

**PLANNING & ZONING COMMISSION**

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KIM HOEY STEVENSON, VICE-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 August 12, 2021.

Application: CU 2278 (Branson James)

Applicant: Branson James  
17638 Dusty Road  
Georgetown, DE 19947

Owner: Branson James  
17638 Dusty Road  
Georgetown, DE 19947

Site Location: South side of Dusty Road (S.C.R. 443A), northwest of East Trap Pond Road (S.C.R. 62)

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: Events Venue

Comprehensive Land Use Plan Reference: Low Density

Councilmanic District: Mr. Vincent

School District: Indian River School District

Fire District: Georgetown Fire District

Sewer: On-site septic system

Water: On-site well

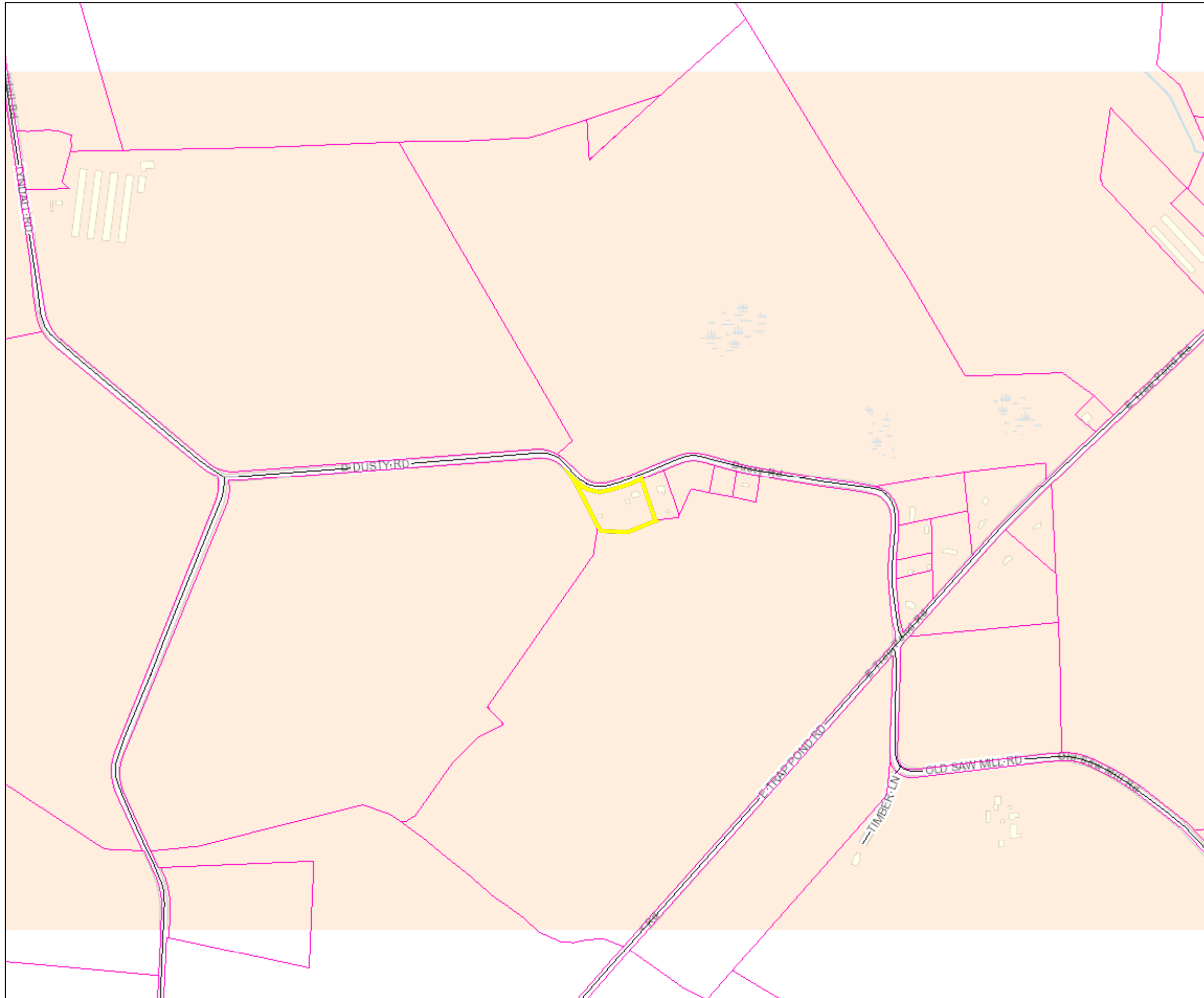
Site Area: 1.9 acres +/-

Tax Map ID.: 231-22.00-16.00





# Sussex County



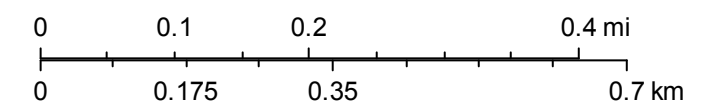
<b>PIN:</b>	231-22.00-16.00
<b>Owner Name</b>	JAMES BRANSON CHRISTOPHER
<b>Book</b>	4903
<b>Mailing Address</b>	17638 DUSTY RD
<b>City</b>	GEORGETOWN
<b>State</b>	DE
<b>Description</b>	S/DUSTY RD
<b>Description 2</b>	2286' NW/E TRAP POND
<b>Description 3</b>	RD
<b>Land Code</b>	

