

PLANNING & ZONING COMMISSION

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



Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date July 23, 2020.

Application: (CU 2216) Kenneth Dominic Alton Drummond – Quality Care Homes

Applicant: Kenneth Dominic Alton Drummond – Quality Care Homes
20366 Hopkins Road
Lewes, DE 19958

Owner: Kenneth Dominic Alton Drummond
20366 Hopkins Road
Lewes, DE 19958

Site Location: 20366 Hopkins Road
Lewes, DE 19958

Current Zoning: Agricultural Residential (AR-1)

Type of Conditional Use Requested: Home remodeling & Repair Services; Storage Repair Maintenance; Light Building Material and Storage and General Office & Manager’s Residence

Comprehensive Land Use Plan Reference: Low Density

Councilmanic District: Mr. Burton

School District: Cape Henlopen School District

Fire District: Lewes Fire District

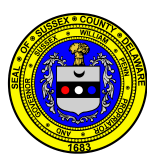
Sewer: Tier 3- Coordinated CPCN Areas

Water: Private

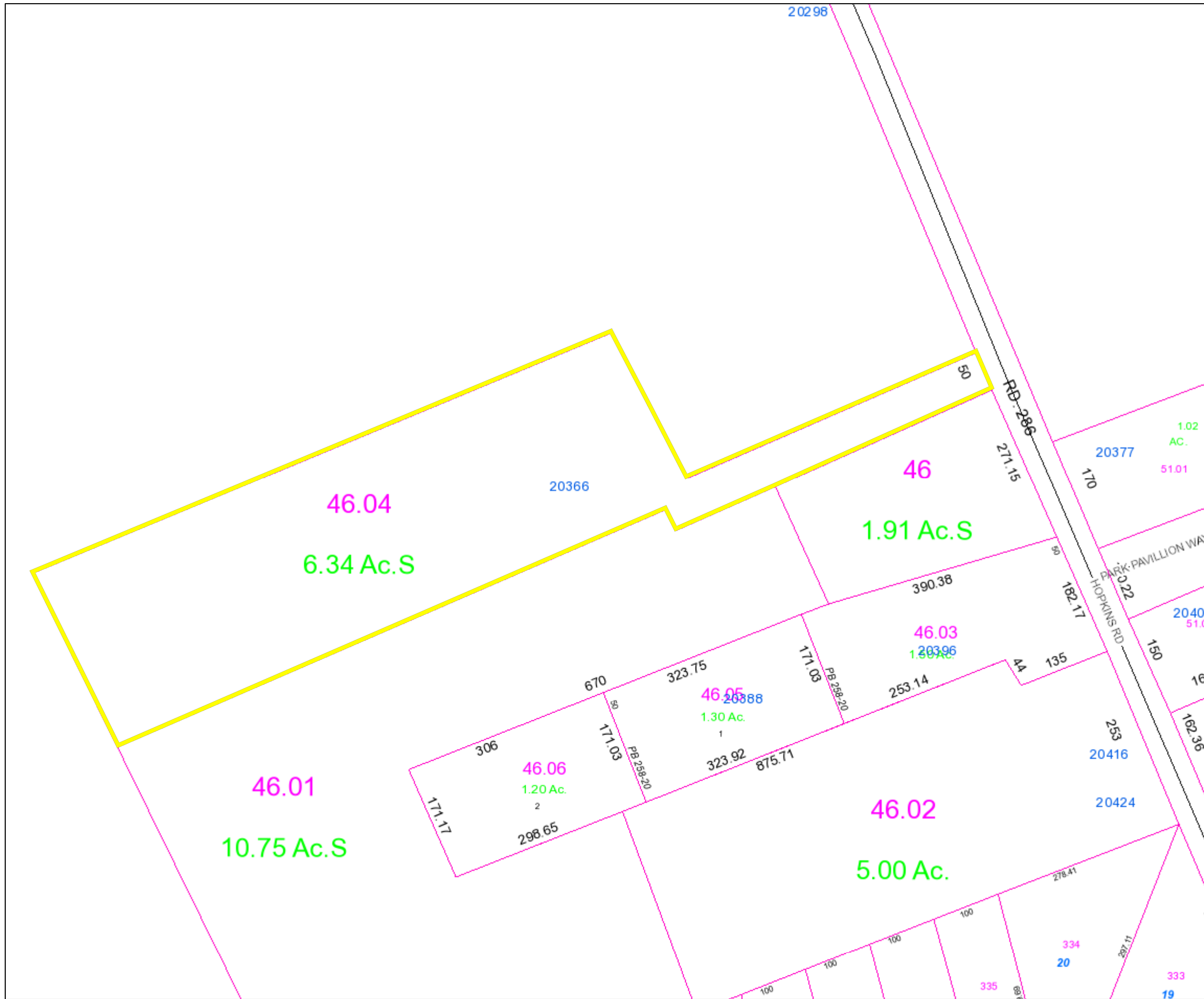
Site Area: 6.34 acres +/-

Tax Map ID.: 234-5.00-46.04





Sussex County



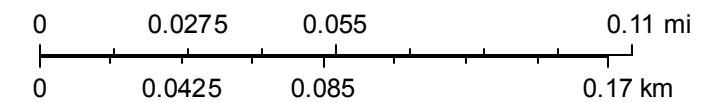
PIN:	234-5.00-46.04
Owner Name	DRUMMOND KENNETH DOMINIC TTEE
Book	5204
Mailing Address	20366 HOPKINS RD
City	LEWES
State	DE
Description	SW/RT 286
Description 2	3115' NW/RT 285
Description 3	N/A
Land Code	

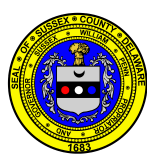
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Override 1
- polygonLayer**

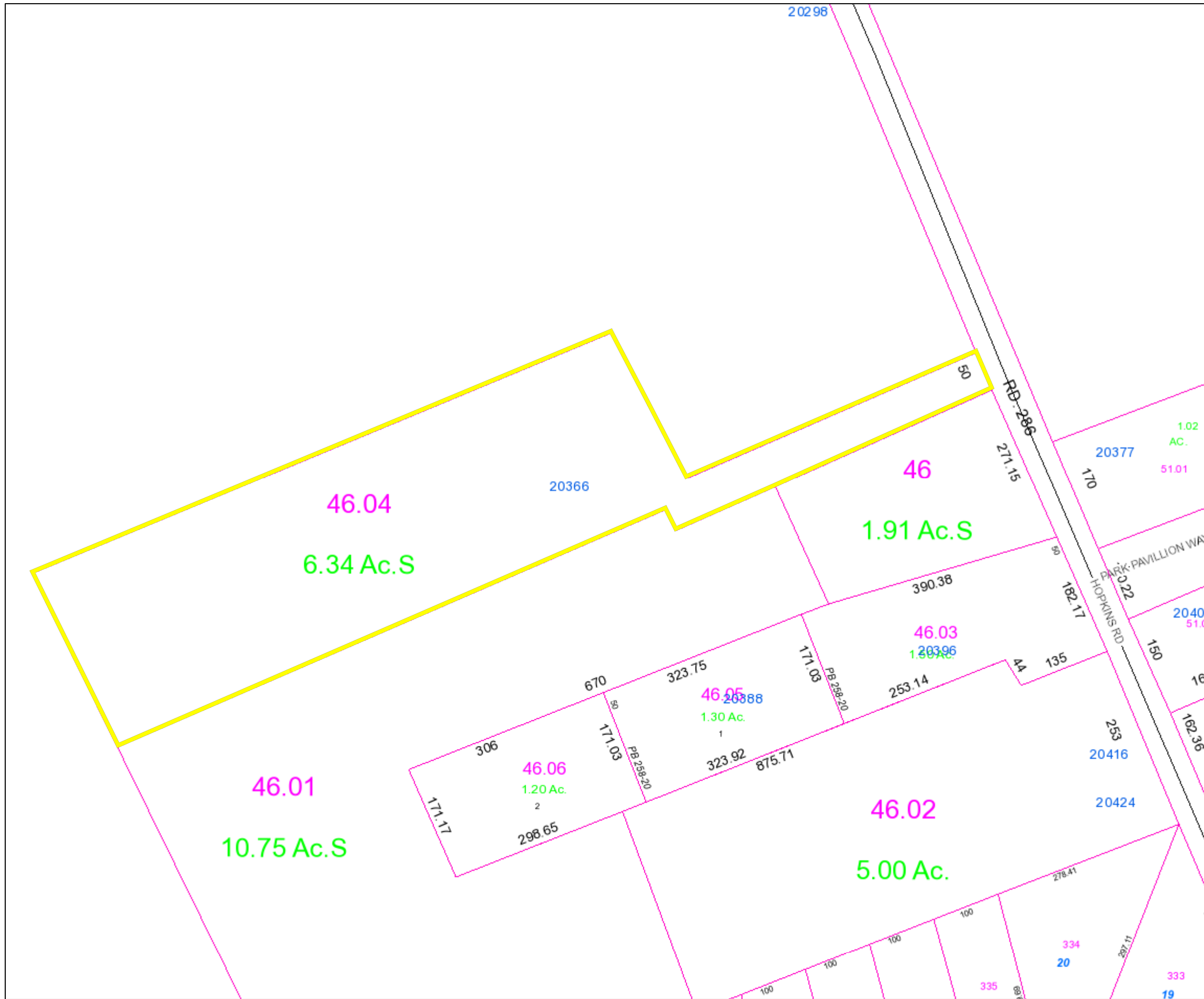
Override 1
- Tax Parcels
- 911 Address
- Streets

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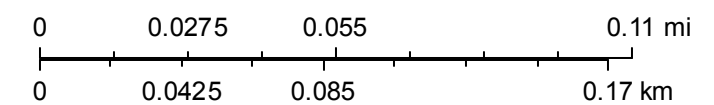
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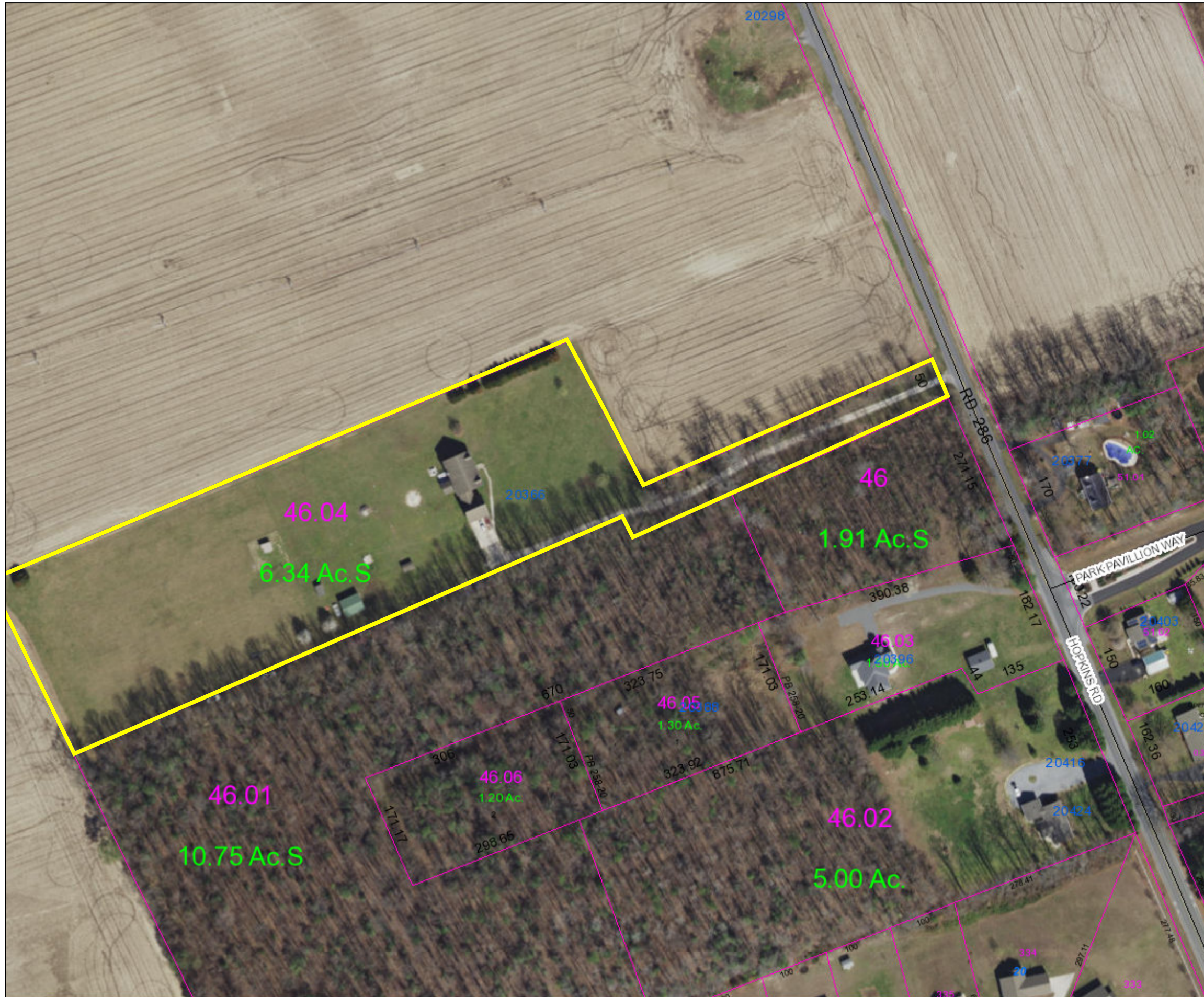
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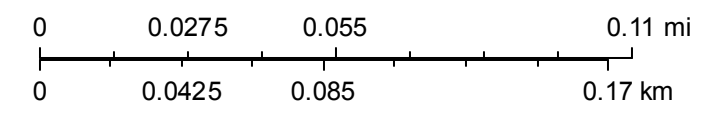
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- polygonLayer**
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JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Jennifer Norwood, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: July 1, 2020
RE: Staff Analysis for CU 2216 Kenneth Dominic Alton Drummond – Quality Care Homes

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2216 Kenneth Dominic Alton Drummond – Quality Care Homes to be reviewed during the July 23, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for parcel 234-5.00-46.04 to allow for a home remodeling & repair services, storage repair maintenance, light building material and storage, and general office & manager's residence. The size of the property is 6.34 ac. +/-, a 3.57 ac. +/- portion of the property will be used for the proposed Conditional Use. The property is zoned AR-1 (Agricultural Residential Zoning District) and located southwest side of Hopkins Rd. approximately 0.58 miles northwest of Beaver Dam Rd. (Rt. 23).

