

**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 August 13th, 2020.

Application: CU 2218 Edward & Laurie Dampman

Applicant: Laurie Dampman  
10321 Greentop Rd  
Lincoln. DE 19960

Owner: Edward & Laurie Dampman  
10321 Greentop Rd  
Lincoln. DE 19960

Site Location: 10321 Greentop Rd lying on the north east side of Greentop Rd.

Current Zoning: Agricultural Residential (AR-1)

Type of Conditional  
Use Requested: Small Machine Shop

Comprehensive Land  
Use Plan Reference: Low Density

Councilmanic  
District: Mr. Wilson

School District: Milford School District

Fire District: Ellendale Fire District

Sewer: Septic

Water: Private

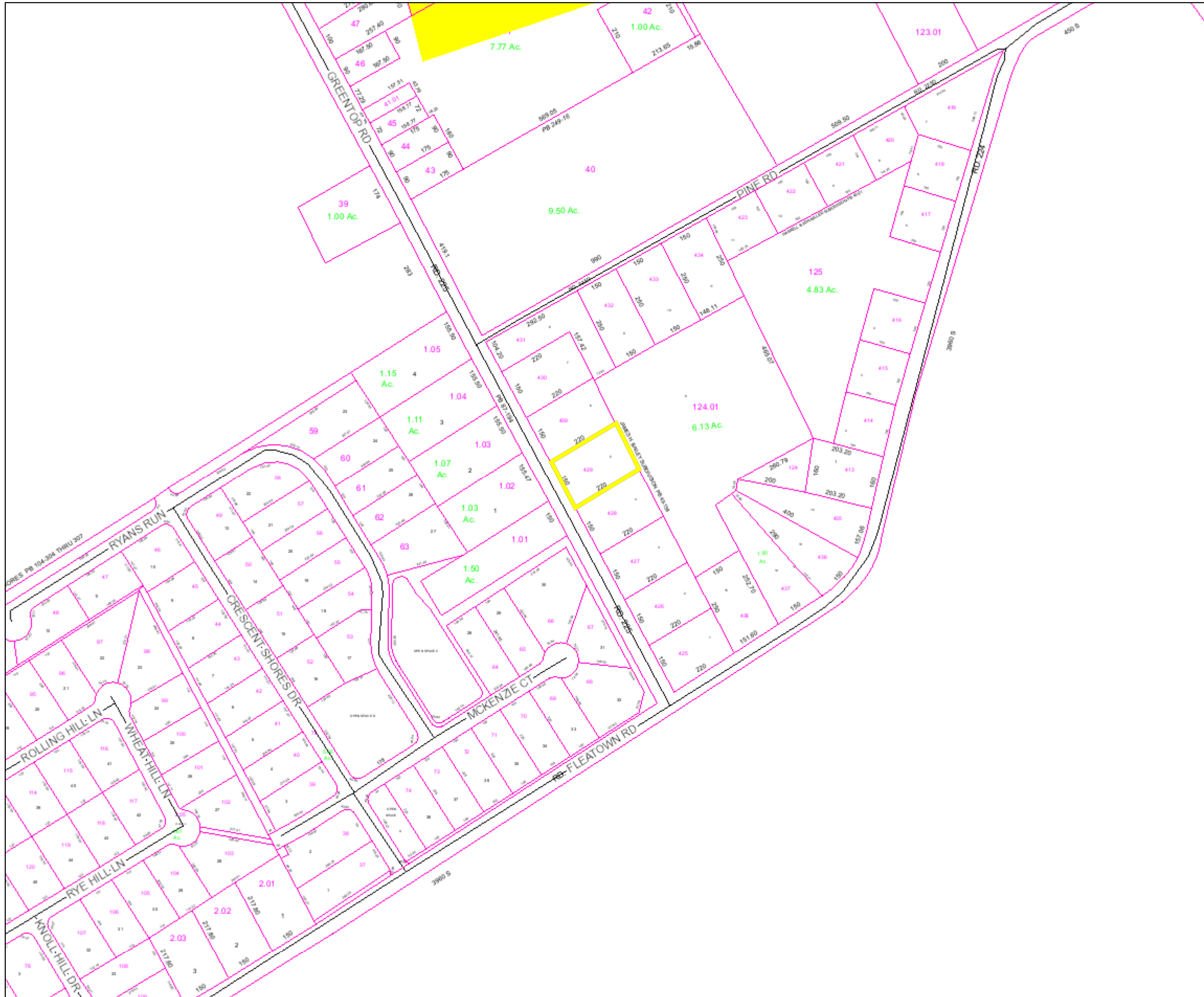
Site Area: .76 acres +/-

Tax Map ID.: 230-13.00-429.00





# Sussex County



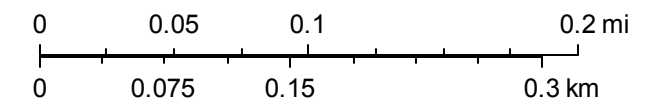
<b>PIN:</b>	230-13.00-429.00
<b>Owner Name</b>	DAMPMAN EDWARD
<b>Book</b>	5169
<b>Mailing Address</b>	120 QUARRY RD
<b>City</b>	DOUGLASSVILLE
<b>State</b>	PA
<b>Description</b>	EAST OF RT 225
<b>Description 2</b>	425' S/RT 225D
<b>Description 3</b>	LOT 5
<b>Land Code</b>	

- polygonLayer**

  - Override 1
- polygonLayer**

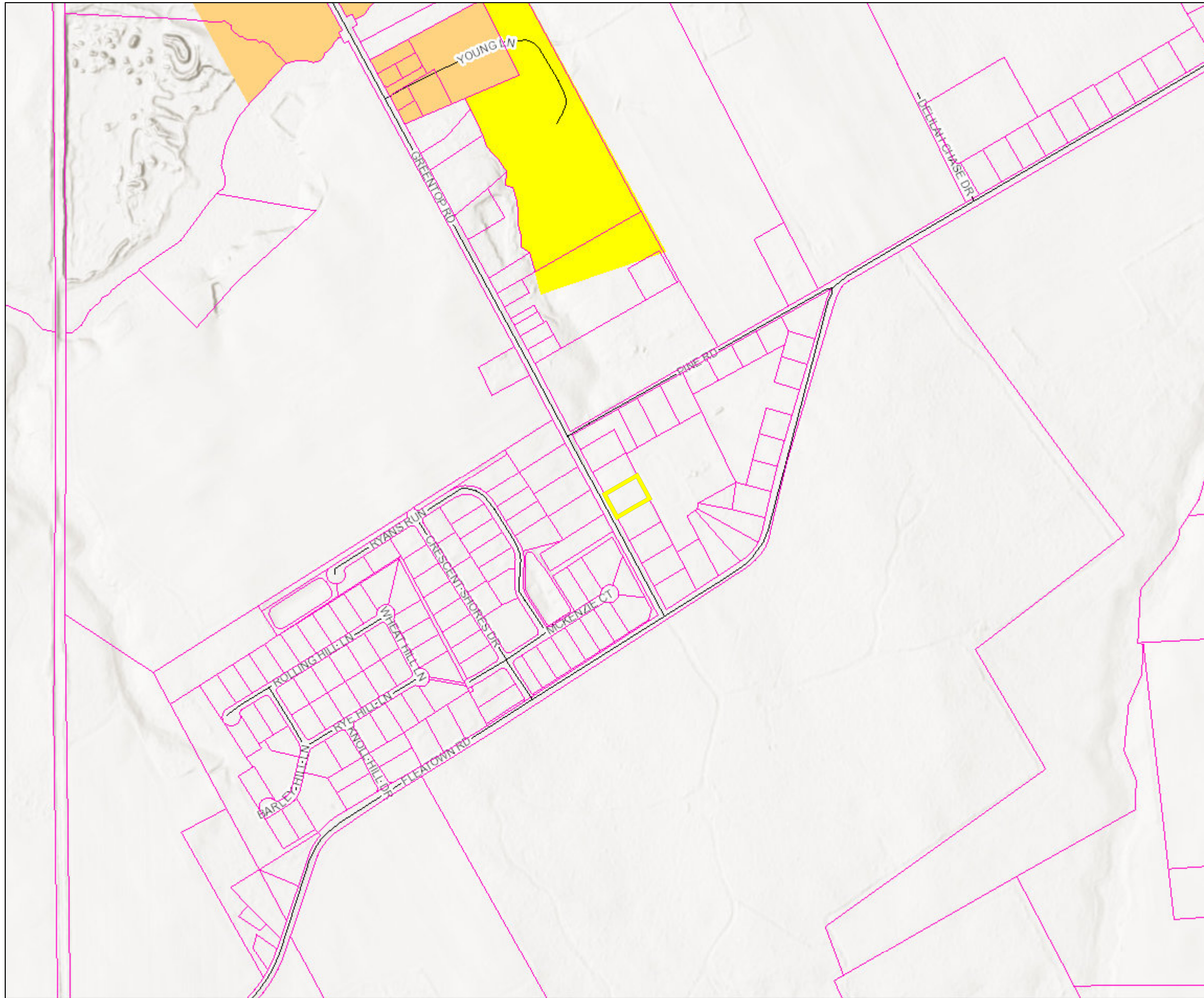
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- Tax Parcels
- Streets

1:4,514





# Sussex County



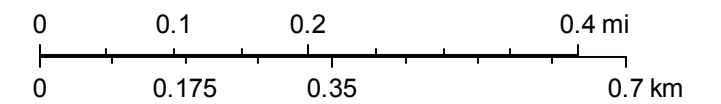
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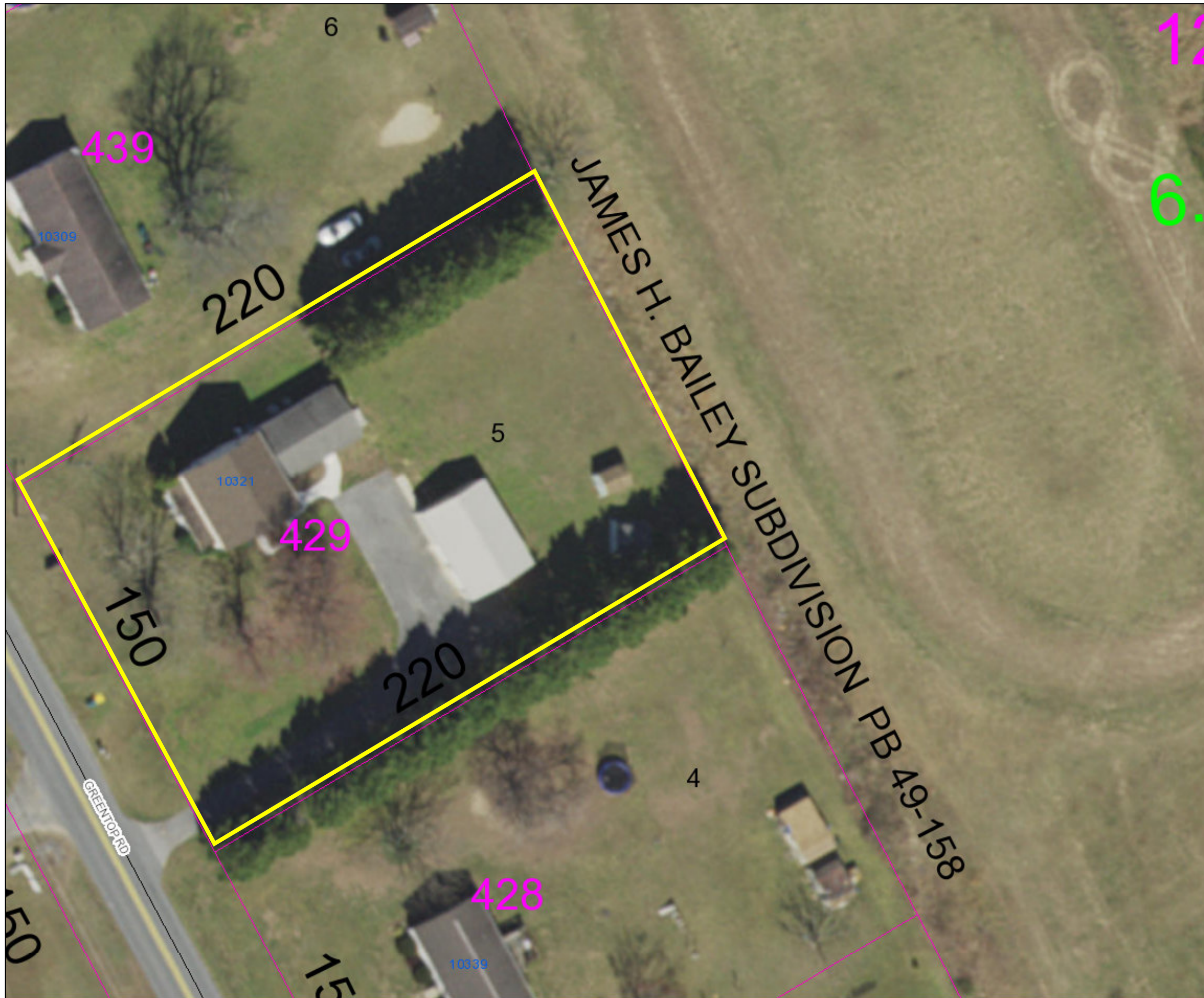
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- polygonLayer**

