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DIRECTOR OF PLANNING & ZONING
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Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

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



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

November 2, 2022

To Whom It May Concern,

I hereby voice my opposition to the proposed Fiberglass Repair business on Dirickson Road.

It is my understanding that Dirickson Creek is one of the most important yet most highly impaired tributaries of the Inland Bays.

I lived on Dirickson Creek Rd from 1996-2019. I still own property there. On the premise of "a picture tells a thousand words," I am inserting the below photos for your consideration.

The property in question is subject to severe flooding. The current owner has brought in truck loads of sand, but the reason why that property was on the market for so long is due to its propensity to flood.

If it were to flood while someone was operating a fiberglass repair business, all the chemicals would go right into Dirickson Creek.

Many chemicals that make up fiberglass and associated processes are "forever chemicals" that are created specifically not to break down. These would be contaminants of high concern in Dirickson Creek, which is already highly impaired.

Dirickson Creek Rd still does not have County Sewer. That means that any wastewater from the property owner, which is waterfront on Dirickson Creek, would potentially leach into the Creek and into the very shallow groundwater reserves.

Please take a look at these photos taken in the aftermath of Superstorm Sandy, just about exactly 10 years ago today.

Then ask yourselves: do you really think this is a smart move, to re-zone this land in a sensitive environmental area with no public sewer? Common sense says "NO."

I am against the re-zoning of this land.

Sincerely,

Ann F Hobbs

11158 Signature Blvd Selbyville

hobbsnoon@hotmail.com



This shows how the flood actually came from the Creek, flooded that parcel, and continued across the road to the other side and the land on the other side.



This is the road. My family sheltered in place because I did not own a 4WD at the time. The water was so deep you needed hip waders to walk on the road.



A view from the road where the parcel is located facing due East, to the end of the road. It shows that there was no major flooding anywhere on the road but the flooding that overcame that parcel.



A view from the same spot looking due West



The view of that parcel. The entire parcel was submerged.



This shows all the debris left behind after the floodwaters receded. Anything on that land that flooded that could be considered "pollution" was spread everywhere, into multiple people's yards.

Jamie Whitehouse

From: Jenifer Adams-Mitchell <jadatchell@gmail.com>
Sent: Wednesday, October 26, 2022 8:45 PM
To: Jamie Whitehouse
Subject: Opposed to C/U 2329 Thomas Drgon Trustee
Attachments: property proximity.jpg

Opposition
Exhibit

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

Regarding C/U 2329 Thomas Drgon Trustee, 37230 Dirickson Creek Road

Dear Mr. Whitehouse,

We are writing to express our deepest concerns with our neighbor's conditional use permit request and to ask that it be denied.

Our property located at 36187 Cookie Lane is adjacent to the property under consideration located at 37230 Dirickson Creek Road. While Mr. Drgon's property is 6.20 acres, he is constructing his 4000 square foot commercial steel building a mere 30 yards from our back deck.

He is requesting a conditional use permit to allow him to operate a commercial boat restoration business. "Boat restoration" is a nice term for fiberglass repair. Mr. Drgon currently runs a fiberglass boat repair business in a commercial area in Rehoboth: All-Ways Fiberglass Boat Works located at 37617 Row Boat Ln #1521, Rehoboth Beach, DE 19971

A fiberglass boat repair business should not be allowed in a residential neighborhood for a number of reasons:

***Noise**—Repairing fiberglass requires the old, damaged fiberglass be removed. Old fiberglass can only be removed by grinding it off or cutting it out. Newly applied fiberglass must be sanded over, and over, and over. Grinding, cutting, sanding, vaccuuming—this type of constant noise does not belong in a quiet residential neighborhood.

***Toxic Byproducts**—Grinding/sanding fiberglass creates toxic dust. Workers must wear protective gear, respirators, and the workspace must be properly ventilated. Safety protocols recommend wet-sweeping, as dry sweeping or any cleaning method that might disperse the dust is to be avoided.

Silica is one component of fiberglass dust. A particle of silica dust is 100 times smaller than a grain of sand, making it easy to inhale, and difficult for the body's natural defense to prevent penetrating deep into the lungs and causing permanent damage. The long-term effects of the inhalation of fiberglass dust particles include breathing difficulties, asthma and decreased lung function.

Finally, fiberglass dust is flammable and is prone to ignite easily. A concentration of fiberglass dust can ignite so fast that it creates an explosion. In 2003, an explosion in a Kentucky fiberglass factory killed 7 workers and injured 26. Investigators found that the explosion was fueled by resin dust accumulated in a production area.

***Odor**—Repairing fiberglass requires the use of many toxic chemicals that smell horrible and are dangerous if inhaled. Workers again have to wear protective gear and work in a ventilated area.

***Toxic Chemicals**—Nearly every step of fiberglass repair requires the use of toxic chemicals. According to Fiberglass Supply Depot, exposure can cause shortness of breath, chest tightness, rash, headaches, dizziness, nausea, and damage to the lungs and nervous system. These chemicals should not be used in a

residential area in which all residents are on well-water systems. In addition, Mr. Drgon's property drains to Little Assawoman Bay.