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

The surrounding parcels to the north, east, west, and south are all designated on the Future Land Use Map as "Low Density Area". The uses that the Low-Density Area land use designation recognizes are primarily agricultural activities and homes. Business development should be largely confined to businesses addressing the needs of these two uses. Industrial and agribusiness uses that support or depend on agriculture should be permitted. The focus of retail and office uses in Low Density should be providing convenience goods and services to nearby residents. Commercial uses in these residential areas should be limited in their location, size and hours of operation. More intense commercial uses should be avoided in these areas.

The property is zoned AR-1 (Agricultural Residential Zoning District). The adjoining and surrounding properties to the north, south, east and west are all zoned AR-1 (Agricultural Residential Zoning District).

Since 2011, there have been no Conditional Use approvals within a 1-mile radius of the application.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow for



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

a home remodeling & repair services, storage repair maintenance, light building material and storage, general office and a manager's residence could be considered consistent with the land use, area zoning and surrounding uses.

Staff notes the conceptual site plan shows a proposed 4,800 square foot two (2) story building for storage, office space and manager residence, and a 4,800 square foot one (1) story building for future storage area.

File #: CU# 2216

201914497

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

20366 Hopkins Road Lewes, DE 19958

Type of Conditional Use Requested:

Home remodeling & Repair Services; Storage Repair and Maintenance; Light Building Material and Storage and General Office for Quality Care Homes and Managers Residence.

Tax Map #: 234-5.00-46.04

Size of Parcel(s): 3.57 +/- AC

Current Zoning: AR-1

Proposed Zoning: AR-1 CU

Size of Building: (2) - 4,800 SF each.

Land Use Classification: LOW DENSITY AREA | LEVEL 4

Water Provider: PRIVATE

Sewer Provider: PRIVATE

Applicant Information

Applicant Name: Kenneth Dominic Alton Drummond - Quality Care Homes

Applicant Address: 20366 Hopkins Road

City: Lewes

State: DE

Zip Code: 19958

Phone #: (302) 313-4773

E-mail: qualitycarehomesde@gmail.com

Owner Information

Owner Name: Kenneth Dominic Alton Drummond - Quality Care Homes

Owner Address: 20366 Hopkins Road

City: Lewes

State: DE

Zip Code: 19958

Phone #: (302) 313-4773

E-mail: qualitycarehomesde@gmail.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Alan M Decktor | PENNONI

Project: DDRUM19001

Agent/Attorney/Engineer Address: 18072 Davidson Drive

City: Milton

State: DE

Zip Code: 19968

Phone #: (302) 684-8030

E-mail: adecktor@pennoni.com



Check List for Sussex County Planning & Zoning Applications

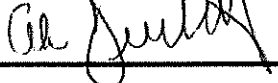
The following shall be submitted with the application

- Completed Application**
- Provide eight (8) copies of the Site Plan or Survey of the property**
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- Provide Fee \$500.00**
- Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.)** If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- DelDOT Service Level Evaluation Request Response**
- PLUS Response Letter (if required)**

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

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

Signature of Applicant/Agent/Attorney



Date: 8/29/19

Signature of Owner



Date: 8/29/19

For office use only:

Date Submitted: 12/18/19
Staff accepting application: ceh
Location of property: _____

Fee: \$500.00 Check #: 2723
Application & Case #: 201914497

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____



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

JENNIFER COHAN
SECRETARY

August 21, 2019

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

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request (SLER) for the **Kenneth Dominic / Alton Drummond – Quality Care Homes** conditional application, which we received on July 30, 2019. This application is for an approximately 6.34-acre parcel (Tax Parcel: 234-5.00-46.04). The subject land is located on the west side of Hopkins Road (Sussex Road 286), approximately 3,000 feet northwest of the intersection of Beaver Dam Road (Sussex Road 285). The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to operate a variety of uses including home remodeling and repair services, storage repair and maintenance, light building material and storage, and general office.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Hopkins Road where the subject land is located, which is from Fisher Road (Sussex Road 262) to Beaver Dam Road, is 885 vehicles per day.

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

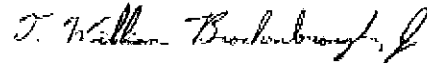
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Ms. Janelle M. Cornwell
Page 2 of 2
August 21, 2019

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

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

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

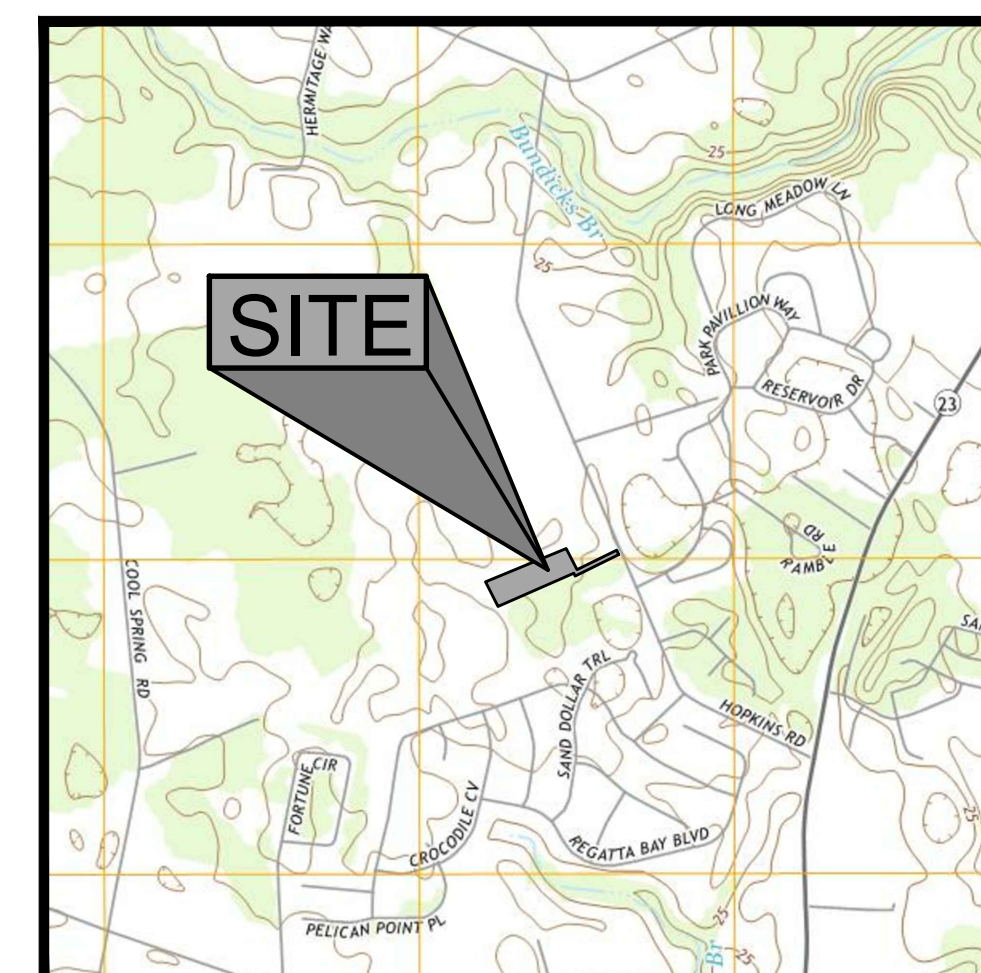
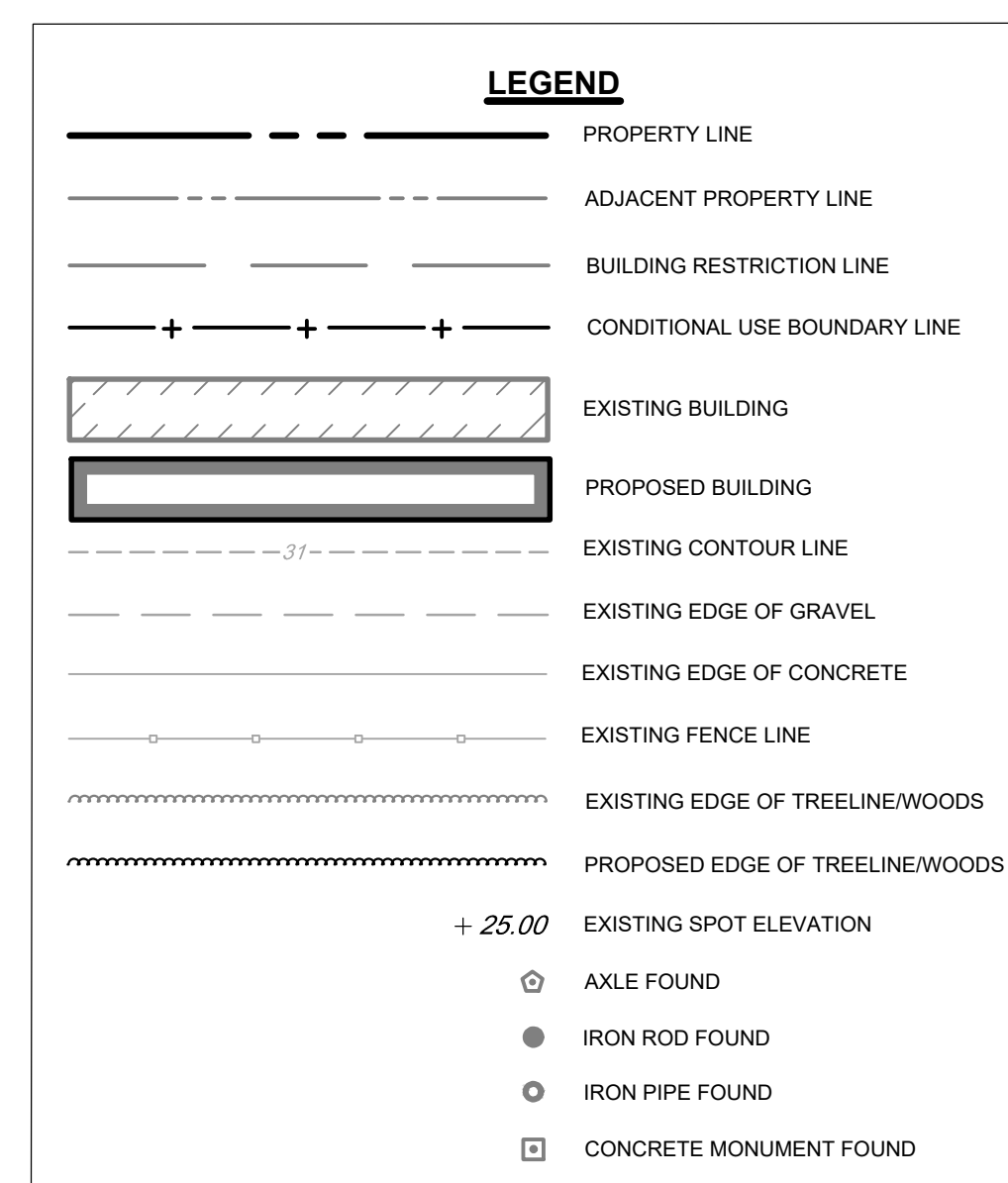
SITE DATA:

- TAX MAP NUMBER: 234-5.00-46.04 DEED BOOK 4848, PG 210
- DEVELOPER NAME: KENNETH DOMINIC ALTON DRUMMOND
- DEVELOPER ADDRESS: 20366 HOPKINS ROAD LEWES, DE 19958
- SITE ADDRESS: 20366 HOPKINS ROAD LEWES, DE 19958
- CURRENT ZONING: AR-1 (AGRICULTURAL-RESIDENTIAL)
- PROPOSED ZONING: AR-1(CONDITIONAL USE)
- PRESENT USE: RESIDENTIAL HOME REPAIR & IMPROVEMENTS
- PROPOSED USE: RESIDENTIAL HOME REPAIR & IMPROVEMENTS
- REQUIRED SETBACKS: FRONT - 40 FEET SIDE - 15 FEET REAR - 20 FEET
- BUILDING HEIGHT: 42' ALLOWED
- PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162): (1 FOR EVERY 2 EMPLOYEES ON THE MAJOR SHIFT WHOLESALE OR MANUFACTURING: ESTABLISHMENTS) 2 SPACES REQUIRED TOTAL REQUIRED SPACES: 2 + 4 SPACES(1 PER EVERY 2 EMPLOYEES MAX 8 EMPLOYEES) PROPOSED EMPLOYEE PARKING: 12 - ALLOWING FOR FUTURE GROWTH
- WATER SUPPLY: EXISTING PRIVATE ON-SITE WELL WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENTS OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH
- SEWER SUPPLY: EXISTING PRIVATE ON-SITE SEPTIC
- LATITUDE AND LONGITUDE STATE PLAN COORDINATES: LONGITUDE: W075° 13' 21.65" LATITUDE: N038° 42' 16.39"
- TOTAL AREA (GROSS): 6.34± ACRES CONDITIONAL USE AREA: 3.57± ACRES REMAINING PARCEL 46.04 AREA: 2.77± ACRES MINIMUM LOT AREA: 32,670 SF MINIMUM LOT WIDTH: 100 FT MINIMUM LOT DEPTH: 100 FT
- NET DEVELOPMENT AREA: 6.34± AC.
- WETLAND AREA: 0.00± AC. (DNREC NAVMAP)
- PROPOSED DISCHARGE LOCATION: REHOBOTH BAY VIA HERRING CREEK & LOVE CREEK
- LIMIT OF DISTURBANCE: TO BE DETERMINED
- 2015 STATE STRATEGIES & INVESTMENT LEVELS: LEVEL 4
- SITE CALCULATIONS

BUILDING AREA	EX = 5,907 SF (0.14 AC.)	PR = 15,507 SF (0.36 AC.)
GRASS AREA	EX = 218,393 SF (5.01 AC.)	PR = 166,388 SF (3.82 AC.)
PAVEMENT/STONE AREA	EX = 28,463 SF (0.65 AC.)	PR = 56,806 SF (1.29 AC.)
WOODED AREA	EX = 23,223 SF (0.53 AC.)	PR = 37,285 SF (0.86 AC.)
TOTAL	EX = 275,986 SF (6.33 AC.)	PR = 275,986 SF (6.33 AC.)
- DELDOT
 21.1. ROAD NAME - SCR 48 | HOPKINS ROAD
 21.1.1. FUNCTIONAL CLASSIFICATION - LOCAL
 21.1.2. AADT = 885 (2018)
 21.2. SPEED LIMIT = 40 MPH
 21.3. EXISTING RESIDENTIAL COMMERCIAL ENTRANCE
 21.4. PROXIMITY TO TRANSPORTATION DISTRICTS: NONE KNOWN

NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC PERFORMED ON MAY 6, 2019.
- THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 6.34 ACRES±.
- THIS SURVEY DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
- THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 234-5.00 AS PARCEL 46.04, AND IS CURRENTLY ZONED AR-1 (AGRICULTURAL RESIDENTIAL).
- CLASS OF SURVEY: SUBURBAN.
- DEED REFERENCE: DEED BOOK 4848, PAGE 210. PLAT REFERENCE: PLAT BOOK 66, PAGE 215.
- PROPERTY BOUNDARY BEARING SYSTEM IS BASED ON DELAWARE STATE PLANE COORDINATE SYSTEM. HORIZONTAL DATUM NAD83.
- THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0330K, LAST REVISED 1/05/05. ZONE "X" (UNSHADED) IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS ON THE PROPERTY ACCORDING TO THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
- THE PROPERTY IS ZONED AR-1 (AGRICULTURAL-RESIDENTIAL DISTRICT).
- BUILDING SETBACKS (CH. 115-25C): FRONT - 40' SIDE - 15' REAR - 20'
- THE SUBJECT SITE IS LOCATED IN THE LOVE CREEK AND THE HERRING CREEK AREAS OF THE REHOBOTH BAY WATERSHED, PER DELAWARE DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL (DNREC) ENVIRONMENTAL NAVIGATOR WEBSITE. STORMWATER DISCHARGE WILL BE HANDLED VIA EXISTING DISCHARGE TO THESE WATERSHEDS.
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
- BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- NO UNDERGROUND UTILITY MARKING WAS PERFORMED FOR THIS SURVEY.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED. ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- MAINTENANCE OF THE STREETS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS WITHIN THE SITE. THE STATE AND COUNTY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE HEIGHT, LOCATION, AND MATERIAL OF ALL FENCES, WALLS, SCREEN PLANTING AND LANDSCAPING WILL BE SHOWN ON THE FINAL SITE PLAN.
- ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.



VICINITY MAP
SCALE: 1" = 2000'

SITE INFORMATION:

SITE ADDRESS:
20366 HOPKINS ROAD
LEWES, DE 19958

OWNER/DEVELOPER:
KENNETH DOMINIC ALTON DRUMMOND
20366 HOPKINS ROAD
LEWES, DE 19958

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

LANDS OF KENNETH DOMINIC ALTON DRUMMOND
SUSSEX COUNTY T/M# 234-5.00-46.04
LEWES & REHOBOTH HUNDRED
LEWES, DELAWARE 19958

CONDITIONAL USE SITE PLAN

KENNETH DOMINIC ALTON DRUMMOND
20366 HOPKINS ROAD
LEWES, DELAWARE 19958

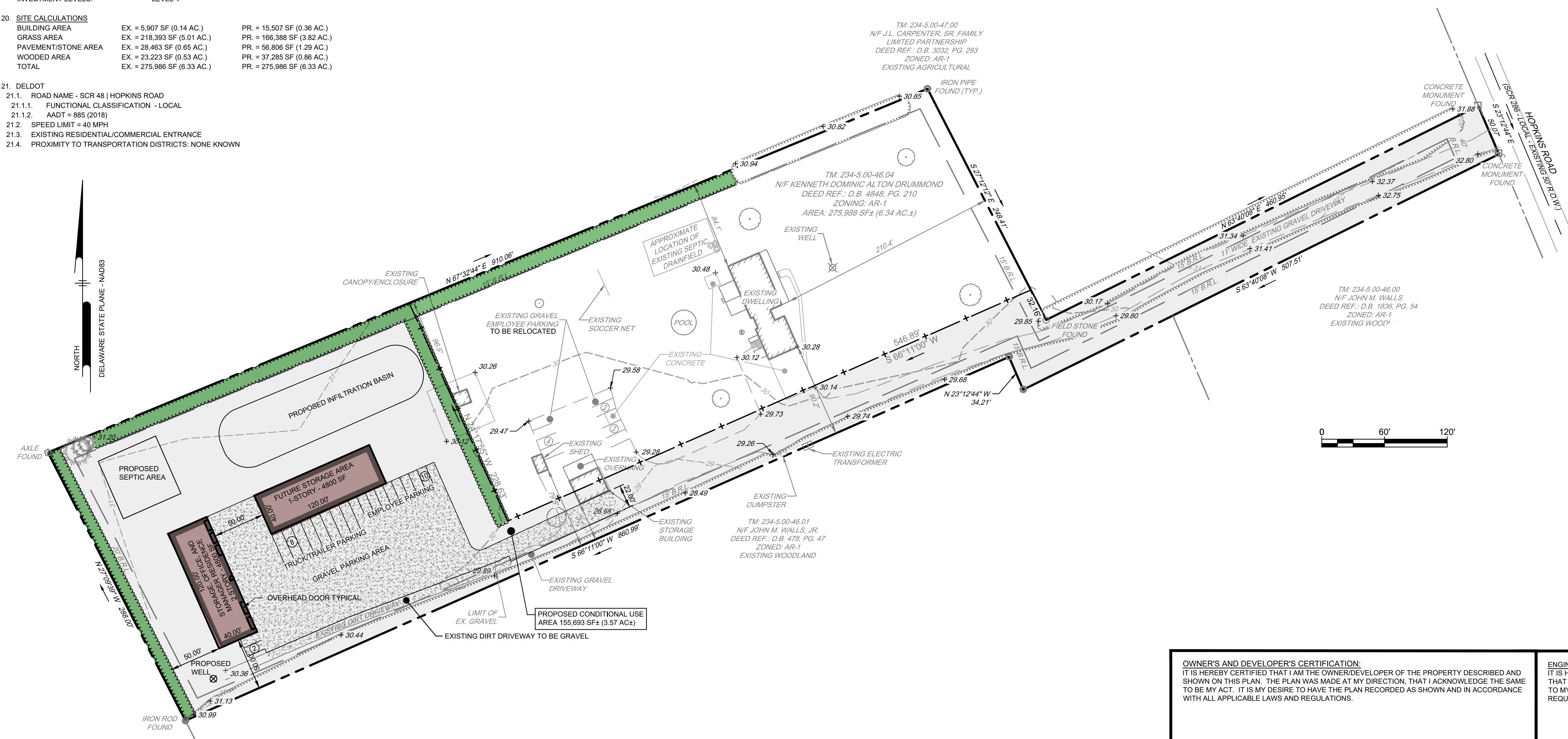
NO.	DATE	REVISIONS	BY
1	12/17/2019	UPDATED LAYOUT PER CLIENT SPECIFICATION	

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DDRUM19001
DATE	2019-07-16
DRAWING SCALE	1" = 60'
DRAWN BY	MW
APPROVED BY	AMD

EX1001

Pennonni
PENNONI ASSOCIATES, INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054



OWNER'S AND DEVELOPER'S CERTIFICATION:
IT IS HEREBY CERTIFIED 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 RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

KENNETH DOMINIC ALTON DRUMMOND
18480 CANTER AVENUE
LEWES, DELAWARE 19958
(302)-313-4773

DATE _____

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A PROFESSIONAL ENGINEER 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 SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE _____ DATE _____

ALAN M. DECKTOR, PE (DE PE #17771)
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE MILTON, DE 19968 (302) 684-8030

QUALITY CARE HOMES

KENNETH DOMINIC ALTON DRUMMOND

CASE NO. CU 2216

ZONING MAP AMENDMENT FROM AR-1 TO AR-1 CU

OWNER:

KENNETH DOMINIC ALTON DRUMMOND
20366 HOPKINS ROAD
LEWES, DE 19958

DEVELOPER:

QUALITY CARE HOMES
KENNETH DOMINIC ALTON DRUMMOND
20366 HOPKINS ROAD
LEWES, DE 19958

PLANNER/ENGINEER/SURVEYOR:

PENNONI
18072 DAVIDSON DRIVE
MILTON, DE 19968
MARK H. DAVIDSON, PRINCIPAL LAND PLANNER
ALAN DECKTOR, PE., ENV SP
JOHN W. HAUPT, PLS

ENVIRONMENTAL:

PENNONI & ACCENT ENVIRONMENTAL
WILLIAM J. GANGLOFF, Ph.D. PROFESSIONAL SOIL
SCIENTIST

TABLE OF CONTENTS:

TAB 1 APPLICATION

- a. APPLICATION
- b. DEED
- c. CONDITIONAL USE SITE PLAN
- d. LEGAL DESCRIPTION

TAB 2 EXHIBITS

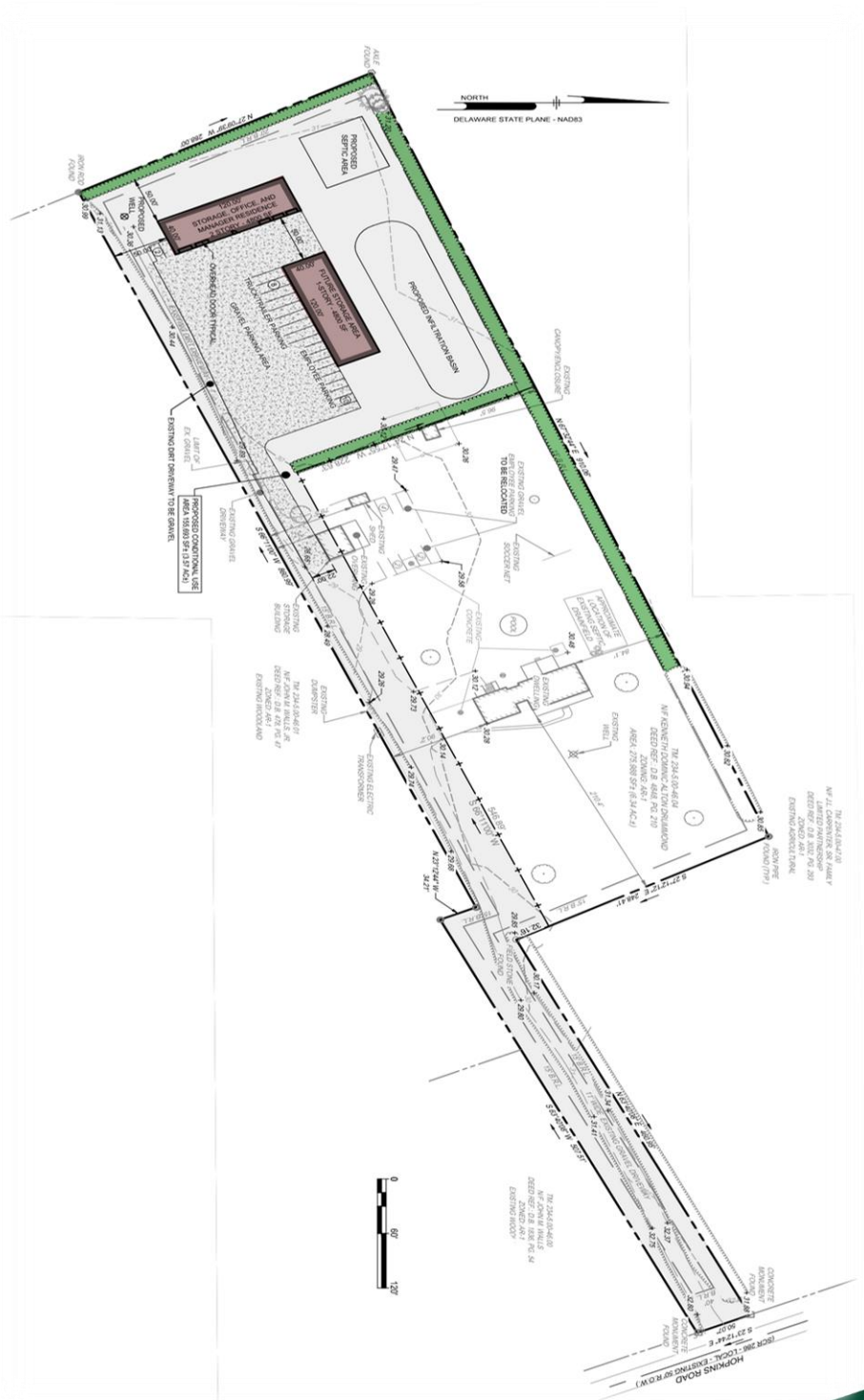
- a. 2019 GOOGLE AERIAL
- b. AREA LAND USE APPLICATION
- c. SERVICE LEVEL EVALUATION REQUEST
- d. SFR RESPONSE
- e. CONDITIONAL USE SITE PLAN

TAB 3 MAPS/PLANS

- a. 2019 AERIAL, 2017, 2012, 2007, 2002, 1997, 1992, 1968, 1961, 1954, AND 1937, 1926 ORTHO - 2015 STATE STRATEGIES, COUNTY ZONING, 2012 LAND USE, NRCS SOILS, STATE WETLANDS, FEMA FLOODPLAIN, GROUNDWATER RECHARGE, USGS TOPOGRAPHIC AND AREA LAND USE APPLICATIONS MAP

TAB 4 FINDINGS

- a. FINDINGS OF FACT
- b. CONDITIONS OF APPROVAL



**QUALITY CARE HOMES
KENNETH DOMINIC ALTON DRUMMOND**

CASE NO. CU 2204

ZONING MAP AMENDMENT FROM AR-1 TO AR-1 CU

PERSPECTIVE OF YARD



Mark H. Davidson / Vice President

Principal Land Planner/Office Director

EDUCATION

University of Delaware; Civil Engineering, (1986-1990)

Land Surveying, Delaware Technical & Community College (1984-1986) and Wastewater Microbiology Diploma (1997)

Land Planning, Institute for Public Administration (2006)

CERTIFICATIONS

DNREC Class A Percolation Tester & Class B Septic Designer, (DE #2418)

Sediment & Stormwater Management, Responsible Personnel, DE (#8760) and MD (#4914)

DNREC Certified Construction Reviewer: DE (#1270)

Delaware Notary

TRAININGS

Hydrology, Delaware TR-20 (1993)

Reducing Flood Hazard in Coastal Development (1996)

Law for Managers/Supervisors (1999)

State and Federal Laws (2000)

Advanced Real Estate Law in Delaware (2002)

Land Conservation and Historic Preservation (2003)

Land Surveying Business Diploma (1998)

Project Manager Training I, Pennoni (2015)

PROFESSIONAL AFFILIATIONS

National Onsite Wastewater Recycling Association

Delaware Onsite Wastewater Recycling Association

American Planning Association

American Institute of Certified Planners

HONORS/AWARDS

Association of Professionals Philanthropy, Brandywine Chapter Fundraising Nominee (2014)

Notable Networker Award, BNI (2013)

EXPERIENCE SUMMARY

Mark H. Davidson serves as Vice President of Pennoni and Office Director for our Southern Delaware, Milton Office. Mark also serves as the Principal Land Planner for Pennoni. He has over 33-years of past experience in Surveying, Engineering, Consulting, Construction and Land Planning. For 12-years he owned a professional engineering, surveying, land planning, environmental and consulting firm that provided professional consulting and design in land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware and Maryland. Mr. Davidson's project experience includes land development planning, surveying, engineering, environmental design and permitting; construction and project consulting, management and inspection; water resource consulting, management and inspection and municipal consulting, planning and inspection for residential, industrial, institutional, municipal and commercial applications.