- polygonLayer**

  - Override 1
- polylineLayer**

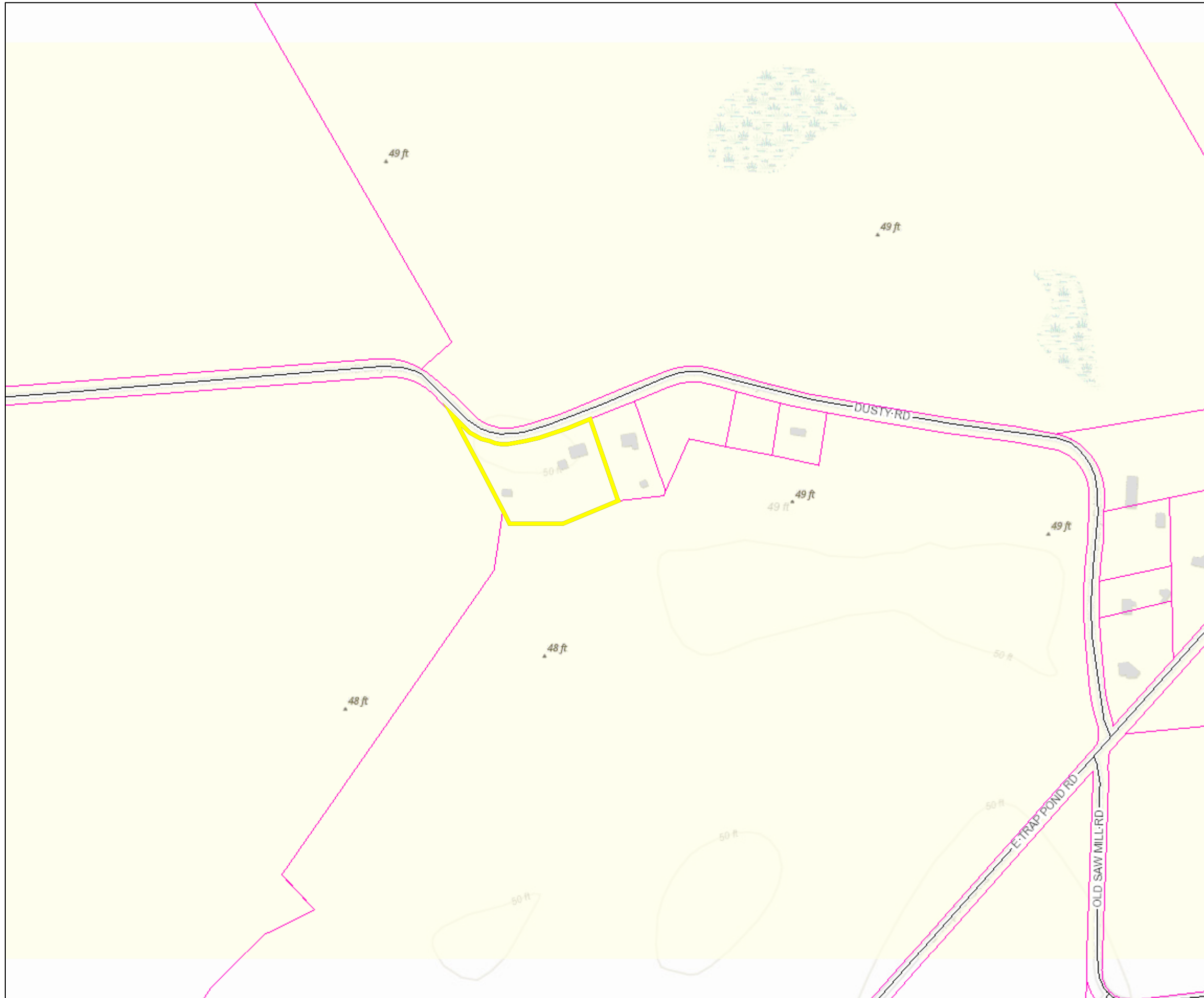
  - Override 1
- Tax Parcels
- Streets
- County Boundaries

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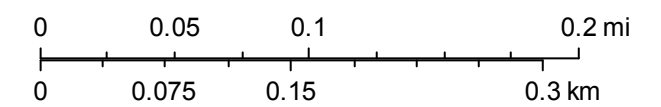
# Sussex County



<b>PIN:</b>	231-22.00-16.00
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- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets

1:4,514





# Sussex County



<b>PIN:</b>	231-22.00-16.00
<b>Owner Name</b>	JAMES BRANSON CHRISTOPHER
<b>Book</b>	4903
<b>Mailing Address</b>	17638 DUSTY RD
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<b>Land Code</b>	

**polygonLayer**

Override 1

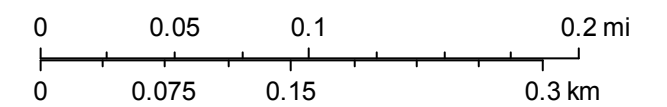
**polygonLayer**

Override 1

⋯ Tax Parcels

— Streets

1:4,514



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



**Sussex County**

DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Planning Commission Members  
From: Chase Phillips, Planner I  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: August 2<sup>nd</sup>, 2021  
RE: Staff Analysis for CU 2278 Branson James

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This memo provides a background and an analysis for the Planning Commission to consider as a part of the Conditional Use Application for Branson James (CU 2278) to be reviewed during the August 3<sup>rd</sup>, 2021, 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 (C/U 2278) to allow for an events venue to be located on the south side of Dusty Road (S.C.R. 443A), approximately 0.48 mile northwest of East Trap Pond Road (S.C.R. 62). The subject property is Tax Parcel 231-22.00-16.00, and the total area of the site is 2.00 acres +/-.

The 2018 Sussex County 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 the ways in which land uses should change over time. The Future Land Use map in the plan indicates that the subject property has a land use designation of "Low Density." The properties to the north, south, east, and west of the subject property also have the land use designation of "Low Density."

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

The subject property is within an Agricultural Residential (AR-1) Zoning District. The properties to the north, south, east, and west are all within the AR-1 Zoning District. Staff note the parcels to the west, northwest, and north (3) are within an agricultural easement with the State of Delaware. This easement is titled "Jerry C. Dukes Farm District." No subdivisions exist in relative proximity to the site.

Since 1971, there has been one (1) Conditional Use application filed with the Planning and Zoning Department within a one-mile radius from the subject site. Conditional Use No. 174, to allow for a wood working shop, was initially heard by the Sussex County Council on December 11<sup>th</sup>, 1973,



and approved. The Ordinance number is currently unknown. Attached is a map that represents both the subject application and C/U 174.

Based on the analysis provided, this Conditional Use request for an events venue, subject to considerations of scale and impact, could be determined to be consistent with the surrounding land uses, zoning, and environment.

# All Conditional Uses within One Mile of CU 2278



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 0.13 0.25 0.5 Miles



Orange polygons represent Conditional Use Applications.  
Green polygons represent subdivisions.

This map may not contain all necessary elements and principles and should be used for general reference only.

Chase Phillips, Planner I

# 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**

17638 Dusty Road Georgetown, DE 19947

**Type of Conditional Use Requested:**

Music/Wedding Venue

**Tax Map #:** 231-22.00-16.00

**Size of Parcel(s):** 2 acres

**Current Zoning:** AR-1

**Proposed Zoning:** n/a

**Size of Building:** n/a

**Land Use Classification:** Low Density

**Water Provider:** well

**Sewer Provider:** n/a

**Applicant Information**

**Applicant Name:** Branson James

**Applicant Address:** 17638 Dusty Road

**City:** Georgetown

**State:** DE

**Zip Code:** 19947

**Phone #:** (302) 604-1186

**E-mail:** bcjames4@gmail.com

**Owner Information**

**Owner Name:** Same as under "Applicant Information"

**Owner Address:** \_\_\_\_\_

**City:** \_\_\_\_\_

**State:** \_\_\_\_\_

**Zip Code:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Agent/Attorney/Engineer Information**

**Agent/Attorney/Engineer Name:** n/a

**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.

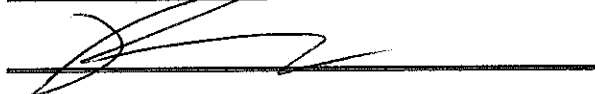
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future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

**Signature of Applicant/Agent/Attorney**



Date: 04/06/2021

**Signature of Owner**



Date: 04/06/2021

**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

December 21, 2020

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Branson James** conditional use application, which we received on November 19, 2020. This application is for an approximately 2.00-acre parcel (Tax Parcel: 231-22.00-16.00). The subject land is located on the south side of Dusty Road (Sussex Road 443A), approximately 2,100 feet east of the Tyndall Road (Sussex Road 444), southwest of the Town of Georgetown. The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to utilize the property as a music / wedding venue.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volumes along the segment of Dusty Road where the subject land is located is 149 vehicles per day.

The traffic impact of wedding venues necessarily varies with the frequency and size of the events. Generally, DelDOT bases its decision to require a Traffic Impact Study (TIS) on traffic volumes that recur on a daily or weekly basis. Large enough events may require coordination with our Transportation Management Center but they cannot be properly addressed by the TIS process.

Regarding DelDOT's warrants for requiring a TIS, events that would generate more than 50 vehicle trips in any hour and more than 500 vehicle trips per day would meet these warrants. Events generating more than 200 vehicle trips in any hour and / or more than 2,000 vehicle trips per day would be considered to have a Major impact to local area roadways. Because we expect the typical event to generate no more than 50 vehicle trips in any hour and no more than 500 vehicle trips per day, we recommend that this conditional use application be considered without a TIS.

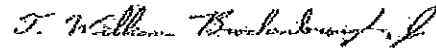
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse  
Page 2 of 2  
December 21, 2020

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: Branson James, Applicant  
Russell Warrington, Sussex County Planning & Zoning  
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Todd Sammons, Assistant Director, Development Coordination  
Gemez Norwood, South District Public Works Manager, Maintenance & Operations  
Steve McCabe, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andreescavage, 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 & DESIGN REVIEW DIVISION**  
**C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **8/5/2021**

APPLICATION: **CU 2278 Branson James**

APPLICANT: **Branson James**

FILE NO: **WSPA-5.01**

TAX MAP &  
PARCEL(S): **231-22.00-16.00**

LOCATION: **South side of Dusty Road (SCR 443A), northwest of East Trap Pond Road (SCR 62).**

NO. OF UNITS: **Event Venue**

GROSS  
ACREAGE: **1.9 acres**

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 \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The Sussex County Engineering Department does not have a schedule to provide sanitary sewer service to this parcel.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



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

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



Applicant  
Exhibit

FILE COPY

RECEIVED

AUG 12 2021

SUSSEX COUNTY  
PLANNING & ZONING

June 1, 2021

To Whom It May Concern,

According to our research, Delaware Regulations consider noise a disturbance when "such source exceeds the ambient noise level (55 decibels between 10 p.m. and 7 a.m.) by 10 dBA when measured at the point of complaint origination within the receiving property."

We have recently tested our speaker system above our usual maximum volume along with 2 separate decibel readers and have reason to believe we will have no issues staying within those sound limitations. We tested the levels from several spots along the block as well as in our own home closest to the music and again saw no issue staying within/below limitations.

Proposed Plan:

Starting at 9 p.m. we will make any adjustments needed and begin to walk the perimeter to ensure noise levels are at a reasonable level/not exceeding limitations. Beginning at 10 p.m. we will be on stage to ensure the volume levels are not increased as well as continue to monitor decibel levels at the property limits and near neighboring houses. All needed volume adjustments will be made swiftly and any increase in volume will not be permitted ensuring we stay well within reasonable limitations as we do not plan to be at full volume. At 11 (If permitted) we will lower the volume by approximately 20% until 11:30. At 11:30 we will be cutting the music outside and moving inside with a smaller group for the remainder of the night.

Based off our testing, we will at no point be exceeding limitations in or around neighboring houses; in fact, most readings past our property were below 55 decibels when running above our typical maximum.

Our direct and only next-door neighbors have ensured us several times that the music can hardly, if at all, be heard in their house and do not understand how others can be complaining as it does not bother them. We are hoping to have a letter from them soon to send along as a supporting document.

Thank You,

Branson James







RECEIVED

AUG 12 2021

SUSSEX COUNTY  
PLANNING & ZONING

Applicant  
Exhibit

**FILE COPY**



Applicant  
Exhibit

FILE COPY



At

500

Petition details   Comments   Updates

signatures,

to  
be  
recommendations!  
**Help us keep the  
Rabbit Hole alive!**

## Keep the Rabbit Hole alive!

241 have signed. Let's get to 500!



At 500 signatures, this petition is more likely to be featured in recommendations!



Branson James signed this petition



Branson James started this petition to Sussex County Council Delaware

On August 12th we have our first hearing in regards to obtaining official conditional use permits for the Rabbit Hole. Getting our permits would allow us to host a multitude of events that could appeal to different ages/demographics as well as continue to host the music we know and love. We would like to host events such as; outdoor movie nights, bands/concerts, art markets, weddings, DJs, etc. if approved.



See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

Thanks for adding your voice.



**Jonathan Gerity**

6 hours ago

The Rabbit Hole provides community get together. It is safe and happy times for friends to meet and enjoy themselves

- 
- 1

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**Delete this comment**

This comment will be deleted permanently. Are you sure you want to delete it?

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Thanks for adding your voice.

**Vinson Baxley**

10 hours ago

The Rabbit Hole has been a great place for people to come together to express themselves during a very difficult time. Branson and Hope have worked very hard to create a safe space for people to enjoy the music and art they love. It is a family environment and many people look forward to... Read more

- 
- 3

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Thanks for adding your voice.



**[Ross Jackson](#)**  
10 hours ago

I want dope music m life.

- 
- 1

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Thanks for adding your voice.



**Marcus Haynes**

11 hours ago

The Rabbit Hole is the best place to have a family BBQ

- 
- 1

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Thanks for adding your voice.



**Ali Hamza**

16 hours ago

The rabbit hole is home!

- 
- 1

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Thanks for adding your voice.



**Andrew Parker**

20 hours ago

For many years I have been a part of the entertainment industry. Seeing so many venues come and go. The Rabbit Hole is one I cannot bear to live without. It has become a second home for me and so many others. I am free to express myself there, in a safe and productive environment.

- 
- 1

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Thanks for adding your voice.



**Mikaella Schmitt**

21 hours ago

I have attended an event here and finally there's something safe within Delaware to go to! As a lifetime resident of Newark, the closest places to unite for events have been in cities outside of our state. It felt nice to be in my home state, in a safe and comfortable environment where I could breathe... Read more

-



- 1

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Thanks for adding your voice.

**Sean Force**

22 hours ago

The Rabbit Hole has not only been a safe haven for many in the surrounding area during a stressful, negative, and confusing year but has also been a great networking opportunity for many young, upcoming artists of many types to express themselves in a safe, positive and fun manner... Read more

- 
- 4

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Thanks for adding your voice.

**Matthew Heard**

22 hours ago

This is a amazing place and it reaches lots people with all the different venues it provides, and it brings them together In a safe environment

- 
- 4

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### **Delete this comment**

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Thanks for adding your voice.

**Allison McKay**  
23 hours ago

Branson & Hope created a place for all of us who had nowhere to go and enjoy ourselves, with only our friends. Not only a safe place for us but a safe haven where we can be ourselves. They also provide areas to camp which is a huge lift off everyones shoulders and brings down the...  
[Read more](#)

- 
- - 4

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### **Delete this comment**

This comment will be deleted permanently. Are you sure you want to delete it?

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Thanks for adding your voice.



**John Linhard**

23 hours ago

This is my 2nd home

- 
- 4

Share

Tweet

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DeleteCancel

Thanks for adding your voice.

**Jacquel Grant**

23 hours ago

This has been a great space to meet wonderful people and enjoy creative minds. Music congregation and peace at its finest. There is nothing but love and respect in this space.

- 
- 4

Share

Tweet

**Delete this comment**

This comment will be deleted permanently. Are you sure you want to delete it?

DeleteCancel

Thanks for adding your voice.

**Candi James**

23 hours ago

This has been a great, artistic, fun outlet in a time of shutdown, fear, solitude, distancing and depression. Humans need other humans - not isolation and restriction.

- 
- 3

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Load more

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To whom it may concern,

This letter is in regards to our next door neighbors, the James's. We were made aware that there were some noise complaints when they were holding events. As their direct neighbor living right next door, unless we are outside we don't hear any music or any kind of noise from inside our home. We are not sure how any other neighbors could hear it. Even when we are outside it's not disturbing the peace. We do not have any issues with them holding any future events. My 74yr. old grandmother also has no issues and she lives with us.

Sincerely,

Melissa Burgess

+

Kevin Todd Jr.

M Burgess

Kevin Todd Jr

our address:

17656 Dusty Rd  
Georgetown DE  
19947

To Sussex County Planning & Zoning, 8/11/21

The Rabbit Hole has been a home away from home. I have met so many amazing people here and it is the safest feeling venue that I attend. The owners and staff do an amazing job at organizing events and keeping the attendees safe. The Rabbit Hole has helped me find a happy place when I'm not doing well mentally and friends that feel like family that show nothing but love and support. Taking away this venue would hurt and disappoint many people who have loved and cherished memories there. We would love to be able to make more!

Sincerely,  
Miranda Vanarsdale  
105 Nunnery Lane  
Catonsville, MD 21228

August 11<sup>th</sup>, 2021

Dear Planning and Zoning Commission,

I own a nonprofit organization called Kristi's Kats, Inc. and I supplied the gathering license for their last event in June. This was my first time attending an event at this location and in my opinion, it was safe and well organized. We were able to raise over \$300 in profits for my organization. I believe they deserve to continue creating events and I would definitely work with them if given the chance to in the future.

Thank you for your consideration,



Kristi Idnurm



Hope James &lt;hopechristina03@gmail.com&gt;

---

**Fwd: The Rabbit Hole**

1 message

---

**Branson James** <bcjames4@gmail.com>  
To: "Hopechristina03@gmail.com" <Hopechristina03@gmail.com>

Thu, Aug 12, 2021 at 3:56 PM

To whom this may concern,

It has been brought to our attention that The Rabbit Hole may be ceased in providing future productions in the near future. We have been working with Branson and Hope for a short while, but each time we have had the opportunity to help out has been an exemplary experience. Our team has been there to help provide safety and order for the guests, artists, and staff. Trained EMS staff are offered for all events if an issue does arise. We have never had a negative encounter with any of the owners or staff members. Any time anyone had a concern or question about the events it was quickly addressed and handled with care for all parties. The venue provided by The Rabbit Hole offers space for different kinds of events including music, DJs, weddings, birthday parties and any kind of celebration gatherings for families and communities.

We sincerely hope The Rabbit Hole will have the opportunity to continue providing a safe and extraordinary venue for any community that desires a secure location and team for future events.

Thank you for your time,  
Jon Gerity and Liza Poling  
OSC  
Omeglardonstaffing@gmail.com  
4437358114  
4433401227

Sent from Yahoo Mail for iPhone





**Candi James**

16 hours ago

This has been a great, artistic, fun outlet in a time of shutdown, fear, solitude, distancing and depression. Humans need other humans - not isolation and restriction.



[Report](#)



**Vinson Baxley**

3 hours ago

The Rabbit Hole has been a great place for people to come together to express themselves during a very difficult time. Branson and Hope have worked very hard to create a safe space for people to enjoy the music and art they love. It is a family environment and many people look forward to future events here.

They have a great team of people that work hard to be sure events run smoothly and safely.



[Report](#)



**Andrew Parker**

14 hours ago

For many years I have been a part of the entertainment industry. Seeing so many venues come and go. The Rabbit Hole is one I cannot bear to live without. It has become a second home for me and so many others. I am free to express myself there, in a safe and productive environment.



[Report](#)



**Mikaella Schmitt**

14 hours ago

I have attended an event here and finally there's something safe within Delaware to go to! As a lifetime resident of Newark, the closest places to unite for events have been in cities outside of our state. It felt nice to be in my home state, in a safe and comfortable environment where I could breathe and enjoy the nature alongside music.



[Report](#)



**Allison McKay** · 16 hours ago

Branson & Hope created a place for all of us who had nowhere to go and enjoy ourselves, with only our friends. Not only a safe place for us but a safe haven where we can be ourselves. They also provide areas to camp which is a huge lift off everyones shoulders and brings down the percentage of drunk drivers. Keep the ppl safe & the area around as well. There has never been one bad evening at The Rabbit Hole. Always fun, always safe and well taken care of.

♡ 4 · [Report](#)



**Jacquiel Grant**

16 hours ago

This has been a great space to meet wonderful people and enjoy creative minds. Music congregation and peace at its finest. There is nothing but love and respect in this space.

♡ 4

[Report](#)

Hello,

My name is Amber, and I wanted to take the time to express my love for "The Rabbit Hole", owned by Branson and Hope James.

I found this little spot a couple years back through a mutual friend. There was a small event happening and my boyfriend expressed interest in playing there. He is a local DJ and friend to many. Our friend connected us with Branson, and we instantly became friends, and my boyfriend had the opportunity to play the event!

The Rabbit hole is nestled back in the woods, on a beautiful piece of land. Branson and his family take wonderful care of their place and it shows. You can tell they really take pride in themselves with providing a safe space for their friends and family. I had never been to Delaware before, and during my first trip there, I felt nothing but love and acceptance among everyone. I met so many new people who were there for the music and comradery, just as I was. It felt so amazing being away from the stresses of life to dance the night away and meet so many like-minded individuals. Branson and Hope were very polite and always there if anyone needed anything. The events at the Rabbit Hole were so magical and hold a special place in my heart.

This pandemic has brought so much pain, anxiety and confusion. There is so much sadness, loss and a feeling of what will come from the aftermath. More than ever, we are turning to the comforts of the arts to sustain us; my comfort is, as it always has been, music – especially live music. I am quite certain I am not the only individual who feels the same. I feel that what Branson and Hope are doing is beautiful. They are opening their space for others to come and escape the everyday life and pain they may be facing. Even if it is just for a weekend, the feeling you take away from that weekend can last a lifetime. And the friendships are lifelong.

Branson and his family are very professional, responsible and respectful individuals. They are doing this not only for them and their love for music, but for others as well. They have worked so hard, and I believe The Rabbit Hole is very beneficial to many people and should be given the right to stay.


Please consider all the people who love this place. Who travel near and far just to come and dance, to see their friends and to escape life. Who want to smile and laugh and feel free for a few days. We aren't out here to cause we trouble. We are here to spread the message of P.L.U.R.

Peace. Love. Unity. Respect.

Please make The Rabbit Hole an Official Venue and help us spread P.L.U.R. through this beautiful state.

Thank you.

8/12/21

 - Amber Forney

171 E. Penn St.  
Carlisle, Pa. 17013

To Sussex County Planning and Zoning,

8/12/2021

I am writing today to share my experience attending events at "The Rabbit Hole" venue. Every event I have attended here was very well organized and successful overall. Hope and Branson were able to create a wonderful sense of community where visitors feel safe and welcome. Not only have they provided a space for local musicians to share their talent, but they have also allowed local artists a chance to vend and make new connections. I personally vended one of their events last year and had an amazing time. I know from experience that many people struggling with mental health issues can come to The Rabbit Hole and express themselves comfortably. It is a place to relieve stress and feel happy, at home, and connected not only with friends, but with nature. Hope and Branson have done everything in their power to create a positive environment and I would love to see their venue be approved with all official regulations. I know that many attendees of past events feel the same.

Thank you for your consideration,

A handwritten signature in black ink that reads "Alexa Wiley". The signature is written in a cursive, flowing style.

RECEIVED

Proposition  
Exhibit

AUG 12 2021

FILE COPY

KNIGHT LIFE PRESENTS:

SUSSEX COUNTY  
PLANNING & ZONING

# THE ABYSS

AUGUST 29TH 2020

LIVE PERFORMANCE BY

## Topstool



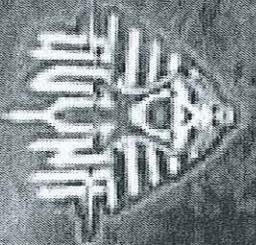
DIRECT SUPPORT BY

& SURPRISE GUESTS

*Into the  
Knights*

VXX

XXXXXX



SUPPORT IN ALPHABETICAL ORDER

CURRENT SPANIK WHITES MICHAEL'S ONEILA

REZ ♦ NANI SEEFLOUR SHASHOV GORDET

3PM - 3AM | CDC COMPLIANT | MASKS ARE MANDATORY | BYOB

OUTDOOR CAMPING | VENDORS | FLOW ARTISTS WELCOME | NO FIRE | NO PETS

LOCATION: THE RABBIT HOLE | ALTERNATE FAIRTHLINGS



Opposition  
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AUG 12 2021

SUSSEX COUNTY  
PLANNING & ZONING

**FILE COPY**

KNIGHTLIFE PRESENTS

# ICE CREAM WONDERLAND

FEATURING

# SHIZZO

*Into the Night* RHYATT

DADDY CHILL BUSTEHD GUTTA  
ILLUNIVERSE SIR CASM SLICE

SATURDAY MAY 8TH 2021  
THE RABBIT HOLE

5/8/21

1:00 AM





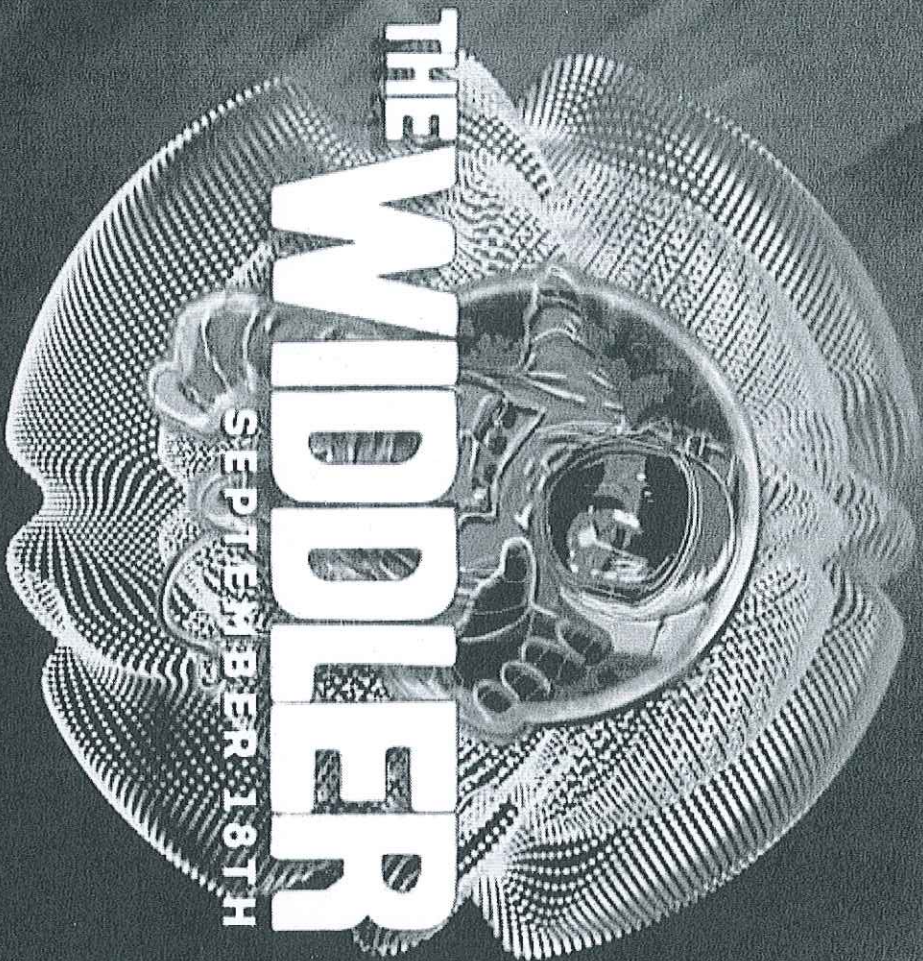
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SUSSEX COUNTY  
PLANNING & ZONING

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FILE COPY



KNIGHTLIFE PRESENTS

# THE RABBIT HOLE

GEORGETOWN DELAWARE

GATES OPEN AT 2PM | SUPPORT TBA | 18+ | 21+ W/ ID TO DRINK  
 LIMITED VIP | OUTDOOR OPEN AIR | CAMPING AVAILABLE | VENDORS  
 KANDI STATION | FLOW/ARTISTS WELCOME | NO FIRE | NO PETS  
 NO GLASS | NO OUTSIDE ALCOHOL