These aspects of a boat repair business do not qualify it as "light commercial." Residents on this street purchased their properties because of the peacefulness of the area. Dirickson Creek Road is made up of single family homes. These are families with children, retired people, and a number of residents that work in the area. Although zoned agriculture, there is no actual agriculture on the street at this time. There is only one on-site business which is a bed & breakfast. The street is very quiet and most of the houses on the south side are on a tidal creek, while many of the houses on the north side back up to the Assawoman Wildlife Area.

If allowed, this business, with its ear shattering sounds and toxic fumes and dust located only 30 yards from our house, will most definitely drop the value of our property—substantially. Nobody wants to live next to a fiberglass repair business where they have to wear a ventilator while sitting on their back deck. And having an industrial type business on a quiet residential street will bring down all our neighbors' property values as well.

Dirickson Creek Road is not the place for this business. We strongly oppose this conditional use permit.

We appreciate your time and consideration.

Sincerely,

Walter Mitchell

Jenifer Adams-Mitchell

PS - we've attached a photo which shows how close he is building his commercial building to our deck.

Jamie Whitehouse

From: Theresa Stevens <terri.stevens@outlook.com>
Sent: Monday, October 31, 2022 3:08 PM
To: Jamie Whitehouse
Subject: Letter in OPPOSITION to Application C/U 2329

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**RE: Letter in OPPOSITION to Application C/U 2329 submitted by
Thomas Drgon Trustee For Boat Restoration Business at Property located at 37230
Dirickson Creek Road, Frankford DE: Tax Parcel 134-21.00-14.07**

Dear members of the Planning and Zoning Commission,

I am a property owner within 200 feet of the subject site. Having received a notice of upcoming public hearing before the Planning and Zoning Commission (hereinafter the "Commission"), I wish to notify the Commission that I am OPPOSED to this conditional use. Such a Conditional Use will substantially and adversely impact the uses of all adjacent and neighboring properties. The requested Conditional Use lies far outside any uses, special uses, any conditional uses, or even accessory uses as contemplated by any of sections 115 of Article XXVIII of the Code regulating Administration and Enforcement of Permits.

Further, I herein request that the Commission recommend to the Sussex County Council that they DENY the application because the operation of this business WILL have a negative impact on the physical, economic and social environment of my property as well as all surrounding properties on Dirickson Creek Road – as further explained below.

1. Negative Social Environment Impact

Dirickson Creek Road is a secluded, quiet dead-end street with all developed land being residential properties – mostly single families with small children and/or pets, with 1 short-term rental residential property. I personally looked for a suitable property for more than 2 years before finding Dirickson Creek Road. I bought here particularly due to its quiet nature, with very large, spread out lots and the low traffic nature of a dead-end street, so that my dogs and I could walk down the street without concern of high traffic. Additionally, the fact that Camp Barnes backs up to Dirickson Creek, with its vast undeveloped property bringing wild birds and wild-life adds to the beauty of our street. Most of my neighbors enjoy walking up and down this street, alone or with their children and/or dogs for the same reasons. The properties that are not yet developed are small acreage lots that have no agricultural businesses currently operating on them, and will most likely be developed (if at all) for residential purposes. It is clear that the Dirickson Creek property owners, including myself, want to protect the quiet enjoyment of our property. As further evidence, I understand that certain Dirickson Creek owners have previously opposed applications for special exceptions even for uses as occasional wedding or party venues. Allowing a Boat Restoration Business will absolutely destroy and disrupt the quiet enjoyment and social environment of our properties. This business will bring significant traffic, endless loud noise and a total disruption of our quiet nature-filled street. The Conditional Use WILL alter the essential character of the neighborhood in which this property is located and WILL be detrimental to the public welfare.

2. Negative Physical Impact

Boat Restoration Businesses are known to use huge amounts of highly toxic chemicals spreading odors and high levels of dust containing known hazardous particulates. Some of the chemicals used by this type of business include, but is not limited to gas; diesel; motor oil; anti-freeze, cleaners, paints, Styrene monomer; organic peroxide - the most common is methyl ethyl ketone peroxide; Cobalt compounds; and Acetone. These chemicals are toxic, noxious, and several are carcinogens. Exposure to which causes damage to the skin, lungs, nervous systems, among others. Even workers at these businesses must wear full protective gear including respirators – yet as a neighbor I and my dogs would be exposed regularly, constantly to these same toxic chemicals without any protective gear.

Additionally, there would be a tremendous amount of water runoff from the power washing and cleaning operation that would send these chemicals to seep into the ground or runoff into Dirickson Creek. This property has routinely flooded during high water events and continues to do so in the areas on this property that were not recently backfilled. Such an operation would have a significant detrimental physical impact on the health of our residents.

3. Negative Economic Impact

A Boat Restoration Business will devastate our property values. AS stated above, we are a quiet residential street. It is unacceptable to have dust particles from a Boat Restoration Business settling on the exterior and interior of our homes and yards. It is equally unacceptable to have polluted water runoff spewing from such an operation penetrating our ground water and lands where wildlife and fowl currently abound. This is would immediately and permanently cause a reduced property value and may make it impossible for me to ever sell my property. Thus, such a business will have a significant economic impact, and would NOT be a great selling point for our community nor a safe, healthy and tranquil environment for our residents.

Lastly, this Boat Restoration Business is NOT desirable nor essential for the general convenience and welfare of the public and therefore does not rise to the level of requiring allowance by the Commission or County Council. **Thus, for the reasons stated above, I hereby OPPOSE this application and REQUEST that the Commission recommend DENIAL by the County Council.**

Respectfully submitted,
Theresa M Stevens
37292 Dirickson Creek Road
Frankford DE 19945



FILE COPY

Opposition
Exhibit

Lauren DeVore

From: Planning and Zoning
Sent: Monday, October 31, 2022 2:15 PM
To: Lauren DeVore
Subject: FW: Rezoning - Boat Restoration on Dirickson Creek located at 37230 Dirickson Creek Rd.

Below email has been added to the paper file but has not been scanned in to the electronic file.

Thank you,

Christin Scott

Christin Scott
Planner II
Department of Planning & Zoning
2 the Circle
Georgetown, DE 19947
(302) 855-7878
8:30AM – 4:30PM

Much of the County's Planning and Zoning Information can be found online at:
<https://sussexcountyde.gov/sussex-county-mapping-applications>

From: gloria222222@aol.com <gloria222222@aol.com>
Sent: Monday, October 31, 2022 2:04 PM
To: Planning and Zoning <pandz@sussexcountyde.gov>
Subject: Rezoning - Boat Restoration on Dirickson Creek located at 37230 Dirickson Creek Rd.

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My name is Gloria F. Merryman and back in the mid 1980's my late husband, John Merryman, III and I bought the property called Dirickson Cove. I still have 2 lots there. If you look at the aerial photos the area was undeveloped. It was our quest to be able to keep the area, quiet, a place where future homeowners would have an idyllic property to enjoy with family and friends; create memories.

With the explosion of over development in Sussex County these pockets of properties are very much appreciated by the residents. Dirickson Creek Rd. is a quiet residential road. It is a dead end street. This is how it should stay; we would like to preserve it that way.

We want our water to stay clean as well as the air. To change the zoning in this area would be for all the wrong reasons.

I will be at the meeting on Wednesday.

Thank you.

Gloria

Elliott Young

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

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

Sent from my Verizon, Samsung Galaxy smartphone

RECEIVED

OCT 27 2022

SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

SWEET MEADOWS RIDING ACADEMY

CASE NO. CU 2331



OWNER:

SHELLY LYNN WRIGHT
37033 SWEET MEADOW LANE
SELBYVILLE, DE 19975

DEVELOPER:

SHELLY LYNN WRIGHT
37033 SWEET MEADOW LANE
SELBYVILLE, DE 19975

PENNONI

18072 DAVIDSON DRIVE
MILTON, DE 19968

MARK H. DAVIDSON, PRINCIPAL LAND
PLANNER

ALAN DECKTOR, PE., ENV SP
JOHN W. HAUPT, PLS

ENVIRONMENTAL:

PENNONI

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

ACCENT ENVIRONMENTAL

WILLIAM J. GANGLOFF, PhD. PROFESSIONAL
SOIL SCIENTIST

THE VISION FOR SWEET MEADOW STABLES

Goal

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

About

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

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

Summary

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

Thank you for your time and consideration.