Mark is a past director of the Delaware Onsite Wastewater Recycling Association as well as a member of the American Planning Association, American Institute of Certified Planners and has served in the past as a committee member of Delaware Low Impact Development Roundtable Committee, Delaware Pollution Control Strategy Committee, Delaware Sediment & Stormwater Regulatory Advisory Committee, and the Delaware Technical & Community College A/E Curriculum Committee. He was also nominated for the Brandywine Chapter Association of Fundraising Professionals Philanthropy Award and has won the BNI Notable Networker Award.

Along with all the experience and education stated and with many years of combined experience in Surveying, Engineering, Consulting and Land Planning, he has been responsible for providing consulting, layout and design in surveying, engineering and land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware, Maryland, Virginia and West Virginia. He has project managed, studied, planned, surveyed, designed and engineered sustainable, master-planned communities, commercial and urban redevelopment projects, and the public infrastructure that supports them.

Mark has provided nationwide land planning consulting services to a variety of clientele to help coordinate project startups as well as final construction consulting services when it came to commercial, residential, industrial, municipal, educational and community land planning. Provided additional consulting in civil/site engineering, stormwater management, erosion and sediment control, wastewater collection and disposal, transportation, and environmental. Market areas practiced; Delaware, Maryland, West Virginia, Virginia, North Carolina, South Carolina, North Dakota, Puerto Rico, Canada and Panama.

Additional Project experience includes cutting edge design and technology as well as value engineering to help clients through the ever-changing market including but not limited to solar voltaic and wind generation projects.

He was currently appointed by the Secretary of DNREC to serve 3-years on the On Site Septic Advisory Board for the State of Delaware.



**Planning & Zoning Commission Application
Sussex County, Delaware**

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

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

Type of Conditional Use Requested:

Tax Map #: _____ **Size of Parcel(s):** _____

Current Zoning: _____ **Proposed Zoning:** AR-1 CU **Size of Building:** _____

Land Use Classification:

Water Provider: _____ **Sewer Provider:** _____

Applicant Information

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

Owner Information

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

Agent/Attorney/Engineer Information

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

Project: DDRUM19001



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: 8/29/19

Signature of Owner

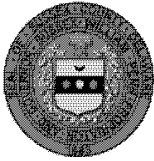


Date: 8/29/19

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: _____



Sussex County

Scott Dailey
Recorder of Deeds
Georgetown, DE 19947

Instrument Number: 2018-7657

Parties:

Recorded As: EREC-DEED

Direct- WALLS JOHN M JR

Recorded On: March 02, 2018

Indirect- DRUMMOND KENNETH DOMINIC ALTON

Recorded At: 11:31:46 am

Receipt Number: 836573

Number of Pages: 5

Processed By: Sue D

Book-VI/Pg: **Bk-D VI-4848 Pg-210**

Total Rec Fee(s): \$19,867.00

** Examined and Charged as Follows **

RECEIVED ASSESSMENT DIVISION OF SUSSEX COUNTY

Erec-D	\$ 67.00				
		Tax Amount	Consid Amt	RS#/CS#	
STATE AND COUNTY OF SUSSEX	\$ 19800.00	\$ 495000.00		State of Delaware	\$ 12375.00
				Sussex County	\$ 7425.00
Tax Charge:	\$ 19800.00				

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Sussex County

*****DO NOT REMOVE - THIS PAGE IS PART OF THE RECORDED DOCUMENT*****

TAX MAP AND PARCEL #:

2-34-5.00-46.04

PREPARED BY & RETURN TO:

Bonnie M. Benson, P. A.
33718B Wescoats Road
Lewes, DE 19958
File No. 18-1098/BMB

THIS DEED, made this 26th day of February, 2018,

- BETWEEN -

JOHN M. WALLS, JR., of 16198 Diamond Farm Road, Milton, DE 19968 and **MELISSA D. WALLS**, of 26109 Kits Burrow Court, Georgetown, DE 19947, parties of the first part,

- AND -

KENNETH DOMINIC ALTON DRUMMOND, of 20366 Hopkins Road, Lewes, DE 19958, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of **Four Hundred Ninety-Five Thousand and 00/100 Dollars (\$495,000.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part, and his heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece or parcel of land situate, lying and being in Indian River Hundred, Sussex County, Delaware on the Westerly side of County Route 286 as shown on a plot of Coast Survey, Inc., dated November 4, 1999 entitled "6.336 Acre Parcel prepared for John M. Walls, Jr." as recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Plot Book 66, Page 215, and more particularly described as follows:

BEGINNING at a point located 0.6 feet South of a found concrete monument on the Westerly right of way line of County Road 286 located 0.59 miles North of County Road #285; thence running with lands of John M. Walls South 73 degrees, 22 minutes, 31 seconds West 507.51 feet to a point; thence North 13 degrees, 30 minutes, 21 seconds West 34.21 feet to a point; thence South 75 degrees, 53 minutes, 23 seconds West 860.99 feet to a point in the edge of lands now or formerly of James Lee Carpenter, Sr., Trustee; thence North 17 degrees, 17 minutes, 16 seconds West 288.00 feet to a found axle; thence North 77 degrees, 15 minutes, 07 seconds East 910.06 feet to a found iron pipe; thence South 17 degrees, 29 minutes, 49 seconds East 248.41 feet to a found stone; thence North 73 degrees, 22 minutes, 31 seconds East 460.95 feet to a found monument located in the right of way of County Road #286; thence with said right of way South 13 degrees, 30 minutes, 21 seconds East 50.07 feet home to the point and place of Beginning, said to contain 6.336 acres of land, more or less.

BEING the same lands conveyed to John M. Walls, Jr. and Melissa D. Walls from John M. Walls, Jr. by Deed dated March 18, 2003 and recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 2815, Page 175.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

REST OF PAGE LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Bonnie M. Benson

John M. Walls, Jr. (SEAL)

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on February 26, 2018, personally came before me, the subscriber, John M. Walls, Jr., party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

Bonnie M. Benson
Notary Public

My Commission Expires: NA

**BONNIE M. BENSON
ATTORNEY AT LAW WITH
POWER TO ACT AS NOTARY PUBLIC
PER 29 DEL. C § 4323 (A) (3)**

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Anne L. Barnett

Melissa D. Walls (SEAL)
Melissa D. Walls

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on February 27, 2018, personally came before me, the subscriber, Melissa D. Walls, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

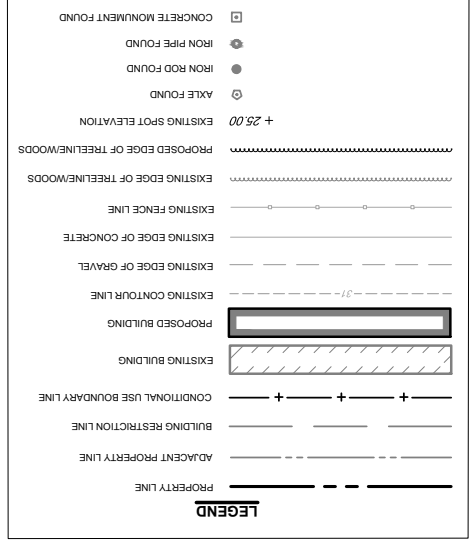
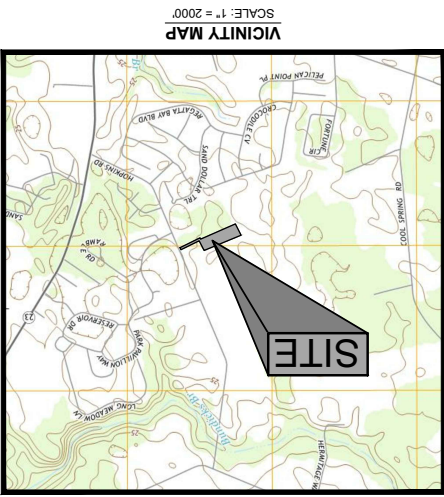
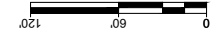
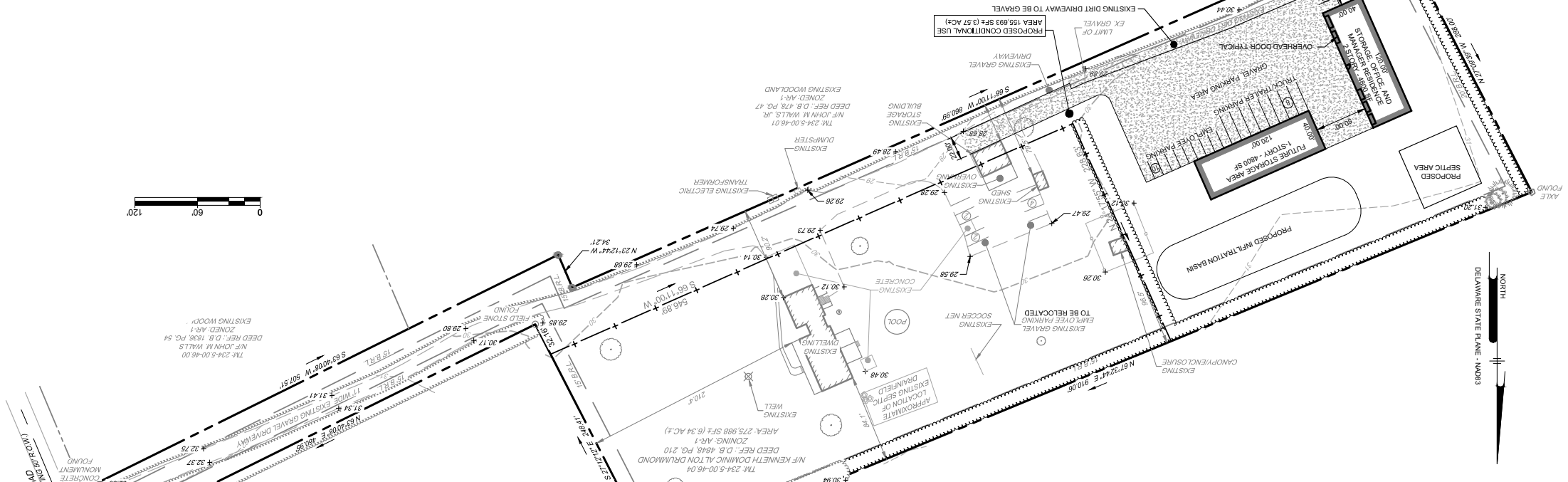
ANNE L. BARNETT
ATTORNEY AT LAW WITH
POWER TO ACT AS NOTARY PUBLIC
PER 29 DEL. C. § 4323 (A) (3)

Anne L. Barnett
Notary Public

My Commission Expires: N/A

SITE DATA:

1.	TAX MAP NUMBER:	234-5-00-14-04															
2.	DEVELOPER NAME:	KENNETH DOMINIC ALTON DRUMMOND															
3.	DEVELOPER ADDRESS:	20366 HOPKINS ROAD LEWES, DE 19958															
4.	SITE ADDRESS:	20366 HOPKINS ROAD LEWES, DE 19958															
5.	CURRENT ZONING:	AR-1 (AGRICULTURAL-RESIDENTIAL) LEWES, DE 19958															
6.	PROPOSED ZONING:	AR-1 (CONDITIONAL USE)															
7.	PRESENT USE:	RESIDENTIAL HOME REPAIR & IMPROVEMENTS															
8.	PROPOSED USE:	RESIDENTIAL HOME REPAIR & IMPROVEMENTS															
9.	REQUIRED SETBACKS:	FRONT - 40 FEET SIDE - 15 FEET REAR - 20 FEET															
10.	BUILDING HEIGHT:	4Z ALLOWED															
11.	PARKING (ARTICLE XXII, OFF-STREET PARKING, CODE SECTION 115-102):	1 FOR EVERY 2 EMPLOYEES ON THE MAJOR SHIFT 2 SPACES REQUIRED 2 + 4 SPACES (1 PER EVERY 2 EMPLOYEES MAX 8 EMPLOYEES)															
12.	PROPOSED EMPLOYEE PARKING:	12 - ALLOWING FOR FUTURE GROWTH															
13.	MANAGER RESIDENCE:	EXISTING PRIVATE ON-SITE WELL															
14.	EXISTING PRIVATE ON-SITE WELL:	WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH AND THE DELAWARE DIVISION OF PUBLIC HEALTH															
15.	SEWER SUPPLY:	EXISTING PRIVATE ON-SITE SEPTIC															
16.	LATITUDE AND LONGITUDE STATE PLAN COORDINATES:	LONGITUDE: W075° 12' 21.66" LATITUDE: N038° 42' 16.38"															
17.	TOTAL AREA (GROSS):	6.344 ACRES															
18.	CONDITIONAL USE AREA:	3.574 ACRES															
19.	REMAINING PARCEL 46.04 ACRES:	2.774 ACRES															
20.	MINIMUM LOT AREA:	32,670 SF 100 FT															
21.	MINIMUM LOT DEPTH:	100 FT															
22.	NET DEVELOPMENT AREA:	6.344 AC															
23.	WETLAND AREA:	0.004 AC (DNREC MAP#P)															
24.	PROPOSED DISCHARGE LOCATION:	REBOOTH BAY VIA HERRING CREEK & LOVE CREEK															
25.	LIMIT OF DISTURBANCE:	TO BE DETERMINED															
26.	2015 STATE STRATEGIES & INVESTMENT LEVELS:	LEVEL 4															
27.	SITE CALCULATIONS:	<table border="0"> <tr> <td>GRASS AREA</td> <td>EX = 218,385 SF (5.01 AC.)</td> <td>PR = 186,398 SF (4.28 AC.)</td> </tr> <tr> <td>BUILDING AREA</td> <td>EX = 5,907 SF (0.14 AC.)</td> <td>PR = 15,507 SF (0.36 AC.)</td> </tr> <tr> <td>PAVEMENT/STONE AREA</td> <td>EX = 28,463 SF (0.65 AC.)</td> <td>PR = 56,806 SF (1.29 AC.)</td> </tr> <tr> <td>WOODED AREA</td> <td>EX = 23,223 SF (0.53 AC.)</td> <td>PR = 37,285 SF (0.86 AC.)</td> </tr> <tr> <td>TOTAL</td> <td>EX = 275,968 SF (6.33 AC.)</td> <td>PR = 275,968 SF (6.33 AC.)</td> </tr> </table>	GRASS AREA	EX = 218,385 SF (5.01 AC.)	PR = 186,398 SF (4.28 AC.)	BUILDING AREA	EX = 5,907 SF (0.14 AC.)	PR = 15,507 SF (0.36 AC.)	PAVEMENT/STONE AREA	EX = 28,463 SF (0.65 AC.)	PR = 56,806 SF (1.29 AC.)	WOODED AREA	EX = 23,223 SF (0.53 AC.)	PR = 37,285 SF (0.86 AC.)	TOTAL	EX = 275,968 SF (6.33 AC.)	PR = 275,968 SF (6.33 AC.)
GRASS AREA	EX = 218,385 SF (5.01 AC.)	PR = 186,398 SF (4.28 AC.)															
BUILDING AREA	EX = 5,907 SF (0.14 AC.)	PR = 15,507 SF (0.36 AC.)															
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WOODED AREA	EX = 23,223 SF (0.53 AC.)	PR = 37,285 SF (0.86 AC.)															
TOTAL	EX = 275,968 SF (6.33 AC.)	PR = 275,968 SF (6.33 AC.)															
28.	DEDOT:	21.1. ROAD NAME - SCR 48 HOPKINS ROAD 21.1.1. FUNCTIONAL CLASSIFICATION - LOCAL 21.1.2. AADT = 885 (2018) 21.2. SPEED LIMIT = 40 MPH 21.3. EXISTING RESIDENTIAL/COMMERCIAL ENTRANCE 21.4. PROXIMITY TO TRANSPORTATION DISTRICTS: NONE KNOWN															



SITE INFORMATION:

SITE ADDRESS:
20366 HOPKINS ROAD
LEWES, DE 19958

OWNER/DEVELOPER:
KENNETH DOMINIC ALTON DRUMMOND
20366 HOPKINS ROAD
LEWES, DE 19958

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

OWNERS AND DEVELOPERS CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND I HAVE REVIEWED THIS PLAN AND ALL INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS TRUE AND ACCURATE INFORMATION AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: ALAN M. DECKTOR, PE (DE PE #17771)
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE MILTON, DE 19968
(202) 684-8030

DATE: _____

SIGNATURE: KENNETH DOMINIC ALTON DRUMMOND
18460 CENTER AVENUE
LEWES, DELAWARE 19958
(202) 914-4773

LANDS OF KENNETH DOMINIC ALTON DRUMMOND
SUSSEX COUNTY TWP 234-5-00-14-04
LEWES & REHOBOTH HUNDREDED
LEWES, DELAWARE 19958

CONDITIONAL USE SITE PLAN
KENNETH DOMINIC ALTON DRUMMOND
20366 HOPKINS ROAD
LEWES, DELAWARE 19958

REVISIONS:

NO.	DATE	BY	REVISIONS
1	12/17/2019	US	UPDATED LAYOUT PER CLIENT SPECIFICATION

DATE: 2019-07-16
DRAWN BY: MM
APPROVED BY: AMD

PROJECT: DDDRWUM19001
DRAWING SCALE: 1" = 60'
SHEET 1 OF 1

PENNONI ASSOCIATES, INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

PARTICULAR DESCRIPTION
(CONDITIONAL USE)
LANDS OF KENNETH DOMINIC ALTON DRUMMOND
TAX MAP 234-5.00-46.04

All that certain piece, parcel and tract lying in the Lewes-Rehoboth Hundred of Sussex County, Delaware and being more particularly described as follows:

BEGINNING at a concrete monument, said concrete monument lying on the southwesterly right-of-way of Hopkins Road (50' ROW) and being a common corner for this Parcel and Lands now or formerly of John M. Walls; thence by and with this Parcel and Lands now or formerly of John M. Walls, **South 63 degrees, 40 minutes, 08 seconds West, 507.51 feet** to an iron pipe found, said iron pipe being a common corner for this Parcel and Lands now or formerly of John M. Walls, Jr.; thence by and with this Parcel and Lands now or formerly of John M. Walls, Jr., the following (2) courses and distances:

- 1) **North 23 degrees, 12 minutes, 44 seconds West, 34.21 feet to an iron pipe found,**
- 2) **South 66 degrees, 11 minutes, 00 seconds West, 860.99 feet to an iron rod found,**

Said iron rod being a corner for this Parcel and Lands now or formerly of J. L. Carpenter, Sr. Family Partnership; thence by and with this Parcel and Lands now or formerly of J. L. Carpenter, Sr. Family Partnership the following (2) courses:

- 1) **North 27 degrees, 09 minutes, 39 seconds West, 288.00 feet to an axle found,**

- 2) **North 67 degrees, 32 minutes, 44 seconds East, 373.87 feet to a point,**

Said point lying on the boundary line of J. L. Carpenter, Sr. Family Partnership and this Parcel; thence by and with this Parcel the following (2) courses and distances:

- 1) **South 24 degrees, 17 minutes, 55 seconds East, 228.63 feet to a point,**
- 2) **North 66 degrees, 11 minutes, 00 seconds East, 546.89 feet to a point,**

Said point lying on the boundary line for this Parcel and Lands now or formerly of J. L. Carpenter, Sr. Family Limited Partnership; thence by and with this Parcel and Lands now or formerly of J. L. Carpenter, Sr. Family Limited Partnership the following (2) courses and distances:

- 1) **South 27 degrees, 12 minutes, 12 seconds East, 32.16 feet to a field stone found,**
- 2) **North 63 degrees, 40 minutes, 08 seconds East, 460.95 feet to a concrete monument found,**

Said monument lying on the southwesterly right-of-way of Hopkins Road; thence by and with the southwesterly right-of-way of Hopkins Road, **South 23 degrees, 12 minutes, 44 seconds East, 50.07 feet** to a concrete monument found, said concrete monument being the **Place of Beginning** for this description.

This Conditional Use description contains 3.57 acres, more or less.



Figure 1 of 21.

1

2019 Aerial Image

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



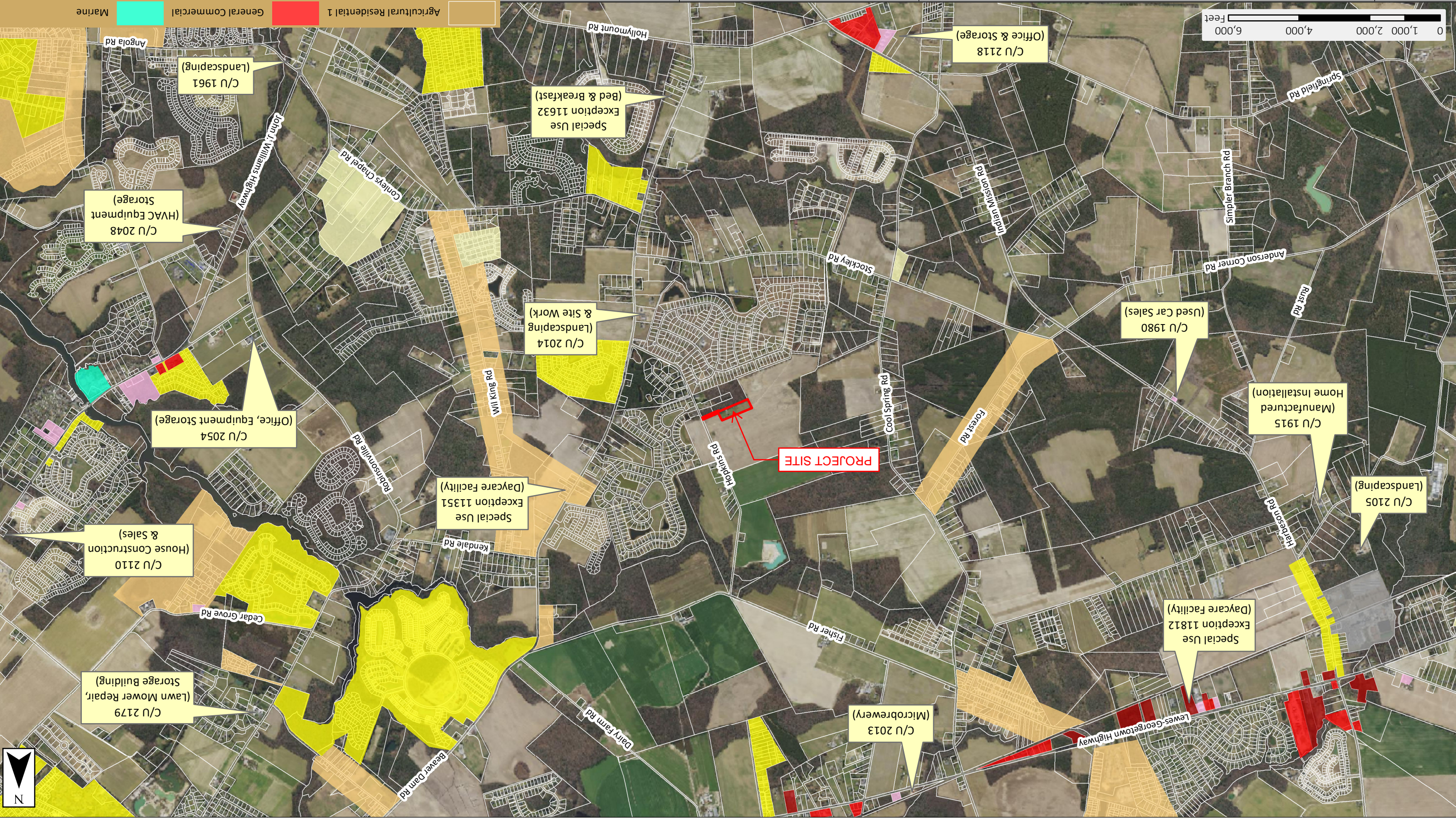
Legend Information

Area Approved Land Use Applications & County Zoning

Lands of Kenneth Dominic Drummond
DDRM19001



Neighborhood Business	Heavy Industrial	Commercial Residential	Agricultural Residential 1	General Commercial	Marine
Medium Residential	General Residential	Agricultural Residential 2	Special Use Exception 1	General Residential	General Residential



PLANNING & ZONING

JANELLE M. CORNWELL, AICP
DIRECTOR

(302) 855-7878 T
(302) 854-5079 F



Sussex County

DELAWARE
sussexcountyde.gov

Service Level Evaluation Request Form

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

Date: 7/29/19

Site Information:

Site Address/Location: 20366 Hopkins Road Lewes DE 19958

Tax Parcel Number: 234-5.00-46.04

Current Zoning: AR-1

Proposed Zoning: AR-1/CONDITIONAL USE

Land Use Classification: LOW DENSITY AREA | LEVEL 4

Proposed Use(s): HOME REMODELING & REPAIR SERVICES; STORAGE REPAIR AND MAINTENANCE; LIGHT BUILDING MATERIAL AND STORAGE AND GENERAL OFFICE FOR QUALITY CARE HOMES.

Square footage of any proposed buildings or number of units: N/A

Applicant Information:

Applicant's Name: Kenneth Dominic Alton Drummond - Quality Cate Homes

Applicant's Address: 20366 Hopkins Road

City: Lewes State: DE Zip Code: 19958

Applicant's Phone Number: (302) 313-4773

Applicant's e-mail address: qualitycarehomesde@gmail.com

**PREPARED BY: ALAN DECKTOR
- PENNONI
18072 DAVIDSON DRIVE
MILTON DE 19968
302-684-8030
ADECKTOR@PENNONI.COM**





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

JENNIFER COHAN
SECRETARY

August 21, 2019

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

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request (SLER) for the **Kenneth Dominic / Alton Drummond – Quality Care Homes** conditional application, which we received on July 30, 2019. This application is for an approximately 6.34-acre parcel (Tax Parcel: 234-5.00-46.04). The subject land is located on the west side of Hopkins Road (Sussex Road 286), approximately 3,000 feet northwest of the intersection of Beaver Dam Road (Sussex Road 285). The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to operate a variety of uses including home remodeling and repair services, storage repair and maintenance, light building material and storage, and general office.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Hopkins Road where the subject land is located, which is from Fisher Road (Sussex Road 262) to Beaver Dam Road, is 885 vehicles per day.