  - Override 1
- Tax Parcels
- Streets

1:9,028



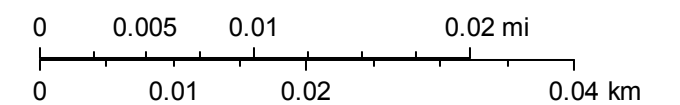




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<b>Land Code</b>	

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

1:564





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: August 6, 2020  
RE: Staff Analysis for CU 2218 Edward & Laurie Dampman

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2218 Edward & Laurie Dampman to be reviewed during the August 13, 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 230-13.00-429.00 to allow for a small machine shop. The size of the property is 0.76 acres +/- . The property is zoned AR-1 (Agricultural Residential Zoning District) and located on the east side of Greentop Rd 600-ft +/- north of Fleatown Rd.

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 a small machine shop could be considered consistent with the land use, area zoning and surrounding uses.

Staff notes Conditional Use (CU 1469) for an embroidery business was granted for this property in January 2003.



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

File #: C/U# 2218  
201914651

# 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

RECEIVED  
DEC 26 2019  
SUSSEX COUNTY  
PLANNING & ZONING

Type of Application: (please check applicable)  
Conditional Use   
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment  
10321 Greentop Rd. Lincoln, De 19960

Type of Conditional Use Requested:  
home-based business, small machine shop ran out of garage. No visitors, No signs, No customers.

Tax Map #: 230-13.00-429.00 Size of Parcel(s): .76

Current Zoning: AR-1 Proposed Zoning: CU Size of Building: 36 x 24

Land Use Classification: RS

Water Provider: on site Sewer Provider: on site

### Applicant Information

Applicant Name: Laurie Dampman  
Applicant Address: 10321 Greentop Rd.  
City: Lincoln State: DE Zip Code: 19960  
Phone #: (484) 356-4260 E-mail: laurie@dampmanswisstech.com

### Owner Information

Owner Name: Edward & Laurie Dampman  
Owner Address: 10321 Greentop Rd.  
City: Lincoln State: DE Zip Code: 19960  
Phone #: (484) 356-4260 E-mail: fearnofish1999@yahoo.com

### Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Self - Laurie Dampman  
Agent/Attorney/Engineer Address: 10321 Greentop Rd  
City: Lincoln State: DE Zip Code: 19960  
Phone #: (484) 356-4260 E-mail: laurie@dampmanswisstech.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.**
- 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**

*Laura Wampman*

Date: 12/26/2019

**Signature of Owner**

*Laura Wampman*

Date: 12/26/2019

**For office use only:**

Date Submitted: 12/26/19

Fee: \$500.00 Check #: 0018078

Staff accepting application: SW

Application & Case #: 201914651

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

Subdivision: \_\_\_\_\_

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

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

Date of CC Hearing: \_\_\_\_\_

Decision of CC: \_\_\_\_\_

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

33016326-0027 Lindsey S 12/26/2019 01:55PM

PERMITS / INSPECTIONS

CONDITIONAL USE - FEE

2019 Item: 201914651|Z010 500.00

500.00

Subtotal 500.00

Total 500.00

CHECK 500.00

Check Number 00018078

Change due 0.00

Paid by: dapman swiss technologies

DAPMAN SWISS TECHNOLOGIES		18078
12/26/2019		
Pay to the Order of: Lindsey S		DATE: 12/26/2019
Five Hundred and 00/100		\$ 500.00
for Dapman Swiss Technologies		
Lindsey S		

Thank you for your payment

Sussex County, DE COPY  
DUPLICATE RECEIPT





# Dampman Swiss Technologies Inc

Your Machining Solutions

---

10321 Greentop Rd. Lincoln, De 19960  
Phone: 484-356-4260

December 26, 2019

To Whom It May Concern:

I am asking you to please expedite our request for approval of our home business.

DST has been in business since January 2010 in Pennsylvania. We have always been a small business ran out of our garage. Most of our neighbors, unless we told them, did not even know that we ran our business from home. We have always been a legal entity with the IRS and the state of Pennsylvania and our county governments.

Our business is the major point of our income, especially now that we have moved to Delaware full time. It is pertinent that we our up and running as soon as possible, for everyday we are losing money and that is what pays our bills.

There was a prior business ran from our home here at 10321 Greentop Rd. Lincoln. Those owners did have customers and employees regularly at the home. We on the other hand, will not have any customers at our home, no employees except my husband and I and we do not advertise.

Sincerely,

Laurie Dampman  
laurie@dampmanswisstech.com



# Dampman Swiss Technologies Inc

Your Machining Solutions

---

120 Quarry Road Douglassville, Pa 19518  
Phone: 484-356-4260

December 26, 2019

Council/County Administrator:

Please expedite our application for review. Our business has been a primary source of income for me since 2010 when we started it in Pennsylvania. We will like to continue our business as we were there here at our new home in Lincoln, Delaware.

Sincerely,

Laurie Dampman  
laurie@dampmanswisstech.com



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

JENNIFER COHAN  
SECRETARY

December 19, 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 for the **Laurie Dampman** conditional use application, which we received on November 19, 2019. This application is for an approximately 0.76-acre parcel (Tax Parcel: 230-13.00-429.00). The subject land is located on the east side of Greentop Road (Sussex Road 225), approximately 400 feet south of the intersection of Pine Road (Sussex Road 225D) and Greentop Road. The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to operate a home-based business.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volumes along the segment of Greentop Road where the subject land is located, which is from Clendaniel Pond Road (Sussex Road 38) to Fleatown Road (Sussex Road 224), is 1,542 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

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

December 18, 2019

Please contact me at (302) 760-2109, 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  
Laurie Dampman, 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  
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 DIVISION**  
**C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **7/28/2020**

APPLICATION: **CU 2218 Edward & Laurie Dampman**

APPLICANT: **Laurie Dampman**

FILE NO: **NCPA-5.03**

TAX MAP &  
PARCEL(S): **230-13.00-429.00**

LOCATION: **10321 Greentop Road. On the northeast side of Greentop Rd.**

NO. OF UNITS: **Machine Shop**

GROSS  
ACREAGE: **.76**

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 3**
- (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? **Click or tap here to enter text.** Is it likely that additional SCCs will be required? **No**  
If yes, the current System Connection Charge Rate is **Unified \$6,360.00** 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.

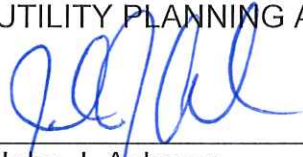
(7). Is project adjacent to the Unified Sewer District? **No**

(8). Comments: **The proposed conditional use is in a Tier 3 area for sewer service. The Sussex County Engineering Department does not currently 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**

UTILITY PLANNING APPROVAL:



---

John J. Ashman  
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.  
Jayne Dickerson  
No Permit Tech Assigned



N/F  
KENNETH & LENA FITZGERALD

S 21°30'00" E

150.00'

AREA = 0.7558 ACRE +/-

220.00'

65.8'

33.8'

220.00'

LOT 6

LOT 4

N 64°32'30" E

19.2'

HOUSE

DECK

PORCH

55.6'

N 21°30'00" W

150.00'

S 64°32'30" W

ADDRESS: 10321 GREENTOP ROAD

COUNTY ROAD 225  
(GREENTOP ROAD)

LEGEND

TAX PARCEL #: 2-30-13.00-429.00

○ FOUND IRON PIPE

OWNER: GREGORY AND EMILY HEISHMAN

I CERTIFY THAT THIS SURVEY WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE INDIVIDUALS NOTED BELOW. NO RESPONSIBILITY IS EXTENDED AND/OR ASSUMED BY THE ENGINEER TO ANY FUTURE LAND OWNERS OR OCCUPANTS. I CERTIFY THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN.

*Richard K. Vetter*  
RICHARD K. VETTER, P.E. #10329

BUYER: EDWARD AND LAURIE DAMPMAN

SURVEY BASED ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD AND THE CALL OF DEED D-1955-173. PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RESTRICTIONS AS DESCRIBED IN THE DEED.

SURVEY PLAN

LOT #5 - LINWOOD ESTATE

CEDAR CREEK HUNDRED  
SUSSEX COUNTY, DELAWARE

RICHARD K. VETTER, P.E.  
125 APPLE BLOSSOM DRIVE  
CAMDEN, DE 19934

SCALE: 1" = 30'

NOVEMBER 14, 2019