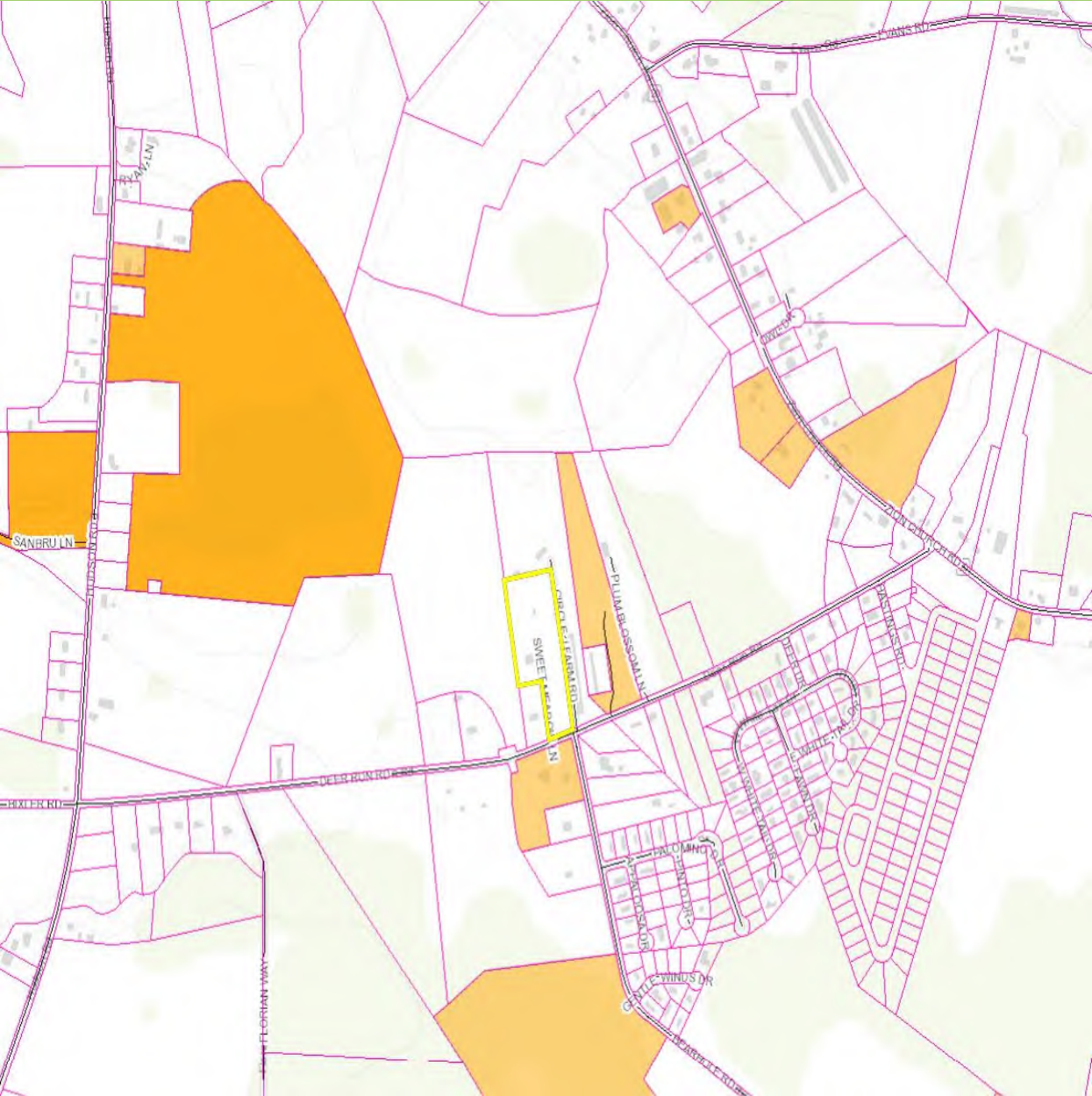
SWEET MEADOWS RIDING ACADEMY C/U #2331



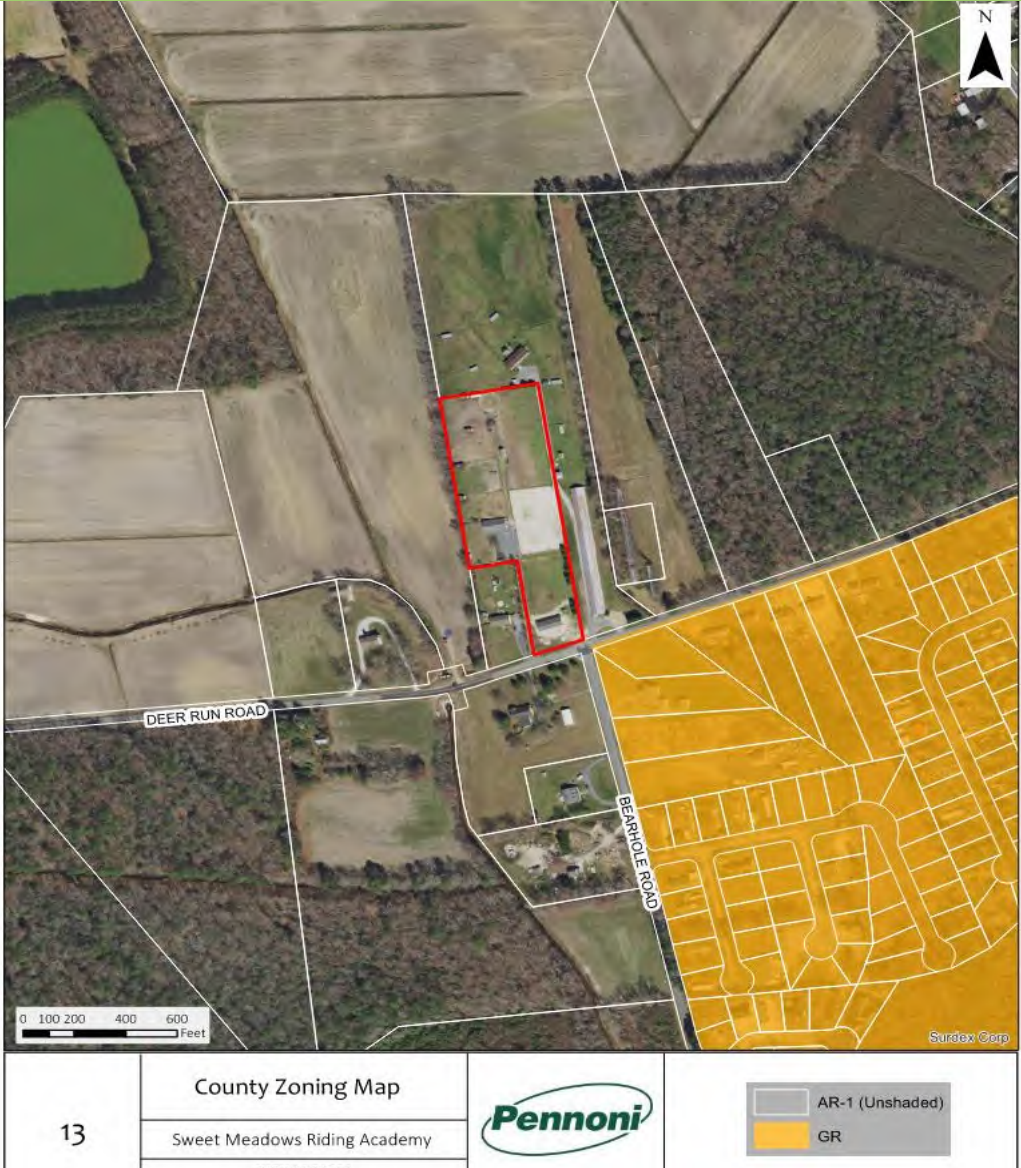
2022 GOOGLE AERIAL

Pennoni

SUSSEX COUNTY CONDITIONAL USE MAP



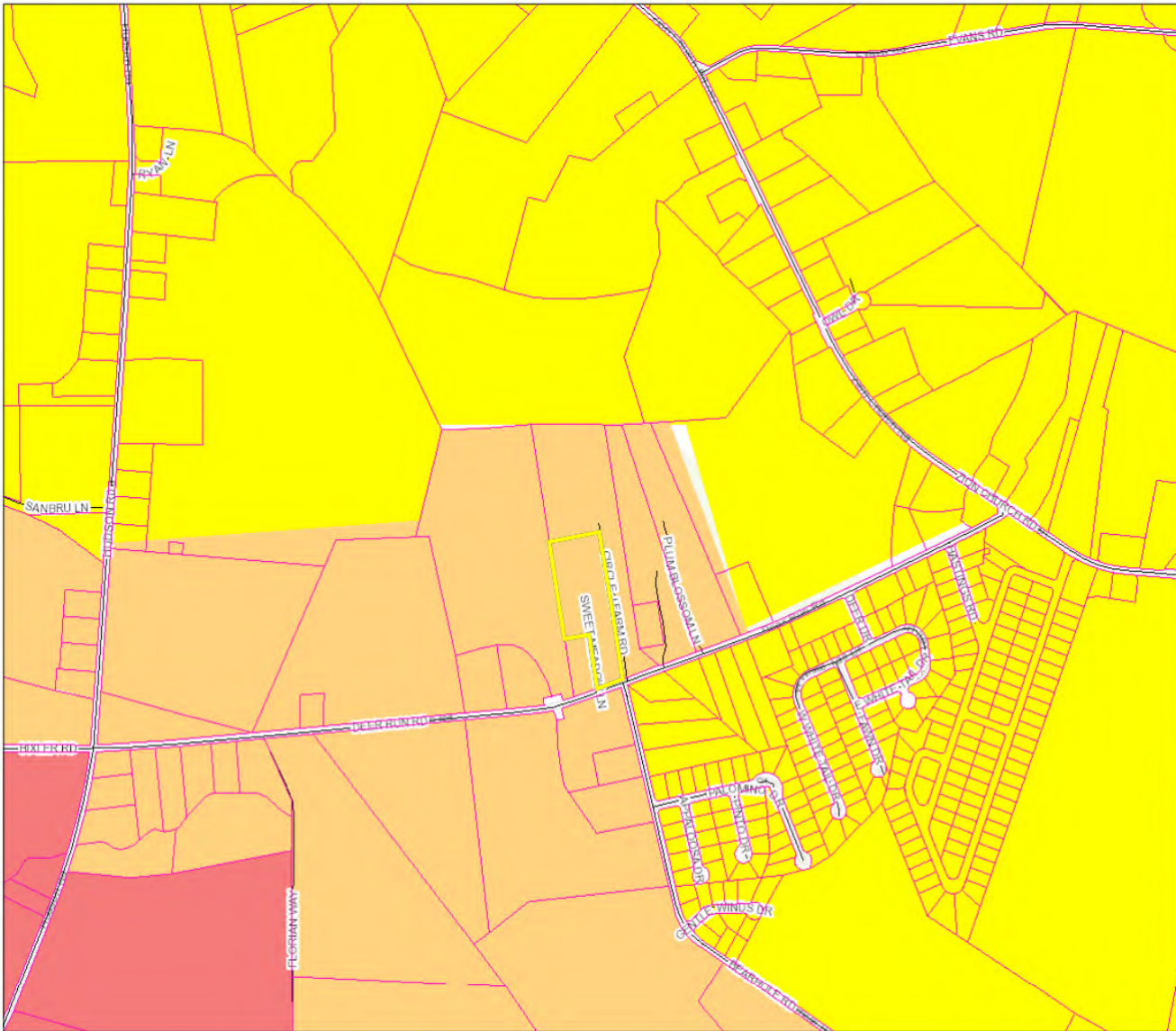
SUSSEX COUNTY ZONING MAP



2019 SUSSEX COUNTY FUTURE LAND USE MAP



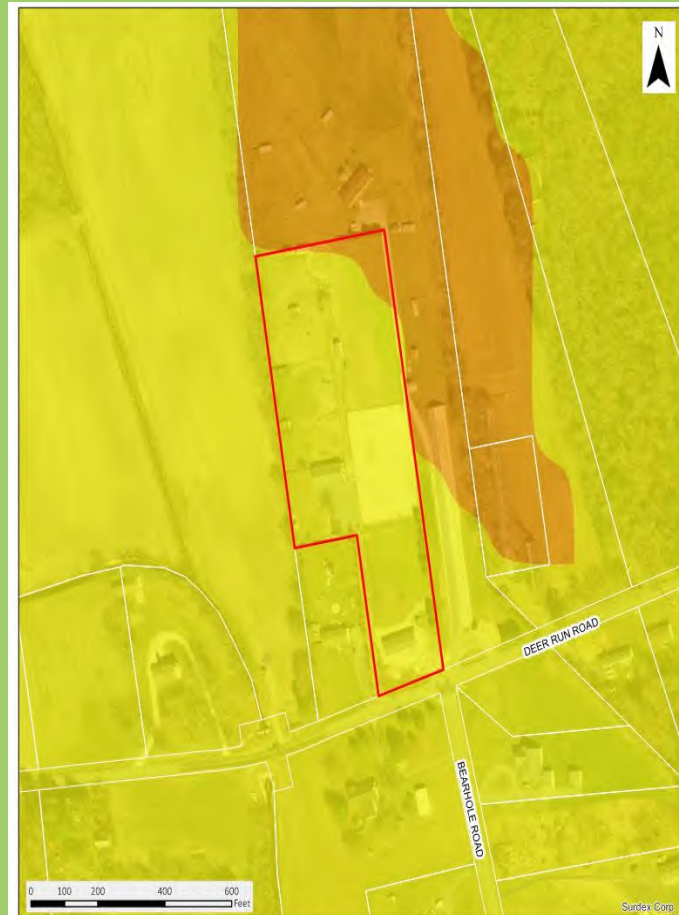
Sussex County



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

- polygonLayer
Override 1
- polygonLayer
Override 1
- Tax Parcels
- Streets
- County Boundaries
- 2019 Future Land Use**
- Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center

1:9,028



12	2020 State Strategies & Investment Levels		<ul style="list-style-type: none"> Level 2 Level 3