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

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



Ms. Janelle M. Cornwell

Page 2 of 2

August 21, 2019

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

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

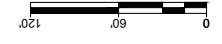
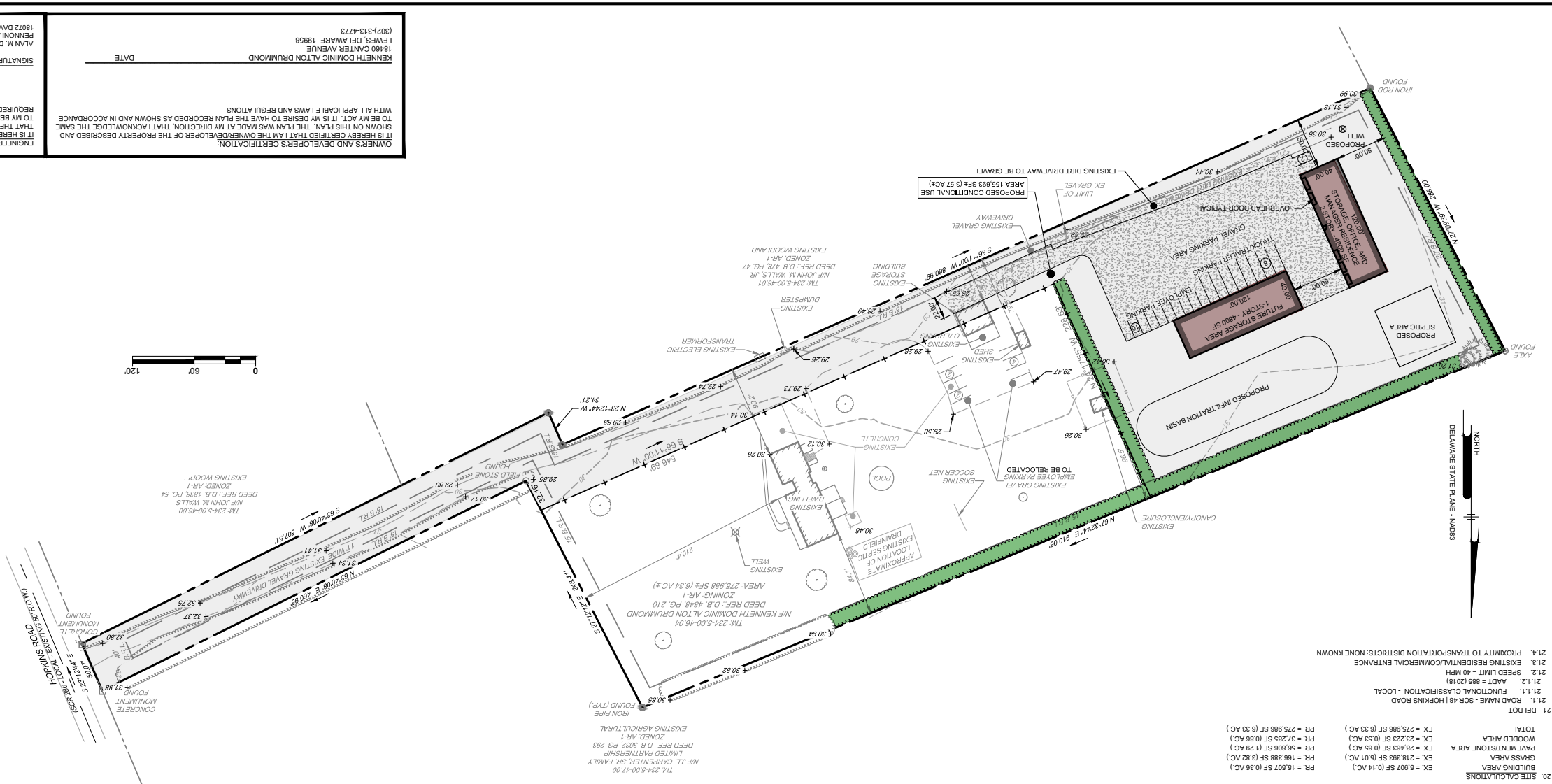
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Kenneth Dominic / Alton Drummond – Quality Care Homes, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne Laws, Sussex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

SITE DATA:

- 1. TAX MAP NUMBER: 234-5-00-14-04
- 2. DEVELOPER NAME: KENNETH DOMINIC ALTON DRUMMOND
- 3. DEVELOPER ADDRESS: 20366 HOPKINS ROAD, LEWES, DE 19958
- 4. SITE ADDRESS: 20366 HOPKINS ROAD, LEWES, DE 19958
- 5. CURRENT ZONING: AR-1 (AGRICULTURAL-RESIDENTIAL)
- 6. DEED REFERENCE: DEED BOOK 4848, PAGE 210
- 7. PROPOSED ZONING: AR-1 (CONDITIONAL USE)
- 8. PRESENT USE: HOME REPAIR & IMPROVEMENTS
- 9. REQUIRED SETBACKS: FRONT - 40 FEET, SIDE - 15 FEET, REAR - 20 FEET
- 10. BUILDING HEIGHT: 42' ALLOWED
- 11. PARKING (ARTICLE XXII, OFF-STREET PARKING, CODE SECTION 115-102): 1 FOR EVERY 2 EMPLOYEES ON THE MAJOR SHIFT, 2 FOR EVERY 2 EMPLOYEES ON THE MINOR SHIFT
- 12. MANAGER RESERVES: 2 SPACES REQUIRED
- 13. PROPOSED EMPLOYEE PARKING: 2 + 4 SPACES (1 PER EVERY 2 EMPLOYEES MAX 8 EMPLOYEES)
- 14. ALLOWING FOR FUTURE GROWTH
- 15. EXISTING PRIVATE ON-SITE WELL
- 16. WATER SUPPLY: EXISTING PRIVATE ON-SITE SEPTIC
- 17. SEWER SUPPLY: AND THE DELAWARE DIVISION OF PUBLIC HEALTH
- 18. RESOURCES AND ENVIRONMENTAL CONTROL
- 19. DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
- 20. NO UNDERGROUND UTILITY MARKING WAS PERFORMED FOR THIS SURVEY.
- 21. UNLESS PREVIOUSLY OBTAINED BY OWNER
- 22. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- 23. DRAWING FROM THESE PLANS AND NOTES WITHIN THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- 24. DEVIATIONS FROM THE STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THEREIN APPLICABLE.
- 25. PRIOR TO CONSTRUCTION CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED. ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- 26. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REPAIRED WITHOUT CHARGE TO THE OWNER.
- 27. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- 28. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- 29. ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
- 30. MAINTENANCE OF THE STREETS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS WITHIN THE SITE. THE STATE AND COUNTY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- 31. LIMIT OF DISTURBANCE: TO BE DETERMINED
- 32. 2015 STATE STRATEGIES & INVESTMENT LEVELS: LEVEL 4
- 33. SITE CALCULATIONS:
 - EX = 15,507 SF (0.36 AC.)
 - EX = 218,398 SF (5.01 AC.)
 - EX = 166,398 SF (3.82 AC.)
 - EX = 28,463 SF (0.65 AC.)
 - EX = 37,285 SF (0.86 AC.)
 - EX = 23,223 SF (0.53 AC.)
 - EX = 275,986 SF (6.33 AC.)
 - PR = 15,507 SF (0.36 AC.)
 - PR = 166,398 SF (3.82 AC.)
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 - PR = 28,463 SF (0.65 AC.)
 - PR = 37,285 SF (0.86 AC.)
 - PR = 23,223 SF (0.53 AC.)
 - PR = 275,986 SF (6.33 AC.)
- 34. TOTAL AREA (GROSS): 6.34 ACRES
- 35. CONDITIONAL USE AREA: 3.77 ACRES
- 36. REMAINING PARCEL 46.04 ACRES
- 37. MINIMUM LOT WIDTH: 100 FT
- 38. MINIMUM LOT DEPTH: 100 FT
- 39. NET DEVELOPMENT AREA: 6.34 AC
- 40. WETLAND AREA: 0.00 AC (NONE MAP'P)
- 41. PROPOSED DISCHARGE LOCATION: HERBOTH BAY CREEK
- 42. LATTITUDE AND LONGITUDE STATE PLAN COORDINATES: LONGITUDE: W075° 12' 21.66" LATITUDE: N038° 42' 16.38"

NOTES:

- 1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONTIA ASSOCIATES INC. PERFORMED ON MAY 6, 2019.
- 2. THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 6.34 ACRES.
- 3. THIS SURVEY DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
- 4. THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 234-5-00-14-04 AND IS CURRENTLY ZONED AR-1 (AGRICULTURAL-RESIDENTIAL).
- 5. CLASS OF SURVEY: SUBURBAN
- 6. DEED REFERENCE: DEED BOOK 4848, PAGE 210
- 7. PROPERTY BOUNDARY BEARING SYSTEM IS BASED ON DELAWARE STATE PLANE COORDINATE SYSTEM. HORIZONTAL DATUM NAD83.
- 8. THE PROPERTY IS LOCATED IN ZONE 'X' (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 100020300K, LAST REVISED 1/05/05, ZONE 'X' (UNSHADED) IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
- 9. THERE ARE NO WETLANDS ON THE PROPERTY ACCORDING TO THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
- 10. THE PROPERTY IS ZONED AR-1 (AGRICULTURAL-RESIDENTIAL DISTRICT).
- 11. BUILDING SETBACKS (CH. 115-25C): FRONT - 40', SIDE - 15', REAR - 20'
- 12. THE SUBJECT SITE IS IN THE LOVE CREEK AND THE HERBOTH BAY WATERSHED, PER DELAWARE DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL (DNREC) ENVIRONMENTAL NAVIGATOR WEBSITE. STORMWATER DISCHARGE WILL BE HANDLED VIA EXISTING DISCHARGE TO THESE WATERSHEDS.
- 13. RIGHTS OR INTERESTS OF AMERICAN OR STATE OR FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OR EVENT OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
- 14. RIGHTS OR INTERESTS OF AMERICAN OR STATE OR FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OR SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT OF THE SUBJECT PROPERTY.
- 15. ANY SUBSURFACE OR SUBTERANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT OF THE SUBJECT PROPERTY.
- 16. NO UNDERGROUND UTILITY MARKING WAS PERFORMED FOR THIS SURVEY.
- 17. UNLESS PREVIOUSLY OBTAINED BY OWNER
- 18. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
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- 37. PROPOSED DISCHARGE LOCATION: HERBOTH BAY CREEK
- 38. LATTITUDE AND LONGITUDE STATE PLAN COORDINATES: LONGITUDE: W075° 12' 21.66" LATITUDE: N038° 42' 16.38"



ENGINEER'S CERTIFICATION
 IT IS HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND I HAVE REVIEWED THE PLAN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
 KENNETH DOMINIC ALTON DRUMMOND
 18460 CENTER AVENUE
 LEWES, DELAWARE 19958
 (302) 314-4773

DATE _____

ENGINEER
 PENNONTIA ASSOCIATES, INC.
 18072 DAVIDSON DRIVE MILTON, DE 19968
 (302) 684-8030

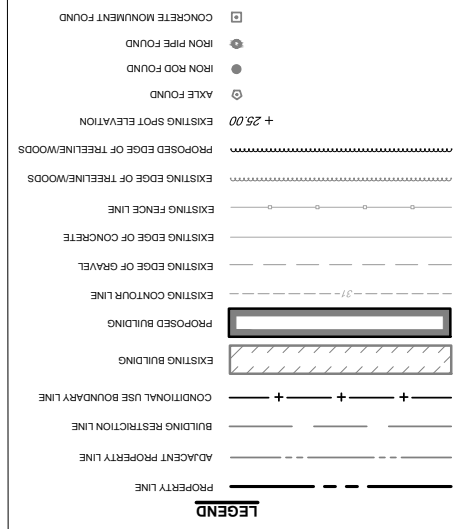
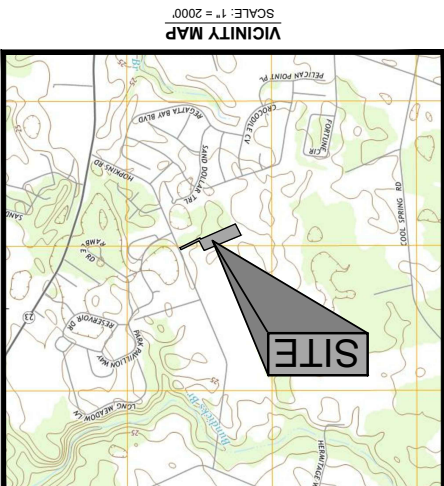
DATE _____

APPROVED BY _____
 MAM

DATE 2019-07-16
 DRAWING SCALE 1" = 60'
 PROJECT DDDRW19001

SITE INFORMATION:

ENGINEER: PENNONTIA ASSOCIATES, INC. LEWES, DE 19958
 OWNER/DEVELOPER: KENNETH DOMINIC ALTON DRUMMOND 20366 HOPKINS ROAD LEWES, DE 19958
 SITE ADDRESS: 20366 HOPKINS ROAD LEWES, DE 19958



LANDS OF KENNETH DOMINIC ALTON DRUMMOND

SUSSEX COUNTY TAX MAP 234-5-00-14-04
 LEWES & REHOBOTH HUNDREDED
 LEWES, DELAWARE 19958

CONDITIONAL USE SITE PLAN

KENNETH DOMINIC ALTON DRUMMOND
 20366 HOPKINS ROAD
 LEWES, DELAWARE 19958

PENNONTIA ASSOCIATES, INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.684.8030 F 302.684.8054

Pennoni

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NO.	DATE	REVISIONS	BY
1	12/17/2019	UPDATED LAYOUT PER CLIENT SPECIFICATION	US
2			
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SHEET 1 OF 1
EX1001



Figure 1 of 21.

1

2019 Aerial Image

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Legend Information



Figure 2 of 21.

2

2017 Orthophoto

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Legend Information



Figure 3 of 21.

3

2012 Orthophoto

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Legend Information



Sanborn Mapping Company

Figure 4 of 21.

4

2007 Orthophoto

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Legend Information



Figure 5 of 21.

5

2002 Orthophoto

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Legend Information



Figure 6 of 21.

