

**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, MRTPI, AICP  
DIRECTOR OF PLANNING & ZONING

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date: May 27<sup>th</sup>, 2021

Application: CU 2260 Ronald Lee Wisseman II

Applicant: Ronald Lee Wisseman II  
10213 Fawn Road  
Greenwood, DE 19950

Owner: Ronald Lee Wisseman II  
10213 Fawn Road  
Greenwood, DE 19950

Site Location: 10213 Fawn Road  
Greenwood, DE 19950

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Gunsmithing

Comprehensive Land  
Use Plan Reference: Low Density

Councilmanic  
District: Ms. Green

School District: Woodbridge School District

Fire District: Bridgeville Fire Department

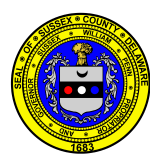
Sewer: Private (septic system)

Water: Private (well)

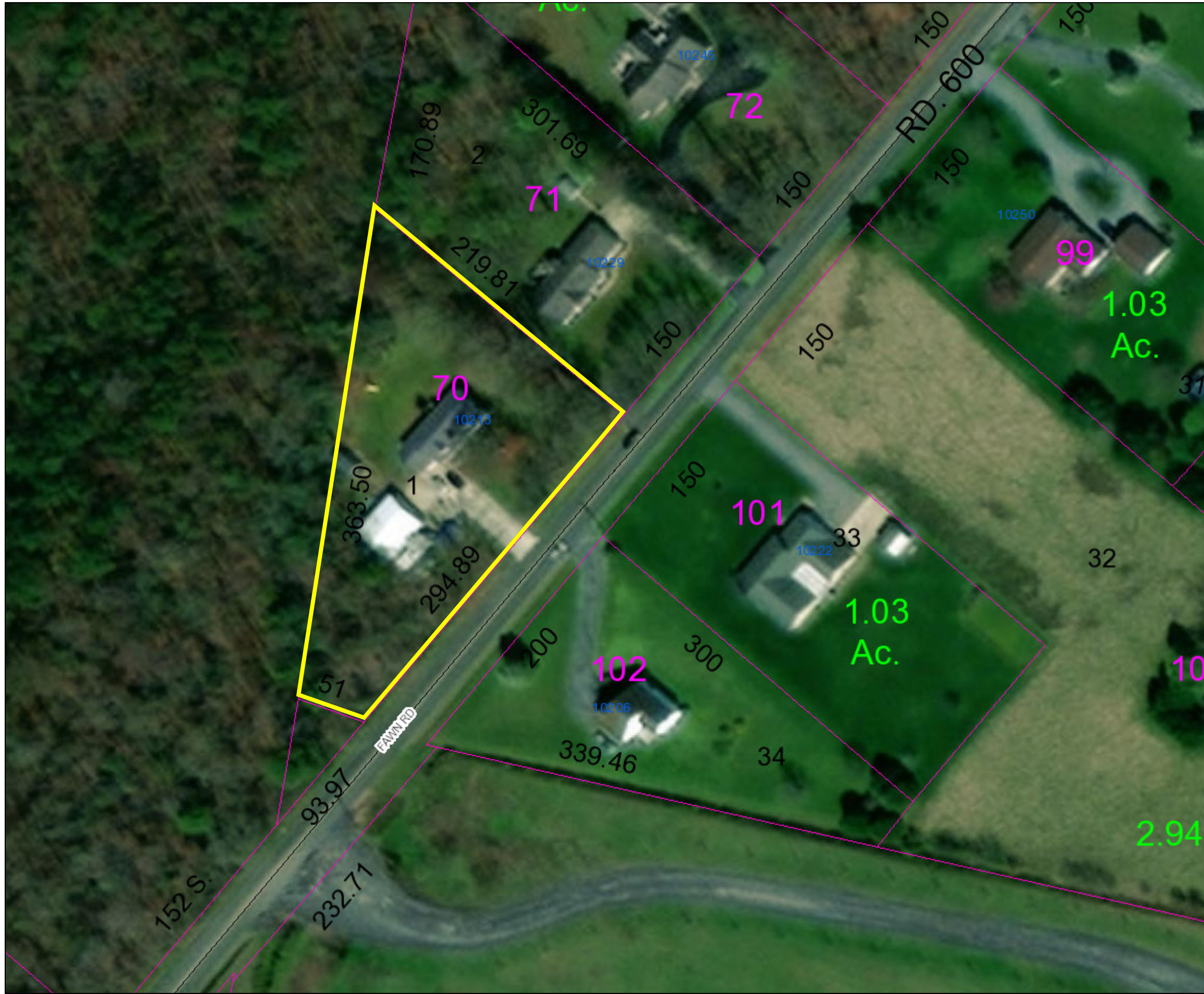
Site Area: 0.96 acres +/-

