

**CU 2219 – 32630 Dupont Boulevard, LLC (Stonegate
Granite, LLC)**

File #: CU#2219
201914779

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

32630 DuPont Boulevard, Dagsboro, DE 19939

Type of Conditional Use Requested:

Stone and granite retail. Fabrication, cutting, displaying, selling granite, stone, quartz.

Tax Map #: 233-16.00-27.00

Size of Parcel(s): 22.38+/- acres.

Current Zoning: C-1

conditional use in the commercial zoning ordinance
Proposed Zoning:

Size of Building: _____

Land Use Classification: Stone & Granite Retail. Fabrication, cutting stone and granite

Water Provider: NONE

Sewer Provider: NONE

Applicant Information

Applicant Name: Stonegate Granite, LLC

Applicant Address: 25029 DuPont Boulevard

City: Georgetown

State: DE

Zip Code: 19947

Phone #: (302) 437-9317

E-mail: enescelik17@yahoo.com

Owner Information

Owner Name: 32630 Dupont Boulevard, LLC

Owner Address: 315 N. Heron Gull Court

City: Ocean City

State: MD

Zip Code: 21842

Phone #: _____

E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Victoria Hudgins, R&R Commercial Realty

Agent/Attorney/Engineer Address: 46 South State Street

City: Dover

State: DE

Zip Code: 19901

Phone #: (302) 359-2911

E-mail: DelawareRE@gmail.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.**

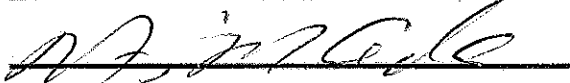
___ **DelDOT Service Level Evaluation Request Response**

___ **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: 12/30/19

Signature of Owner



Date: _____

For office use only:

Date Submitted: 12/30/19

Fee: \$500.00 Check #: 1451

Staff accepting application: Ann Lepore

Application & Case #: 2019 14779

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____ Recommendation of PC Commission: _____

Date of CC Hearing: _____ Decision of CC: _____

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: Lauren DeVore, Planner III
CC: Vince Robertson, Assistant County Attorney and applicant
Date: May 19, 2020
RE: Staff Analysis for CU 2219 32630 DuPont Boulevard, LLC (Stonegate Granite, LLC)

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2219 32630 DuPont Boulevard, LLC (Stonegate Granite, LLC) to be reviewed during the June 11, 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 a portion of Tax Parcel 233-16.00-27.00 to allow for stone and granite retail, fabrication, cutting, displaying and selling of granite, stone, and quartz. The parcel is located on the west side of S. DuPont Boulevard (Route 113) in Dagsboro, Delaware. The size of the property is approximately 11.80 acres +/-

The 2018 Sussex County Comprehensive Plan Update (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 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 "Commercial Area" with the southwestern portion of the parcel and areas to the south and west of the parcel being designated as a "Developing Area."

The areas to the north, east (on the opposite side of S. DuPont Highway (Route 113) and south of the subject parcel are also designated as "Commercial Area." "Commercial Areas" include concentrations of retail and service uses that are mainly located along arterials, and highways. Specifically, Commercial Areas include commercial corridors, shopping centers, and other medium and large commercial vicinities geared towards vehicular traffic. "Developing Areas" are newer, emerging growth areas that demonstrate the characteristics of developmental pressures. Most of the proposed Developing Areas are adjacent to municipalities, within or adjacent to potential future annexation areas of a municipality, or adjacent to Town Centers.

The property is split-zoned, and is zoned General Commercial (C-1) Zoning District towards the front of the parcel and Agricultural Residential (AR-1) Zoning District to the rear of the parcel. The adjacent parcels to the north and south are also split zoned General Commercial (C-1) and Agricultural Residential. The remaining properties to the east on the opposite side of Route 113 are all zoned General Commercial (C-1). Additionally, the parcel to the west of the subject property is zoned General Residential (GR).

Since 2011, there have been no Conditional Use applications proposed within a one-mile radius of the application site.



Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use for the abovementioned use subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

PLANNING & ZONING COMMISSION

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



Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date June 11, 2020.

Application: (CU 2219) 32630 DuPont Boulevard (Stonegate Granite, LLC)

Applicant: Stonegate Granite, LLC
25029 DuPont Boulevard
Georgetown, DE 19947

Owner: 32630 DuPont Boulevard, LLC
315 N. Heron Gull Court
Ocean City, MD 21842

Site Location: Located on the west side of S. DuPont Boulevard (Route 113) approximately 0.51 miles south of Nine Foot Road in Dagsboro, Delaware.