6

1997 Orthophoto

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Legend Information

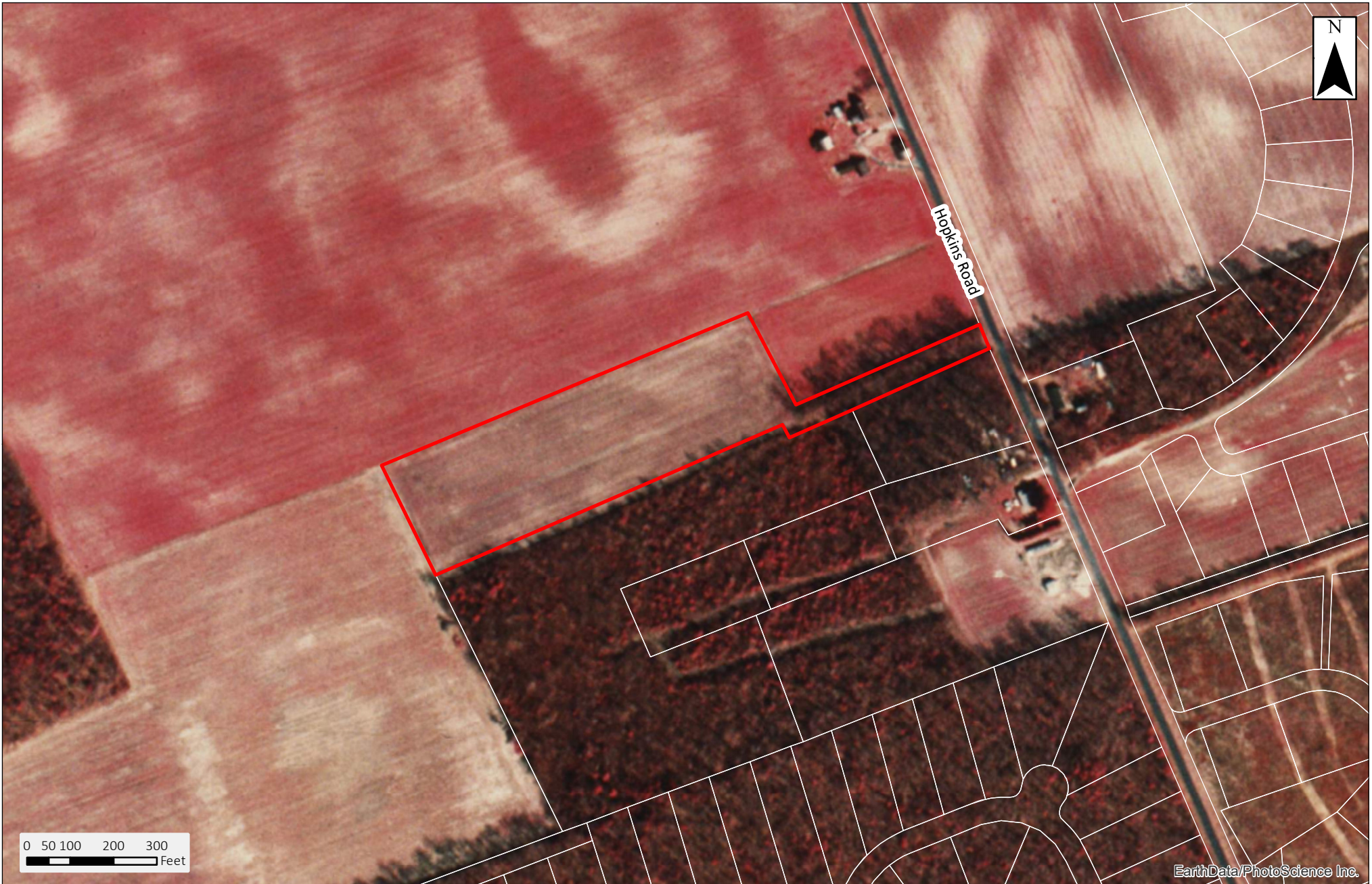


Figure 7 of 21.

7

1992 Orthophoto

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Legend Information



Figure 8 of 21.

8

1968 Orthophoto

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Legend Information



Figure 9 of 21.

9

1961 Orthophoto

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Legend Information



USDA Agricultural Stabilization and Conservation Service

Figure 10 of 21.	1954 Orthophoto		Legend Information
10	Lands of Kenneth Dominic Alton Drummond		
	DDRUM19001		



USDA Agricultural Stabilization and Conservation Service

Figure 11 of 21.

11

1937 Orthophoto

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Legend Information



Figure 12 of 21.	1926 Orthophoto		Legend Information
12	Lands of Kenneth Dominic Alton Drummond		
	DDRUM19001		



Figure 13 of 21.
13

2015 State Strategies & Investment Levels
Lands of Kenneth Dominic Alton Drummond
DDRUM19001







	Subject Parcel		Investment Level Level 4 (Unshaded)
	Other Tax Parcels		Out Of Play



Figure 14 of 21.
14

County Zoning Map
Lands of Kenneth Dominic Alton Drummond
DDRUM19001



	Agricultural Residential 1		Medium Residential
	General Residential		

Surdex Corp

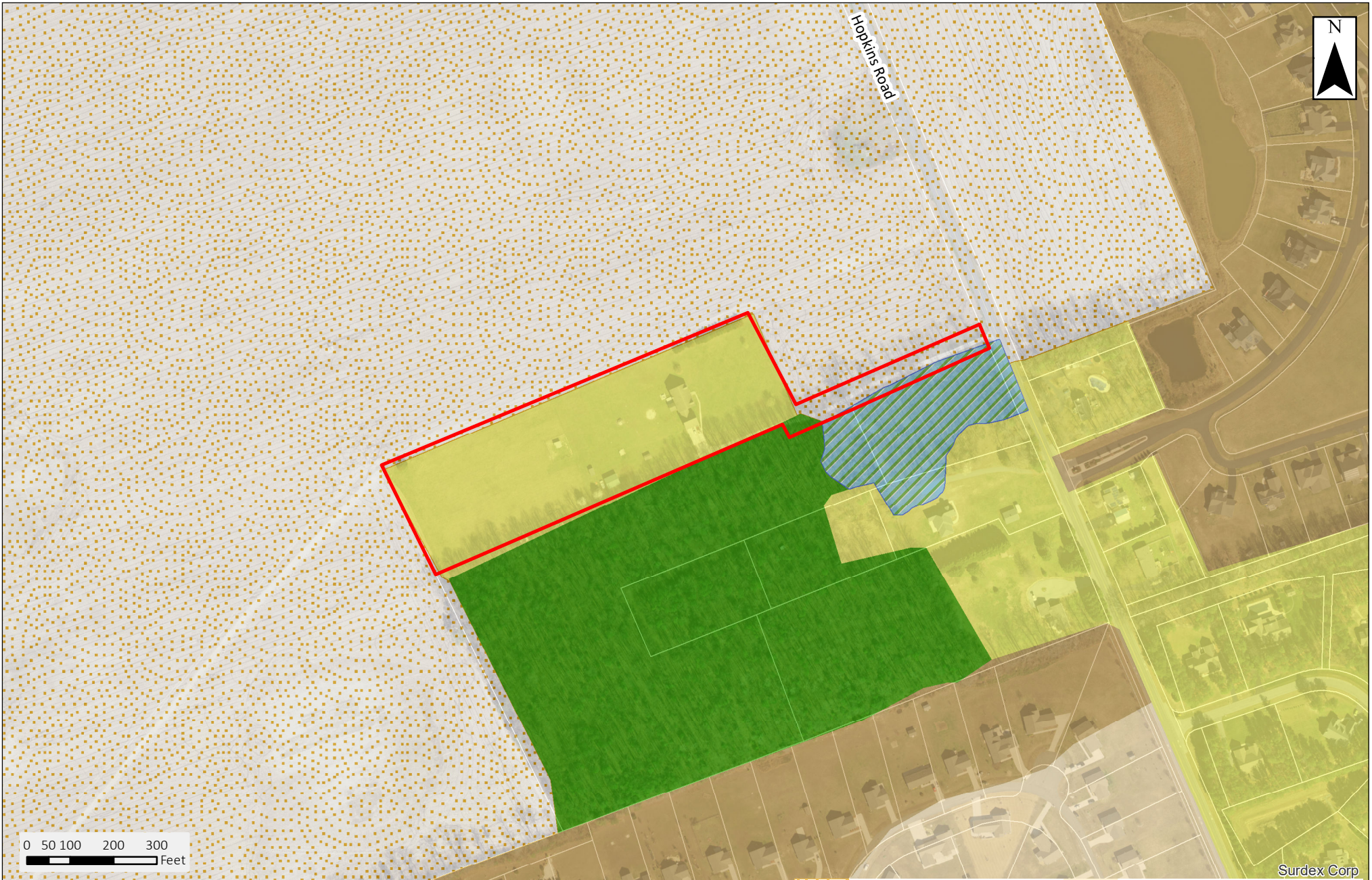


Figure 15 of 21.

15

2012 Land Use Land Cover

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



	Cropland		Other Urban or Built-up Land
	Mixed Forest		Single Family Dwellings
	Non-tidal Scrub/Shrub Wetland		Transitional (cleared, filled, and graded)

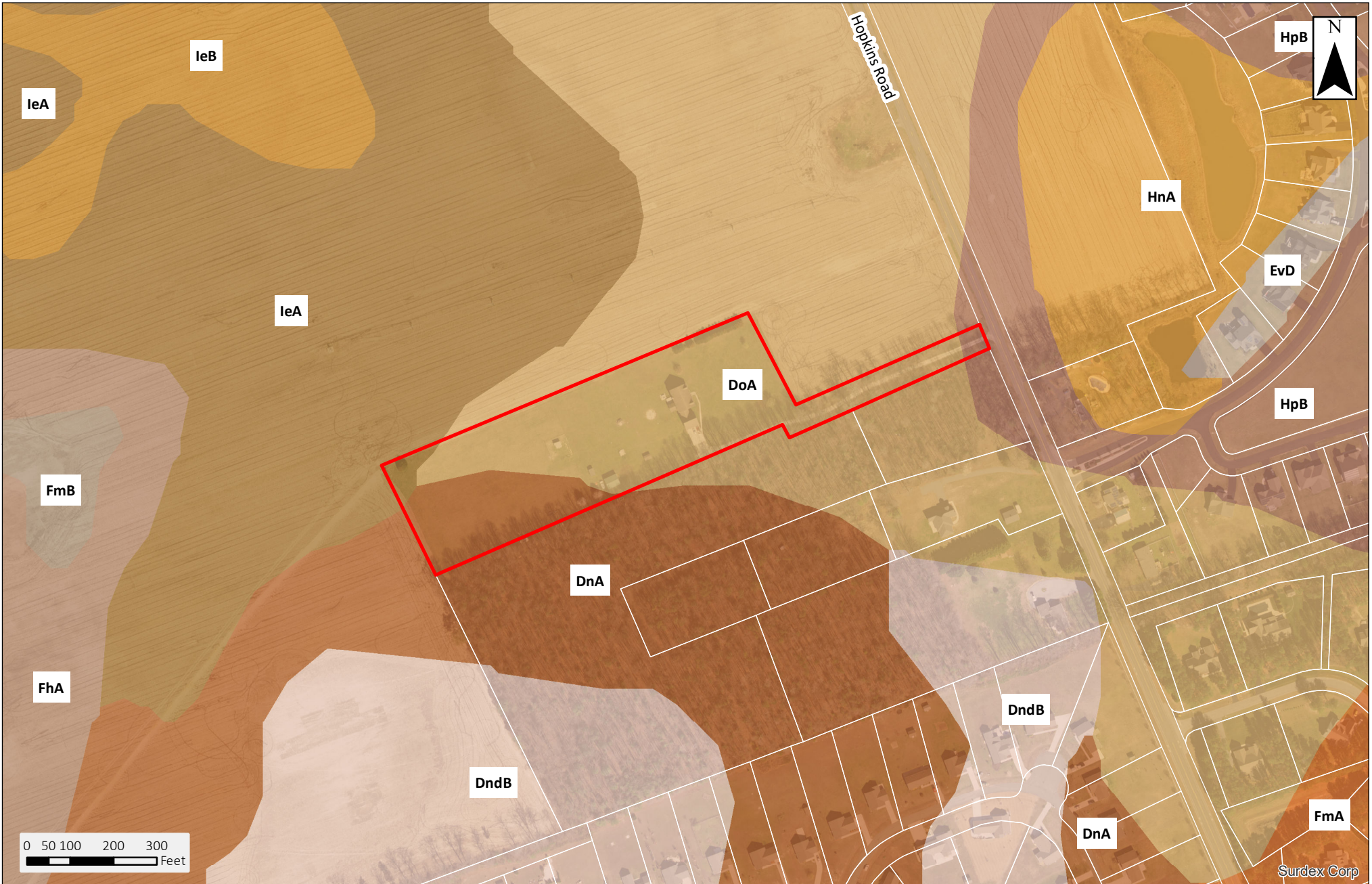


Figure 16 of 21.

16

NRCS Soils Map

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Soil Types:

DnA - Downer loamy sand, 0-2% slopes

DoA - Downer sandy loam, 0-2% slopes

leA - Ingleside loamy sand, 0-2% slopes



Figure 17 of 21.

17

State Wetlands Mapping

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



 DNREC Wetlands



Figure 18 of 21.

18

FEMA Floodplain Mapping

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Zone X

FEMA Flood Map #10005C0330J (1/5/2005)



Figure 19 of 21. 19	Groundwater Recharge Potential		Recharge Potential	
	Lands of Kenneth Dominic Alton Drummond		 Poor	 Fair
	DDRUM19001			

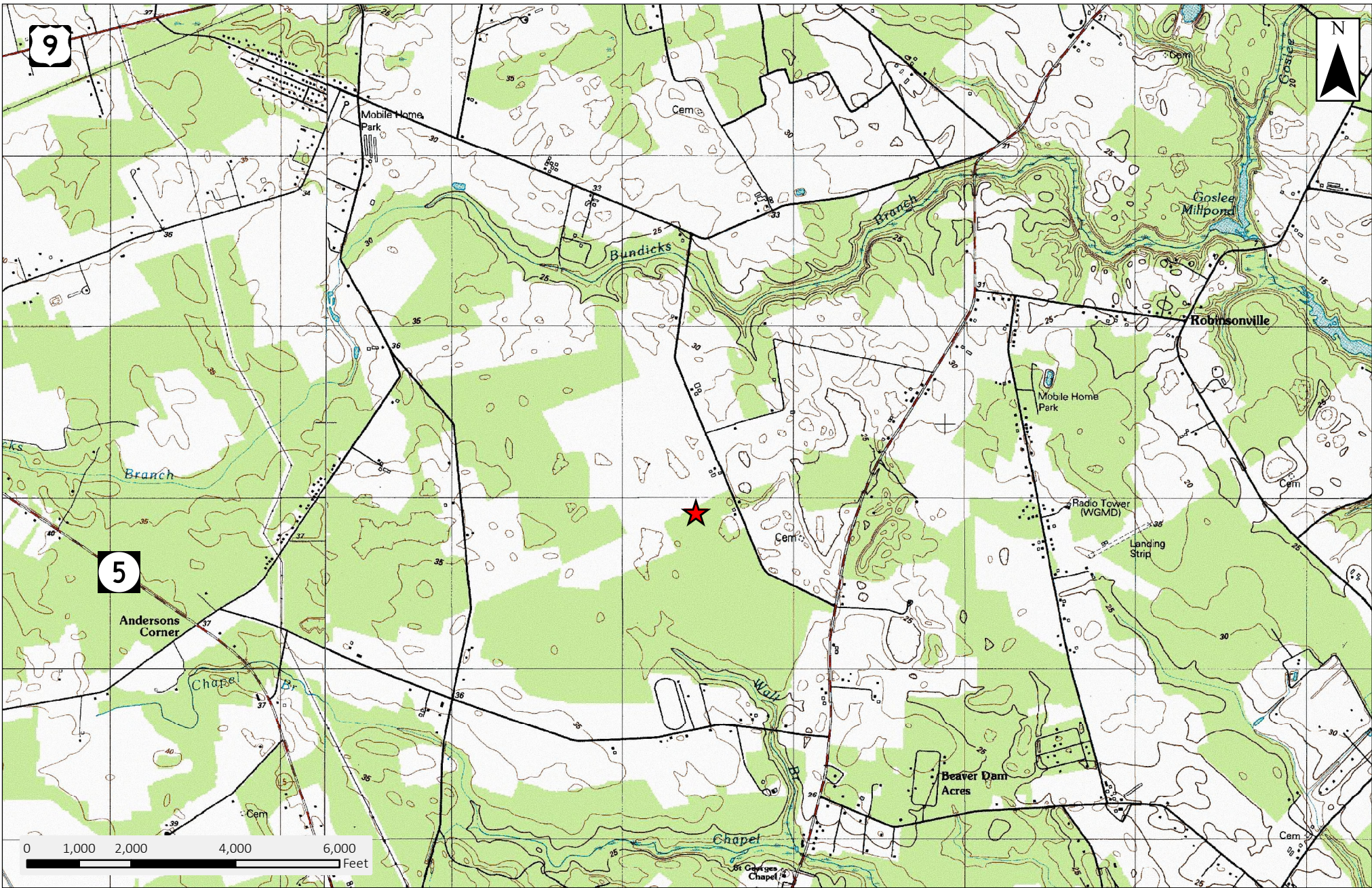


Figure 20 of 21.

