

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



**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

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



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

**PLANNING & ZONING COMMISSION**

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



**Sussex County**

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

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date: August 25<sup>th</sup>, 2022

Application: 2022-06 Lands of Amelie Sloan

Applicant: Samuel Sloan, Jr. and Linda Sloan, Trustees of Amelie Sloan Trust  
1099 Broadview Drive  
Annapolis, MD 21409

Owner: Amelie A. Sloan Trust  
5 Blackberry Lane  
Harbeson, DE 19951

Site Location: The site is located on the northeast side of Cedar Lane a private street within the Pine Water Farms Subdivision.

Current Zoning: Agricultural Residential (AR-1)

Proposed Zoning: Agricultural Residential (AR-1)

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: District 4 – Mr. Hudson

School District: Cape Henlopen School District

Fire District: Indian River Fire Co.

Sewer: Sussex County

Water: On-site well

TID: N/A

Site Area: 4.57 acres +/-

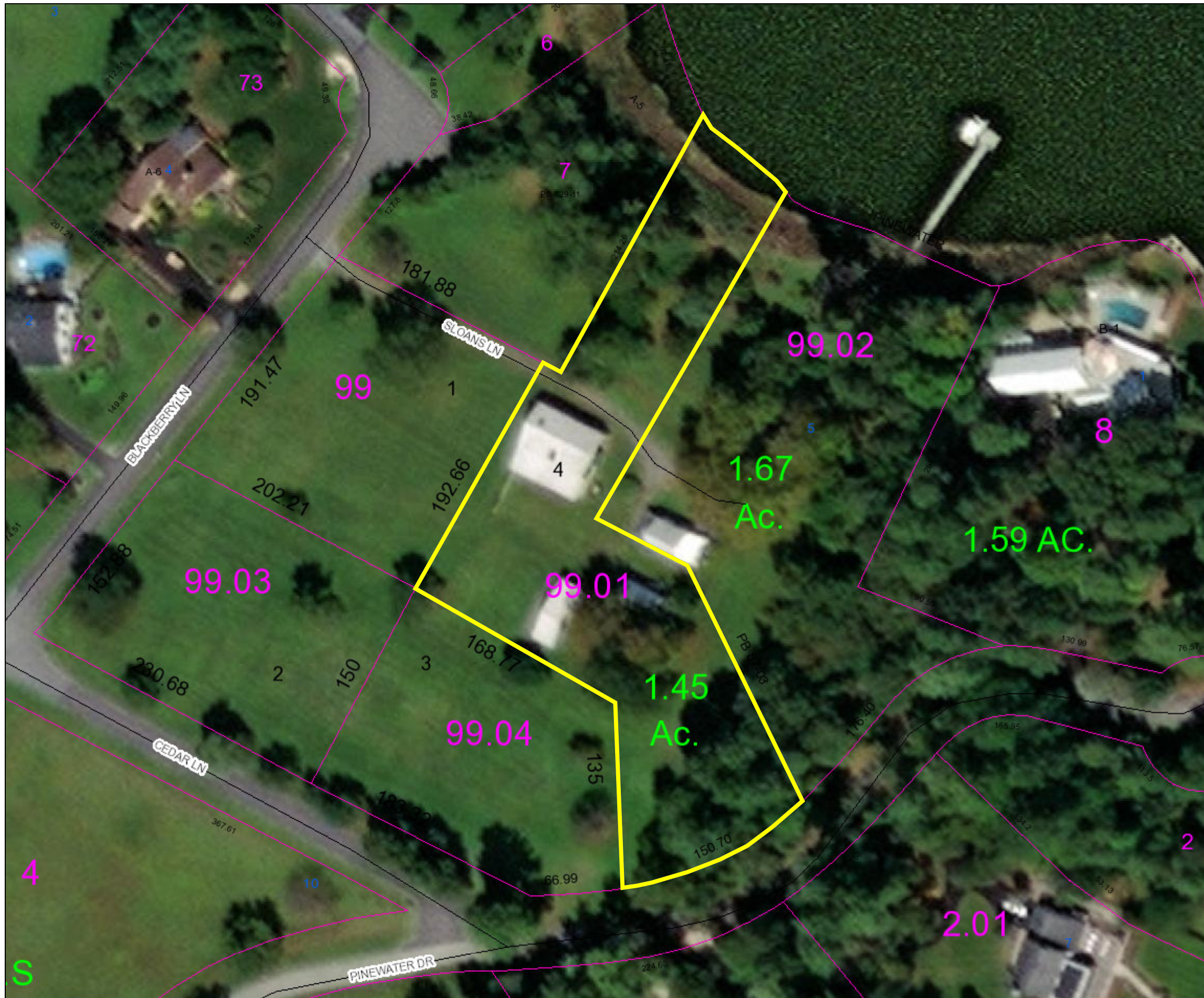
Tax Map ID: 234-17.12-99.01, 99.02, 99.03 & 99.04





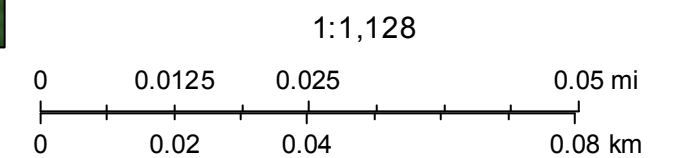


# Sussex County



<b>PIN:</b>	234-17.12-99.01
<b>Owner Name</b>	SLOAN AMELIE A TRUSTEE
<b>Book</b>	2697
<b>Mailing Address</b>	5 BLACKBERRY LN
<b>City</b>	HARBESON
<b>State</b>	DE
<b>Description</b>	NW/PINEWATER DR
<b>Description 2</b>	68'E/CEDAR LN
<b>Description 3</b>	LOT 4
<b>Land Code</b>	

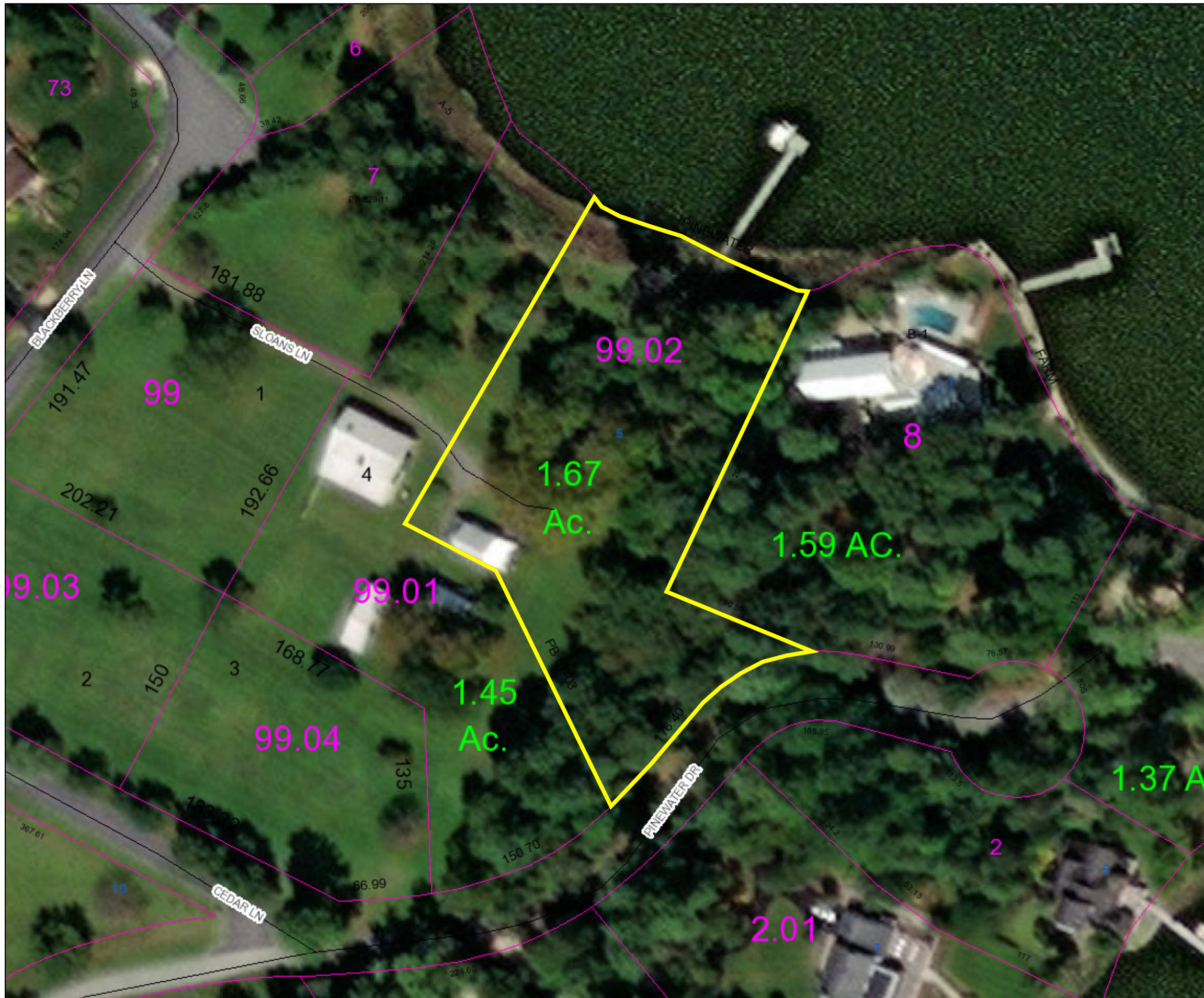
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- Override 1
- polygonLayer**
- Override 1
- ⋮ Tax Parcels
- 911 Address
- Streets







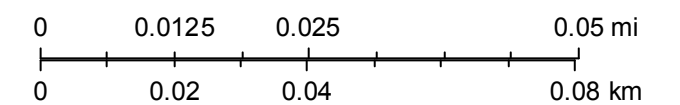
# Sussex County



<b>PIN:</b>	234-17.12-99.02
<b>Owner Name</b>	SLOAN AMELIE A TRUSTEE
<b>Book</b>	2697
<b>Mailing Address</b>	5 BLACKBERRY LN
<b>City</b>	HARBESON
<b>State</b>	DE
<b>Description</b>	PINEWATER FARM
<b>Description 2</b>	
<b>Description 3</b>	
<b>Land Code</b>	

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

1:1,128







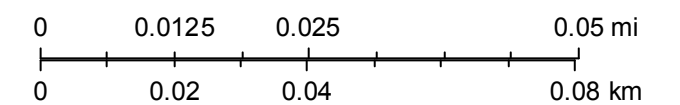
# Sussex County



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<b>Owner Name</b>	SLOAN AMELIE A TRUSTEE
<b>Book</b>	2697
<b>Mailing Address</b>	5 BLACKBERRY LN
<b>City</b>	HARBESON
<b>State</b>	DE
<b>Description</b>	NE/CEDAR LN
<b>Description 2</b>	BLACK BERRY LN
<b>Description 3</b>	LOT 2
<b>Land Code</b>	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- ⋮ Tax Parcels
- 911 Address
- Streets

1:1,128







# Sussex County

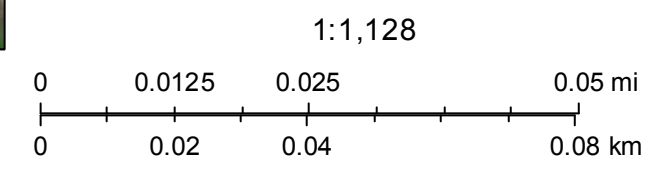


<b>PIN:</b>	234-17.12-99.04
<b>Owner Name</b>	SLOAN AMELIE A TRUSTEE
<b>Book</b>	2697
<b>Mailing Address</b>	5 BLACKBERRY LN
<b>City</b>	HARBESON
<b>State</b>	DE
<b>Description</b>	NW/CEDAR LN
<b>Description 2</b>	PINEWATER DR
<b>Description 3</b>	LOT 3
<b>Land Code</b>	

- polygonLayer**

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- polygonLayer**

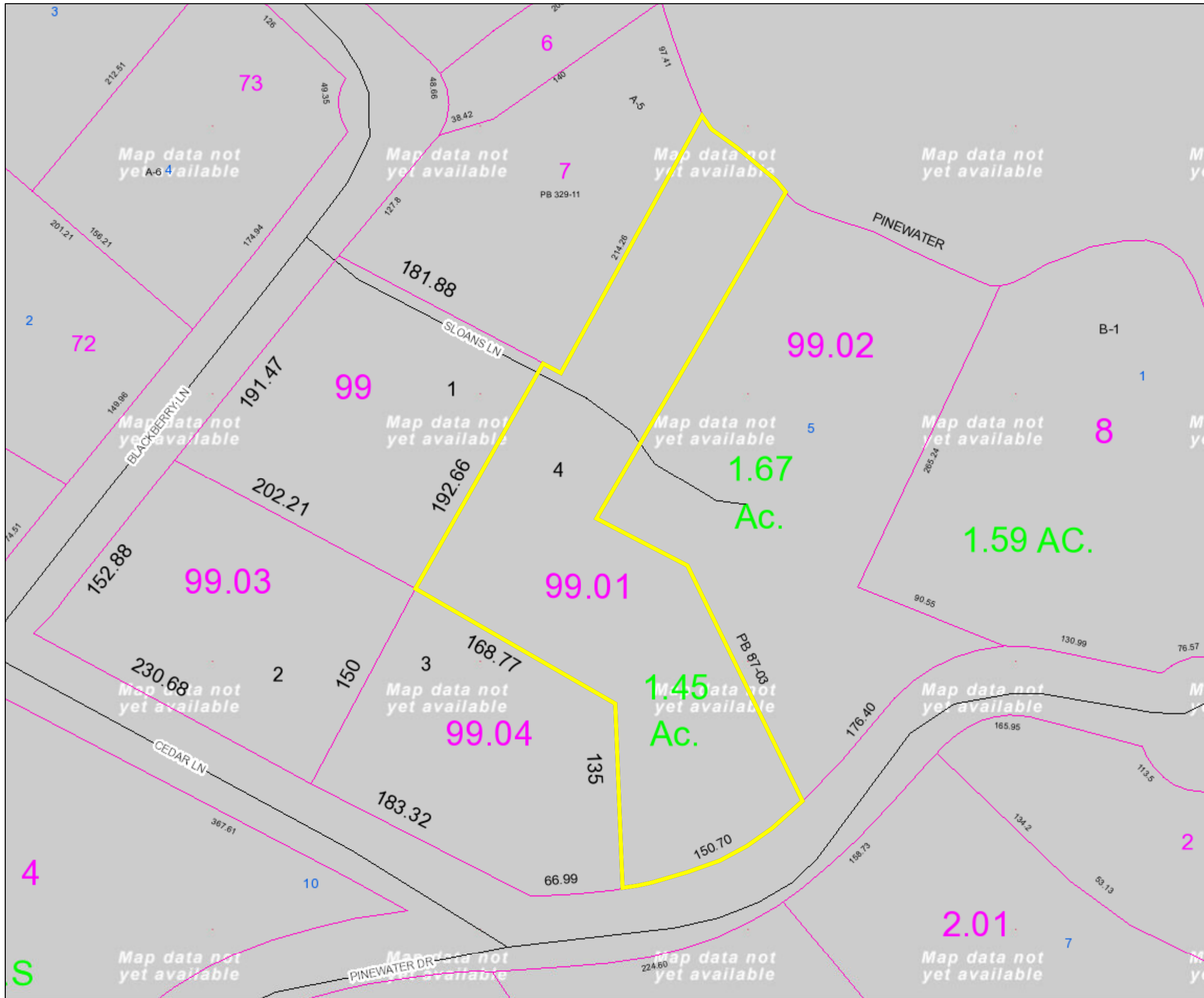
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# Sussex County



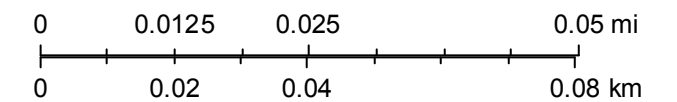
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<b>Book</b>	2697
<b>Mailing Address</b>	5 BLACKBERRY LN
<b>City</b>	HARBESON
<b>State</b>	DE
<b>Description</b>	NW/PINEWATER DR
<b>Description 2</b>	68'E/CEDAR LN
<b>Description 3</b>	LOT 4
<b>Land Code</b>	

