE -
36,000 LUMENS 300 WATT WITH TYPE III LIGHT DISTRIBUTION
MOUNTED ON 20' LIGHT POLE



DENOTES AREA TO BE RE-ZONED TO C-2



DENOTES EXISTING PARKING SPACE



DENOTES PROPOSED PARKING SPACE



DENOTES TRAFFIC FLOW

CONCEPTUAL SITE PLAN

LANDS OF IACCHETTA DEVELOPMENT COMPANAY
BALTIMORE HUNDRED, SUSSEX COUNTY, DELWARE

RUSSELL T. HAMMOND
Surveying, LLC

SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 • (410) 726-8076

DESIGNED BY	N/A	SURVEYED BY	FILE #	2019-2514
DRAWN BY	R.T.Hammond	DATE	11/06/2019	SHEET 1 OF 1
CHECKED BY	R.T.Hammond	SCALE	1" = 20'	

#	REVISION	DATE	CHKD

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF DELAWARE. LICENSE NO. 56-00007911, EXPIRATION DATE: 06/30/2021.

RUSSELL T. HAMMOND SURVEYING, LLC. RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS, PLATS, OR OTHER DOCUMENTS. ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, IS PROHIBITED UNLESS PERMITTED IN WRITING BY RUSSELL T. HAMMOND SURVEYING, LLC.

3028545079

LEGEND
■ POLYD CONCRETE MONUMENT
○ SET FROM PIPE

COMMERCIAL SITE PLAN

IACCHETTA BUILDERS, INC.

WILLIAMSVILLE, DELAWARE
BALTIMORE HUNDRED
SUSSEX COUNTY, DE.: 19946

DATE 7-30-91 REVISED 5-28-92, 5-14-93, 9-20-93

SCALE 1" = 20'

Prepared by:
© ADAMS-KEMP ASSOCIATES, INC.
Professional Land Surveyors
44 West Market Street
Georgetown, Delaware 19347-1427
PH 302-855-6539
1-800-892-4337

OWNER:
IACCHETTA BUILDERS, INC.
PO BOX 79
SELYSVILLE, DELAWARE 19975
PH 302-438-4525

Rev 10-28-93

900538-D

3024481457
cel
TY

ATTN: Jamie Whitehouse
from Dno Iacchetta
4 pages



ATION SURVEY PLAN
DEVELOPMENT CORPORA

SURVEY

STATE ROUTE 54
1800-867
The 533/18:00 (30 WMS)
Lg/Household
33175

ARC COORDINATES :
R = 311.67'
A = 313.15"
Δ = 57°31'55" 300.16'
CH = N87°56'57"W

33151000

PRELIMINARY
For Information Only

DATE:

