

File #: CU # 2221
202000914

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

24169 Godwin School Rd millsboro DE 19965

Type of Conditional Use Requested:

Small auto Repair

Tax Map #: 133-16.00-73.04

Size of Parcel(s): 32,669

Current Zoning: AR-1

Proposed Zoning: CU

Size of Building: 30x40

Land Use Classification: Residential

Water Provider: well

Sewer Provider: Septic

Applicant Information

Applicant Name: Dominic Lombardi

Applicant Address: 24169 Godwin School Rd

City: millsboro

State: DE

Zip Code: 19966

Phone #: (302) 344-0000

E-mail: dombomb21@gmail.com

Owner Information

Owner Name: Dominic Lombardi

Owner Address: 24169 Godwin School Rd

City: millsboro

State: DE

Zip Code: 19966

Phone #: 302 344 0000

E-mail: dombomb21@gmail.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: _____

Agent/Attorney/Engineer Address: _____

City: _____

State: _____

Zip Code: _____

Phone #: _____

E-mail: _____



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

___ Completed Application

___ Provide eight (8) copies of the Site Plan or Survey of the property

- o Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- o Provide a PDF of Plans (may be e-mailed to a staff member)
- o 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)

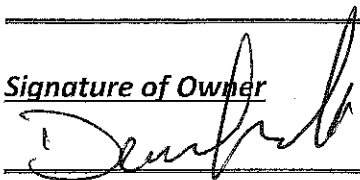
The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

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: _____

Signature of Owner



Date: 1/27/2020

For office use only:

Date Submitted: 1/27/2020

Fee: \$500.00 Check #: CC

Staff accepting application: CEH

Application & Case #: 202000914

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

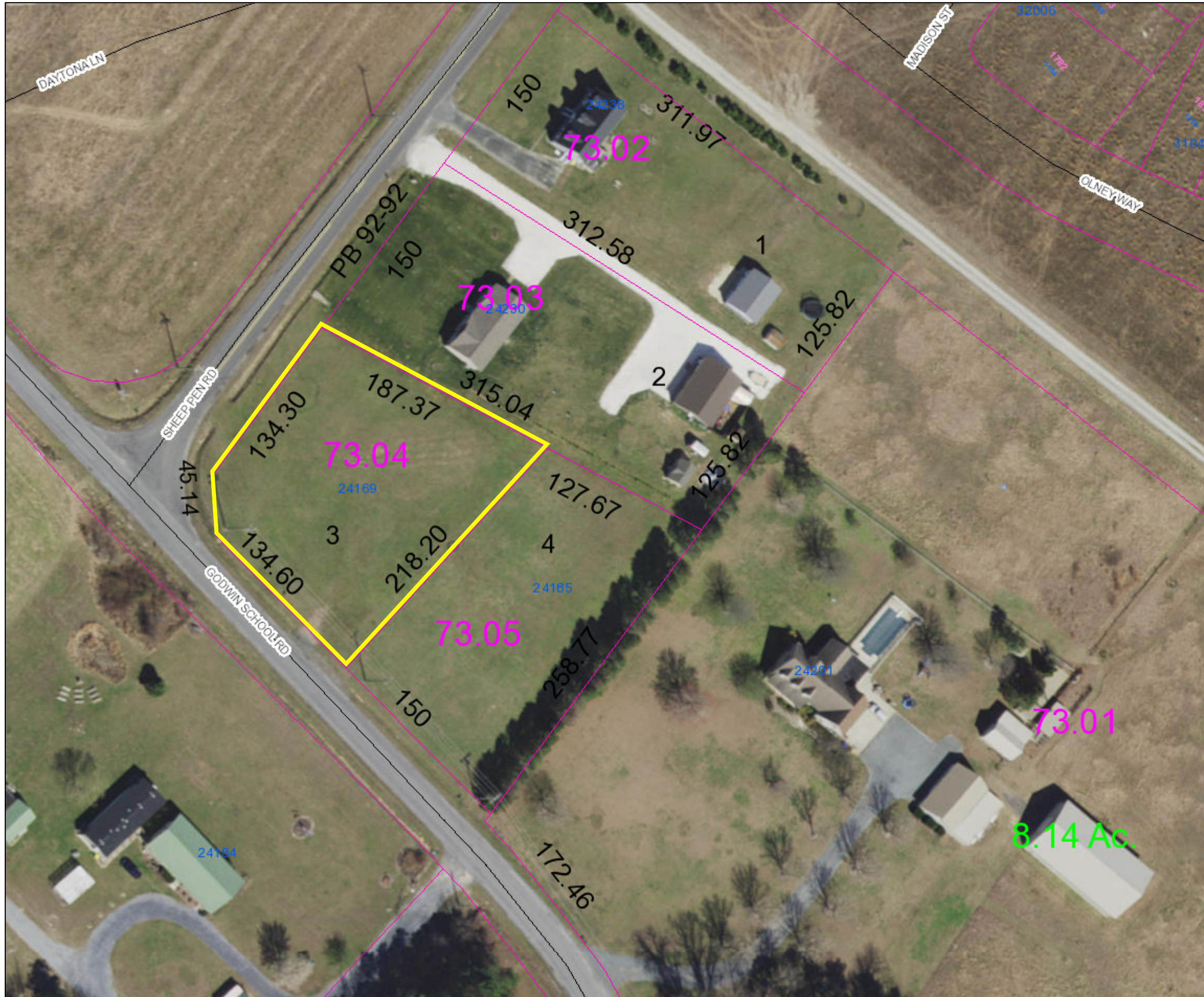
Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____



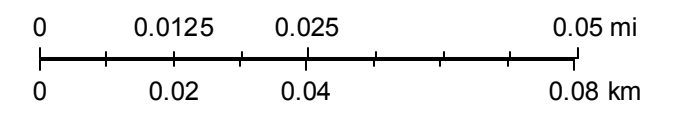
Sussex County



| | |
|------------------------|-----------------------|
| PIN: | 133-16.00-73.04 |
| Owner Name | LOMBARDI DOMINIC A |
| Book | 5217 |
| Mailing Address | 24169 GODWIN SCHOOL R |
| City | MILLSBORO |
| State | DE |
| Description | NE/RD 410 |
| Description 2 | LOT 3 |
| Description 3 | N/A |
| Land Code | |

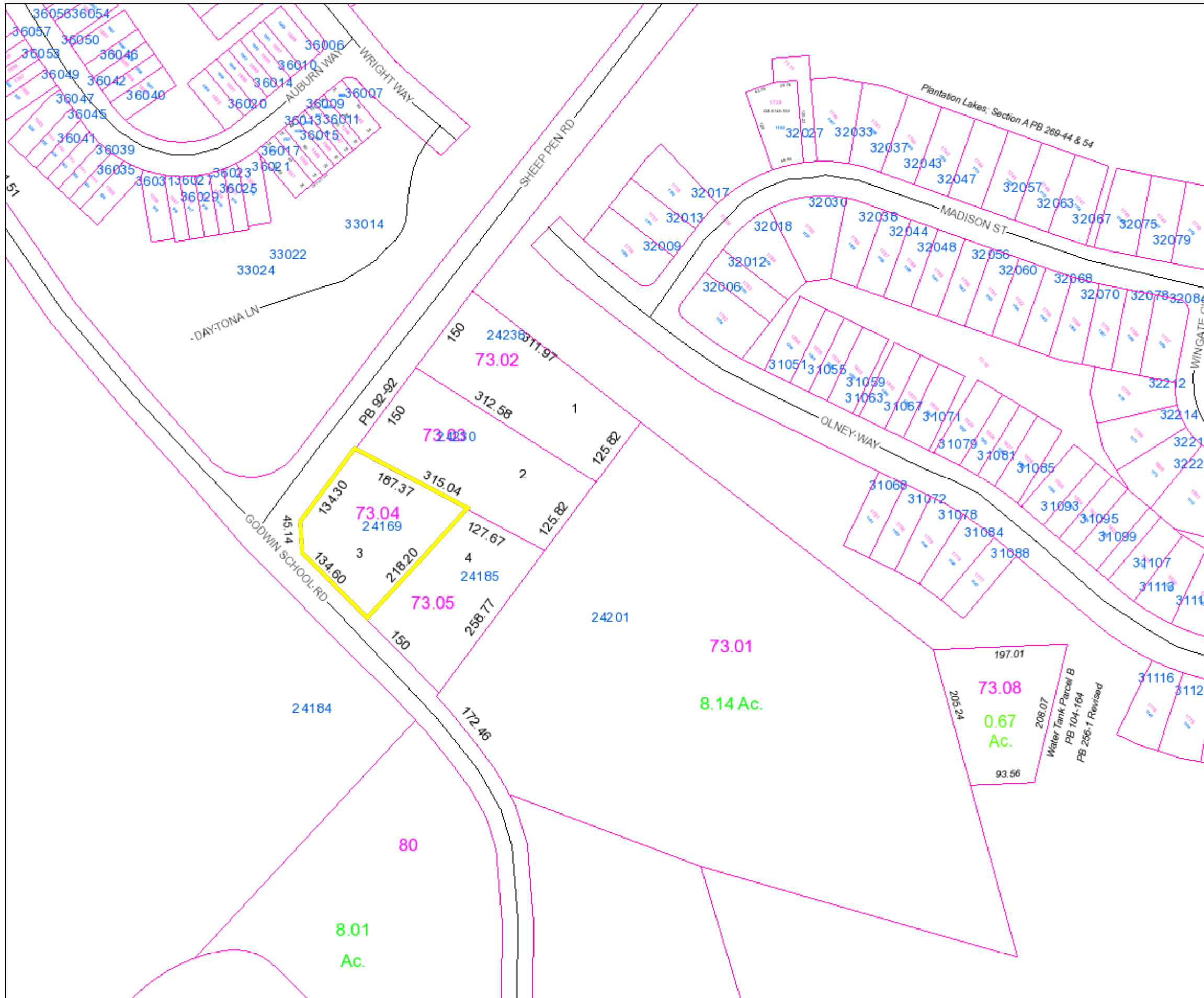
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 - Override 1
- polygonLayer**
 - Override 1
- Tax Parcels
- 911 Address
- Streets

1:1,128





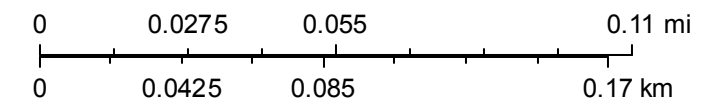
Sussex County

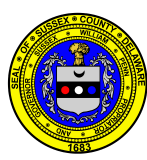


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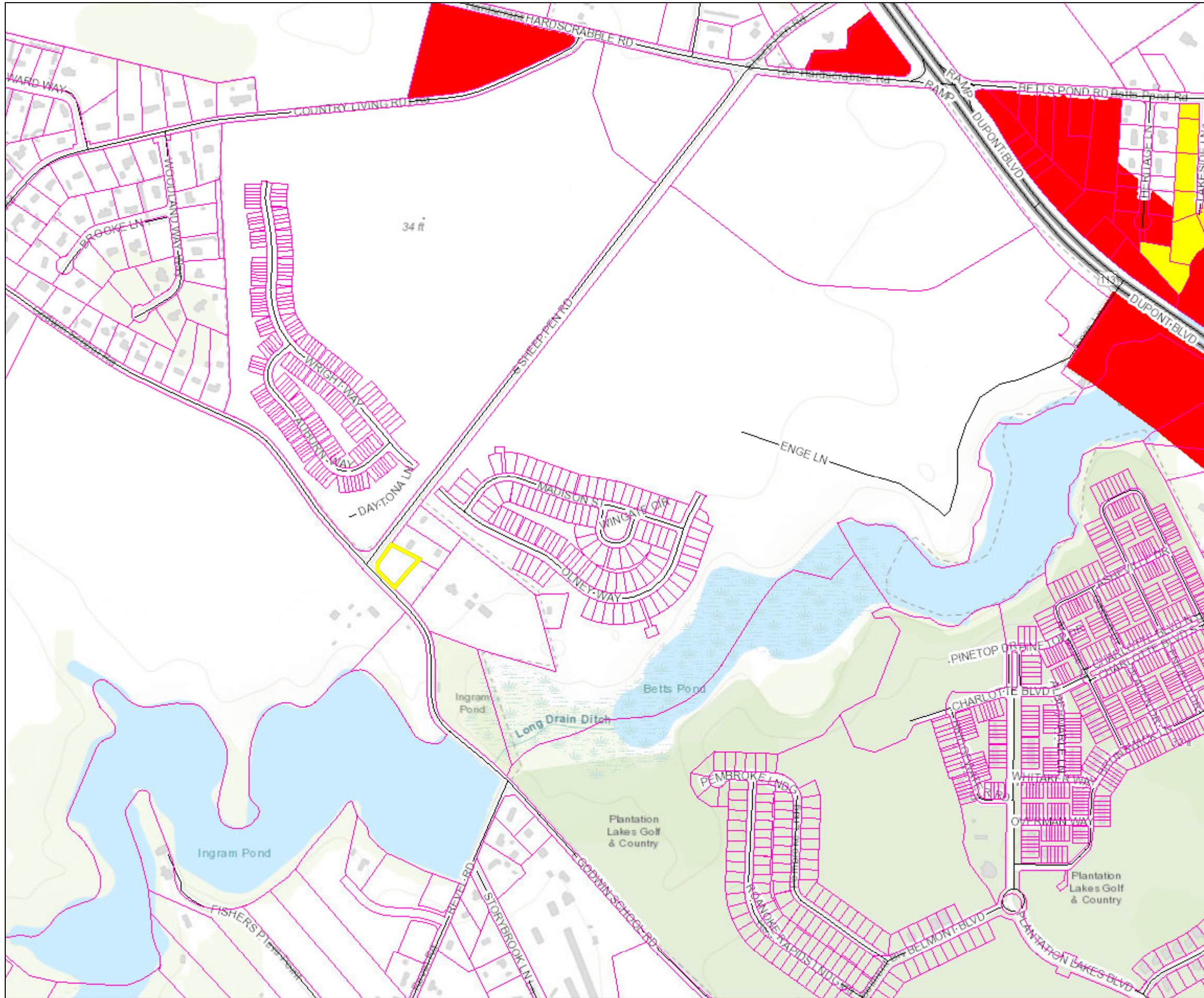
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 Override 1
- Tax Parcels
- 911 Address
- Streets

1:2,257





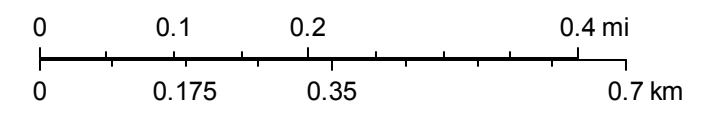
Sussex County



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| Description | NE/RD 410 |
| Description 2 | LOT 3 |
| Description 3 | N/A |
| Land Code | |

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

1:9,028



LOT #2

187.31'

15' WIDE STRIP DEDICATED TO PUBLIC USE
PER P.B. 67-339

S 52°21'33" E

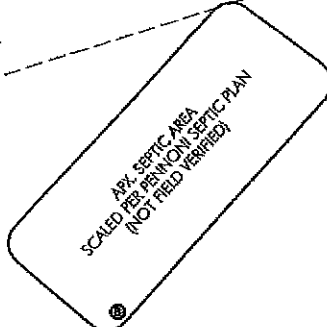
20.0'

15.0'

218.19'

P.B. 67-339

LOT #4



SEPTIC LID (FYP.)



PROPOSED DWELLING

FUTURE GARAGE



26.0'

52.0'

24.0'

63.4'

28.3'

45.7'

LOT #3

32,669 SQ. FT.

D.B. 4104-278

5' WIDE STRIP DEDICATED TO PUBLIC USE
PER P.B. 67-339

134.30'

N 46°20'37" E

P.O.B.

