

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, MTRPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: September 24, 2020

Application: CU 2239 Coastal Services, LLC

Applicant/Owner: Coastal Services, LLC
30430 Cedar Neck Rd.
Ocean View, DE 19970

Site Location: On the west side of Cedar Neck Rd. (Rt. 357) approx..0.64 mile north
of Fred Hudson Rd. (S.C.R. 360)

Current Zoning: GR (General Residential) & B-1 (Neighborhood Business)

Proposed Use: General Contracting Business

Comprehensive Land
Use Plan Reference: Coastal Area

Councilmanic
District: Mr. Hudson

School District: Indian River School District

Fire District: Millville Fire District

Sewer: Sussex County

Water: Well

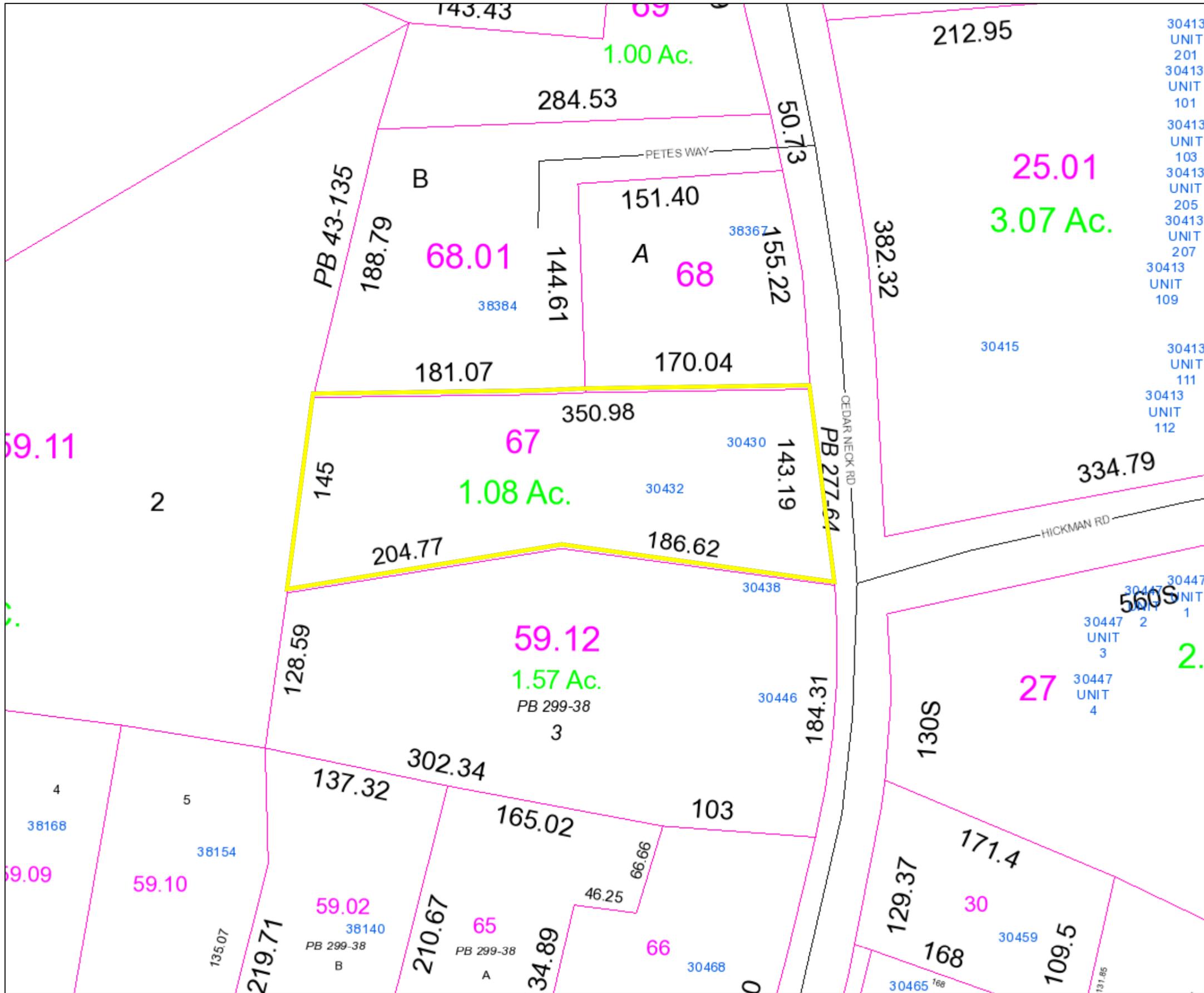
Site Area: 1.08 Acres

Tax Map ID.: 134-9.00-67.00



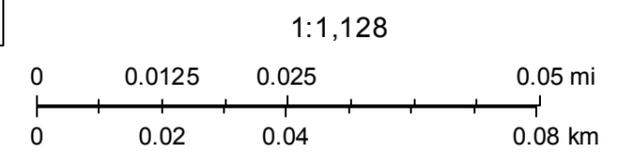


Sussex County



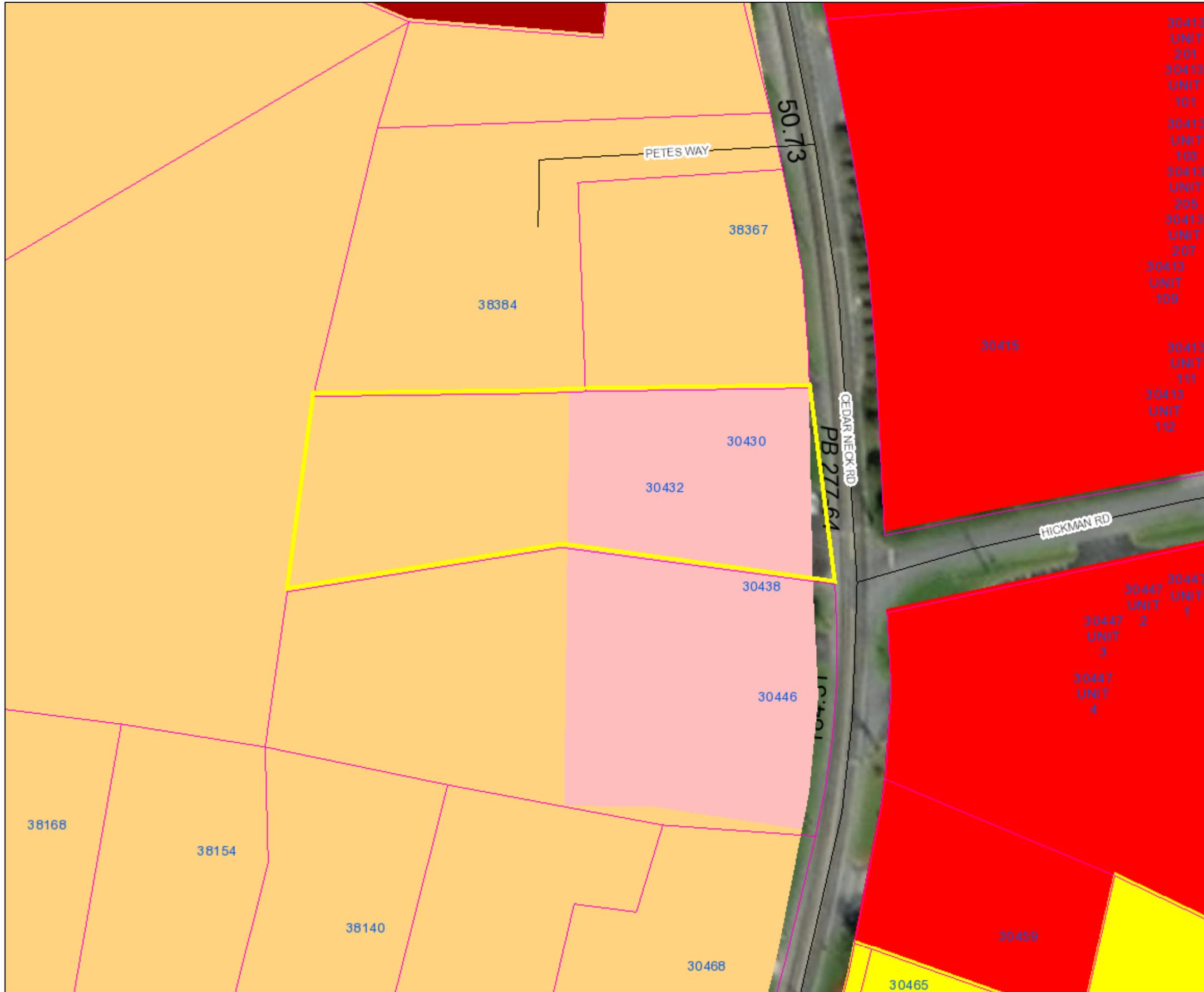
PIN:	134-9.00-67.00
Owner Name	COASTAL PROPERTIES LLC
Book	5026
Mailing Address	30430 CEDAR NECK RD
City	OCEAN VIEW
State	DE
Description	W/OCEAN VIEW
Description 2	QUILLENS PT RD
Description 3	2 LOTS
Land Code	

- polygonLayer
 - Override 1
- polygonLayer
 - Override 1
 - Tax Parcels
 - 911 Address
 - Streets
 - County Boundaries
- Tax Ditch Segments**
- Tax Ditch Channel
- Pond Feature
- Special Access ROW
- Extent of Right-of-Way
- Municipal Boundaries



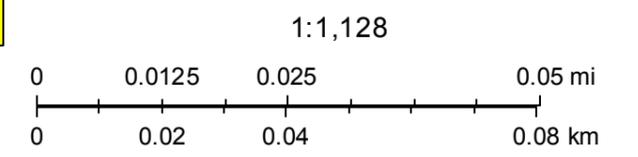


Sussex County



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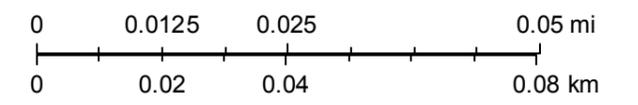
Sussex County



PIN:	134-9.00-67.00
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- polygonLayer**
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 - Tax Parcels
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 - County Boundaries
- Tax Ditch Segments**
 - ▶ Tax Ditch Channel
 - Pond Feature
 - Special Access ROW
 - Extent of Right-of-Way
 - Municipal Boundaries

1:1,128



JAMIE WHITEHOUSE, AICP, MRTPI
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: Christin Scott, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: September 17, 2020
RE: Staff Analysis for CU 2239 Coastal Services, LLC

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2239 Coastal Services, LLC to be reviewed during the September 24, 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 Tax Parcel 134-9.00-67.00 to allow for a Conditional Use of land in a General Residential (GR) Zoning District and Neighborhood Business (B-1) Zoning District for a general contracting business. The parcel is located on the west side of Cedar Neck Rd. (Rt. 357) in Ocean View, Delaware. The size of the property is approximately 1.08 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 subject property has a Coastal Area designation. The adjacent properties in each direction are also a part of the Coastal Area.

The Coastal Area is designated to encourage growth and development without diminishing special ecological and environmental characteristics. The Coastal Area may include various types of housing, small-scale retail and office, light commercial, and institutional land uses. Sussex County's base density of two (2) units per acre is typically standard. Medium and higher densities (4-12 units per acre may be appropriate in selected locations.

This parcel is a split zoned parcel within a General Residential (GR) Zoning District and Neighborhood Business (B-1) Zoning District. The adjacent parcels to the north and west are zoned General Residential (GR). The parcel to the east is zoned General Commercial (C-1). The parcel to the south is also a split zoned parcel with the General Residential (GR) and Neighborhood Business (B-1) Zoning Districts.

Since 2011, there has been one (1) Conditional Use application in a one-mile radius. Conditional Use 2130, to allow for a 20-unit multifamily development, was approved by County Council on October 30, 2018 and adopted through Ordinance No. 2609.

Land use and zoning have been analyzed for both this subject site and other nearby properties. A Conditional Use to allow for a general contracting business, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.



File #: CU 2239
20205400

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

MAY 26 2020

SUSSEX COUNTY
PLANNING & ZONING

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

30430 Cedar Neck Road, Ocean View, DE 19970

Type of Conditional Use Requested:

Conditional use for the operation of a small general contracting business located on a property with split zoning. The property is zoned B1 and GR, requiring conditional use approval for the operation of the business under Code Section 115-39.

Tax Map #: 134-9.00-67.00 **Size of Parcel(s):** 1.08 Acres +/-

Current Zoning: GR/B1 **Proposed Zoning:** N/A **Size of Building:** 32' x 210' x 16'

Land Use Classification: _____

Water Provider: Well **Sewer Provider:** County

Applicant Information

Applicant Name: Coastal Services, LLC
Applicant Address: 30430 Cedar Neck Road
City: Ocean View State: DE Zip Code: 19970
Phone #: _____ E-mail: _____

Owner Information

Owner Name: Coastal Properties, LLC
Owner Address: 30430 Cedar Neck Road
City: Ocean View State: DE Zip Code: 19970
Phone #: (302) 218-1577 E-mail: gelliott18@aol.com; nicole@coastalservices.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Mackenzie M. Peet, Esq.
Agent/Attorney/Engineer Address: 323E Rehoboth Avenue
City: Rehoboth Beach State: DE Zip Code: 19971
Phone #: (302) 227-1314 E-mail: mackenzie@tunnellraysor.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

Murkusia M. Peet, Esq.

Date: 05/01/2020

Signature of Owner

George Blunt

Date: 5-1-2020

For office use only:

Date Submitted: 5/26/20

Fee: \$500.00 Check #: 6021

Staff accepting application: JP

Application & Case #: 20200840

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____



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

JENNIFER COHAN
SECRETARY

February 25, 2020

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

Dear Mr. Jamie:

The Department has completed its review of a Service Level Evaluation Request for the **George Elliott** conditional use application, which we received on January 28, 2020. This application is for an approximately 1.08-acre parcel (Tax Parcel: 134-9.00-67.00). The subject land is located on the west side of Cedar Neck Road (Sussex Road 357), just northwest of the intersection of Cedar Neck Road and Hickman Road (Sussex Road 359). The subject land is currently split-zoned as GR (General Residential) and B-1 (Neighborhood Business), and the applicant is seeking a conditional use approval to build a 6,720 square-foot barn to expand the existing contracting business.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Cedar Neck Road where the subject land is located, which is from Hickman Road to the end of the road, is 876 vehicles per day.

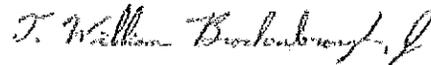
Based on our review, we estimate that the above land uses will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DeIDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. 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. DeIDOT'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.

Mr. Jamie Whitehouse
Page 2 of 2
February 25, 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
George Elliott, 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
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: **9/8/2020**

APPLICATION: **CU 2239 Coastal Services LLC**

APPLICANT: **Coastal Services LLC**

FILE NO: **CN 1.05**

TAX MAP &
PARCEL(S): **134-9.00-67.00**

LOCATION: **On the west side of Cedar Neck Road (SCR 357),
approximately 0.64 mile north of Fred Hudson Road.**

NO. OF UNITS: **General Contracting Business**

GROSS
ACREAGE: **1.08**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

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 1**
- (3). Is wastewater capacity available for the project? **Yes** 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? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **Noell Warren** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- 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? **N/A**
- (8). Comments: **The parcel is served with one 8-inch lateral. There is currently "Master Klean" office space connected to the sanitary sewer totaling 1.32 EDU's. If this is disconnected from the sewer it would result in a credit of 1.32 EDU's**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-1299 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
Noell Warren



30430 Cedar Neck Road
 Ocean View, De. 19970
 302-616-2906

We are planning on putting up a new pole barn building 32' W x 210'L x 16' H at 30430 Cedar Neck Road, Ocean View, De. 19970. If you face our property from Cedar Neck Road on the right side of the property 3' off the property line fence is where we want to install the new building. We are applying for a variance to make this legal. It will be used to store our materials so we can clean our yard up and organize making it more appealing to everyone. We also plan on putting up a new 6' vinyl fence on the opposite side of the yard so neighbor behind us will not have to look at materials and equipment stored in the yard.

The pole barn will start 128' off of Cedar Neck Road and continue towards the back of the yard 210' leaving 12.98' of right away in the back.

We are asking for your signature and property address if you approve:

Sharon Strong
Blair King
Norman Justice

38154 Piney Point Rd.
38176 PINEY POINT RD.
30446 Cedar Neck Rd. O.V.

Mattie Evans

From: Colleen Sagers <cfsagers@hotmail.com>
Sent: Monday, March 23, 2020 12:51 PM
To: Mattie Evans
Subject: Re: Coastal Services, LLC - Pole Barn

George Elliott

March 23, 2020

I agree for you to build a pole barn on your property at Coastal Services on cedar neck road, Ocean View, De. You also agreed to continue to install fencing down the property for privacy. Thank you for that. Sorry for the delay, internet has been down and I forgot about you.

Colleen Sagers
38384 Petes Way
Ocean View, De. 19970 Phone 302-236-2859

From: Mattie Evans <mattie@coastalservicesllc.net>
Sent: Thursday, March 19, 2020 6:56 PM
To: cfsagers@hotmail.com <cfsagers@hotmail.com>
Subject: Coastal Services, LLC - Pole Barn

Ms. Sagers,

George asked me to send this to you. If you are unable to sign it can you please reply back to this email with approval along with your property address. Please let me know if you have any questions!

Thank you,

Mattie Evans



30430 Cedar Neck Road
Ocean View, DE 19970
Office: (302) 616-2906

Plumbing – Heating – Air Conditioning – Electrical – Renovation – Power-washing – Handy-man Services

Mattie Evans

From: lynn smith <shesuit@yahoo.com>
Sent: Monday, March 23, 2020 12:56 PM
To: Mattie Evans
Subject: Re: Coastal Services, LLC - pole barn

We approve of the attached proposal by Coastal Services to install a fence & building a new pole building as described.

Lynn & Franklin Smith
38140 Piney Point Road

On Friday, March 20, 2020, 07:25:42 AM CDT, Mattie Evans <mattie@coastalservicesllc.net> wrote:

Good morning Mr. and Mrs. Smith,

George Elliott, owner of Coastal Services, asked me to send this to you. If you do not have a way of signing this a reply back approving the pole barn would be appreciated!

Thank you,

Mattie Evans



30430 Cedar Neck Road

Ocean View, DE 19970

Office: (302) 616-2906

Plumbing – Heating – Air Conditioning – Electrical – Renovation – Power-washing – Handy-man Services

EXHIBIT A

Deed

LAW OFFICES

TUNNELL
&**R**AYSOR, P.A.

PARID: 134-9.00-67.00
 COASTAL PROPERTIES LLC

ROLL: RP

Property Information

Property Location:

Unit:
 City:
 State:
 Zip:

Class:	RES-Residential
Use Code (LUC):	RS-RESIDENTIAL SINGLE FAMILY
Town	00-None
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Council District:	4-Hudson
Fire District:	84-Millville
Deeded Acres:	
Frontage:	143
Depth:	180.000
Irr Lot:	
Zoning 1:	B-1-NEIGHBORHOOD BUSINESS
Zoning 2:	-
Plot Book Page:	/PB
100% Land Value:	\$7,600
100% Improvement Value	\$19,700
100% Total Value	\$27,300

Legal

Legal Description	W/OCEAN VIEW QUILLENS PT RD 2 LOTS
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Owners

Owner	Co-owner	Address	City	State	Zip
COASTAL PROPERTIES LLC		30430 CEDAR NECK RD	OCEAN VIEW	DE	19970

Document# 201900008233 BK: 5026 PG: 325
Recorder of Deeds, Scott Dailey On 3/13/2019 at 8:37:39 AM Sussex County, DE
Consideration: \$0.00 County/Town: \$0.00 State: \$0.00 Total: \$0.00
Doc Surcharge Paid Town: SUSSEX COUNTY

TAX MAP # 1-34-9.00-P/O 59.12
and 67.00

PREPARED BY & RETURN TO:
D. Stephen Parsons, P.A.
118 Atlantic Ave. #401
PO Box 480
Ocean View, DE 19970
File No. 35563/KE

THIS DEED, made this 6TH day of March, 2019,

- BETWEEN -

COASTAL PROPERTIES, LLC, of 30430 Cedar Neck Road, Ocean View, DE 19970,, parties of the first part,

- AND -

COASTAL PROPERTIES, LLC, of 30430 Cedar Neck Road, Ocean View, DE 19970, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ONE DOLLAR and 00/100 (\$1.00) and other valuable consideration, 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:

ALL that certain lot, piece or parcel of land, lying and being situate in Baltimore Hundred, Sussex County, State of Delaware as shown on a survey plot entitled Boundary Survey Plan For Coastal Properties, LLC, as prepared by True North Land Surveying, dated January 8, 2019 and recorded in the Office of the Recorder of Deeds, at Georgetown, Delaware in Plot Book 277, Page 64 and being more particularly described as follows, to wit:

BEGINNING at a utility pole situate on the westerly right-of-way of Cedar Neck Road, said utility pole being a corner of these lands and lands N/F of Horace A. Sagers Subdivision; thence by and with said westerly right-of-way of Cedar Neck Road, S03°13'42"W, 143.19' to a PK nail being a corner of these lands and lands N/F of Norman E. & Eleanor W. Justice, Trustees; thence by and with said lands N/F of Norman E. & Eleanor W. Justice, Trustees, the following

Document# 2019000008233 BK: 5026 PG: 326

Recorder of Deeds, Scott Dailey On 3/13/2019 at 8:37:39 AM Sussex County, DE

Doc Surcharge Paid

two courses and distances, N72°02'18"W, 186.62' to an iron pipe; thence N89°08'24"W, 204.77' to an iron rod being a corner of these lands, lands N/F of Norman E. & Eleanor W. Justice, Trustees and a point on line of lands N/F of Colleen F & Kevin W. Sagers; thence by and with lands N/F of Colleen F. & Kevin W. Sagers, N17°35'33"E. 145.00' to an iron pipe being a corner of these lands, Parcel B and a point on line of lands N/F of Colleen F. and Kevin W. Sagers; thence by and with Parcel B, the following two courses and distances, S80°45'28"E, 164.91' to an iron pipe; thence S80°54'41"E, 186.07' to the point and place of beginning, said to contain 1.08 acres of land, more or less.

SUBJECT TO an Agreement between Helen E. Justice and Horace G. Clampffer, etux, dated July 2, 1970, or record in the Office of the Recorder of Deeds, at Georgetown, Delaware in Deed Book 656, Page 985, regarding the following privileges: "Use of an area in PINEY POINT ACRES LAGOON of an area for a boat, having approximately twenty (20) feet of frontage on the bulkhead, marked as Nos. 15 and 16, and extending out perpendicular to the bulkhead for a distance of not more than eighteen (18) feet.....the right to use in common with the owners of other lots in PINEY POINT ACRES and lot owners from other lands of grantor, a seven (7) foot walkway along the bulkhead and between the bulkhead and the adjacent line of lots along the lagoon. No automobiles shall be allowed on said walkway, nor on 15 foot right-of-way along the lagoon.

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.

BEING the same lands as conveyed unto Coastal Properties, LLC by Deed of James Gregory Martin, dated October 9, 2017 and recorded in the Office of the Recorder of Deeds, at Georgetown, Delaware in Deed Book 4785, Page 136 as to 23,495 square feet of land; and the same lands as conveyed unto Coastal Properties, LLC by Deed of Norman E. Justice, Trustee Under Revocable Trust Agreement of Norman E. Justice Dated 9/18/97, as amended, and Norman E. Justice as Substitute Trustee Under Revocable Trust Agreement of Eleanor W. Justice, Dated 9/18/97, dated March 6, 2019 and recorded in the Office of the Recorder of Deeds, at Georgetown, Delaware in Deed Book 5026 Page -322 .

Document# 201900008233 BK: 5026 PG: 327
Recorder of Deeds, Scott Dailey On 3/13/2019 at 8:37:39 AM Sussex County, DE
Doc Surcharge Paid

IN WITNESS WHEREOF, the parties of the first part have hereunto set Hand and Seal the day and year witnessed below.

Witness _____
Key Emery
Witness _____

George Elliott (SEAL)
George Elliott, Member

Nicole Peterdozzi (SEAL)
Nicole Peterdozzi, Member

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 6th day of March, A.D. 2019, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, George Elliott and Nicole Peterdozzi, Members of the Coastal Properties, LLC, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

Given under my Hand and Seal of office the day and year aforesaid.

[Signature]

Notary Public

MANAEN S. ROBINSON, IV, ESQ.
ATTORNEY AT LAW-DELAWARE
NOTARY PURSUANT TO
29 DEL. C., SEC. 4323(a)(3)

EXHIBIT B

DelDot Service Letter Evaluation

LAW OFFICES

TUNNELL
& **R**AYSOR, P.A.



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

JENNIFER COHAN
SECRETARY

February 25, 2020

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

Dear Mr. Jamie:

The Department has completed its review of a Service Level Evaluation Request for the **George Elliott** conditional use application, which we received on January 28, 2020. This application is for an approximately 1.08-acre parcel (Tax Parcel: 134-9.00-67.00). The subject land is located on the west side of Cedar Neck Road (Sussex Road 357), just northwest of the intersection of Cedar Neck Road and Hickman Road (Sussex Road 359). The subject land is currently split-zoned as GR (General Residential) and B-1 (Neighborhood Business), and the applicant is seeking a conditional use approval to build a 6,720 square-foot barn to expand the existing contracting business.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Cedar Neck Road where the subject land is located, which is from Hickman Road to the end of the road, is 876 vehicles per day.

Based on our review, we estimate that the above land uses will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DeIDOT'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. DeIDOT'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.

Mr. Jamie Whitehouse
Page 2 of 2
February 25, 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
George Elliott, 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
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

EXHIBIT C

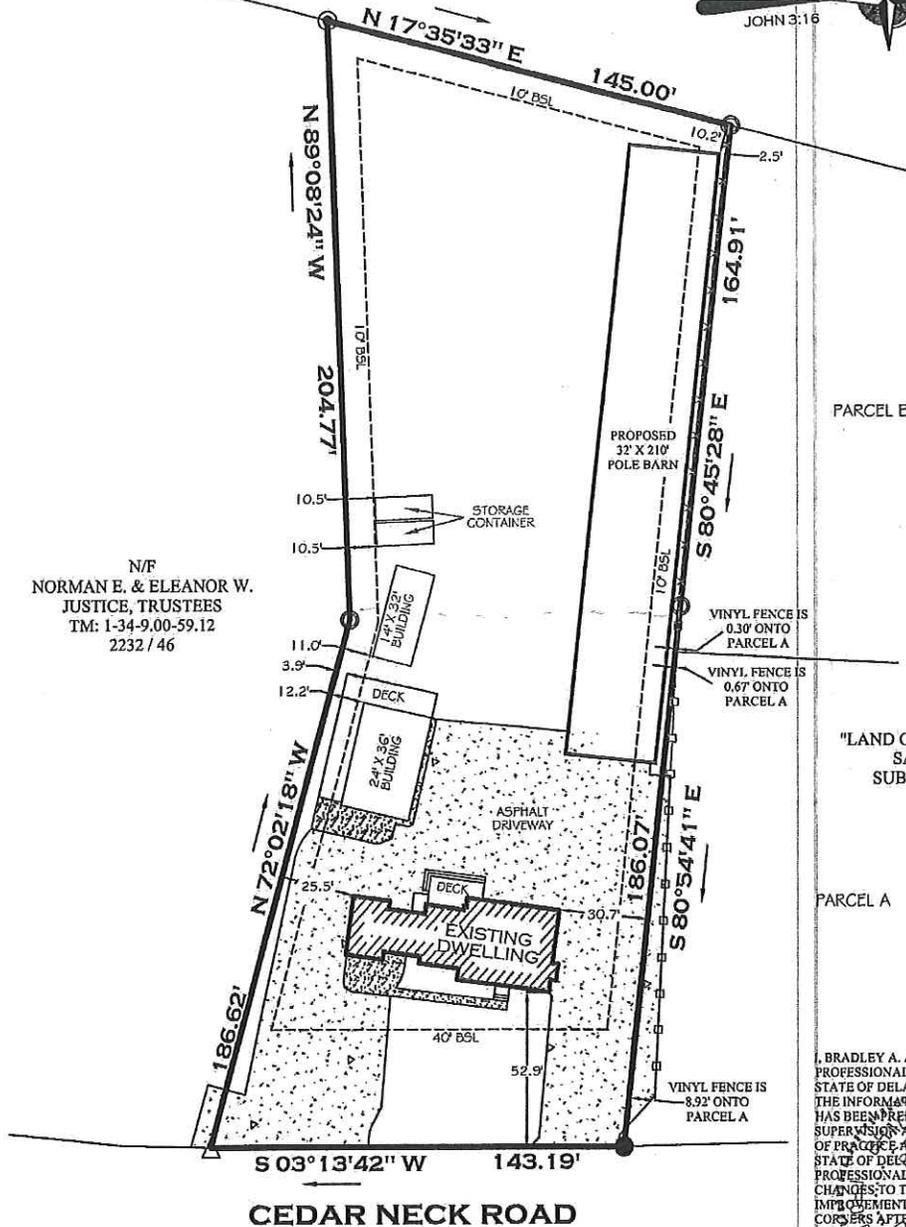
Survey

LAW OFFICES

TUNNELL
& **R**AYSOR, P.A.

ONLY PLANS INCORPORATING AN ORIGINAL ENCASED / RED SEAL & SIGNATURE ARE CONSIDERED TO BE OFFICIAL AND RELIED UPON BY THE USER

N/F
COLLEEN F. & KEVIN W. SAGERS
TM: 1-34-9.00-39.11
3248 / 317



N/F
NORMAN E. & ELEANOR W.
JUSTICE, TRUSTEES
TM: 1-34-9.00-59.12
2232 / 46

PARCEL B

"LAND OF HORACE A.
SAGERS"
SUBDIVISION

PARCEL A

CEDAR NECK ROAD

I, BRADLEY A. ABSHER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL REQUIRE A NEW REVIEW AND CERTIFICATION BY AN OFFICIAL OR LEGAL USE ONLY.

BRADLEY A. ABSHER, DE PLS # 735
DATE

5.6.2020

NOTES

1. CLASSIFICATION OF SURVEY: SUBURBAN
2. ZONE: B1
3. BUILDING SETBACK LINES (BSL)
FRONT 40'
SIDE 10'
REAR 10'

ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER SUSSEX COUNTY & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.

4. NO TITLE REPORT WAS PROVIDED FOR OUR USE. THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

LEGEND	
○	IRON PIPE FOUND
●	UTILITY POLE
⊙	IRON ROD W/ CAP SET
△	PK NAIL SET

TAX MAP	1-34 - 9.00 - 67.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	---
AREA	1.08 ACRES ±
DEED REF.	4785 / 136
PLAT REF.	DB, 1665 / 199
DRAWN BY	JJZ
DATE	05 / 06 / 20
SCALE	1" = 50'
SURVEY #	DE - 05269

BOUNDARY SURVEY PLAN

FOR
COASTAL PROPERTIES, LLC

30430 CEDAR NECK ROAD, OCEAN VIEW, DE 19970

TRUE NORTH



LAND SURVEYING
118 ATLANTIC AVENUE, SUITE 202
OCEAN VIEW, DE 19970
DE: 302-539-2488
MD: 410-430-2092

EXHIBIT D

Aerial Maps

LAW OFFICES

TUNNELL
& **R**AYSOR, P.A.



Sussex County



PIN: 134-9.00-67.00

Owner Name: COASTAL PROPERTIES LLC

Book: 5026

Mailing Address: 30430 CEDAR NECK RD

City: OCEAN VIEW

State: DE

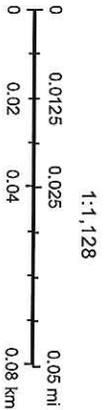
Description: W/OCEAN VIEW

Description 2: QUILLENS PT RD

Description 3: 2 LOTS

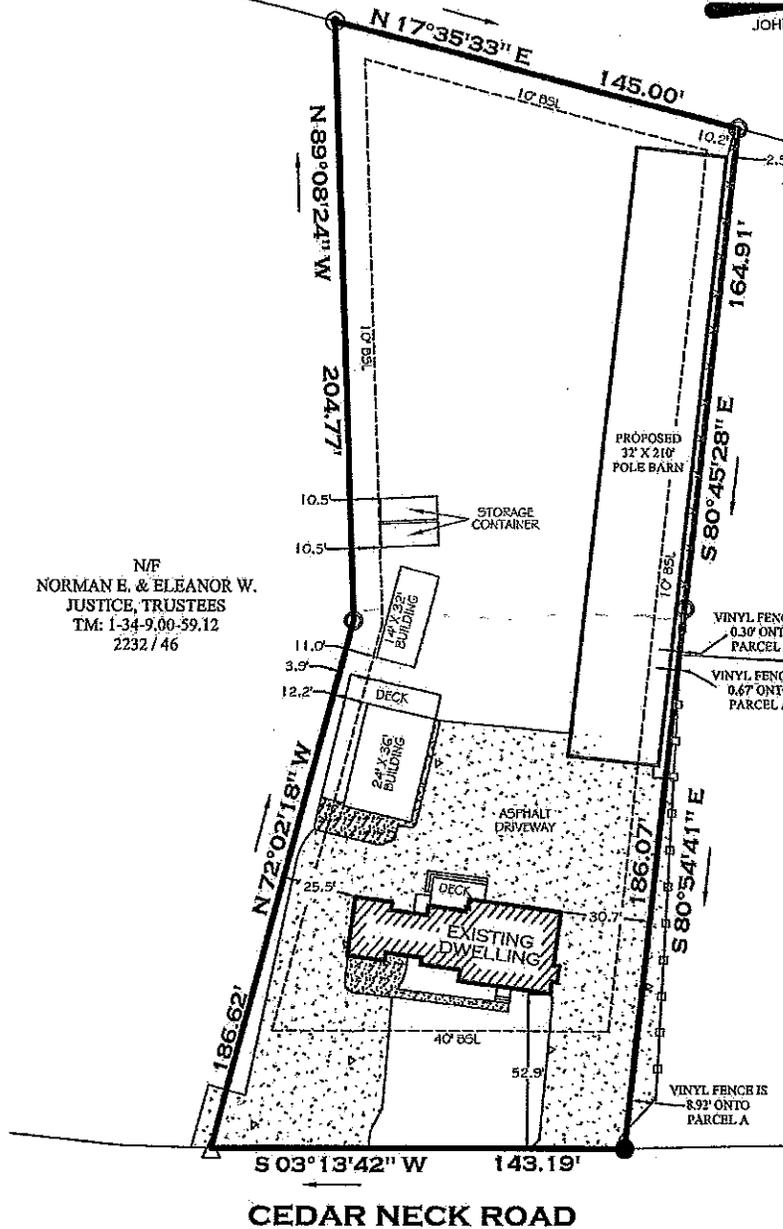
Land Code

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



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