	Sweet Meadows Riding Academy		

2020 STATE STRATEGIES MAP



TYPICAL OVERNIGHT ACCOMODATIONS – ILLUSTRATIVE ONLY



A Frame



Yurt



3	2007 Orthophoto		<div style="border: 1px solid red; width: 20px; height: 10px; display: inline-block; margin-right: 5px;"></div> Subject Property <div style="border: 1px solid gray; width: 20px; height: 10px; display: inline-block; margin-right: 5px;"></div> Tax Parcels
	Sweet Meadows Riding Academy		
	SWTMW21001		

Date: 8/29/2022 Document Path: C:\Users\MWali\Documents\GIS Projects\SWTMW21001\GIS 2007 Orthophoto.mxd



2	2012 Orthophoto		<div style="border: 1px solid red; width: 20px; height: 10px; display: inline-block; margin-right: 5px;"></div> Subject Property <div style="border: 1px solid gray; width: 20px; height: 10px; display: inline-block; margin-right: 5px;"></div> Tax Parcels
	Sweet Meadows Riding Academy		
	SWTMW21001		

Date: 8/29/2022 Document Path: C:\Users\MWali\Documents\GIS Projects\SWTMW21001\GIS 2012 Orthophoto.mxd



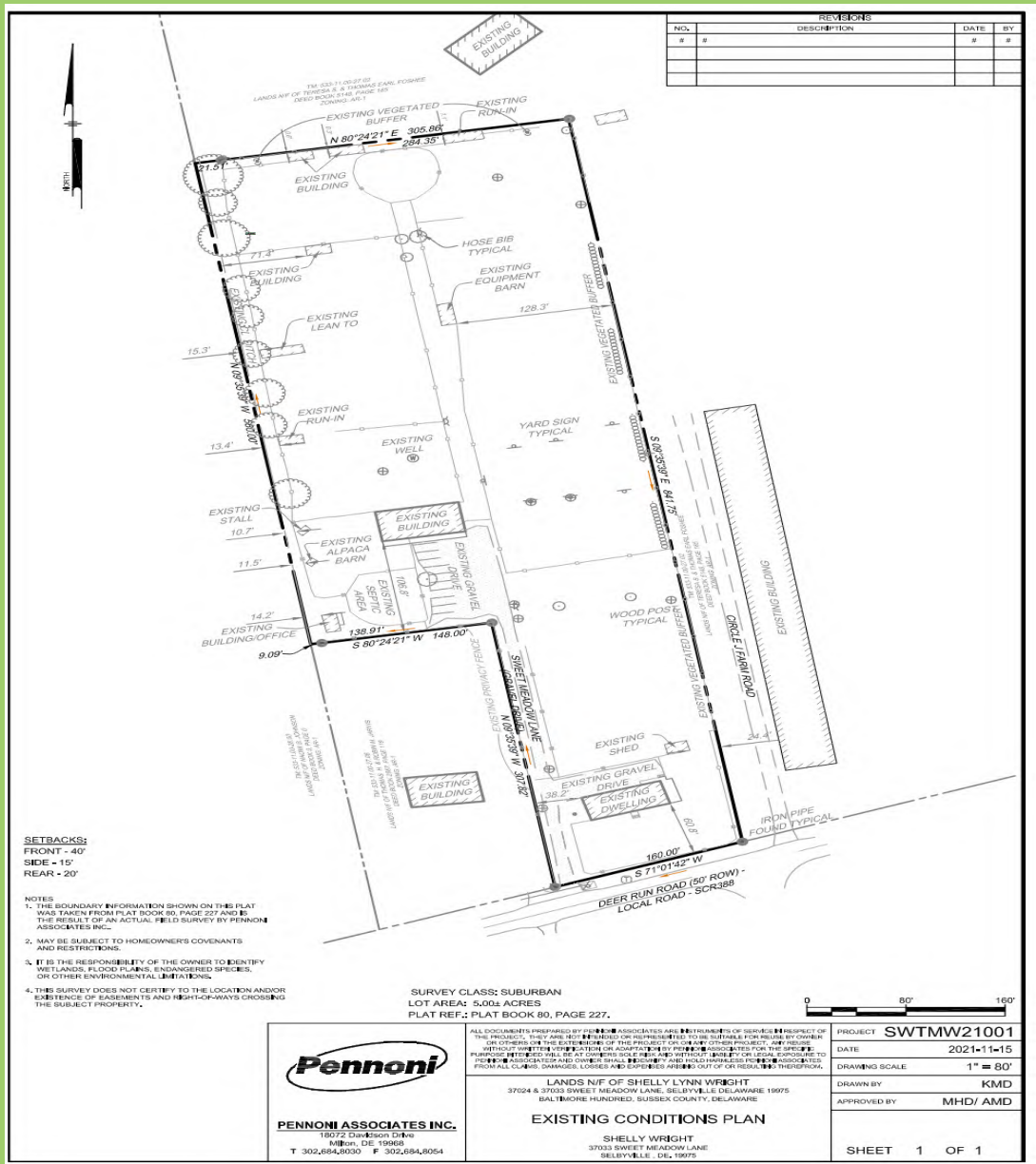
1	2017 Orthophoto		<div style="border: 1px solid red; width: 20px; height: 10px; display: inline-block; margin-right: 5px;"></div> Subject Property <div style="border: 1px solid gray; width: 20px; height: 10px; display: inline-block; margin-right: 5px;"></div> Tax Parcels
	Sweet Meadows Riding Academy		
	SWTMW21001		