Tax Map ID.: 430-11.00-70.00





# Sussex County



<b>PIN:</b>	430-11.00-70.00
<b>Owner Name</b>	WISSEMAN RONALD L II
<b>Book</b>	4954
<b>Mailing Address</b>	10213 FAWN RD
<b>City</b>	GREENWOOD
<b>State</b>	DE
<b>Description</b>	FAWN GROVE
<b>Description 2</b>	LOT 1
<b>Description 3</b>	NW/RT 600
<b>Land Code</b>	

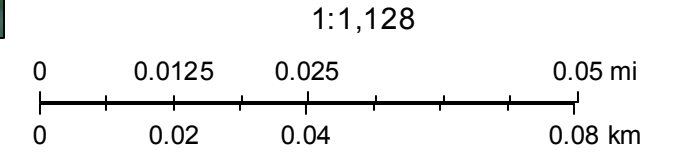
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- Tax Parcels
- 911 Address
- Streets
- County Boundaries

**Flood Zones 2018**

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- Extent of Right-of-Way
- Municipal Boundaries





# Sussex County



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**polygonLayer**

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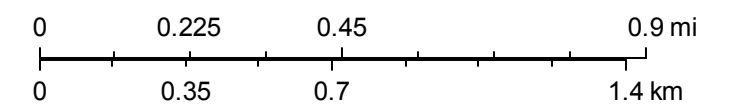
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Tax Parcels

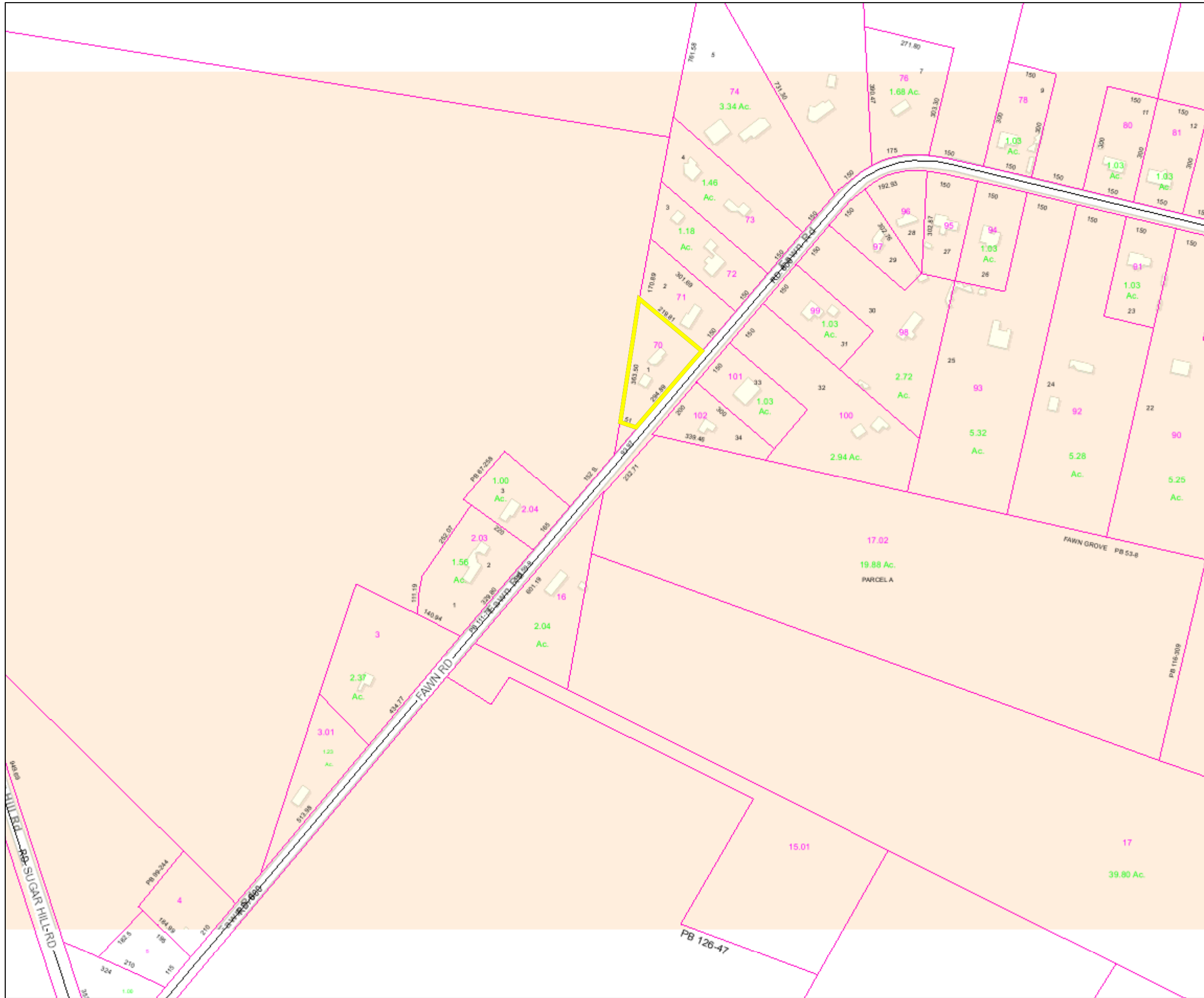
Streets

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# Sussex County



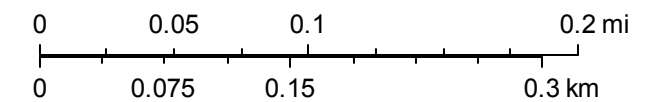
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- polygonLayer**

Override 1
- polygonLayer**

Override 1
- Tax Parcels
- Streets
- County Boundaries
- Municipal Boundaries

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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: Nicholas Torrance, Planner I  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: May 6th, 2021  
RE: Staff Analysis for CU 2260 Ronald Lee Wisseman II

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2260 Ronald Lee Wisseman II to be reviewed during the May 27, 2021 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 Parcels 430-11.00-70.00 to allow for a Conditional Use of land in an Agricultural Residential (AR-1) Zoning District for gunsmithing. The parcel is located on the west side of Fawn Rd (S.C.R. 600) in Greenwood, Delaware. The area of the site is approximately 0.96 acres +/-.

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 the "Low Density." All neighboring properties are also designated as "Low Density."

The primary uses envisioned in "Low Density Areas" are 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 Areas" 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 within an Agricultural Residential (AR-1) Zoning District. All surrounding properties are also zoned AR-1.

Since 1971, there have been 5 Conditional Use applications within a one-mile radius of the application site. Of the 5 Conditional Use applications within a one-mile radius, four have been approved and one was denied.

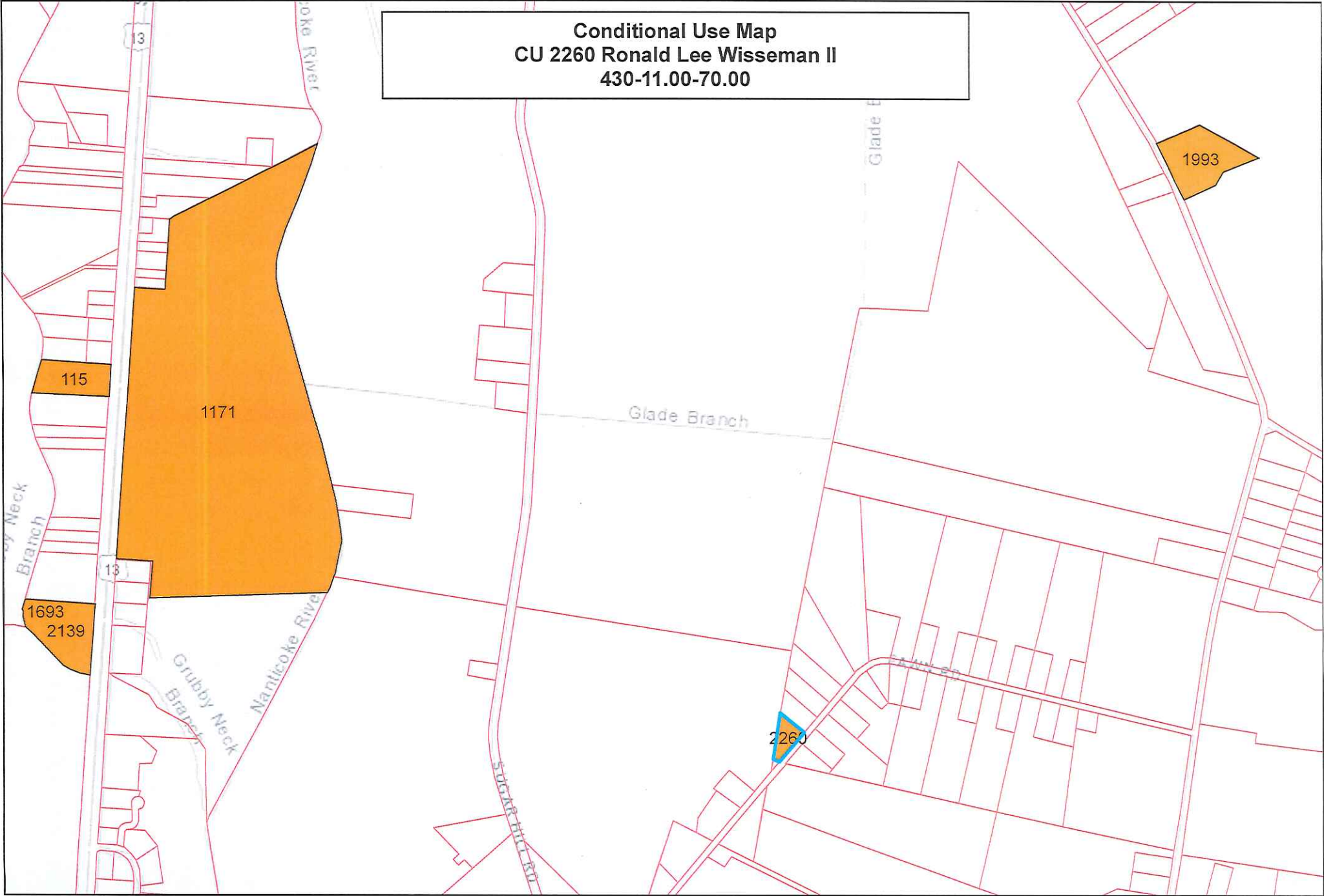
Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow for gunsmithing, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.





# Sussex County

**Conditional Use Map**  
**CU 2260 Ronald Lee Wisseman II**  
**430-11.00-70.00**



CU #	Tax Parcel	APPLICANT	Zoning	Proposed Use	PZ Recommendation	PZ Decision Date	CC Decision Date	CC Decision
1993	430-8.00-9.02	David J. Bosco	AR-1	Paint Ball Park	Recommended Approval	8/21/2014	10/7/2014	Approved
2260	430-11.00-70.00	Ronald Lee Wisseman II	AR-1	Gunsmithing		<Null>	<Null>	
2139	530-17.00-10.00	Arcotec Air Properties, LLC	AR-1	Storage warehouse for small contractors	Recommended Approval	9/13/2018	9/25/2018	Approved
1171	530-17.00-1.00	Hab Nab Transportation, Inc.	AR-1	trucking operation	Recommended Denial	12/5/1996	12/18/1996	Denied
115	530-17.00-2.01	Gerald Campbell	AR-1	cabinet shop	N/A	<Null>	<Null>	Approved
1693	530-17.00-10.00	H&L Land Company LLC	AR-1	Warehousing	Recommended Approval	7/12/2007	8/7/2007	Approved

# 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**

10213 Fawn Rd. Greenwood

**Type of Conditional Use Requested:**

Gunsmithing

Tax Map #: 430-M,00-70.00 Size of Parcel(s): 1.48 acres

Current Zoning: Ag./Res Proposed Zoning: Ag./Res Size of Building: Existing 32x30

Land Use Classification: Ag./Res

Water Provider: Well Sewer Provider: NIA

**Applicant Information**

Applicant Name: Ronald Lee Wisseman II  
Applicant Address: 10213 Fawn Rd.  
City: Greenwood State: DE Zip Code: 19950  
Phone #: 302-604-2343 E-mail: ronwisseman@gmail.com

**Owner Information**

Owner Name: Ronald Lee Wisseman II  
Owner Address: 10213 Fawn Rd  
City: Greenwood State: DE Zip Code: 19950  
Phone #: 302-604-2343 E-mail: ronwisseman@gmail.com

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: Scott Rust  
Agent/Attorney/Engineer Address: 10430 Fawn Rd.  
City: Greenwood State: DE Zip Code: 19950  
Phone #: 302-519-5224 E-mail: scott.r.rust@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) *(No New Plans)*
  - 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: 1-3-2021

**Signature of Owner**



Date: 1-3-2021

**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: \_\_\_\_\_

The business intends to be ran out of the existing 30x32 building without any modifications to the interior or exterior of the building or property. I would also like for it to be known that although I intend to do gunsmithing work, there will be no shooting range on the property as not to disturb the neighboring properties.

Thank you for your time,

Ronald Wisseman



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

JENNIFER COHAN  
SECRETARY

November 19, 2020

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Ronald Wisseman II** conditional use application, which we received on October 20, 2020. This application is for an approximately 1.00-acre parcel (Tax Parcel: 430-11.00-70.00). The subject land is located on the northwest side of Fawn Road (Sussex Road 600), approximately 2,500 feet northeast of Sugar Hill Road (Sussex Road 599), northeast of the Town of Bridgeville. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the facility to operate a home business.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Fawn Road where the subject land is located, which is from St. Johnstown Road (Sussex Road 600) / Tuckers Road (Sussex Road 597) to E. Newton Road (Sussex Road 582), is 918 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DeIDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DeIDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be diminutive 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 diminutive with regard to warranting a TIS does not mean that it is diminutive 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  
November 19, 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: Ronald Wisseman II, Applicant  
Russell Warrington, Sussex County Planning & Zoning  
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Todd Sammons, Assistant Director, 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 & DESIGN REVIEW DIVISION  
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**  
REVIEWER: **Chris Calio**  
DATE: **5/10/2021**  
APPLICATION: **CU 2260 Ronald Lee Wisseman II**  
APPLICANT: **Ronald Lee Wisseman II**  
FILE NO: **WSPA-5.01**  
TAX MAP &  
PARCEL(S): **430-11.00-70.00**  
LOCATION: **10213 Fawn Road, Greenwood, DE 19950**  
NO. OF UNITS: **Gunsmithing shop**  
GROSS  
ACREAGE: **0.96 +/-**

RECEIVED  
MAY 12 2021  
SUSSEX COUNTY  
PLANNING & ZONING

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? **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 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:



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John J. Ashman  
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.  
Lisa Walls  
No Permit Tech Assigned

