

JAMIE WHITEHOUSE, AICP  
DIRECTOR OF PLANNING & ZONING  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountyde.gov



**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



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

**PLANNING & ZONING COMMISSION**

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



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JAMIE WHITEHOUSE, AICP, MRTPI  
DIRECTOR OF PLANNING & ZONING

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date: November 18<sup>th</sup>, 2021

Application: CU 2276 Atlantic Well Drilling, Inc.

Applicant: Atlantic Well Drilling, Inc.  
10872 Concord Road  
Seaford, DE 19973

Owner: Doug Hudson  
28265 Boyce road  
Laurel, DE 19956

Site Location: 10872 Concord Road, Seaford

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

Proposed Use: Water Well Drilling Business

Comprehensive Land Use Plan Reference: Low Density

Councilmanic District: Mr. Vincent

School District: Seaford School District

Fire District: Blades Fire Department

Sewer: Septic (Private, On-Site)

Water: Well (Private, On-Site)

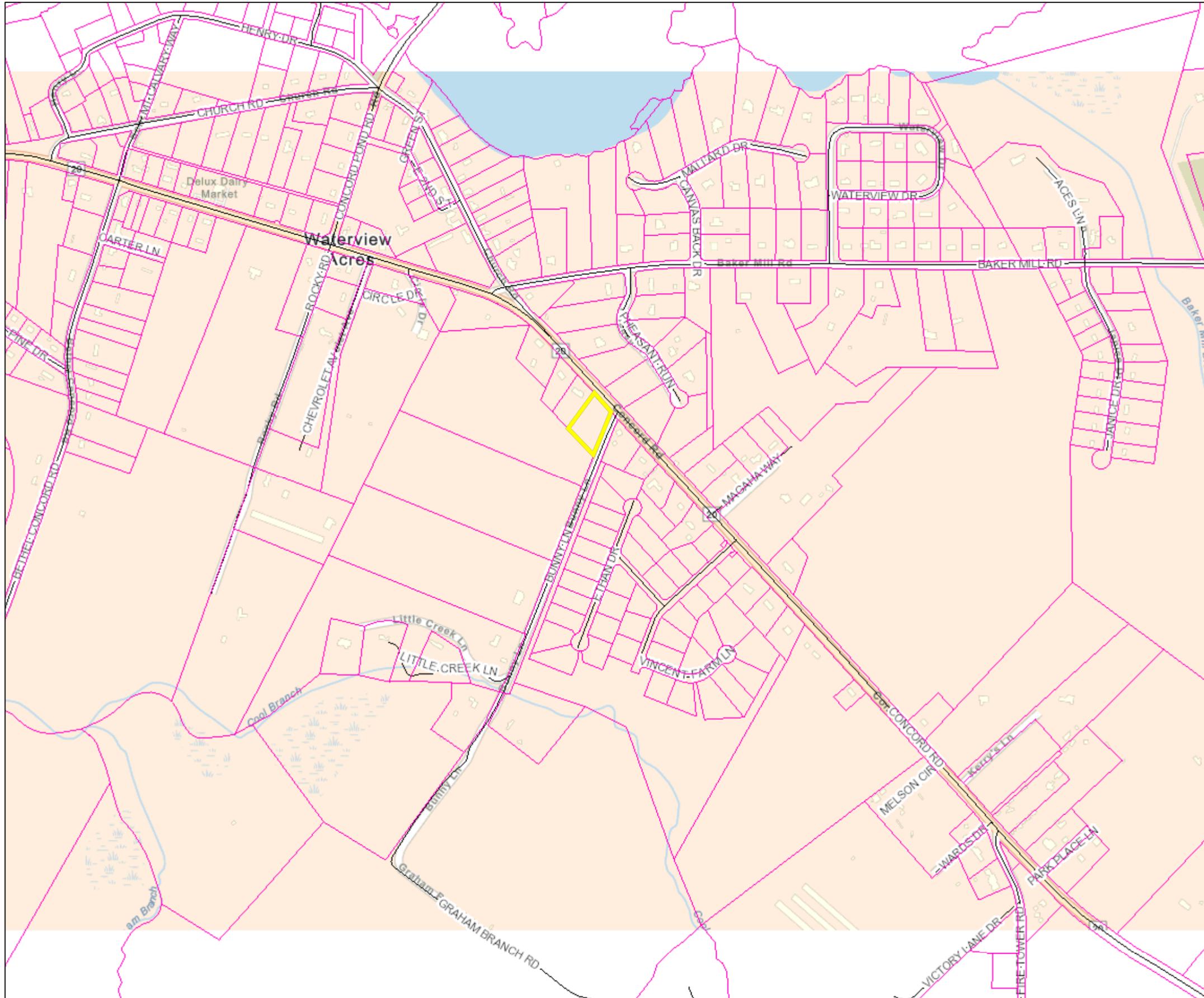
Site Area: 1.04 acres +/-

Tax Map ID.: 132-3.00-4.09





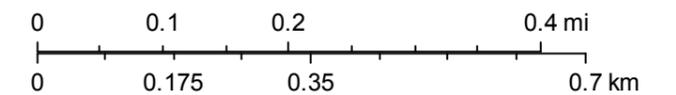
# Sussex County



<b>PIN:</b>	132-3.00-4.09
<b>Owner Name</b>	HUDSON DOUGLAS
<b>Book</b>	4843
<b>Mailing Address</b>	28265 BOYCE RD
<b>City</b>	LAUREL
<b>State</b>	DE
<b>Description</b>	SW/RT 20
<b>Description 2</b>	LOT C
<b>Description 3</b>	N/A
<b>Land Code</b>	

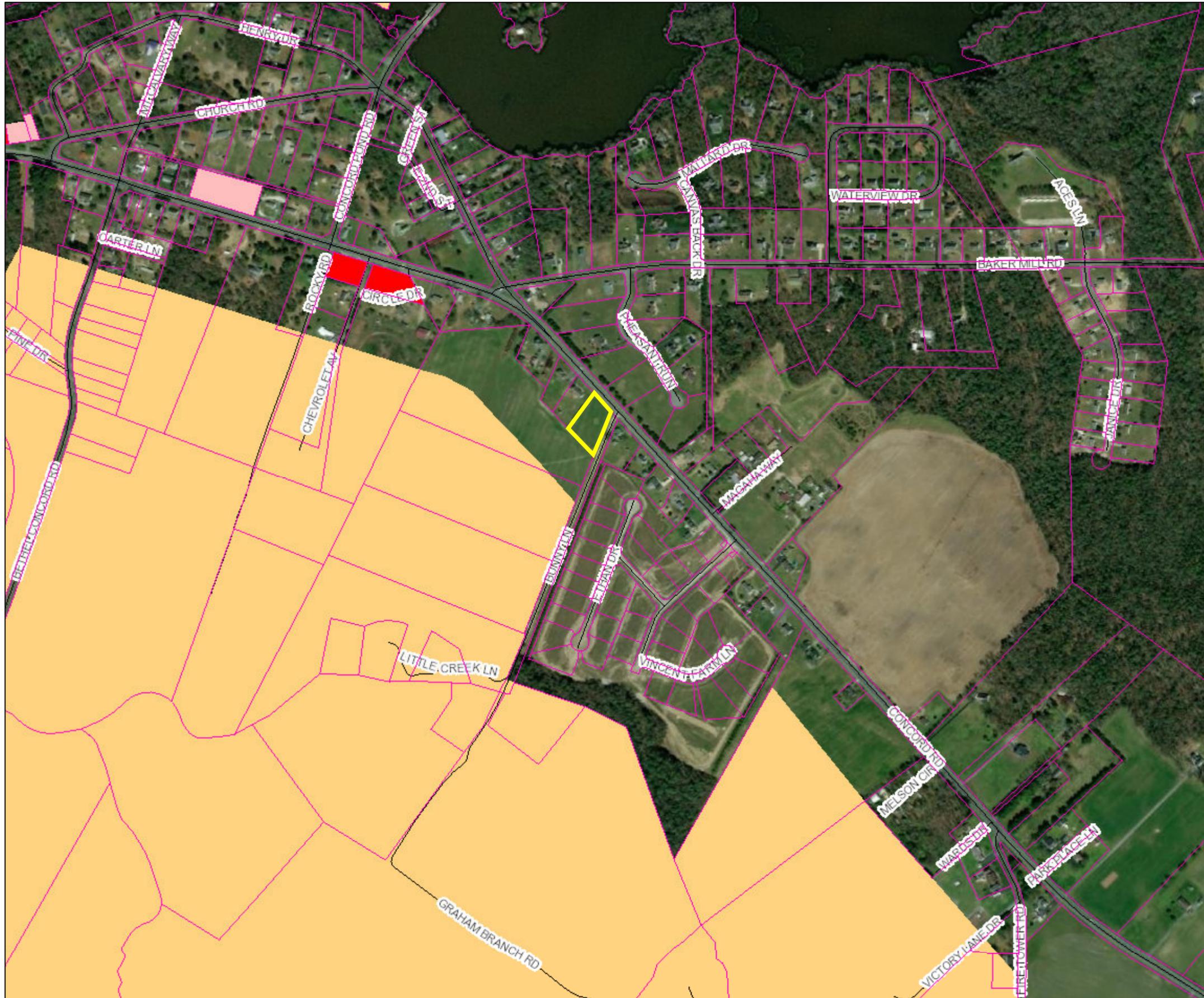
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   Override 1
- polygonLayer  
   Override 1
- Tax Parcels
- Streets
- County Boundaries

1:9,028





# Sussex County



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**polygonLayer**

Override 1

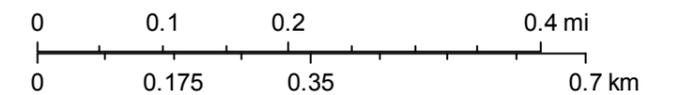
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Override 1

⋯ Tax Parcels

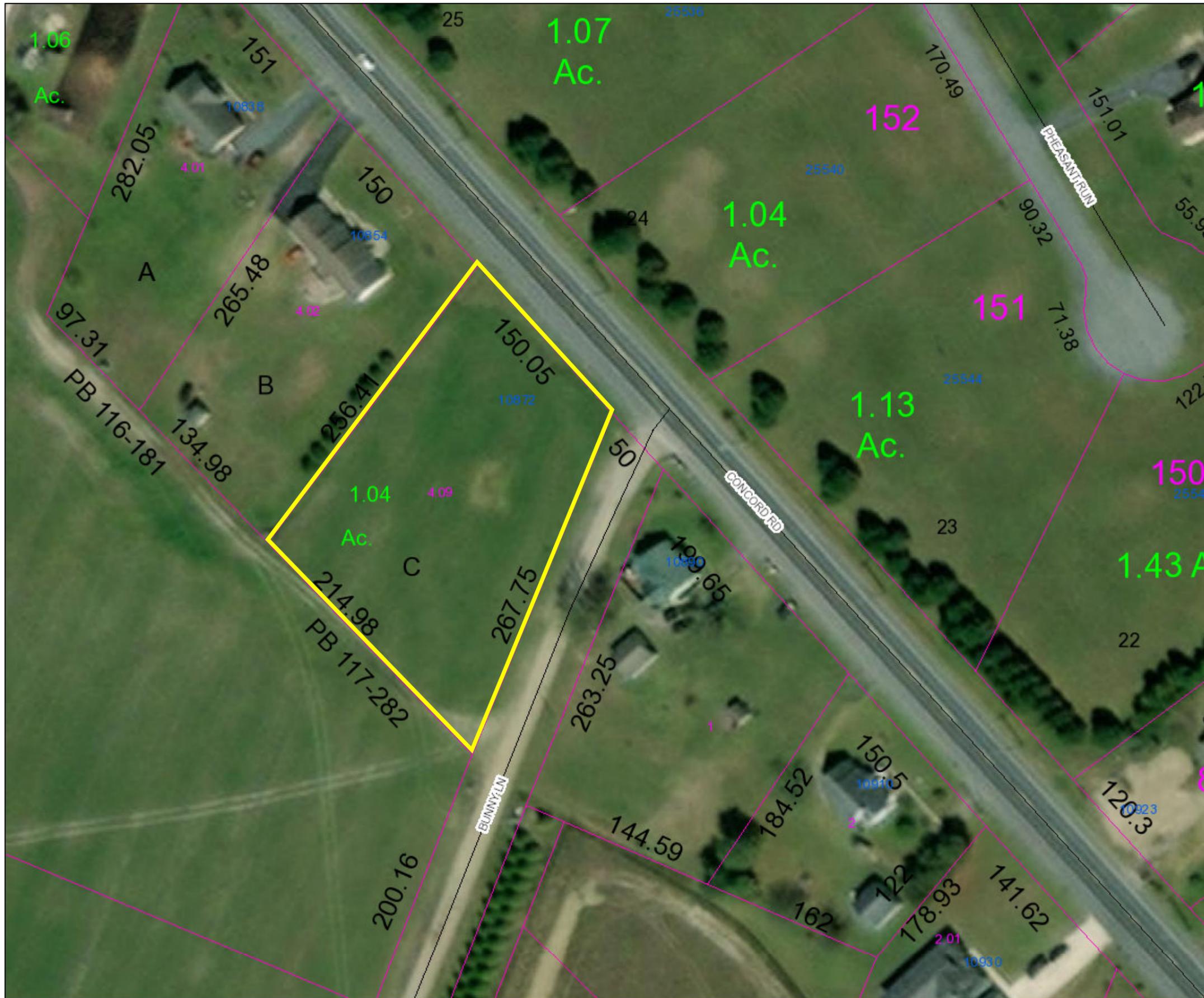
— Streets

1:9,028





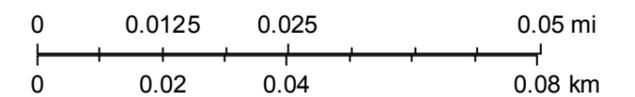
# Sussex County



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<b>Land Code</b>	

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

1:1,128



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## Memorandum

To: Sussex County Planning Commission Members  
From: Christin Scott, Planner I  
CC: Vince Robertson, Assistant County Attorney and Applicant  
Date: November 10, 2021  
RE: Staff Analysis for CU 2276 Atlantic Well Drilling, Inc.

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2276 Atlantic Well Drilling, Inc. to be reviewed during the November 18, 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 Parcel: 132-3.00-4.09 to allow for a water well drilling business. The parcel is lying on the south side of Concord Road (Rt. 20), approximately 0.16 mile southeast of the intersection of Concord Road, Baker Mill Road (S.C.R. 483) and Church Road (Rt. 20A). The parcel consists of 1.04 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 parcel has a designation of "Low Density". The surrounding and adjacent parcels to the north, south, west and east also contain the "Low Density" land use designation. The properties further south have a land use designation of "Existing Developing Area".

As outlined in the 2018 Sussex County Comprehensive Plan, Low Density areas are intended to support agricultural uses and low-density single-family housing. Specifically, the Comprehensive Plan states that single family homes have a density of up to two dwelling units to the acre. It is envisioned that the Low-Density Areas allow for businesses that support nearby residents and the agricultural economy. More intense commercial uses could be limited in scale and impact. While residential growth is expected, the Comprehensive Plan intends for the rural landscape to be maintained and for farmland to be preserved in select locations.

The subject property is zoned Agricultural Residential (AR-1). The adjacent properties to the north, south, east, and west of the subject sites are also zoned Agricultural Residential (AR-1). Properties further south are zoned General Residential (GR) Zoning District. Properties further west on Concord Road (Rt. 20) are zoning General Commercial (C-1) and Neighborhood Business (B-1) Zoning District.

Since 2011, there has been one (1) Conditional Use application within a 1-mile radius of the application site. Conditional Use No. 1950 was approved by the Sussex County Council on



Staff Analysis

CU 2276 Atlantic Well Drilling, Inc.

Planning and Zoning Commission for November 18, 2021

Tuesday, April 23, 2013, through Ordinance No. 2304, to allow for parking of commercial tractor trailers.

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

File #: CV2276  
202104373

## 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**

10872 Concord Road, Seaford, DE 19973

**Type of Conditional Use Requested:**

Water well drilling company

**Tax Map #:** 1-32-3.00-4.09 **Size of Parcel(s):** 1.04 acres

**Current Zoning:** AR1 **Proposed Zoning:** AR1 **Size of Building:** 3,760 sq. ft.  
*Special Use*

**Land Use Classification:** AR1

**Water Provider:** N/A **Sewer Provider:** N/A

**Applicant Information**

Applicant Name: Atlantic Well Drilling, Inc.

Applicant Address: 10872 Concord Rd.

City: Seaford State: DE Zip Code: 19973

Phone #: (302) 875-5017 E-mail: well105@comcast.net

**Owner Information**

Owner Name: Doug Hudson

Owner Address: 28265 Boyce Rd.

City: Laurel State: DE Zip Code: 19956

Phone #: (302) 236-7974 E-mail: hudson890@aol.com

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: \_\_\_\_\_

Agent/Attorney/Engineer Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

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SUSSEX COUNTY  
PLANNING & ZONING



# 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.**

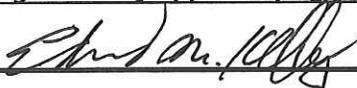
**DelDOT Service Level Evaluation Request Response**

**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: 1/27/21

### Signature of Owner



Date: 1-27-21

### For office use only:

Date Submitted: 3/24/21

Fee: \$500.00 Check #: \_\_\_\_\_

Staff accepting application: NT

Application & Case #: CU 2276

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

NICOLE MAJESKI  
SECRETARY

January 26, 2021

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 **Atlantic Well Drilling/Doug Hudson** special use/conditional use application, which we received on January 6, 2021. This application is for an approximately 1.04-acre parcel (Tax Parcel: 132-3.00-4.09) The subject land is located on southwest corner of Concord Road (Delaware Route 20) and Bunny Lane (a private road). The subject land is currently zoned AR-1 (Agricultural Residential). The applicant seeks a conditional use to develop a water well drilling company with a proposed 3,760 square foot building.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Concord Road where the subject land is located, which is from Bethel Concord Road to County Seat Highway, is 6,803 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 DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT'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. DelDOT'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.

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.

Mr. Jamie Whitehouse  
Page 2 of 2  
January 26, 2021

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:afm

Enclosure

cc: Doug Hudson, Applicant  
Russell Warrington, Sussex County Planning & Zoning  
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Todd Sammons, Assistant Director, Development Coordination  
Scott Rust, South District Public Works Manager, Maintenance & Operations  
Steve McCabe, 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  
Annamaria Furmato, 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: **11/3/2021**

APPLICATION: **CU 2276 Atlantic Well Drilling Inc**

APPLICANT: **Atlantic Well Drilling, Inc**

FILE NO: **OM-5.13**

TAX MAP &  
PARCEL(S): **132-3.00-4.09**

LOCATION: **10872 Concord Road, Seaford**

NO. OF UNITS: **Water Well Drilling Business**

GROSS  
ACREAGE: **1.04**

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SUSSEX COUNTY  
PLANNING & ZONING

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

**SEWER:**

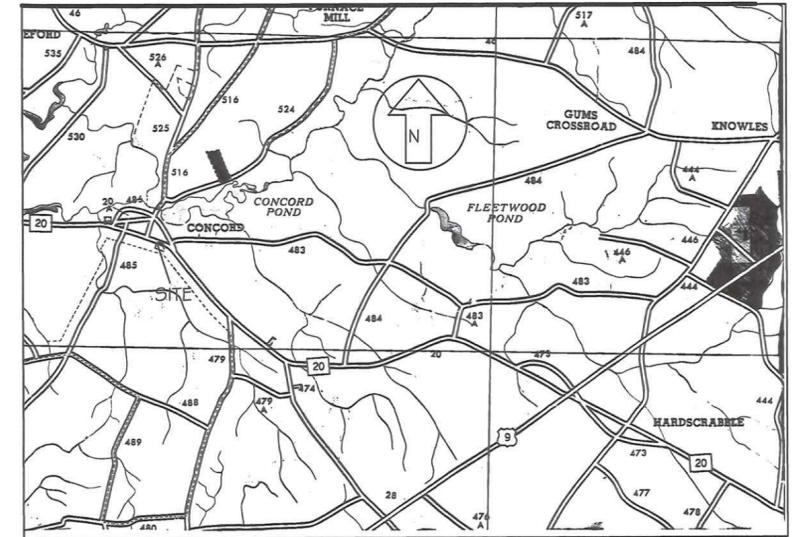
- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?  
Yes  No
- a. If yes, see question (2).  
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 2**
- (3). Is wastewater capacity available for the project? **N/A** If not, what 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? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** 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? **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 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? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:

  
\_\_\_\_\_  
John J. Ashman  
Sr. Manager of Utility Planning & Design Review

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

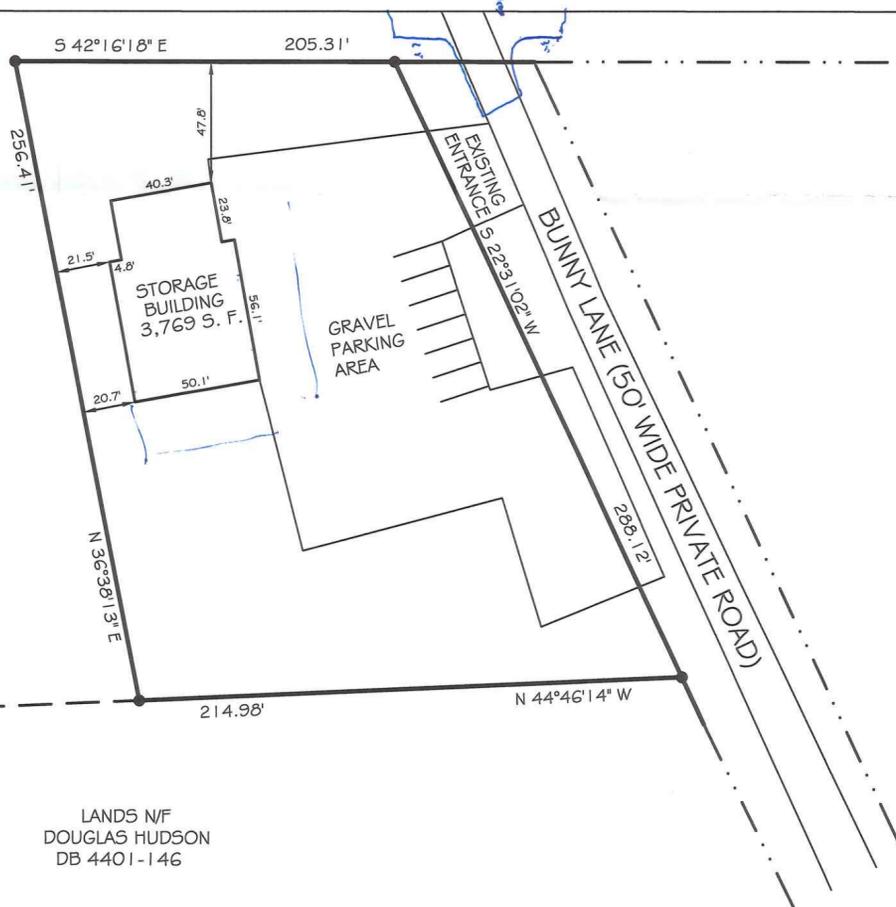


VICINITY MAP  
SCALE 1" = 1 MILE

DEL. RT. #20 "CONCORD RD." (60' R/W)

LANDS N/F  
JHON H. & THEANIDE B. RAYMOND  
DB 3985-119

LANDS N/F  
DOUGLAS HUDSON  
DB 4401-146



DATA COLUMN:

T.M.#132-3.00-4.09  
ZONING: AR-1  
TRACT AREA: 1.043 ACRES  
PRESENT USE: STORAGE BUILDING  
PROPOSED USE: WELL DRILLING BUSINESS  
ACCESS: BUNNY LANE (PRIVATE 50' WIDE RIGHT-OF-WAY)  
WATER AND SEWER: INDIVIDUAL ON-SITE  
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED  
AS PER FIRM #10005C0410K DATED 3/16/15

FIRE MARSHAL NOTES:

1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
2. BUILDING HEIGHT DOES NOT EXCEED 24'.
3. BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
4. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

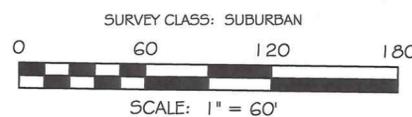
SITE PLAN FOR  
**DOUGLAS HUDSON**

OWNER ADDRESS: 28265 BOYCE ROAD, LAUREL, DE 19956

I, DONALD K. MILLER 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 NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

DONALD K. MILLER, PLS 407 \_\_\_\_\_ DATE \_\_\_\_\_

● IRON PIPE (FOUND)



SURVEY CLASS: SUBURBAN

OTHER THAN SHOWN, THIS SURVEY AND PLAN DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY. NO TITLE SEARCH PROVIDED OR STIPULATED.

DATE	REVISION

**MILLER LEWIS, INC.**  
LAND SURVEYING  
1560 MIDDLEFORD RD.  
SEAFORD, DELAWARE 19973  
PH: 302-629-9895 FAX: 302-629-2391

MARCH 22, 2021

HUNDRED	COUNTY
BROAD CREEK	SUSSEX
STATE	DRAWN BY
DELAWARE	D. K. MILLER
REF.	FILE
DB 4843-266	WARD 1-32-3-4