Date: 8/29/2022 Document Path: C:\Users\MWali\Documents\GIS Projects\SWTMW21001\GIS 2017 Orthophoto.mxd





4	2002 Orthophoto		<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid red; width: 20px; height: 10px;"></div> Subject Property</div> <div style="border: 1px solid gray; width: 20px; height: 10px;"></div> Tax Parcels
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SETBACKS:
 FRONT - 40'
 SIDE - 15'
 REAR - 20'

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

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

PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milford, DE 19960
 T 302.684.8030 F 302.684.8054

LANDS N/P OF SHELLY LYNN WRIGHT
 37024 & 37025 SWEET MEADOW LANE, SELBYVILLE DELAWARE 19975
 BALBORE HUNDRED, SUSSEX COUNTY, DELAWARE

EXISTING CONDITIONS PLAN

SHELLY WRIGHT
 37023 SWEET MEADOW LANE
 SELBYVILLE, DE, 19975

REVISIONS			
NO.	DESCRIPTION	DATE	BY

PROJECT	SWTMW21001
DATE	2021-11-15
DRAWING SCALE	1" = 80'
DRAWN BY	KMD
APPROVED BY	MHD/AMD
SHEET	1 OF 1

EXISTING CONDITIONS SURVEY



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NOV 1 2022

11-1-22

MEMBERS OF PLANNING AND ZONING

SUSSEX COUNTY
PLANNING & ZONING

C/U 2331 Sweet Meadows Riding Academy

My name is Thomas Edward Cassat and I live at 37035 Bearhole Rd Selbyville Delaware, almost across from Sweet Meadows farm .

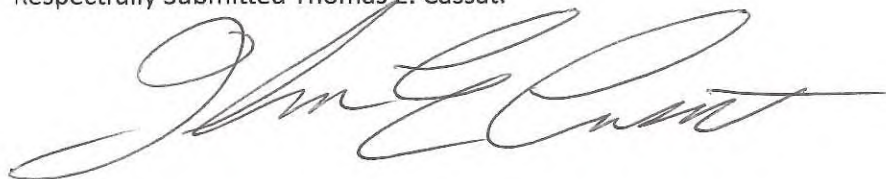
Planning and Zoning is well aware of the growth in Sussex county and the growth in southern Sussex county area. I am asking planning and zoning to table this matter for further study.

Dearrun Road is extremely busy for a small country road; putting more traffic stopping and turning one hundred feet within the intersection of Bearhole Road , creates concern.

I'am asking Planning and Zoning to commission a traffic impact study , to assess current and future impacts.

Thank you very much for your time and consideration .

Respectfully Submitted Thomas E. Cassat.

A handwritten signature in black ink, appearing to read "Thomas E. Cassat", written in a cursive style.

There's a public hearing request in your area

Sussex County Planning and Zoning Commission Public Hearing

When: November 3, 2022, 5:00 p.m.

Sussex County Council Public Hearing

When: January 10, 2023, 1:30 p.m.

Where: County Council Chambers
2 The Circle, PO Box 417
Georgetown, DE

You're invited to a Public Hearing
Learn more and share your opinion

Please note: Agendas may change due to unforeseen circumstances. Before attending the meeting, please review the agenda on our website at

www.sussexcountyde.gov. The agenda is available one week before the meeting.



