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Sussex County

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PLEASE NOTE

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

OTHER BUSINESS

The Peninsula – MR-RPC (Revised Amenities)

Constant Contact Survey Results

Campaign Name: New pool approval



Survey Starts: 2225

Survey Submits: 1138

Export Date: 09/06/2022 12:21 PM

MULTIPLE CHOICE

Are you in favor of the new pool complex

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			1094	96%
No			45	3%
Total Responses			1139	100%

OPEN QUESTION

What is your Peninsula Address

24271 canoe dr

27533 South Nicklaus

33419 Marina Bay Circle

1139 Response(s)

ENGINEERING DEPARTMENT

ADMINISTRATION	(302) 855-7718
AIRPORT & INDUSTRIAL PARK	(302) 855-7774
ENVIRONMENTAL SERVICES	(302) 855-7730
PUBLIC WORKS	(302) 855-7703
RECORDS MANAGEMENT	(302) 854-5033
UTILITY ENGINEERING	(302) 855-7717
UTILITY PERMITS	(302) 855-7719
UTILITY PLANNING	(302) 855-1299
FAX	(302) 855-7799



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HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

JOHN J. ASHMAN
DIRECTOR OF UTILITY PLANNING

September 7, 2022

Tim Metzner
Davis, Bowen & Friedel, Inc

REF: SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
PENINSULA LAKESIDE VILLAGE – LAZY RIVER BATHROOM
PARCEL 234-30.00-32.00
ABILITY TO SERVE
FILE: OM-7.08.12

Dear Mr. Metzner:

This is in response to your request concerning Sussex County's ability to provide wastewater sewer service to the above-referenced project. The parcel above is in the Sussex County Unified Sanitary Sewer District (Long Neck Area). Sussex County provides sanitary sewer service to existing facilities and is willing and able to provide service for the additional bath facility.

The wastewater will be conveyed using existing infrastructure to the county-owned and operated Inland Bays Regional Wastewater Facility (IBRWF) where there is capacity to treat and dispose of the wastewater from this project. IBRWF operates under the existing permit # DE 359141-05. The project will be responsible for System Connection Charges in place at the time of connection (currently \$6,600.00 per equivalent dwelling unit EDU). Please contact the Utility Permit department for your EDU assessment. Annual service charges and assessment based on flow and project front footage. If you should need any further information, please feel free to contact me at 302-855-7370.

Thank you.

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

John J. Ashman
Director of Utility Planning & Design Review



PUBLIC HEARINGS

CZ 1964 Martin Property Development, LLC



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

NICOLE MAJESKI
SECRETARY

September 1, 2022

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

Dear Mr. Whitehouse:

Note Concerning Revision:

Below is an update review requested by the County for our letter sent out July 27, 2021, for the **Travis Martin** land use application, which will be attached as an enclosure with this letter. This letter is being revised to inform the County that the applicant has already made an Area Wide Study Fee (AWSF) payment to DelDOT for the proposed land uses on Tax Parcel 433-11.00-21.02 (76,600 square feet of warehousing space and 32,800 square feet of office space). An AWSF letter has been issued for the referenced parcel. Because the proposed land uses (approximately 110,000 square feet of warehousing space and 10,000 square feet of office space) on Parcel 433-11.00-21.00 are estimated to generate fewer than 500 average daily trips and fewer than 50 peak hour trips, no additional AWSF payment is required by DelDOT. However, for the purpose of this application, the impact of both parcels (433-11.00-21.00 and 21.02) would still result in a **Minor** impact on the road network as described in paragraph 4 of this letter. The language regarding the estimated trip generation has been updated to reflect the above information. The Vehicle Volume Summary average daily trip data has been updated from 2019 to 2021. An updated paragraph regarding the CCPP has been included due to access onto US Route 113. The date has been updated.

The Department has completed its review of a Service Level Evaluation Request for the **Travis Martin** proposed land use application, which we received on July 19, 2021. This application is for an approximately 19.71- acre assemblage of parcels (Tax Parcels: 433-11.00-21.00 and 21.02). The subject land is located on the west side of Delaware Street (Sussex Road 54A). The subject land is currently zoned C-1 (General Commercial) with a proposed zoning of LI-2 (Light Industrial) and the applicant seeks to build a warehouse/ storage and office.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Delaware Street from Dupont Boulevard (US 113) to S. Frankford Limit is 731.



Mr. Jamie Whitehouse

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September 1, 2022

Based on our review, we estimate that the proposed land use will generate more than 50 vehicle trips per peak hour or 500 vehicle trips per day, and would be considered to have a **Minor** impact to the local area roadways. As agreed in the Memorandum of Understanding (MOU) between DelDOT and the County, an impact is Minor when a proposed land use would generate more than either 50 vehicle trips per peak hour and / or 500 vehicle trips per day but fewer than 200 vehicle trips in the weekly peak hour and fewer than 2,000 vehicle trips per day. As provided in the MOU for developments with Minor impact, DelDOT may require the developer to perform a Traffic Impact Study (TIS) for the subject application. If DelDOT does not require a TIS, the developer has the option to perform a TIS or to pay an Area-Wide Study Fee of \$10 per daily trip in lieu of doing a TIS. For this application, if the County were agreeable, we would permit the developer to pay an Area-Wide Study Fee.

The above-mentioned property is adjacent to US Route 113, making it subject to the Department's Corridor Capacity Preservation Program. The Program was established in accordance with the provisions of Title 17, Section 145 of the Delaware Code. The main goal of the Program is to maintain the capacity of the existing highway by minimizing and consolidating the number of high density, direct access points on the arterial highway. According to the Office of State Planning Coordination's Strategies for State Policies and Spending document, the property is located within a Level 3 Investment Area. In this area, State policies encourage efficient, orderly development and the coordinated phasing of infrastructure investment, consistent with the extent and timing of future growth, and within the limitations of state financial resources. The property owner can develop an access to US Route 113 for a site generating an average of 200 vehicle trips per day or less, as determined by the latest edition of the Institute of Transportation Engineer's Trip Generation Manual. The Corridor Capacity Preservation Program policy can be viewed on the Department's website at www.deldot.gov. The manual is located under the publication link. The US Route 113 North/South study can also be viewed on the Department's website under the projects link.

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

Mr. Jamie Whitehouse
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September 1, 2022

Please contact Ms. Annamaria Fumato, at Annamaria.Fumato@delaware.gov, if you have questions concerning this correspondence.

Sincerely,



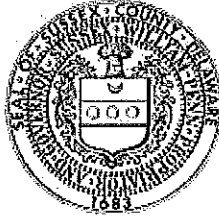
Sireen Muhtaseb
TIS Group Manager
Development Coordination

SM:afm

cc: Travis Martin, Applicant
Michael Lowrey, Sussex County Planning & Zoning
Sussex Reviewer, Sussex County Planning & Zoning
David Edgell, State Planning Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Matt Schlitter, South District Public Works Engineer, Maintenance & Operations
Kevin Hickman, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
Thomas Gagnon, Subdivision Manager, Development Coordination
Joshua Johnson, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Fumato, Project Engineer, Development Coordination

PLANNING & ZONING
Jamie Whitehouse, AICP, MRTPI
Director

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Service Level Evaluation Request Form

This form shall be submitted to the Planning and Zoning Office and a response shall be received back from DeIDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 7-19-2021

Site Information:

Site Address/Location: EAST SIDE OF RT. 113, 0.3 mi. N OF DEL. AVE

Tax Parcel Number: 433-11.00-21.00; 433-11.00-21.02

Current Zoning: C-1

Proposed Zoning: LI-2

Land Use Classification: _____

Proposed Use(s):

WAREHOUSE / STORAGE & OFFICE

Square footage of any proposed buildings or number of units: 110,000 SF WAREHOUSE
2,000 SF OFFICE

Applicant Information:

Applicant's Name: Travis Martin

Applicant's Address: 34913 Delaware Ave.

City: Frankford State: DE Zip Code: 19945

Applicant's Phone Number: 443-880-8330

Applicant's e-mail address: Tmartin@cpnhine.com.