USGS Topographic Map

20

Lands of Kenneth Dominic Alton Drummond

DDRUM19001



Figure 21 of 21.

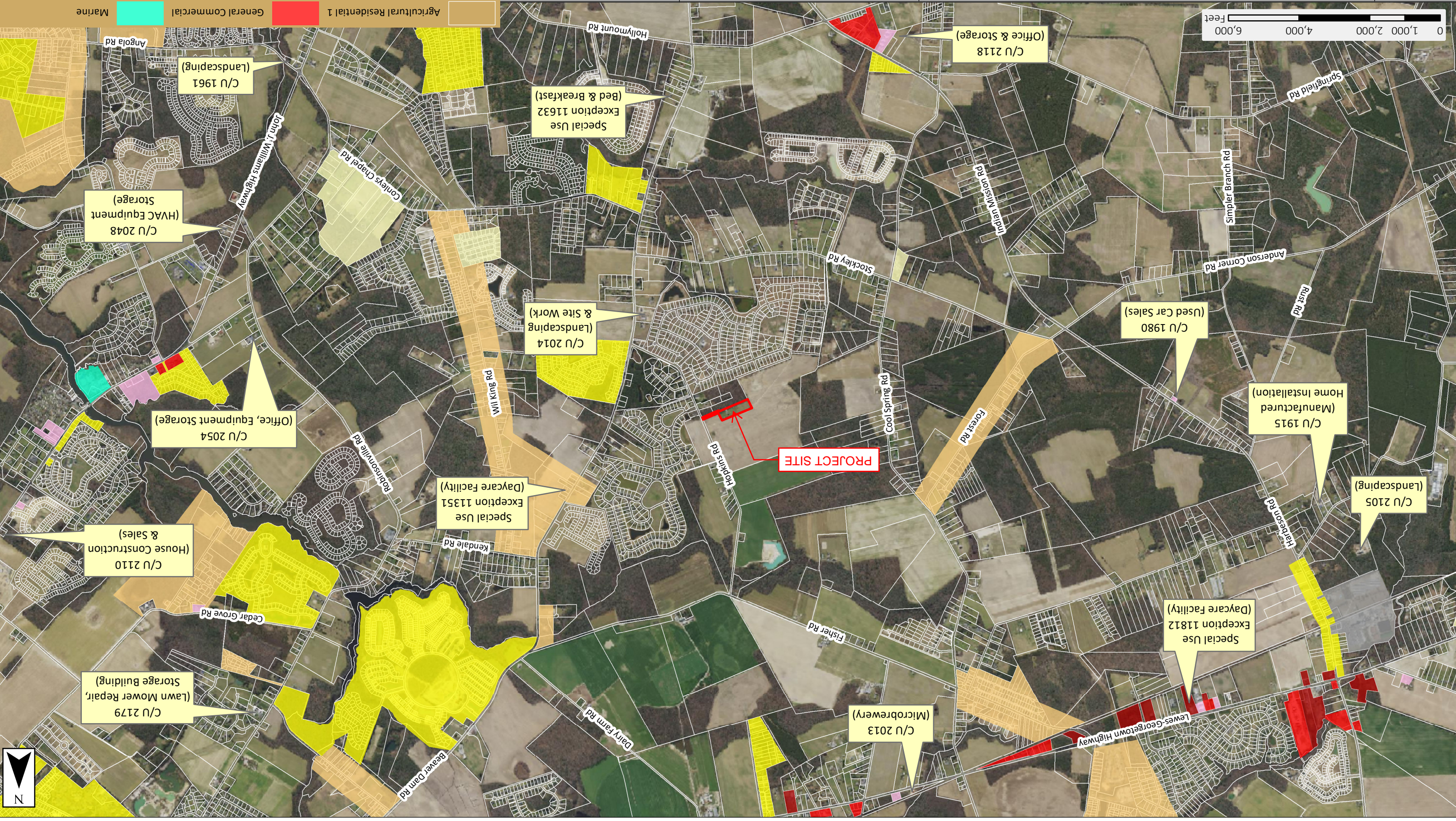
Area Approved Land Use Applications & County Zoning

Lands of Kenneth Dominic Drummond

DDRM19001

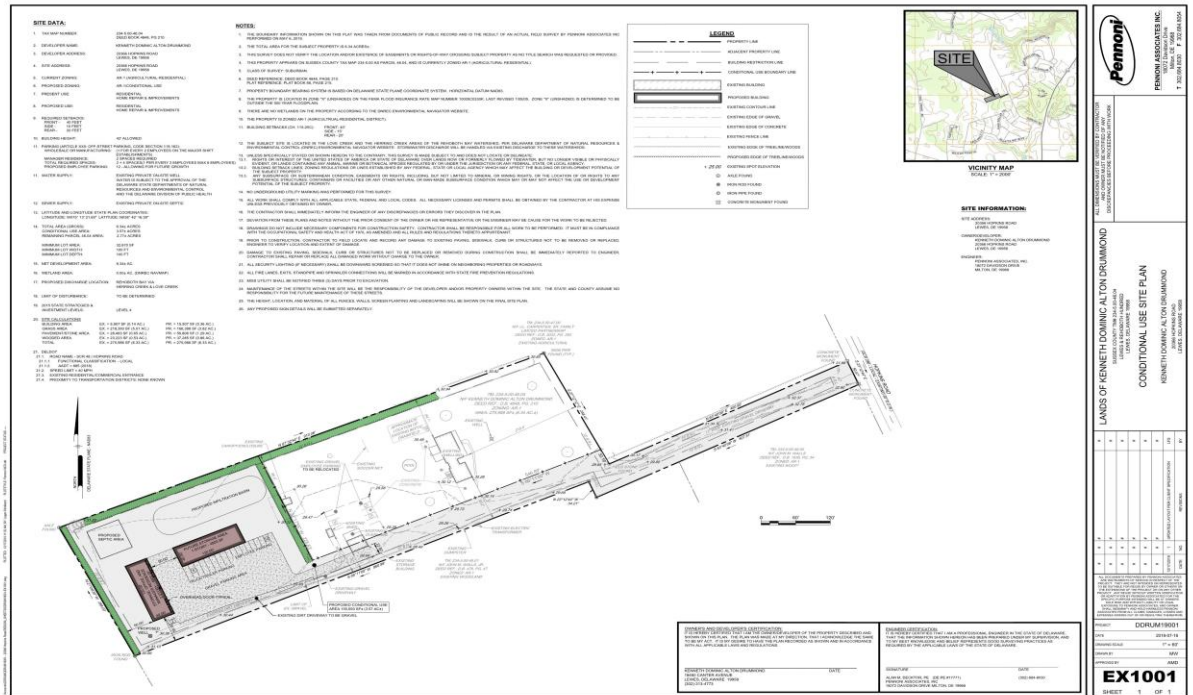


Neighborhood Business	Heavy Industrial	Commercial Residential	Agricultural Residential 1	General Commercial	Marine
Medium Residential	General Residential	Agricultural Residential 2	Agricultural Residential 1	General Commercial	Marine



KENNETH DOMINIC ALTON DRUMMOND
QUALITY CARE HOMES
CONDITIONAL USE #2216
PROPOSED FINDINGS OF FACT

1. This is an application to grant a conditional use of lands in a AR-1 Agricultural Residential District located on 3.57 acres of the 6.34 acres property, more or less, in the Lewes and Rehoboth Hundred located on the west side of Hopkins Road Sussex County Road 286.



2. The applicant is Kenneth Dominic Alton Drummond owner of Quality Care Homes The subject property has been owned by Mr. Drummond since February 2018.
3. The property is identified on the tax maps of the Sussex County Department of Finance as Tax Map No. 234-5.00 Parcel 46.04.

4. The properties are bordered on:
 - a. North and West by Agricultural Fields currently being farmed – these lands are not in Ag Preservation.
 - b. South by wooded lands that was once part of the total tract from which the subject property was part of.
 - c. East by Hopkins road which is a local road with connections to Fisher Road and Beaverdam Road which will provide easy and safe access to Georgetown, Lewes, Rehoboth Beach, Millsboro and the Long Neck Area.



5. The proposed Conditional Use is for Home remodeling & Repair Services; Storage Repair and Maintenance; Light Building Material and Storage and General Office for Quality Care Homes and Managers Residence for Quality Care Homes.
6. The purpose of the Conditional Use is to provide for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations. These uses are generally of a public or semipublic character and are essential and desirable for the

general convenience and welfare but, because of the nature of the use, the importance of the relationship to the Comprehensive Plan and possible impact not only on neighboring properties but on a large section of the county, require the exercise of planning judgment on location and site plan. The Conditional Use Site Plan Submitted shows how the applicant plans to develop the property for his business. He and his family live on the property and are a part of the neighborhood and therefore has proposed a plan that will not alter the essential character of the neighborhood or create a public nuisance. The applicant has planted in excess of 80 new trees along the open borders of his property. The buildings, parking, storage, etc begins approximately 1000-feet back from Hopkins Road and is not adjacent to any single-family residences. The conditional use area will be surrounded by a vegetative buffer that will provide for proper screening from adjacent neighbors and roadways. Stormwater will be within the conditional use area of the property and will provide for 100% infiltration and groundwater recharge and will meet all SCD/DNREC State Regulations. There will be a new Onsite Wastewater Disposal System and Onsite Domestic Well meeting all the requirements of the DNREC for the uses proposed under the Conditional Use Application. The entrance for the application will share the same entrance as the single-family home on the property and any upgrades to the entrance as required by DelDOT will be provided by the applicant. Two (2) additional buildings are being proposed to provide a means for storage of materials, repairs to vehicles and the day-to-day office and business operation for Quality Care Homes. The second story of one of the buildings will be for general office operations as well as living space for the Businesses General Manager or quality employee. In general, with the objective of ensuring a durable, harmonious and appropriate use of the land in accordance with the objectives of the Comprehensive Plan, the Conditional Use Site Plan presented with the application, assures a good arrangement and appearance and ensuring harmony with the neighborhood.

7. Since 2015 Quality Care Homes has been a local Delaware company that believes in delivering home improvement and general contractor services to the homeowners of Coastal Sussex County. Quality Care Homes provides Home Remodeling, Kitchen and

Bath upgrades, Decks and Porches and General Contracting and Repairs. Quality Care Homes has 2-full time employees, 8 “1099” sub-contractor employees and plans to grow to 20 full-time employees in the future.

8. In the 2019 Sussex County Comprehensive Plan – the area for the proposed Conditional Use is identified to be in a Low-Density. The focus of business uses in Low Density Areas should be providing services to nearby residents. Commercial uses in these residential areas should be limited in their location, size and hours of operation. The Sussex Plan suggests that each application should be reviewed on its own merit and does not have a negative impact on the surrounding area or the county in general.
9. The 2015 Strategies for State Policies and Spending Map identifies the area as Investment 4.
10. The project will be subject to the “Conditions of Approval” which have been submitted as a part of this application.
11. The Conditional Use will be subject to Preliminary and Final Site Plan review and approval by the Planning & Zoning Commission.
12. The proposed conditional use meets the general purpose of the Zoning Ordinance being located in an appropriate location meeting the purpose of this district and the comprehensive plan by providing sufficient space in appropriate locations for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations, which is essential and desirable for the general convenience, orderly growth, prosperity and welfare of the County.

**KENNETH DOMINIC ALTON DRUMMOND
QUALITY CARE HOMES
CONDITIONAL USE #2216
CONDITIONS OF APPROVAL**

Conditional Use approval is subject to the following conditions:

- A. This use shall be limited to home remodeling and home construction services with light material storage, along with maintenance and repairs to the equipment associated with the business and office space for the business and a residence for the manager/employee associated with business. No other businesses shall be conducted from the site and no vehicles associated with any other businesses shall be parked on the site. No retail sales shall be conducted from the site.
- B. To enhance the general character of the district and its compatibility with its residential and agricultural surroundings, one indirectly illuminated on-premises sign, not to exceed 32 square feet of sign area per side shall be permitted for the business.
- C. The hours of operation shall be limited to 6:00 am through 6:00 pm, Monday through Friday and 7:00 am through 2:00pm on Saturday. There shall not be any Sunday hours of operation.
- D. Any security lighting shall be screened so that it does not shine on neighboring properties or roadways.
- E. The applicant shall comply with all DeIDOT requirements, including any entrance or roadway improvements.
- F. All stormwater management facilities shall be subject to the review and approval of the Sussex Conservation District. The final Site Plan shall include the approval of the Sussex Conservation District for the design and location of the stormwater management areas.
- G. There shall not be any dumping on the site and all dumpsters permitted on the site shall be screened from the view of neighboring properties and roadways.
- H. The Final Site Plan shall clearly show all areas for vehicle and equipment storage and parking, and these areas shall be clearly marked on the site itself.
- I. All equipment, trailer and vehicle maintenance and repair shall occur indoors.
- J. All loading areas, storage areas and trash container areas shall be screened and be located at least 50-feet from all property lines. This buffer area shall be shown on the Final Site Plan.
- K. Failure to comply with any of these conditions shall be grounds for termination of the Conditional Use Approval.
- L. The Final site Plan shall be subject to the review and approval of the Planning and Zoning Commission.