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02 4W
0000351113 OCT 06 2022

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NOV 1 2022

SUSSEX COUNTY
PLANNING & ZONING

CASSAT THOMAS E
PATRICIA A CASSAT
37035 BEARHOLE RD
SELBYVILLE, DE 19975

PUBLIC HEARING NOTICE FOR PLANNING & ZONING COMMISSION

NOTICE: PLANNING & ZONING COMMISSION PUBLIC HEARING

Sussex County

This card is to notify all property owners within 200 feet of the subject site of an upcoming public hearing before the Planning and Zoning Commission for the following application:

C/U 2331 Sweet Meadows Riding Academy

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

All persons interested shall have a reasonable opportunity to be heard. If unable to attend the public hearing, written comments will be accepted however they shall be received prior to the public hearing.

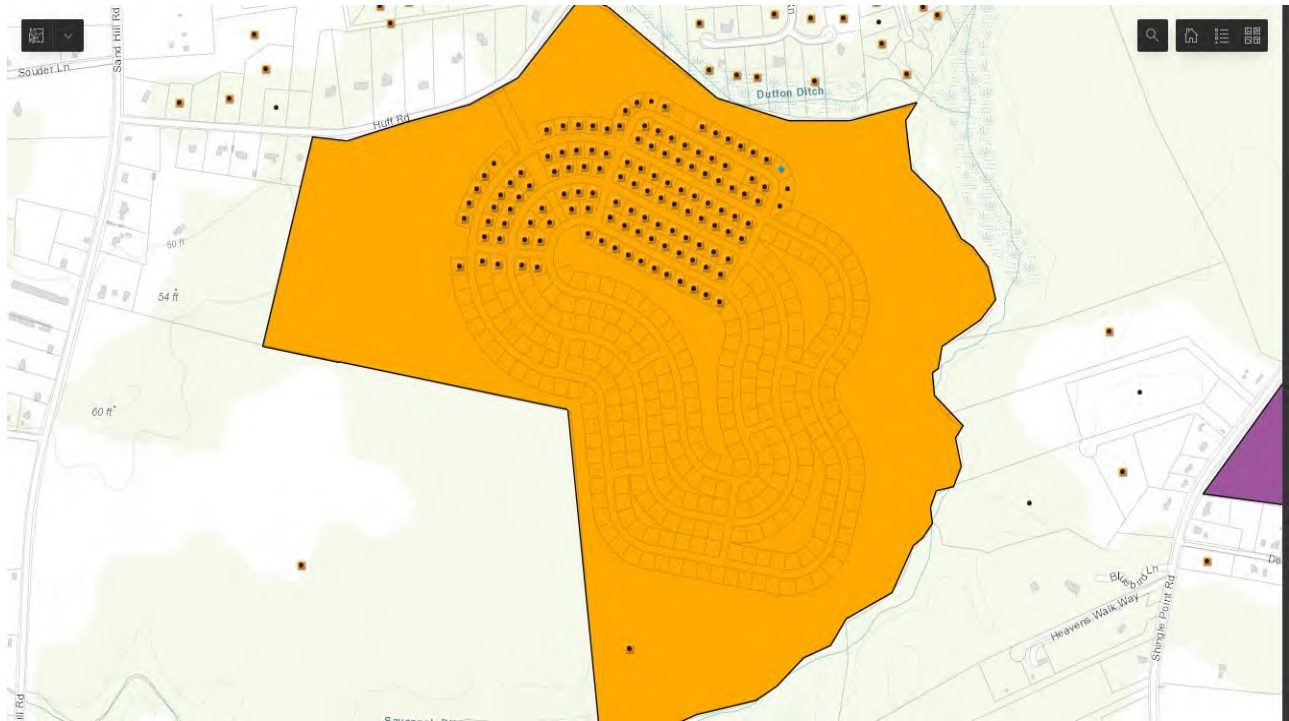
The above application is available for review in the Planning and Zoning Department, County Administrative Office Building, 2 The Circle Georgetown, DE 19947.



Planning Director: Jamie Whitehouse, AICP MRTPI | Phone: (302) 855-7878

Vines of Sandhill

Permit Status: Active
Development Type: Subdivision



Zoom to Pan Select

Developer Agreements

**Building Permits 87.92%
Allocated**

Building Permits Issued (BP): **131**

Permits w/Units: **N/A**

Permits w/o Units: **131**

Units (U): **N/A**

Net BP: **131**

Net BP = U + Permits w/o Units

DelDOT BP Threshold: **149**

Pending Applications: **1**

CO's 82.55% Allocated

CO's Issued: **123**

DelDOT CO Threshold: **149**

DelDOT Comments: *Phase 1: Must be accepted prior to the 1st CO. Phase 2: Prior to the issuance of the 150th BP the phase 2 improvements must be constructed, inspected, and accepted by DelDOT. Phase 3: Prior to the issuance of the 175th BP the phase 3 improvements shall begin. Prior to the issuance of the 225th BP the phase 3 improvements shall be constructed, inspected, and accepted by DelDOT. For phase 2 and 3 a construction agreement between the developer and the department shall be executed.*

Agreement area edited on 10/28/2022, 2:00 PM by:

DELDOT_OWNER

Created on: 2/9/2022, 1:50 PM