- polygonLayer

  - Override 1
- polygonLayer

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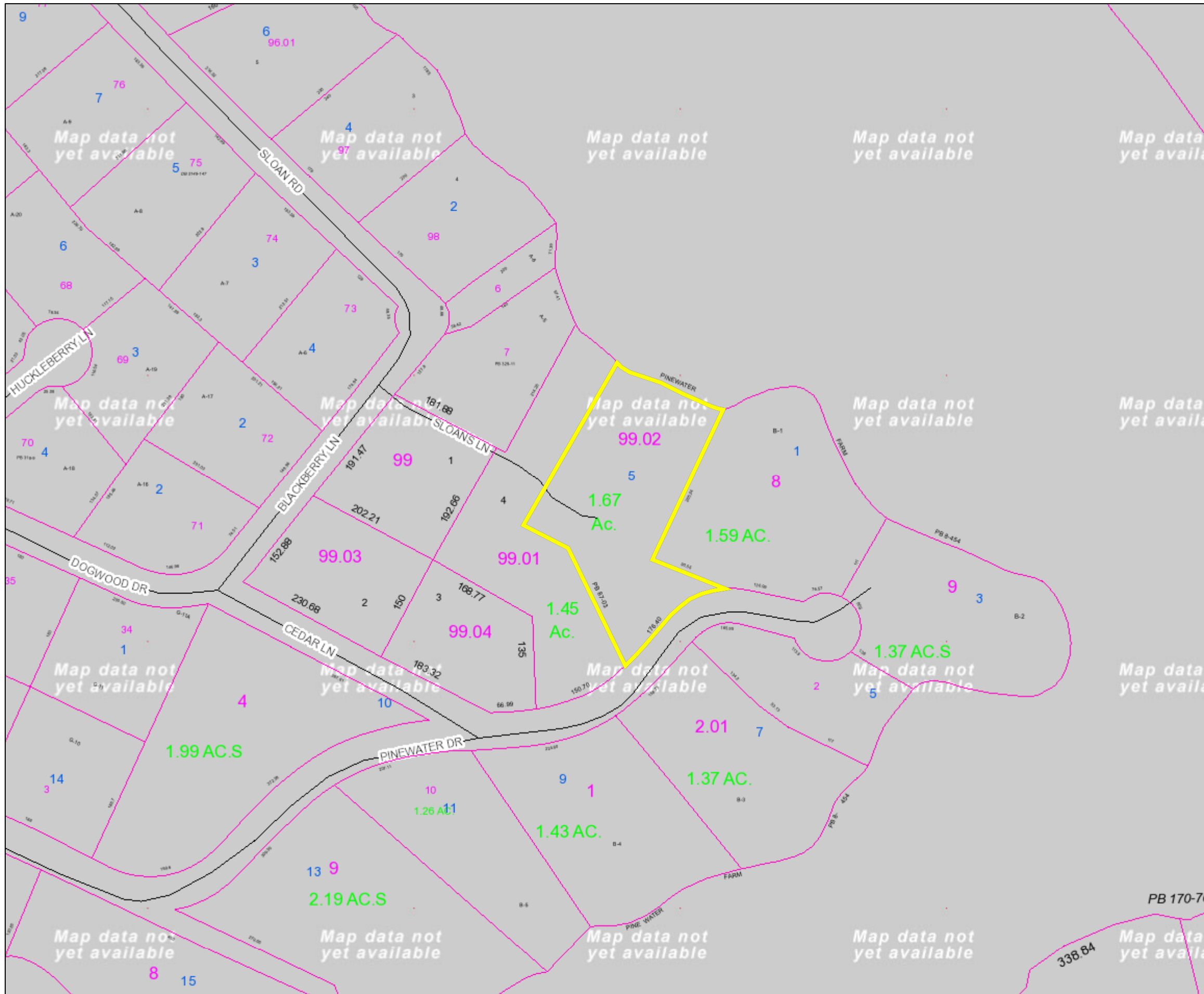
1:1,128







# Sussex County



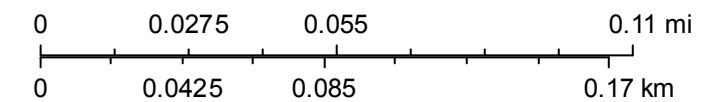
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- polygonLayer

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- polygonLayer

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1:2,257







# Sussex County



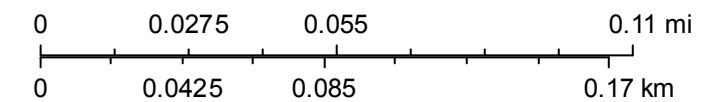
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<b>City</b>	HARBESON
<b>State</b>	DE
<b>Description</b>	NE/CEDAR LN
<b>Description 2</b>	BLACK BERRY LN
<b>Description 3</b>	LOT 2
<b>Land Code</b>	

- polygonLayer

  - Override 1
- polygonLayer

  - Override 1
- ⋮ Tax Parcels
- 911 Address
- Streets

1:2,257







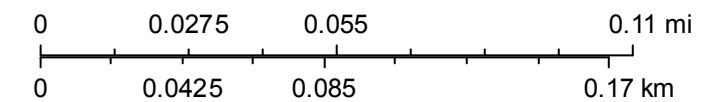
# Sussex County

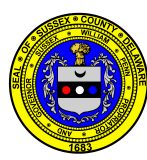


<b>PIN:</b>	234-17.12-99.04
<b>Owner Name</b>	SLOAN AMELIE A TRUSTEE
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<b>Mailing Address</b>	5 BLACKBERRY LN
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<b>State</b>	DE
<b>Description</b>	NW/CEDAR LN
<b>Description 2</b>	PINEWATER DR
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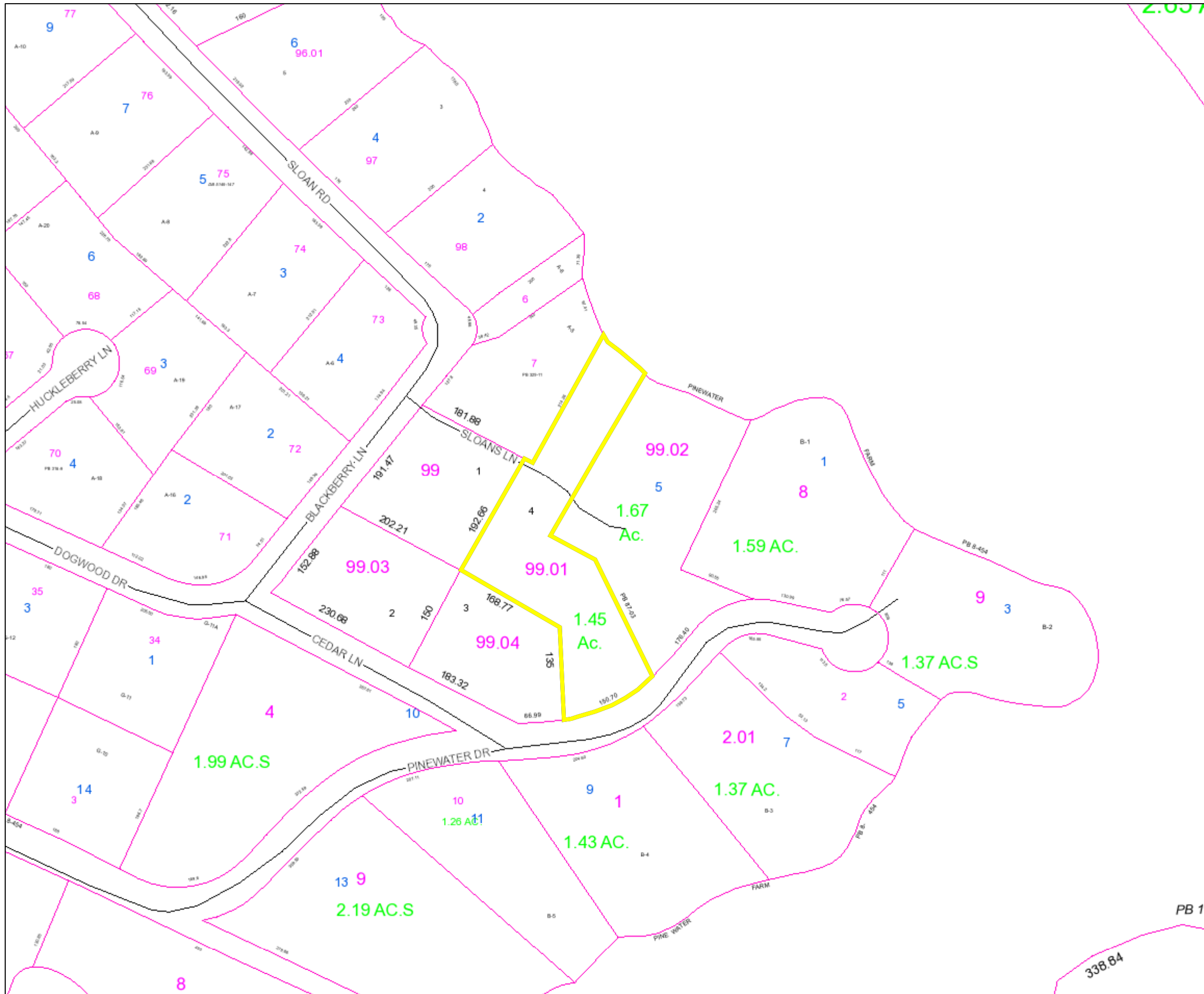
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---- Streets

1:2,257





# Sussex County



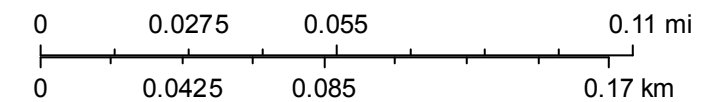
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1:2,257





File #: 2022-06  
Pre-App Date: \_\_\_\_\_

**Sussex County Major Subdivision Application** 20220335/  
**Sussex County, Delaware** 52

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

**RECEIVED**  
**MAR 09 2022**  
**SUSSEX COUNTY**  
**PLANNING & ZONING** 53  
54

**Type of Application: (please check applicable)**

Standard:   
Cluster:   
Coastal Area:

**Location of Subdivision:**

PINEWATER FARM, INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

**Proposed Name of Subdivision:**

AMELIE A SLOAN TRUST SUBDIVISION

**Tax Map #:** 234-17.12-99.02, 99.01, 99.03 & 99.04 **Total Acreage:** +/-4.57 acres

**Zoning:** ARI **Density:** .66 **Minimum Lot Size:** 20,000 **Number of Lots:** 4

**Open Space Acres:** NONE

**Water Provider:** None **Sewer Provider:** SUSSEX COUNTY

**Applicant Information**

**Applicant Name:** SAMUEL M SLOAN, JR AND LINDA J SLOAN, TRUSTEES OF AMELIE A SLOAN TRUST  
**Applicant Address:** 1099 BROADVIEW DRIVE  
**City:** ANNAPOLIS **State:** MD **Zip Code:** 21409  
**Phone #:** (717) 880-9681 **E-mail:** sandlsloan@verizon.net

**Owner Information**

**Owner Name:** AMELIE A SLOAN TRUST  
**Owner Address:** 5 BLACKBERRY LANE  
**City:** HARBESON **State:** DE **Zip Code:** 19951  
**Phone #:** None **E-mail:** None

**Agent/Attorney/Engineer Information**

**Agent/Attorney/Engineer Name:** JEFFREY CLARK  
**Agent/Attorney/Engineer Address:** 32895 S COASTAL HIGHWAY, SUITE 202  
**City:** BETHANY BEACH **State:** DE **Zip Code:** 19930  
**Phone #:** (302) 539-2366 **E-mail:** jeffc@landtechllc.com





# Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

\_\_\_ Completed Application

\_\_\_ Provide ten (10) copies of the Site Plan or Survey of the property and a PDF (via e-mail)

- o Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. Per Subdivision Code 99-22, 99-23 & 99-24
- o Provide compliance with Section 99-9.
- o Deed or Legal description, copy of proposed deed restrictions, soil feasibility study

\_\_\_ Provide Fee \$500.00

\_\_\_ Optional - Additional information for the Commission to consider (ex. photos, exhibit books, etc.) If provided submit seven (7) 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.

\_\_\_ PLUS Response Letter (if required)  Environmental Assessment & Public Facility Evaluation Report (if within Coastal Area)

\_\_\_ 51% of property owners consent if applicable

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 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: 3/4/2022

Signature of Owner

Date: 2/14/2022

For office use only:

Date Submitted: 3/9/22

Fee: \$500.00 Check #: 337

Staff accepting application: AL

Application & Case #: 202203351

Location of property: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_



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

33021768-0001 Lindsey S 03/10/2022 08:51AM

PERMITS / INSPECTIONS  
SUBDIVISION - FEE  
2022 Item: 202203351|Z005 500.00

500.00

Subtotal  
Total

500.00  
500.00

CHECK

Check Number 0337

500.00

Change due

0.00

Paid by: SAMUEL AND AMELIE SLOAN

SAMUEL AND AMELIE SLOAN 337	
PAID TO: <u>Sussex County</u>	
DATE: <u>03/10/2022</u>	
AMOUNT: <u>500.00</u>	
BY: <u>Samuel M. Sloan</u>	
CREDIT UNION	

Thank you for your payment

Sussex County, DE COPY  
DUPLICATE RECEIPT



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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **7/29/2022**

APPLICATION: **2022-06 Lands of Amelie Sloan**

APPLICANT: **Samuel Sloan, Jr. and Linda Sloan, Trustees of Amelie Sloan Trust**

FILE NO: **HC-1.08**

TAX MAP & PARCEL(S): **234-17.12-99.01, 99.02, 99.03 & 99.04**

LOCATION: **Lying on the northeast side of Cedar Lane, a private street, within the Pine Water Farms Subdivision.**

NO. OF UNITS: **4 single-family lots**

GROSS ACREAGE: **4.57 +/-**

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? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **Blair Lutz** 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: **Click or tap here to enter text.**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-7370 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



---

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

Xc: Hans M. Medlarz, P.E.  
Lisa Walls  
Blair Lutz

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **7/11/2022**

APPLICATION: **2022-06 Lands of Amelie Sloan**

APPLICANT: **Samuel Sloan, Jr. and Linda Sloan, Trustees of Amelie Sloan Trust**

FILE NO: **HC-1.08**

TAX MAP & PARCEL(S): **234-17.12-99.01, 99.02, 99.03 & 99.04**

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UTILITY PLANNING & DESIGN REVIEW APPROVAL:

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

Xc: Hans M. Medlarz, P.E.  
Lisa Walls  
Blair Lutz



Fire Marshal Notes:

- 1. CULVERTS OVER TAX DITCHES WILL BE DESIGNED TO DELDOT STANDARDS TO SUPPORT ALL FIRE APPARATUS. (DESIGN BY OTHERS)
2. PROPOSED RESIDENTIAL BUILDING CONSTRUCTION WOOD FRAME TYPE "V" PER NFPA 220-000, STANDARD ON TYPES OF BUILDING CONSTRUCTION.
3. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THESE STRUCTURES.
4. ACCESS LANE TO BE PROVIDED.
5. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS

SITE DATA:

Owner's / Tax Map #

AMELIE A. SLOAN TRUSTEE
5 BLACKBERRY LANE
HARBESON DE 19951

Surveyor:

VISTA DESIGN, INC.
11634 WORCESTER HIGHWAY
SHOWELL, MD 21862
PH: 410-352-3874

Site Area

- LOT 1A 21,406 S.F. ± OR 0.49 ACRES ±
LOT 2 58,078 S.F. ± OR 1.33 ACRES ±
LOT 3 21,630 S.F. ± OR 0.50 ACRES ±
LOT 4 20,001 S.F. ± OR 0.46 ACRES ±
LOT 5 20,002 S.F. ± OR 0.46 ACRES ±
REMAINING LANDS OF PARCEL 99.02: 55,525 S.F. ± / 1.27 ACRES

Flood Zone

THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" (AREA OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) "X" SHADED AND ZONE "AE" G, WITH ADVISORY CROSS SECTION ELEVATIONS AT 6.2' PER FIRM MAP #100050341 K EFFECTIVE DATE MARCH 16, 2015

Notes

- 1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A FORMAL TITLE REPORT. EASEMENTS, RIGHTS-OF-WAY, COVENANTS AND OTHER RESTRICTIONS MAY AFFECT THIS PROPERTY AND NOT BE SHOWN.
2. THIS SURVEY IS BASED ON DEEDS AND PLATS OF RECORD OF SUSSEX COUNTY DELAWARE AS SHOWN.
3. THIS SURVEY SHOWS ONLY VISIBLE ABOVE-GROUND IMPROVEMENTS AND DOES NOT ADDRESS WETLANDS, CONTAMINATED WASTE OR TOXIC SOIL CONDITIONS, NOR HAVE ANY REPORTS, STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED.
4. THIS SURVEY ONLY CERTIFIES TO THE UNDERSIGNED OWNER/OWNERS OF THE LANDS DEPICTED UPON THIS PLAT AND DOES NOT EXTEND ANY GUARANTEES, WARRANTIES OR CERTIFICATIONS TO ANY OTHER PARTIES WHATSOEVER.

Zoning Information

EXISTING ZONING: AR-1
LAND USE: RESIDENTIAL / AGRICULTURAL
MAX ROOF HEIGHT: 42'
WATER: PRIVATE
SEWER: PRIVATE

Horizontal Datum

NAD 83/2011 DELAWARE STATE PLANE GRID

Vertical Datum

NAVD 88

Class Survey

CLASS "C" SURVEY

Purpose Statement

THE PURPOSE OF THIS SURVEY IS TO REVISE AND REASSEMBLE TO CREATE 5 NEW LOTS AS SHOWN. THIS PLAT SUPERCEDES PLATS 47/120 AND PLAT 87/103.

Surveyors Certification

I HEREBY CERTIFY THAT I AM A REGISTERED LICENSED SURVEYOR, IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVIVING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: DATE:

DOMINIC AGRISTA, PLS DELAWARE REGISTRATION# 757
11634 WORCESTER HIGHWAY
SHOWELL, MARYLAND
(410) 352-3476

Owners Certification

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

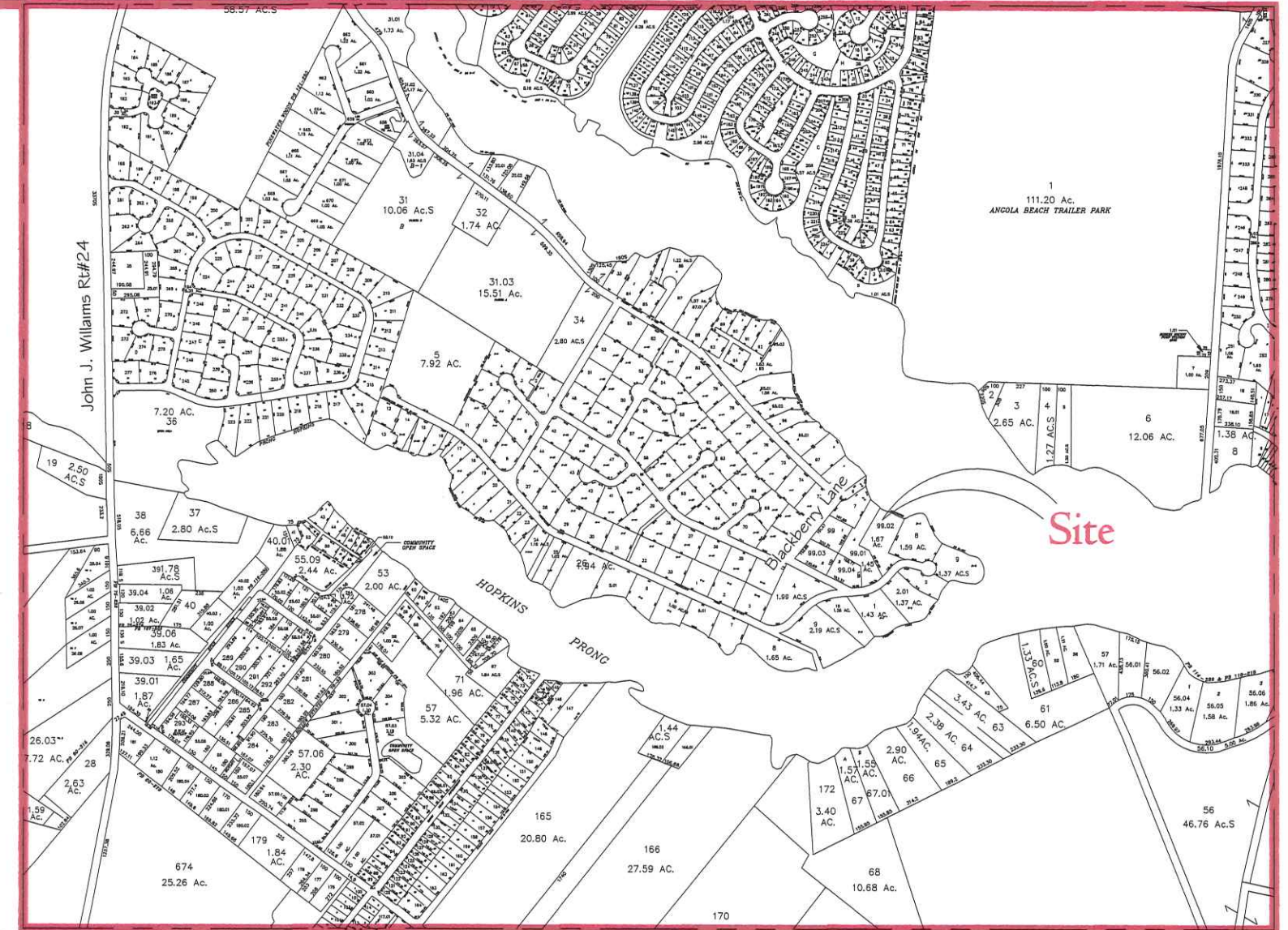
SIGNATURE: DATE:

AMELIE A. SLOAN TRUSTEE
5 BLACKBERRY LANE
HARBESON DE 19951

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING

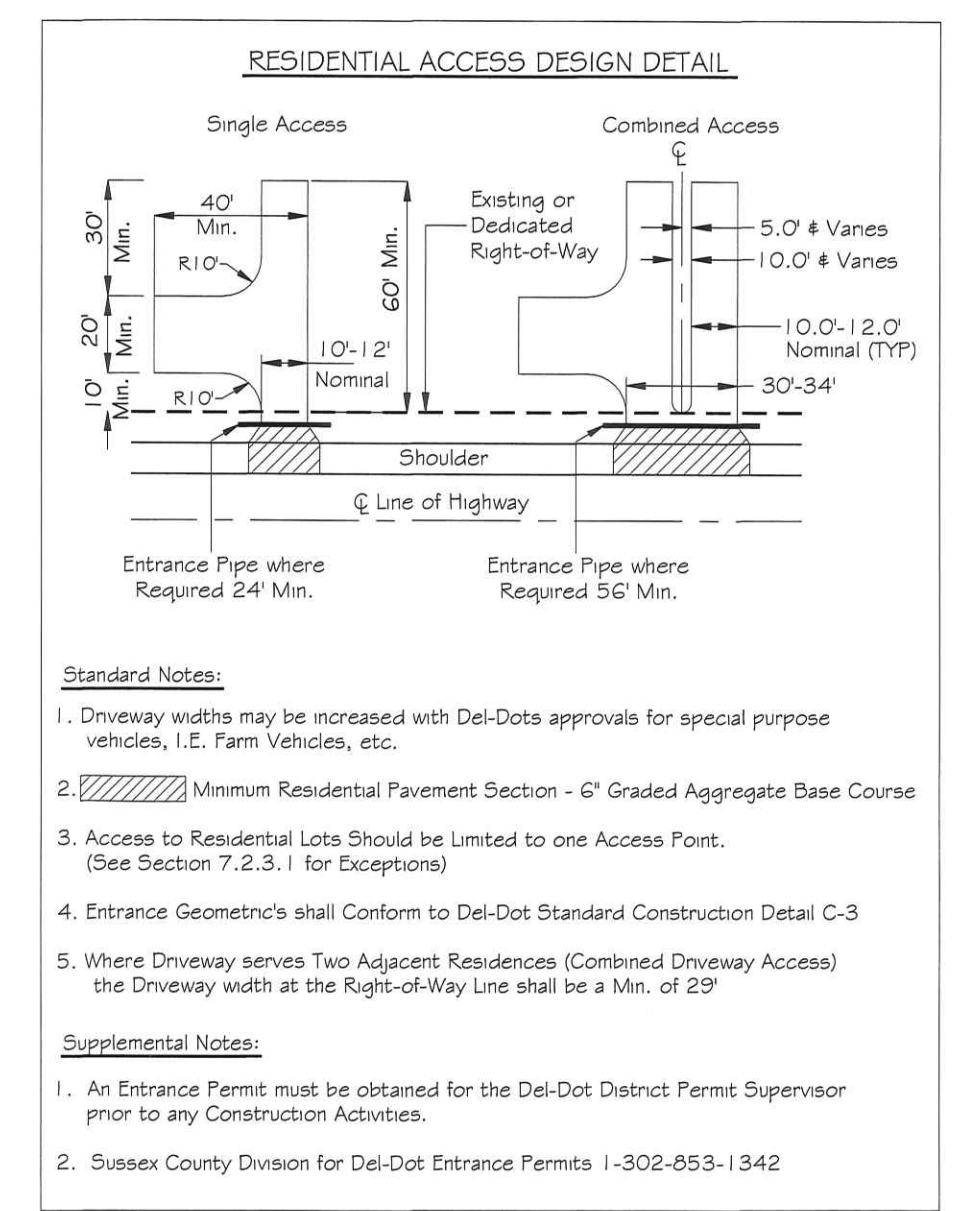
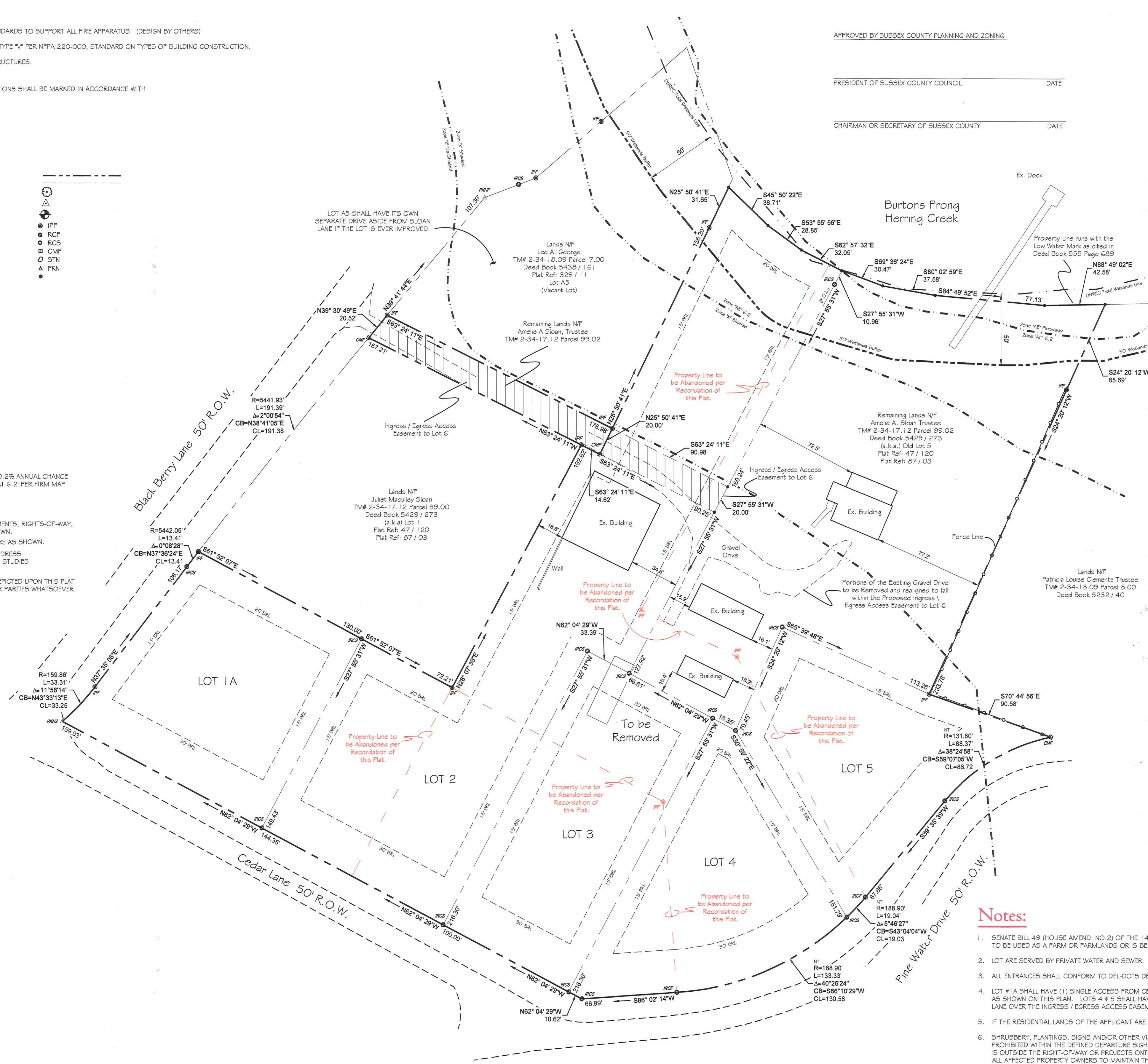
PRESIDENT OF SUSSEX COUNTY COUNCIL DATE

CHAIRMAN OR SECRETARY OF SUSSEX COUNTY DATE



VICINITY MAP

SCALE 1" = 2,000'



- Standard Notes:
1. Driveway widths may be increased with Del-Dot approvals for special purpose vehicles, i.e. Farm Vehicles, etc.
2. Minimum Residential Pavement Section - 6" Graded Aggregate Base Course
3. Access to Residential Lots Should be Limited to one Access Point. (See Section 7.2.3.1 for Exceptions)
4. Entrance Geometric shall Conform to Del-Dot Standard Construction Detail C-3
5. Where Driveway serves Two Adjacent Residences (Combined Driveway Access) the Driveway width at the Right-of-Way Line shall be a Min. of 29'
Supplemental Notes:
1. An Entrance Permit must be obtained for the Del-Dot District Permit Supervisor prior to any Construction Activities.
2. Sussex County Division for Del-Dot Entrance Permits 1-302-853-1342

Notes:

- 1. SENATE BILL 49 (HOUSE AMEND. NO.2) OF THE 143RD ASSEMBLY DOES NOT APPLY SINCE THE PARCEL(S) BEING SUBDIVIDED ARE NOT TO BE USED AS A FARM OR FARMLANDS OR IS BEING TRANSFERRED TO A FAMILY MEMBER(S) FOR THE PURPOSE AS THE PRINCIPAL RESIDENCE OR FARMLAND.
2. LOT ARE SERVED BY PRIVATE WATER AND SEWER.
3. ALL ENTRANCES SHALL CONFORM TO DEL-DOTS DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
4. LOT #1A SHALL HAVE (1) SINGLE ACCESS FROM CEDAR LANE ROAD AS SHOWN ON THIS PLAN. LOTS 2 & 3 SHALL HAVE (1) COMBINED SINGLE ACCESS FROM CEDAR LANE AS SHOWN ON THIS PLAN. LOTS 4 & 5 SHALL HAVE (1) COMBINED SINGLE ACCESS FROM PINE WATER DRIVE, REMAINING LANDS OF SLOAN SHALL BE SEVERED FROM BLACKBERRY LANE OVER THE INGRESS / EGRESS ACCESS EASEMENT AS SHOWN.
5. IF THE RESIDENTIAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS SHALL BE FROM AN INTERNAL SUBDIVISION STREET.
6. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
7. NO POSTED SPEED LIMIT SIGN FOR CEDAR LANE OR PINEWATER DRIVE ROAD, TWENTY FIVE (25) MPH USED FOR INTERNAL SUBDIVISION ROADS. (CEDAR LANE AND PINEWATER DRIVE FUNCTIONAL CLASSIFICATION IS SUBURBAN ROAD MAINTAINED BY THE STATE.
8. ENTRANCE PIPE IS TO BE FURNISHED BY THE PROPERTY OWNER AND CAN BE INSTALLED BY THE DIVISION OF HIGHWAYS UPON REQUEST. ALL CULVERT PIPE CROSSINGS WILL BE DESIGNED TO DELDOT STANDARDS TO SUPPORT ALL FIRE APPARATUS.

NOTE: This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Clients risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.
NOTE: 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 thereto appurtenant.

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ph. 410-352-3874 fax 410-352-3875 email vista@vistadesigninc.com

LANDS N/F
AMELIE A. SLOAN
TRUSTEE

REVISED
REASSEMBLED
SUBDIVISION PLAN

PROJECT DATA table with columns for Tax Maps, Parcel, Indian River Hundred, Sussex County, Delaware, Drawn By, Checked By, Date, and Scale.

REVISIONS table with columns for revision number, description, and date.

North arrow symbol, Project No: 22-001, File Name: 21-072 SurvBase.dwg, Sheet No: I of I



Pinewater Civic Association  
c/o Ken Sale  
15 Pinewater Dr  
Harbeson DE 129951  
302-945-2095 ksale@aol.com

July 15, 2022

Jamie Whitehouse  
Sussex County Delaware Planning and Zoning Commission  
PO Box 417  
Georgetown DE 19947  
(by hand delivery and email [pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov))

Re: 2022-06 Amelie Sloan Trust (Tax Map 234-17.12-99.01, 99.02, 99.03, 99.04)

Dear Mr. Whitehouse,

The residents of Pinewater recently became aware that the Amalie Sloan Trust was proposing to reorganize three lots at the proverbial head and center of the Pinewater community. The end result will create five smaller more compact lots. The size of the new lots are inconsistent with the original design of the community which Sam and Amalie Sloan developed and helped oversee, with the intension of creating a closely knit community with "*spacious lots*" and open spaces for the community to enjoy. Many of the lots/homes have been enjoyed by families for over 50 years.

The residents of the community were informed of the intension to create smaller lots in what has long been considered the heart of the Pinewater community and have overwhelmingly signed a petition requesting that any reorganization or resizing of buildable lots remain consistent with the original plan of Pinewater Farm. Sam M Sloan's original Pinewater Farm brochure **described a community of "*spacious lots (30,000 - 34,000 square feet) – enough for both a home and a large garden*"** (attached). The fourth bullet point in the same brochure reads: "***restrictions to protect property values and rights of property owners.***"

Most all of the long-time residents of Pinewater have stories to tell of how involved Sam and Amalie Sloan were in the community, even providing oversight for approving home plans at various times, so as to ensure the community remained just as they had intended. They were always an integral part of the Pinewater community and are missed by the Pinewater's long term residents who knew them.

Copies of the signed petition are attached, as is a map of all the residents who responded. It is safe to say that community appears to overwhelmingly agree when it comes to the lots in

question being part of the community and that any subdividing be consistent with the original intentions of Sam and Amalie Sloan, being 30,000-34,000 square feet in size. That is a fair and reasonable request to ensure that Pinewater remain as it has always been since it became a community.

On behalf of the Pinewater Farm community, thank you for your time and consideration.

Respectfully,

*Kenneth Sale*

Kenneth Sale  
President, Pinewater Civic Association

Cc: Elliot Young, Christin Scott

Attachments: 1. Petition with Map of the respondents/respondent signatures  
2. Original Pinewater brochure



# Survey of Pinewater Farm Residents to determine their view of the proposed subdividing/reorganization of lots adjacent to and part of the Sloan Farmhouse.

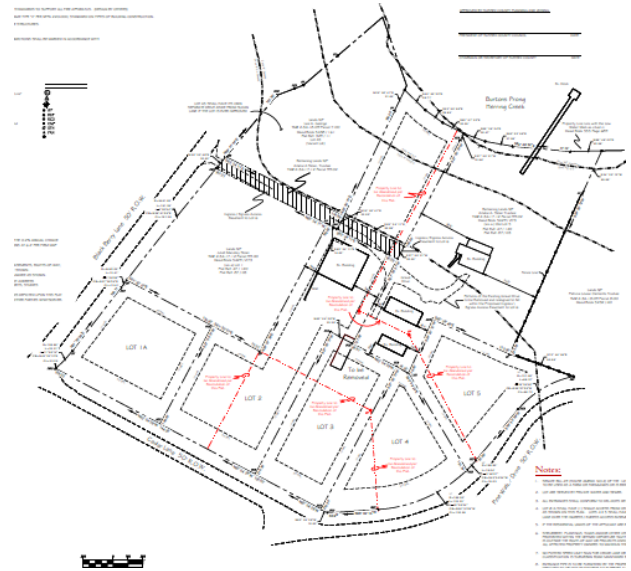
## Background:

As a result of a Pinewater residents being asked to “sign off” on a request to subdivide/reorganize lots that are adjacent to their lot and the Sloan family farmhouse, the Pinewater Civic Association was made aware of the intention to subdivide lots that were previously 3/4 of an acre in size to five lots that are 1/2 acre or less.

Sam Sloan Jr. has yet to formerly notify the Pinewater Civic Association of his intentions but has already submitted to Sussex County Planning and Zoning, a preliminary request to subdivide the property arguing the property in question is not part of Pinewater.

When Pinewater was first established, Samuel M Sloan intended to create a development that offered: *(Copy of original print brochure attached)*

- **“Spacious lots (30,000-34,000 square feet) enough room for both a home and large garden”** *(Copy of original print brochure attached)*
- **Restrictions to protect property values and rights of property owners.**



The Sloan family, including Samuel Sr. and Amalie had always considered themselves to be part of Pinewater Farm. In fact, during a period as recently as several years ago before her passing Amalie Sloan personally provided architectural review and welcoming new homeowners to the neighborhood and was a member of the Pinewater Civic Association.

## By signing below, you acknowledge that:

1. To the best of your knowledge, Sam Sloan Jr, or a representee on behalf of Sam Sloan Jr and/or the Sloan family, NEVER provided any detailed information relative to the lot subdividing/reorganization to the community, nor sought formal acceptance of the proposal.
2. As a resident of Pinewater, you are stating that you DO NOT WANT the Pinewater community to be impacted by lots that are smaller size and homes that are closer together at the center of the Pinewater community. This would change the look and feel of all that is within the Pinewater community, destroying the open space that surrounds our homes and is inconsistent with the foundation for which the Pinewater community was founded.
3. The location of the lots in question are not only adjacent to the lots and homes of other residents of Pinewater, they are also in the proverbial center of the community and in direct view of the common area spaces in Pinewater. As a result, subdividing these lots into smaller ones than those which were originally created and adjacent to other homes and lots within the community would not only change the look of the community but also could adversely affect the land/home values of adjacent lots/homes.



4. It has been my understanding and belief as a Pinewater resident and/or lot owner that the properties in question including and surrounding the Sloan farm, have always been considered part of Pinewater Farm and an integral part of the community.

5. Since these lots are in the center of the community, it is especially important that any sub-dividing or reorganization of lots should remain consistent with what was intended for the community of Pinewater Farm, being at least 30,000-34,000 square feet, consistent how the community was based, enjoyed by residents, with many homes handed down through families, and described in the original Pinewater Farm brochure (attached).

Name (Print)	Signature	Address (Number and Street)	Years in PWF	Phone Number
KATHY GREENE	Kathy Greene	5 Virden Lane	13.5	302-226-0473
KATHY GREENE	Kathy Greene	Pinewater Dr	13.5	302-226-0473
Janice Fipp	Janice Fipp	3 Virden Lane	1986-36 yrs	609.517.8113
Michael Murphy	Michael Murphy	3 MultiFarm	18	302-542-7522
James Joachimowski	James Joachimowski	6 Mulberry Lane	3	302-388-1864
EDWARD H. JOYNER III	Edward Joyner III	#1 VIRDEN LANE	37	302-945-1315
ROBERT MAEGERLE	R. Maegerle	33 PINEWATER DR.	60	302-947-1051
JOHN J. MAEGERLE	John J. Maegerle	30 PINEWATER DR.	4	302-299-8848
MARY A. KUCHARSKI	Mary A. Kucharski	3 CASSIOPUS LA.	6	302-593-5851
JOHN D. HEKILL	John D. HeKill	9 PINEWATER	57	302-945-0655
MARGARET CRAVEN	Margaret Craven	4 SLOAN Rd	30	302-377-7729
DENNIS CRITCHER	Dennis Critcher	5 SLOAN	4	917-468-4832
FRANCIS J. BAKER JR	Francis Baker Jr	2 SLOAN	37	302-945-1595
MARK CLARK	Mark Clark	2 Blackberry Lane		302-420-7666
Sharon Fry	Sharon Fry	9 Sloan		540-395-2037
FRANCIS JAYSON	Francis Jayson	3 Sloan Rd	1	302-757-1028
Shawn Woolleyhan	Shawn Woolleyhan	7 Sloan Road	1	302-682-9191
Edwin McDonald	Edwin McDonald	13 SLOAN RD		302-947-9752
Mark S. Ayers	Mark Ayers	9 PINEWATER	29	302-545-7840
P. Clements	Patricia Clements	1 Pinewater	2	302-390-0600



4. It has been my understanding and belief as a Pinewater resident and/or lot owner that the properties in question including and surrounding the Sloan farm, have always been considered part of Pinewater Farm and an integral part of the community.

5. Since these lots are in the center of the community, it is especially important that any sub-dividing or reorganization of lots should remain consistent with what was intended for the community of Pinewater Farm, being at least 30,000-34,000 square feet, consistent how the community was based, enjoyed by residents, with many homes handed down through families, and described in the original Pinewater Farm brochure (attached).

Name (Print)	Signature	Address (Number and Street)	Years in PWF	Phone Number
Kileen Dawson	Kileen Dawson	31 Pinewater Dr.	3	302-494-5531
Norma Parks	Norma Parks	26 Pinewater Dr.	40	302-9479002
JANE TAYLOR	Jane E Taylor	24 PINEWATER DR.	30	302 947 0194
JOHN HOPKINS	John Hopkins	22 PINEWATER DR	40	302-381- <del>841</del> 1736
Michelle Dorand	Michelle Dorand	25 Pinewater	6	302-561-4320
Tom Gillen	Tom Gill	22 Pinewater	4 yrs	412-613-0902
Dean Stewart	Dean Stewart	21 Pinewater Dr	15	302-841-8419
Eloise Lee	Eloise Lee	18 Pinewater Dr	25	302-945-7652
Eloise Lee	Eloise Lee	5 Dogwood Dr	25	302-945-7652
Mike Brown	Mike Brown	17 Pinewater Dr.	2	703-994-9829
Lila P. Goodman	Lila P. Goodman	32 Pinewater Dr.	23	302-945-2173
Ralph Cobb	Ralph Cobb	35 Pinewater Dr	10	610-656-1025
ROSEMARIE SIMMONS	RoseMarie Simmons	117 PINEWATER DR	10	302-945-8732
William Hickman	William Hickman	115 PINEWATER DR		302-858-7460
LINDA ROONEY	Linda R Rooney	8 SASSIFRAS LA	6	302-330-4046
Paul Zarebicki	Paul Zarebicki	113 Pinewater Drive	15	302-945-5301







4. It has been my understanding and belief as a Pinewater resident and/or lot owner that the properties in question including and surrounding the Sloan farm, have always been considered part of Pinewater Farm and an integral part of the community.

5. Since these lots are in the center of the community, it is especially important that any sub-dividing or reorganization of lots should remain consistent with what was intended for the community of Pinewater Farm, being at least 30,000-34,000 square feet, consistent how the community was based, enjoyed by residents, with many homes handed down through families, and described in the original Pinewater Farm brochure (attached).

Name (Print)	Signature	Address (Number and Street)	Years in PWF	Phone Number
Joyce Platt	Joyce Platt	15 Sloan Rd	20	302 947-2445
Barbara Hoffmann	Barbara Hoffmann	20 Sloan Rd	2	970 689-4344
RAY PETERSEN	Ray Petersen	23617 SLOAN RD	9	717-542-1632
Rick Ackerman	Rick Ackerman	4 Persimmon Lane	4	203 213 0153
HELEN M ABRAMS	Helen M Abrams	4 Blackberry Ln	37	302 945-2368
Jessie Achey	Jessie Achey	23387 Sloan Rd	22	302 947-2607
Carla Wdowski	Carla Wdowski	104 Pinewater Dr.	06	914-552-5444
Nancy Talley	Nancy Talley	102 Pinewater DR.	23	302-945-
Hedra Slomolucha	Hedra Slomolucha	30 Sloan Road	43yr.	302 845 1590
Pamela Reuther	Pamela Reuther	28 Sloan Rd	16 years	302-947-0904
JOAN HENNESSY	Joan Hennessy	5 Mulberry Ln	10 yrs	302 945-3534
Susan Gum	Susan Gum	17 Sloan Rd	4	302.945.5368
Edgen Polini	Edgen Polini	3 Waterside Ln	22	302-945-5549
Juan Lopez	Susan L. Amos	8 WATERSIDE LA	15	302 545 6955
Joseph PARKER	Joseph Parker	11 SLOAN RD	23	302 388 8189
Rev. William T. Coon	Rev. William T. Coon	1 Dogwood Drive Harbom	36	302-945-4468























## Survey of Pinewater Farm Residents to determine their view of assuming the financial, administrative, and potential liabilities associated with the proposed annexed Sloan family subdivision.

### Sloan Family Subdivision Background:

In the fall winter of 2018, Sam Sloan Jr. presented to the community the desire to subdivide a 7.9 acre lot west of Pinewater of off Pinewater Dr. with the intension to sell single family lots to *be divided among the four Sloan family members*. He asked for consent by the community to ***“submit a plan for the subdivision”*** and specifically stated ***“it was not approval of the subdivision, only to submitting the plan to Sussex County.”***

The application was presented to Sussex County Planning and Zoning in April/May 2019, who were under the impression that Sam Sloan presented the plan to the Pinewater Community and that over 51% of the community voted to accept the proposed annexed submission as part of Pinewater and that Pinewater would accept responsibility for care and maintenance, administration and all liabilities pertaining to all additional common areas, as well as storm water management facilities.

Sussex County Planning and Zoning formally approved planned annexed subdivision in April of 2022 under the conditions that it would be part of Pinewater and the Pinewater would assume these responsibilities. The entire annex was then offered for sale to a builder or developer.

By signing below, you acknowledge that:

1. To the best of your knowledge, Sam Sloan Jr, or a representee on behalf of Sam Sloan Jr and/or the Sloan family, NEVER provided any detailed information relative to the planned annexed submission to the community, nor sought formal acceptance of the proposal.
2. As a resident of Pinewater, you are stating that you DO NOT WANT the Pinewater community to be responsible for the maintenance, oversight, and potential liabilities assocod with the administration and management of the proposed annexed subdivision.
3. Given the unique costs to the proposed annexed subdivision that would likely lead to an increase in homeowner association fees, without benefit to the rest of the Pinewater and its residents, that all costs related to administration, management and potential liabilities should be solely the responsibility of the future owners of those lots/home and only those lots/homes in the annexed subdivision.
4. I do not have any personal memory or recollection of ever being asked to provide a vote to accept the proposed annexed subdivision as part of the Pinewater community.

Name	Signature	Address (Number and Street)	Phone Number
DAVID RANKIN	David Rankin	20 PINEWATER DRIVE	302-947-2834
Myra Rankin	Myra Rankin	20 Pinewater Drive	3029472834
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____







































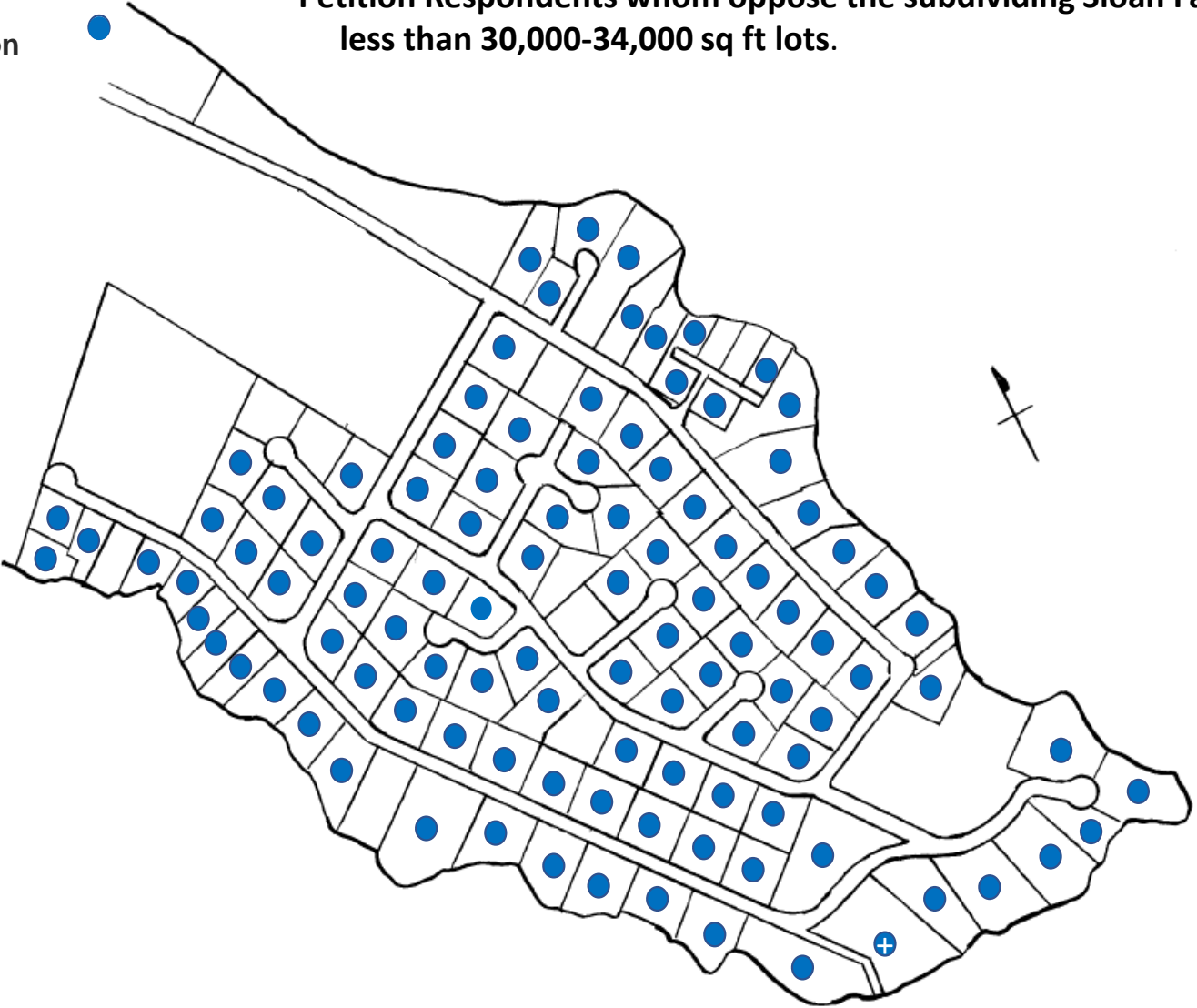






**Petition Respondents whom oppose the subdividing Sloan Farm lots to less than 30,000-34,000 sq ft lots.**

● Signed in favor of petition



## Pinewater Farm

... an elevated peninsula radiating peace, quiet and seclusion ... the setting - a natural unspoiled landscape amidst the wildlife habitat of deer, ducks, geese, birds, fish and shellfish ... located only 8 miles from Rehoboth Beach ... direct access from a private docking area provided exclusively for Pinewater residents to the Rehoboth Bay (2.5 miles) or the Atlantic Ocean (7.5 miles) for all fishing and water sports.



Pinewater Farm is a restricted community with fine year-round and vacation homes. Here, discriminating families have contributed much to making this a most desirable place to live and one where values will remain at a high level.

For more information contact:

Samuel M. Sloan  
Pinewater Farm  
R. D. 5, Box 160  
Harbeson, Delaware 19951  
(302) 945-0842  
(evenings & weekends)

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Georgetown, De.



## Pinewater Farm



## Advantages of the development . . .

Pinewater Farm is located 10 miles southwest of Rehoboth Beach, 1 mile east of Route 24 near Burton Pond in Sussex County, Delaware. This development, located on a peninsula bordered by Herring Creek, offers:

- spacious lots - (30,000 - 34,000 square feet) - enough room for both a home and a large garden.
- reasonable financing by developer.
- by boat, easy access to Rehoboth Bay and Indian River Inlet.
- by car, 15 min. drive to Rehoboth Beach, Lewes and Millsboro.
- restrictions to protect property values and rights of property owners.
- private boat ramp and recreation areas.

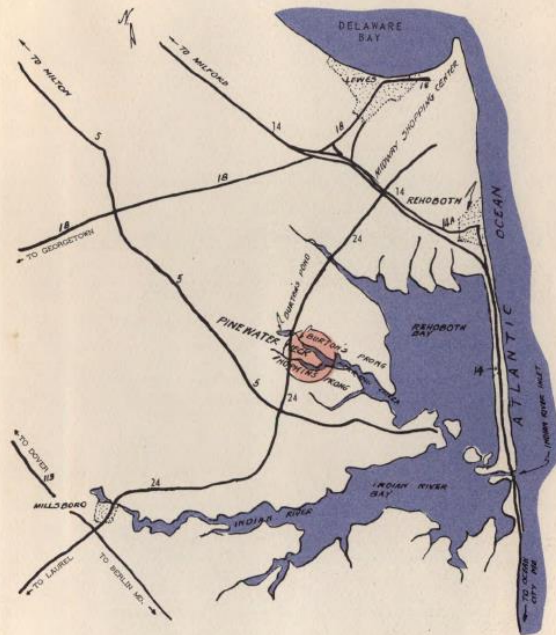
We feel that our limited development, unspoiled and controlled by restrictions, offers a permanent location to own a year-round home or an attractive seasonal home.

S. M. Sloan  
Owner and Developer



See inside for detailed

## Location . . .



map of Pinewater Farm.