Current Zoning: General Commercial (C-1) (with the rear portion of the parcel zoned Agricultural Residential (AR-1)).

Proposed Use: Stone and granite retail, fabrication, cutting, displaying and selling granite, stone, and quartz.

Comprehensive Land Use Plan Reference: Commercial Area

Councilmatic District: Mr. Rieley

School District: Indian River School District

Fire District: Dagsboro Fire District

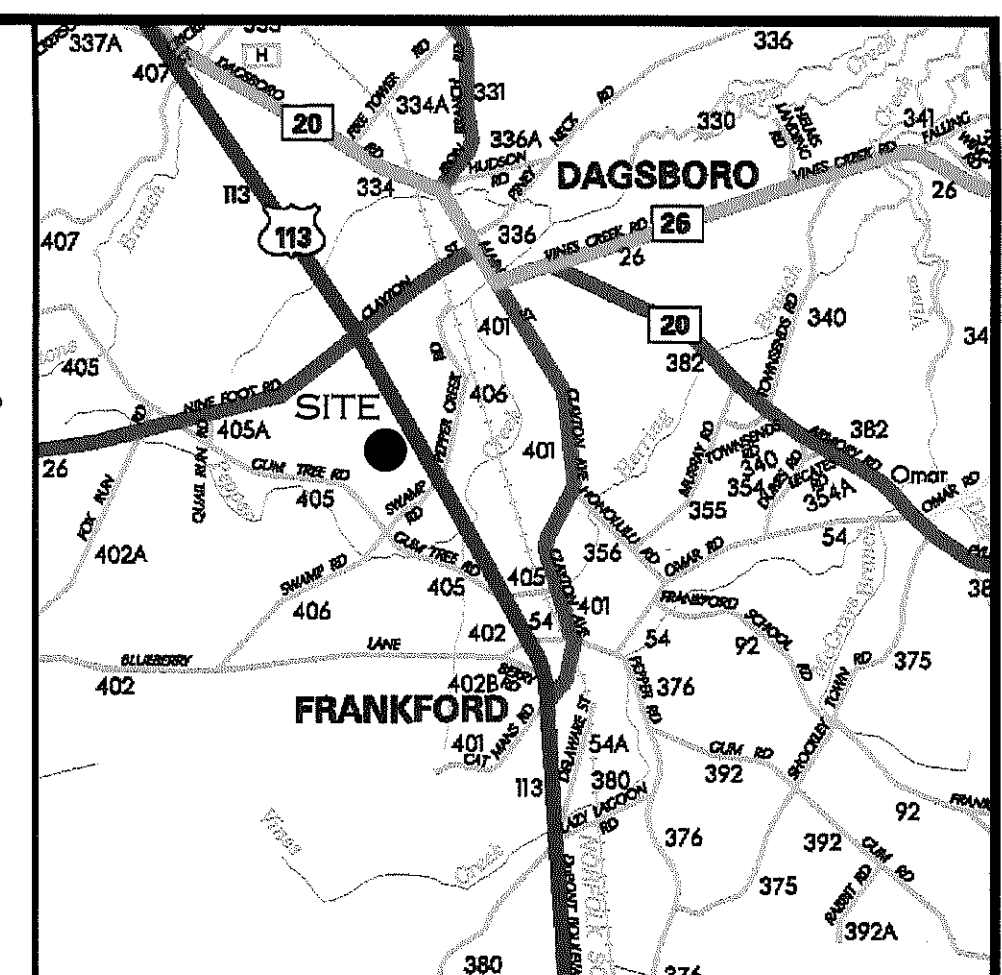
Sewer: Private, On-Site