N 05°38'43" E

26.0'

N 35°03'11" W

45.7'

134.60'

APPROVED ACCESS

S 52°18'48" W

EXISTING 50' CORNERCUT
PER P.B. 92-92

EDGE OF PAVING

EDGE OF PAVING

SHEEP PEN ROAD (30' R/W)

GODWIN SCHOOL ROAD (50' R/W)

LEGEND:

- ◇ WOODEN STAKE (SET)
- ▲ IRON ROD (FOUND)
- ▲ DISTURBED IRON ROD (FOUND)

DWELLING STAKEOUT PLAN FOR THE LOMBARDI RESIDENCE

REFERENCE: PLAT BOOK 92 PAGE 92

LOT #3 OF "DIVISION SURVEY PLAN FOR KARL. R. & LINDA C. SMITH"

DAGSBORO HUNDRED SUSSEX COUNTY

STATE OF DELAWARE

JUNE 13, 2018 SCALE: 1" = 40'

NOTES:

ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CALL SUSSEX CO. (302-855-7878)

THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.

NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN

Prepared by:

FORESIGHT Services

Surveying & Precision Measurement

302 226 2229 phone

302 226 2239 fax

2103A Coastal Highway

Dewey Beach, DE 19971

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 May 28th,2020.

Application: (CU 2221) Dominic Lombardi

Applicant: Dominic Lombardi
24169 Godwin School Rd
Millsboro, DE 19955

Owner: Dominic Lombardi
24169 Godwin School Rd
Millsboro, DE 19955

Site Location: Located on the north side of Zion Church Rd (Route 20), approximately
318 feet southeast of Deer Run Rd.

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: Small Auto-Repair Shop

Comprehensive Land
Use Plan Reference: Developing Area

Councilmatic
District: Mr. Riley

School District: Indian River School District

Fire District: Millsboro Fire Company

Sewer: Septic

Water: Private

Site Area: .75 acres +/-

Tax Map ID.: 133-16.00-73.04





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

JENNIFER COHAN
SECRETARY

January 2, 2020

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 **Dominic Lombardi** conditional use application, which we received on December 5, 2019. This application is for an approximately 0.76-acre parcel (Tax Parcel: 133-16.00-73.04). The subject land is located on southeast corner of the intersection of Sheep Pen Road (Sussex Road 328) and Godwin School Road (Sussex Road 410), northwest of the Town of Millsboro. The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to utilize the existing 1,200 square-foot facility to operate a small repair shop.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Sheep Pen Road where the subject land is located, which is from Godwin School Road to US Route 113, is 817 vehicles per day. As the subject land also has frontage along Godwin School Road, the annual average daily traffic volume along that road segment, which is from Mission Road (Sussex Road 431A) to Sheep Pen Road, is 524 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.

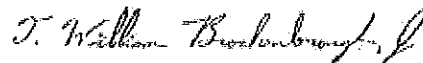


Ms. Janelle M. Cornwell
Page 2 of 2
January 2, 2020

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.

Sincerely,

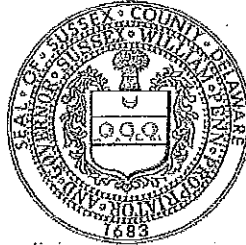


T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Jamie Whitehouse, Planning & Zoning Manager, Sussex County Planning & Zoning
Dominic Lombardi, 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

PLANNING & ZONING
JANELLE M. CORNWELL, AICP
DIRECTOR
(302) 865-7878 T
(302) 864-5079 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 DeIDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 12/5/19

Site Information:

Site Address/Location: 24169 Godwin School Rd millsboro DE 19966

Tax Parcel Number: 133-16.00-73.04

Current Zoning: AR-1

Proposed Zoning: CU

Land Use Classification: Single family residential

Proposed Use(s): w/ Commercial

Small Repair shop

Square footage of any proposed buildings or number of units: 30x40 building already on site.

Applicant Information:

Applicant's Name: Dominic Lombardi

Applicant's Address: 24169 Godwin School Rd

City: millsboro State: DE Zip Code: 19966

Applicant's Phone Number: (302) 344-0000

Applicant's e-mail address: domlomb21@gmail.com