KNIGHTLIFE PRESENTS SQUARE SPACE



9/18/21

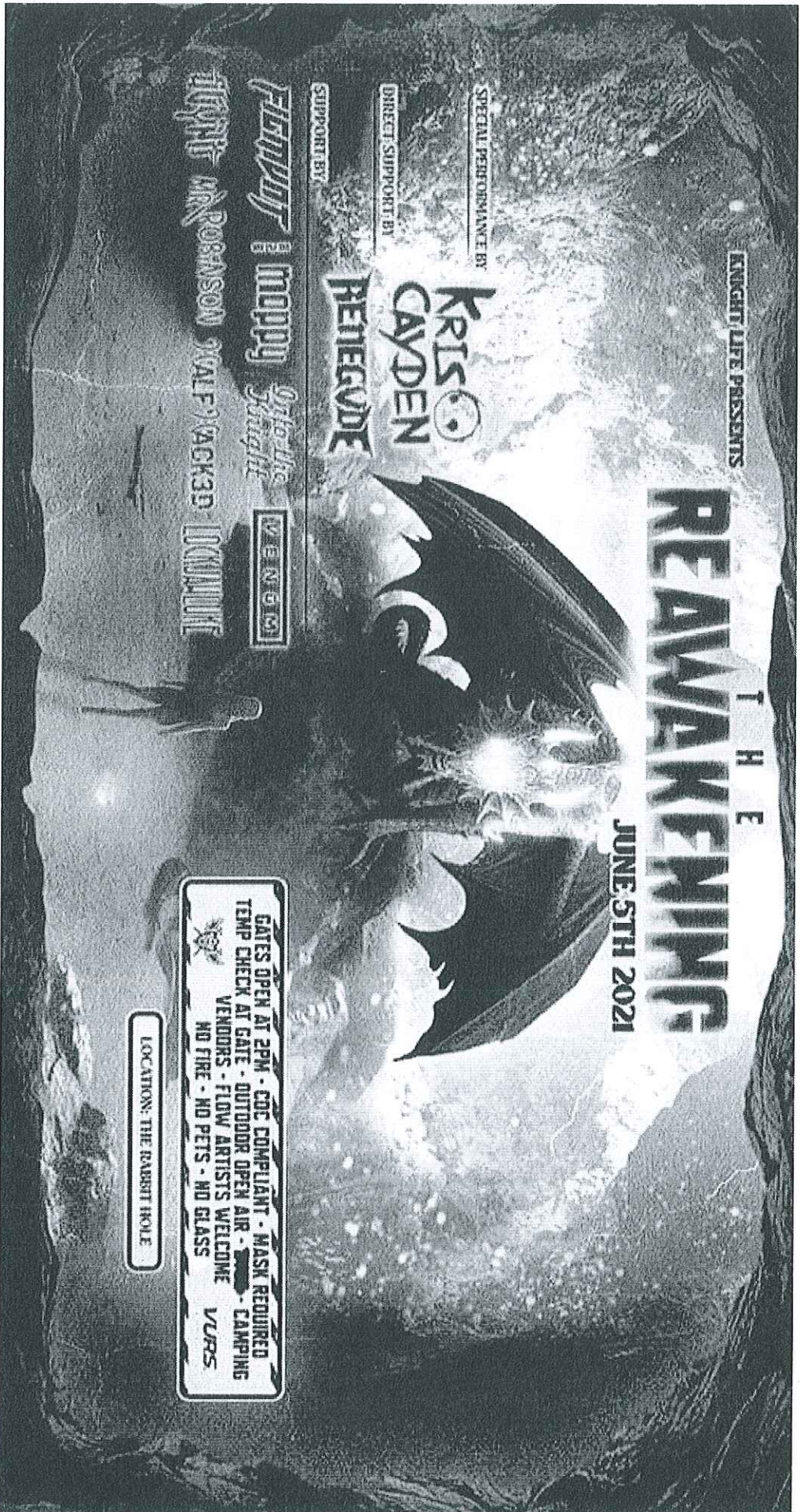


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SUSSEX COUNTY  
PLANNING & ZONING

FILE COPY



6/5/21

shot down 11:30

this is our final song  
because we have to shut  
the f--- down



KNIGHT LIFE PRESENTS  
**INTO THE KNIGHT  
 + FRIENDS**

**BIRTHDAY BASH!**

**SET  
 TIMES!**

<b>OPEN DRINKS</b>	- 4:00-6:00	<b>Big 5      BIRTHDAY BASH</b>	- 9:00-9:45
<b>SPECIAL GUEST      B2B</b>	- 6:00-6:45	<b>TRIPYNT</b>	- 9:45-10:30
<b>MOBILE BAR</b>	- 6:45-7:30	<b>LEGEND</b>	- 10:30-11:30
<b>REALITY BASKIN      ICECREAM</b>	- 7:30-8:15	<b>Into the      Knight</b>	- 11:30-1:00
<b>THRILLSHOP</b>	- 8:15-9:00	<b>LONGSTAY</b>	- 1:00-2:00

**THE RABBIT HOLE \$15**

**FILE COPY**

Opposition  
 Exhibit

10/13/2020

2:00 PM

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SUSSEX COUNTY  
 PLANNING & ZONING



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Exhibit



~~7/18/2020~~

3 AM







SATURDAY - OCTOBER 31ST

# MARKET STREET

## OLIVE

*Into the Jungle* FRESHWATER KINGDOM MOPPY **SIRCASM**

*THE* ZOMBIE TRAVELER *SEOND* *SHIBUI*

OCTOBER 30TH & 31ST 2020  
THE RABBIT HOLE

GEORGETOWN, DELAWARE

**FILE COPY**  
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Exhibit

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AUG 12 2021

SUSSEX COUNTY  
PLANNING & ZONING

OCT  
30 +  
31 +  
2020



Sussex County Planning & Zoning Office  
2 The Circle  
P.O. Box 417  
Georgetown, DE 19947

RECEIVED

AUG 05 2021

SUSSEX COUNTY  
PLANNING & ZONING

August 5, 2021

Dear Members of the Commission,

This letter expresses our opposition to a Conditional Use application (CU 2278) submitted by Branson James for a music venue (aka The Rabbit Hole) located at 17638 Dusty Road, Georgetown, DE 19947.

There are multiple reasons we believe this application should be denied including: the small size of the property, limited parking and extremely loud music played late into the evening.

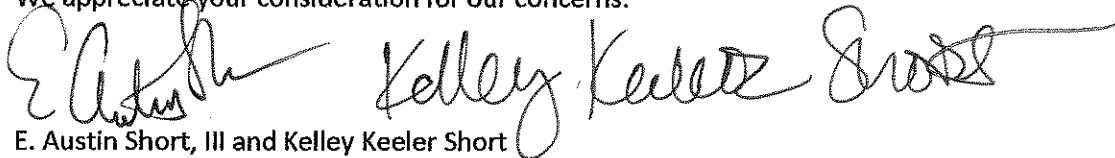
Our property is located approximately one (1) mile from 17638 Dusty Road and we hear the music inside our home with the windows closed. The thumping music is disruptive to our family, including making it difficult for our two young children to sleep at night. We were so inconvenienced by the noise played late into the evenings – in one case as late as 5 a.m. – that we called the state police on three occasions in 2020 (Aug. 29, 2020; October 3, 2020; and October 31, 2020) and two occasions in 2021 (May 8, 2021 and June 5, 2021).

According to the Mike Costello, Government Affairs Manager, Sussex County, the County did not issue any permit for the Rabbit Hole's event on May 8, 2021. A state trooper investigated our complaint and informed us the property owners presented her (the trooper) with a permit from the County for the event and therefore, the police allowed the music to continue until after midnight, even though no permit had been issued.

The property owners are already promoting an upcoming event, currently scheduled for Saturday, September 18, 2021.

We live in a rural farming community, zoned for AR-1 and not conducive to the music venue requested by Branson James.

We appreciate your consideration for our concerns.



E. Austin Short, III and Kelley Keeler Short  
18310 Old Saw Mill Road  
Georgetown, DE 19947

Additional information on flash drive includes:

- photos of their property during the events
- a video from the front door of our home to document the noise level
- a video from the property during an event to document the noise level

Sussex County Planning & Zoning Office  
 2 The Circle  
 P.O. Box 417  
 Georgetown, DE 19947

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AUG 05 2021

SUSSEX COUNTY  
 PLANNING & ZONING

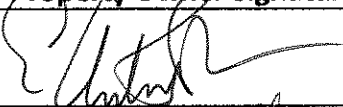

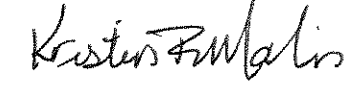
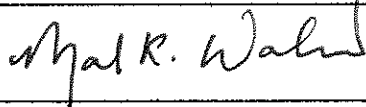





July 2021

Dear Members of the Commission,

This letter expresses our opposition to a Continuing Use application (CU 2278) submitted by Branson James for a music venue (aka The Rabbit Hole) located at 17638 Dusty Road, Georgetown, DE 19947.

There are multiple reasons we believe this application should be denied including: the small size of the property, limited parking and extremely loud music played late into the evening. Additionally, this is a rural farming community, zoned for AR-1 and not conducive to the music venue requested by Mr. James.

We appreciate your consideration for our concerns.

Property Owner Name	Property Owner Signature	Address
E. Austin Short		18310 OLD SAWMILL RD Georgetown
F. Austin Short Jr		28549 Timber Lane Georgetown DE, 19947
Kristen Malin		26342 Big Mill Rd Georgetown
Mark Workman		23307 E. TRAP Pond Rd. Georgetown, DE. 19947
Charles Workman		29086 Subst. Rd Georgetown, DE
Tom Colman		25413 E. Trap Pond Rd Georgetown DE 19947
Uma Colman		" "
Serry C Dukes		14052 Dukes Farm Rd Laurel Del 19956
Tary R Dukes		14052 Dukes Farm Rd Laurel, DE 19956

Property Owner Name	Property Owner Signature	Address
Wayne Boyce	Wayne Boyce	19177 Parsons Rd Georgetown, DE 19947
Thomas Moody	Thomas Moody	26853 E Trap Pond Rd Georgetown, DE 19947
Sampy Moody	Sampy Moody	26853 E Trap Pond Georgetown, DE 19947
Shawn E Johnson	Shawn E. Johnson	18675 Old Sawmill Rd Georgetown, DE 19947
Robin Parker	Robin Parker	18109 Dusty Rd Georgetown, DE
Michael Parker	Michael Parker	18109 Dusty Rd Georgetown, DE
Juan Garcia	Juan Garcia	18137 Dusty Rd Georgetown, DE
William Mears	William Mears	26594 E Trap Pond Georgetown, DE 19947
Joyce Mears	Joyce Mears	18006 DUSTY RD Georgetown, DE 19947
Stephanie Sapp	Stephanie Sapp	
<del>Ford</del> Tyler Callaway	Tyler Callaway	26098 Tyndall Rd Georgetown, DE 19947
melissa Ritzman	Melissa Ritzman	25916 Lyndall Rd. Georgetown, DE 19947
Evelyn A. Parker	Evelyn A Parker	22514 Cedar Ln Georgetown, DE 19947