Water: Private, On-Site

Site Area: 11.80 +/-

Tax Map ID.: 233-16.00-27.00



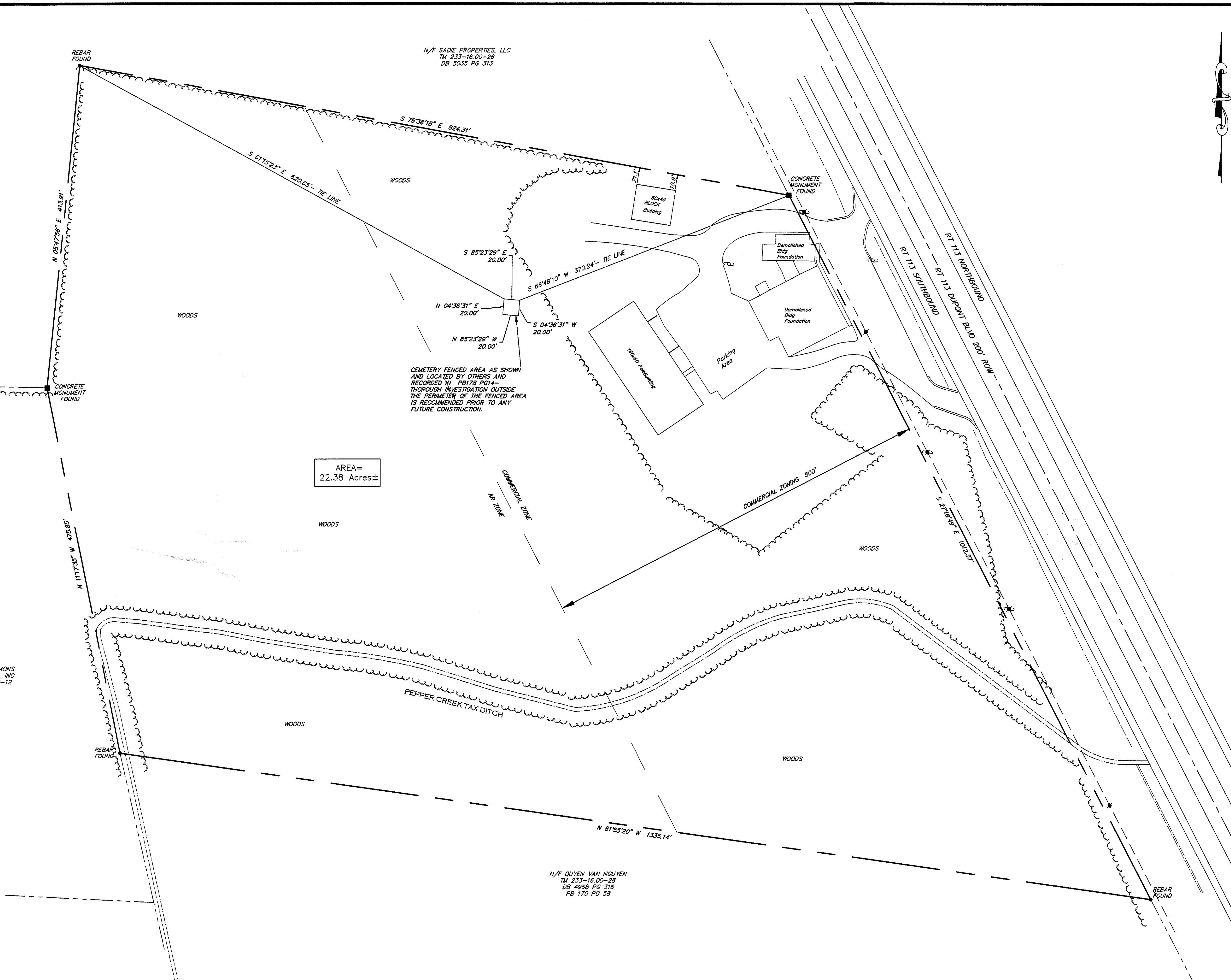


N/F SADIE PROPERTIES, LLC
TM 233-16.00-26
DB 5035 PG 313

N/F SADIE PROPERTIES, LLC
TM 233-16.00-26
DB 5035 PG 313

N/F E. A. TIMMONS
MOBILE HOMES, INC
TM 233-15.00-12

N/F QUYEN VAN NGUYEN
TM 233-16.00-28
DB 4968 PG 316
PB 170 PG 58



AREA=
22.38 Acres±

LOCATION MAP
SCALE: 1"=1 MILE

SITE DATA-
CURRENT OWNER-
DUPONT BLVD. LLC
315 N. HERON GULL CT.
OCEAN CITY, MD.

SOURCE OF TITLE-
DB 5043 PG 344
PB 178 PG 14

TO BE CONVEYED TO-
STONEGATE GRANITE, LLC

SURVEY DATES-
12-10-19 AND 12-19-19

MIXED ZONES-COMMERCIAL AND AR

NOTE-
THIS SURVEY DOES NOT VERIFY
THE EXISTENCE OR NON-EXISTENCE
OF ANY EASEMENTS.

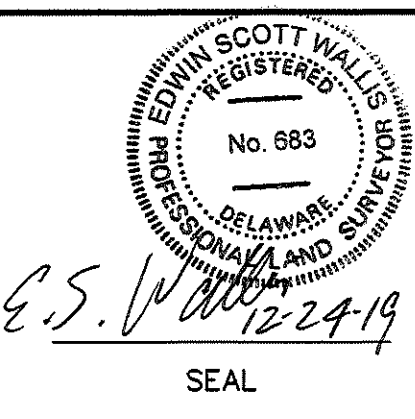
REV	DESCRIPTION OF REVISION	REVISION BY/DATE	CHECKED BY/DATE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.

TAX MAP: 233-16.00-27.00

ENGINEER:
DESIGNER: ESW
DRAFTER: ESW
CHECKED BY:
DATE: 12-10-19
SCALE: 1"=60'

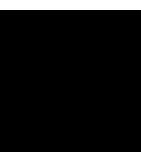
WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE



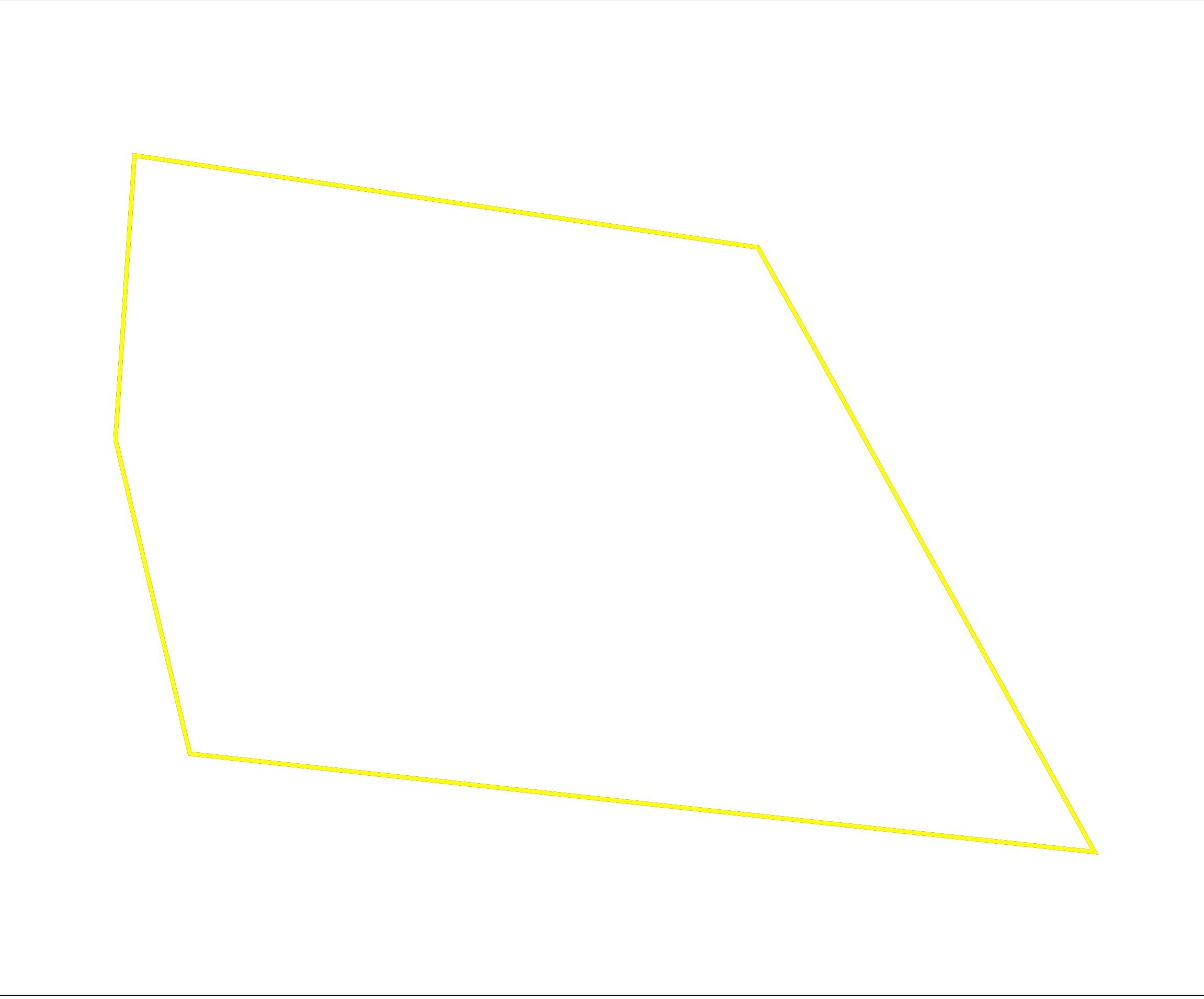
AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: 855-0812
E-MAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM

BOUNDARY SURVEY
LANDS OF
DUPONT BLVD. LLC
32630 DUPONT BLVD
DAGSBORO HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO:
0502-1901
DRAWING:
BS
SHEET:
1 OF 1



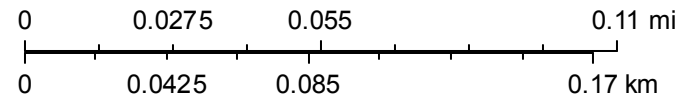
Sussex County

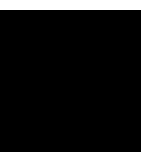


PIN:	233-16.00-27.00
<i>Owner Name</i>	DUPONT BOULEVARD LLC
<i>Book</i>	5043
<i>Mailing Address</i>	315 N HERON GULL CT
<i>City</i>	OCEAN CITY
<i>State</i>	MD
<i>Description</i>	SW/RT 113
<i>Description 2</i>	1/4 MILE NW/RD 406
<i>Description 3</i>	N/A
<i>Land Code</i>	

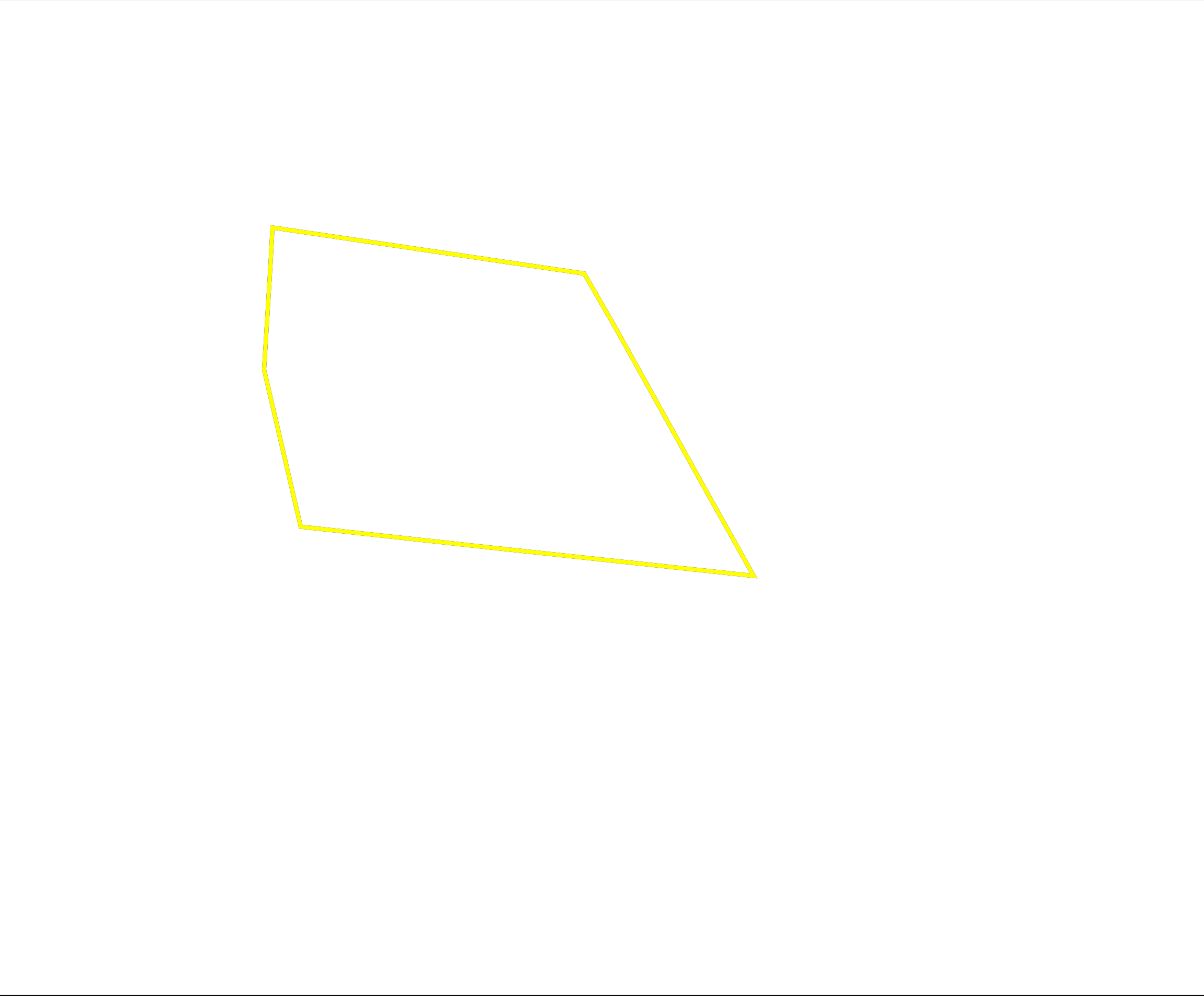
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- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries

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





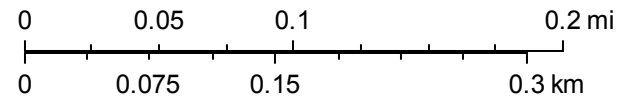
Sussex County

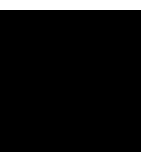


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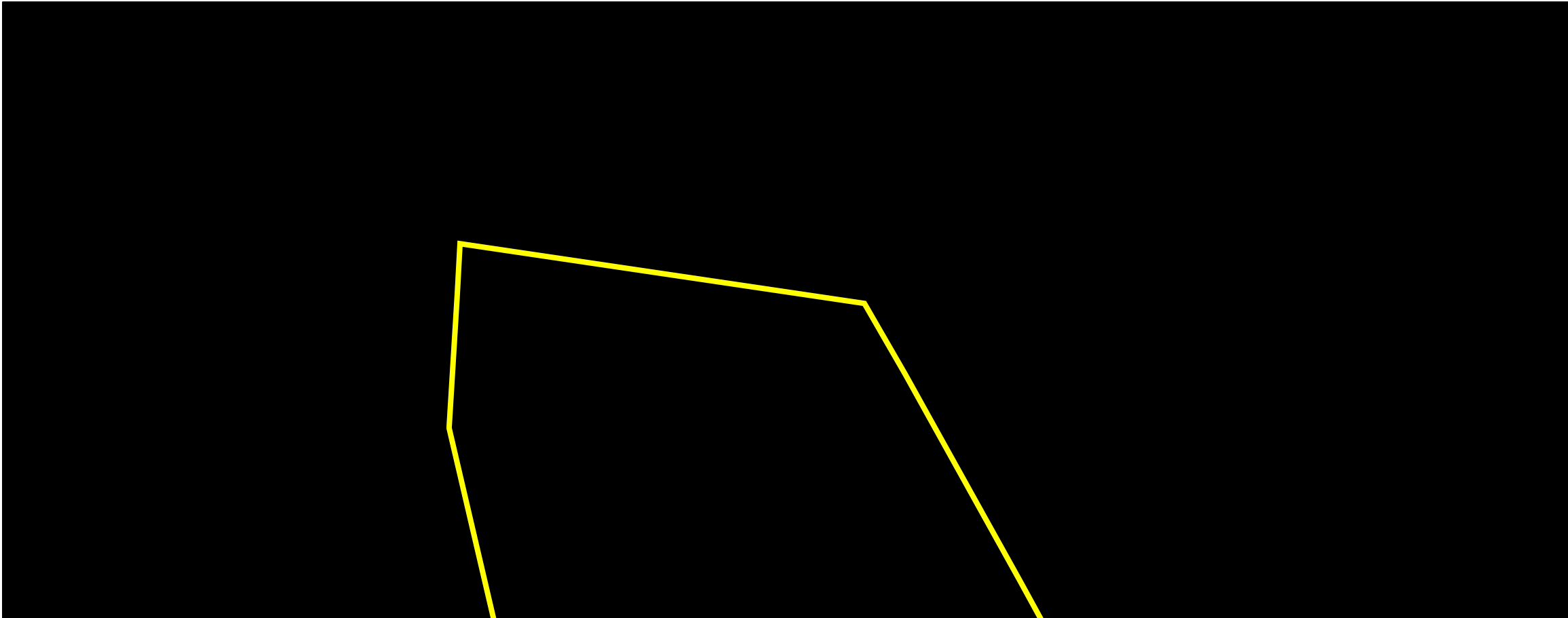
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- Override 1
- polygonLayer**
- Override 1
-  Tax Parcels
-  Streets
-  County Boundaries

1:4,514





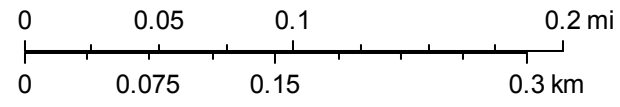
Sussex County



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<i>Book</i>	5043
<i>Mailing Address</i>	315 N HERON GULL CT
<i>City</i>	OCEAN CITY
<i>State</i>	MD
<i>Description</i>	SW/RT 113
<i>Description 2</i>	1/4 MILE NW/RD 406
<i>Description 3</i>	N/A
<i>Land Code</i>	

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

1:4,514



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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **5/29/2020**

APPLICATION: **CU 2219 – 32630 DuPont Boulevard, LLC**

APPLICANT: **Stonegate Granite, LLC**

FILE NO: **DFPA-6.03**

TAX MAP &
PARCEL(S): **233-16.00-27.00**

LOCATION: **Located on the west side of S. DuPont Blvd. (Rt. 113),
approximately 0.51 miles south of Nine Foot Rd. (Rt. 26),
Dagsboro, Delaware**

NO. OF UNITS: **Stone, granite & quartz retail, fabrication, cutting, displaying**

GROSS
ACREAGE: **11.80 +/-**

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 2**
- (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? **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 CU is in a Tier 2 area for sanitary sewer service but is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**
- (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



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

JENNIFER COHAN
SECRETARY

November 26, 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 **Stonegate Granite, LLC** conditional use application, which we received on October 30, 2019. This application is for an approximately 22.38-acre parcel (Tax Parcel: 233-16.00-27.00). The subject land is located on the west side of US Route 113, approximately 1,500 feet northwest of the intersection of US Route 113 and Pepper Creek Road / Swamp Road (SR 406), southwest of Dagsboro. The subject land is currently split-zoned as C-1 (General Commercial) and AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the existing facility as a stone and granite retail, and for the fabrication and cutting of stone, granite, and quartz.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of US Route 113 where the subject land is located, which is from Blueberry Lane (Sussex Road 402) / Daisey Street (Sussex Road 54) to the south Dagsboro limits, are 30,815 and 39,659 vehicles per day, respectively.

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.

The subject property is adjacent to US Route 113, thereby is subject to the Department's Corridor Capacity Preservation Program. The main goal of the Program is to maintain the capacity of the existing highway by minimizing and consolidating the number



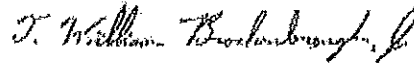
Ms. Janelle M. Cornwell
Page 2 of 2
November 26, 2019

of direct driveway access points along the arterial highway. The Program was established in accordance with the provisions of Title 17, Section 145 of the Delaware Code. According to the Office of State Planning, *Strategies for State Policies and Spending document*, the property is located within a Level 3 Investment Area. In a Level 3 Investment Area, State policies will promote efficient and orderly development. Given the site has an existing entrance on US Route 113 and only has frontage on the corridor, the property owner can retain the existing access for a similar use (comparable traffic generation), driveway improvements may be required by DelDOT's district office. The Corridor Capacity Preservation Program policy can be viewed on Department's website at www.deldot.gov. The manual is located under the publication link.

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.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence or Mr. Thomas Felice, at (302) 760-2338, if you have questions concerning the Corridor Capacity Preservation Program.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Stonegate Granite, LLC, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Thomas Felice, Corridor Capacity Preservation Program Manager, Development
Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination