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DIRECTOR OF PLANNING & ZONING  
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# 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



**Sussex County**

DELAWARE  
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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: February 17<sup>th</sup>, 2022

Application: CU 2287 Danielle Roach

Applicant: Danielle Roach  
22928 Pine Road  
Lewes, DE 19958

Owner: Danielle Roach  
22928 Pine Road  
Lewes, DE 19958

Site Location: Lying on the southeast side of Pine Road approximately 0.21 miles northwest of Camp Arrowhead Road (S.C.R. 279).

Current Zoning: General Residential (GR) Zoning District

Proposed Zoning: General Residential (GR) Zoning District

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Hudson

School District: Cape Henlopen School District

Fire District: Rehoboth Beach Fire Department

Sewer: Sussex County

Water: Well

Site Area: 0.338 acres +/-

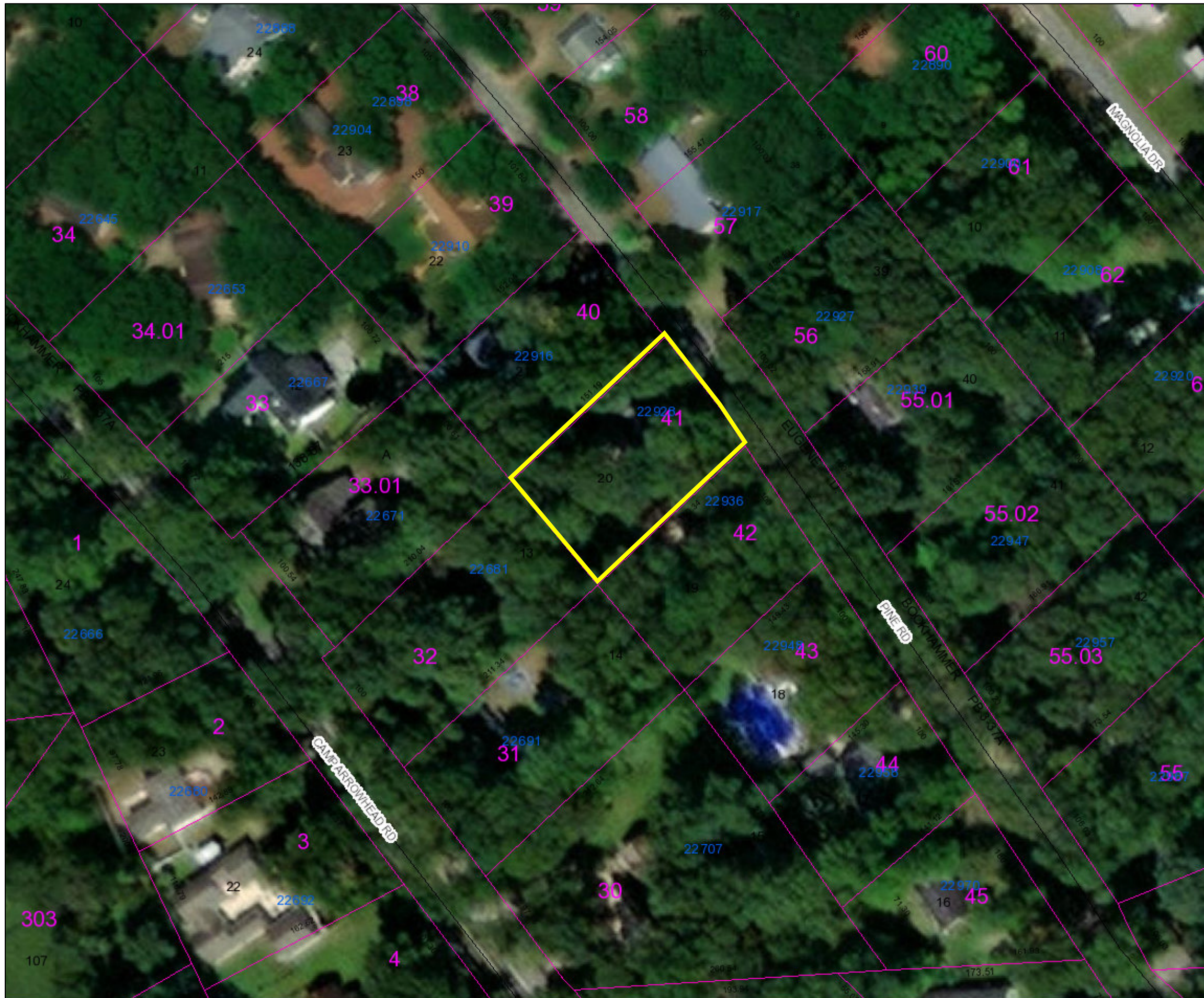
Tax Map ID.: 234-12.18-41.00







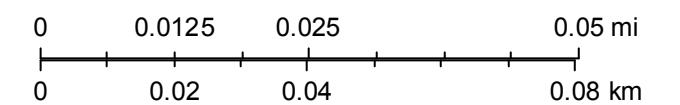
# Sussex County



<b>PIN:</b>	234-12.18-41.00
<b>Owner Name</b>	ROACH DANIELLE
<b>Book</b>	5582
<b>Mailing Address</b>	22928 PINE RD
<b>City</b>	LEWES
<b>State</b>	DE
<b>Description</b>	ANGOLA NECK PARK
<b>Description 2</b>	LOT 20
<b>Description 3</b>	N/A
<b>Land Code</b>	

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

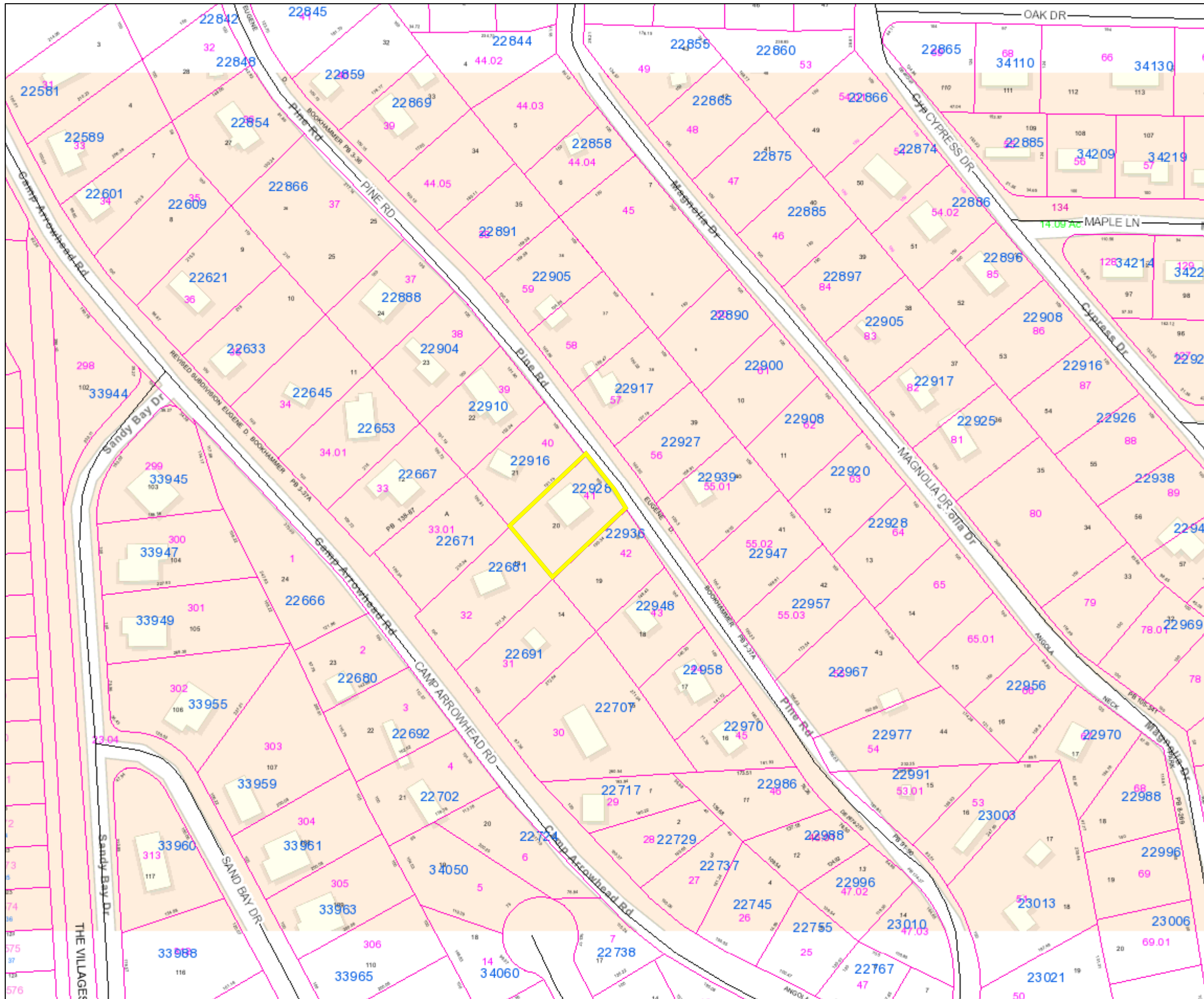
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# Sussex County



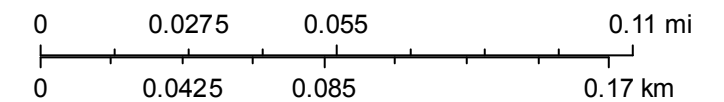
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  - Override 1
- polygonLayer**

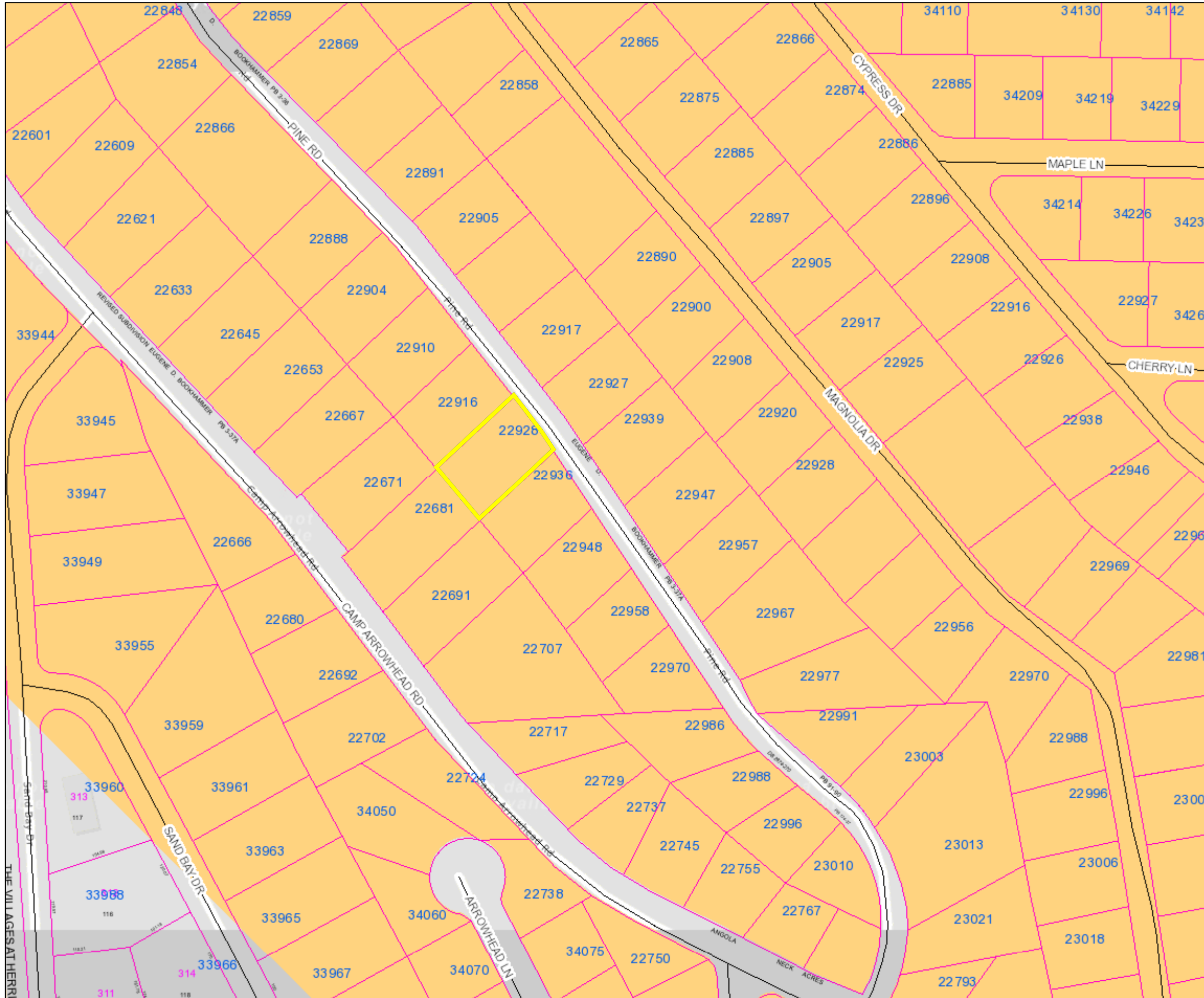
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  - Tax Parcels
  - 911 Address
  - Streets
  - County Boundaries

1:2,257





# Sussex County



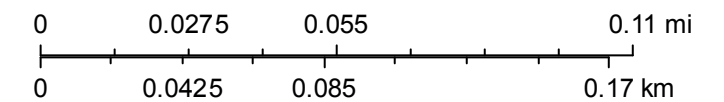
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<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**

  - Override 1
- polygonLayer**

  - Override 1
- ⋯ Tax Parcels
- 911 Address
- Streets

1:2,257







Mailing List Map  
CU 2287 Danielle Roach  
234-12.18-41.00



File #: CU: 22871  
202108240

# 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 4 ✓  
Zoning Map Amendment \_\_\_\_\_

**Site Address of Conditional Use/Zoning Map Amendment**

22928 Pine Road Lewes, DE 19958

**Type of Conditional Use Requested:**

Storage of materials (barrels) in driveway

**Tax Map #:** 2-34-12.18 -11100 **Size of Parcel(s):** 14,757 square feet

**Current Zoning:** GR **Proposed Zoning:** \_\_\_\_\_ **Size of Building:** \_\_\_\_\_

**Land Use Classification:** Residential

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

**Applicant Information**

Applicant Name: Danielle Roach  
Applicant Address: 22928 Pine Road  
City: Lewes State: DE Zip Code: 19958  
Phone #: (302) 841-5742 E-mail: drenken4@gmail.com

**Owner Information**

Owner Name: Danielle Roach  
Owner Address: 22928 Pine Road  
City: Lewes State: DE Zip Code: 19958  
Phone #: (302) 841-5742 E-mail: drenken4@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**

- 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

Daniell Roach

Date: 5-20-21

## Signature of Owner

Daniell Roach

Date: 5-20-21

### For office use only:

Date Submitted: 6/1/21

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

Staff accepting application: NT

Application & Case #: \_\_\_\_\_

Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_

Date of CC Hearing: \_\_\_\_\_

Decision of CC: \_\_\_\_\_



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jamie.whitehouse@sussexcountyde.gov



**Sussex County**

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## Memorandum

To: Sussex County Planning Commission Members  
From: Elliott Young, Planner I  
CC: Vince Robertson, Assistant County Attorney and Applicant  
Date: February 9, 2022  
RE: Staff Analysis for CU 2287 Danielle Roach

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2287 Danielle Roach to be reviewed during the February 17, 2022, 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: 234-12.18-41.00 for a craft business with outdoor storage. The parcel is lying on the southwest side of Pine Road, approximately .20-miles northwest of Camp Arrowhead Road (S.C.R. 279). The parcel consists of 0.34 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 "Coastal Area." The surrounding and adjacent properties located to the north, south, east and west of the subject property also lie within the "Coastal Area" Future Land Use Map designation.

As outlined within the 2018 Sussex County Comprehensive Plan, Coastal Areas are areas that can accommodate development provided that special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhomes, and multi-family units. Retail and office uses are appropriate, but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed.

The subject property is zoned General Residential (GR). The adjacent properties to the north, south, east, and west of the subject sites are also zoned General Residential (GR).

Since 1971, there have been 9 Conditional Use applications within a half-mile radius of the application site. Of the 9 Conditional Use applications within a half-mile radius, 7 have been approved, 1 has been denied, and 1 was withdrawn.

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



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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **2/1/2022**

APPLICATION: **CU 2287 Danielle Roach**

APPLICANT: **Danielle Roach**

FILE NO: **ANG-4.06**

TAX MAP &  
PARCEL(S): **234-12.18-41.00**

LOCATION: **Lying on the southeast side of Pine Drive, approximately 0.21 miles northwest of Camp Arrowhead Road (SCR 279)**

NO. OF UNITS: **CU for a craft business with outdoor storage**

GROSS  
ACREAGE: **0.338**

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? **Yes** 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 \$6,600.00** per EDU. Please contact **Nicole Messeck** 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 change to commercial use may require an upgrade in the size (dia.) of the sewer lateral. This may also result in an increase in the EDU's charged to the parcel.**
- (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:



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

Xc: Hans M. Medlarz, P.E.  
Lisa Walls  
Nicole Messeck

TAX MAP AND PARCEL  
#: 2-34 12.18 41.00  
PREPARED BY & RETURN TO:  
Berl & Feinberg, LLP  
34382 Carpenter's Way, Suite 3  
Dartmouth Business Center  
Lewes, DE 19958  
File No. 2-2822/LE

THIS DEED, made this 21<sup>st</sup> day of February, 2017,

- BETWEEN -

SHANNON THOMPSON, of 1749 S. Highland Ave. A12, Clearwater, FL 33756, party of the first part,

- AND -

DANIELLE RENKEN, of 22928 Pine Road, Lewes, DE 19958, as sole owner, party of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and her heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece and parcel of land known as Lot No. 20 in Revised Subdivision of lands of Eugene D. Bookhammer, as shown on the Plot of said lands which is recorded in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book No. 3, Page 37, and said lot is located northwesterly from County Road No. 279, leading to Angola Neck in Indian River Hundred, Sussex County, Delaware, and being more particularly describe on a plot of survey prepared by Charles L. Coffinan, II dated July 26, 2004, as follows, to-wit:

**BEGINNING** at a found concrete monument set in the Southeasterly right of way line for Pine Road which is a corner for this Lot and Lot 21; thence along and with the aforesaid right of way line South 29 degrees 58 minutes 00 seconds 100.00 feet to a found concrete monument, which is a corner for this Lot and Lot 19; thence along and with the Southwesterly line of Lot 19, South 54 degrees 15 minutes 30 seconds West 148.56 feet to a found concrete monument, which is a corner for this Lot and Lots 19, 14 and 13; thence along and with the Northeasterly line of



Lot 13, North 29 degrees 35 minutes 00 seconds West 99.77 feet to a found concrete monument which is a corner for this Lot and Lots 13, 12 and 21; thence along and with the Southeasterly line of Lot 21, North 54 degrees 09 minutes 30 seconds East 147.92 feet back to the point and place of beginning, containing 14,570 square feet of land, be the same more or less, together with any and all improvements located thereon.

BEING the same land conveyed to Joel Thompson and Shannon Thompson by a Deed of Robert J. Dedrick dated February 13, 2009 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Georgetown, Delaware in Deed Book 3659, page 191.

Subsequently thereto, the said Joel Thompson departed this life intestate on or about April 27, 2010, leaving his wife, Shannon Thompson, to survive him.

SUBJECT to any and all restrictions as they may appear of record.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

*Barbara Gorman*

*Shannon Thompson* (SEAL)  
Shannon Thompson

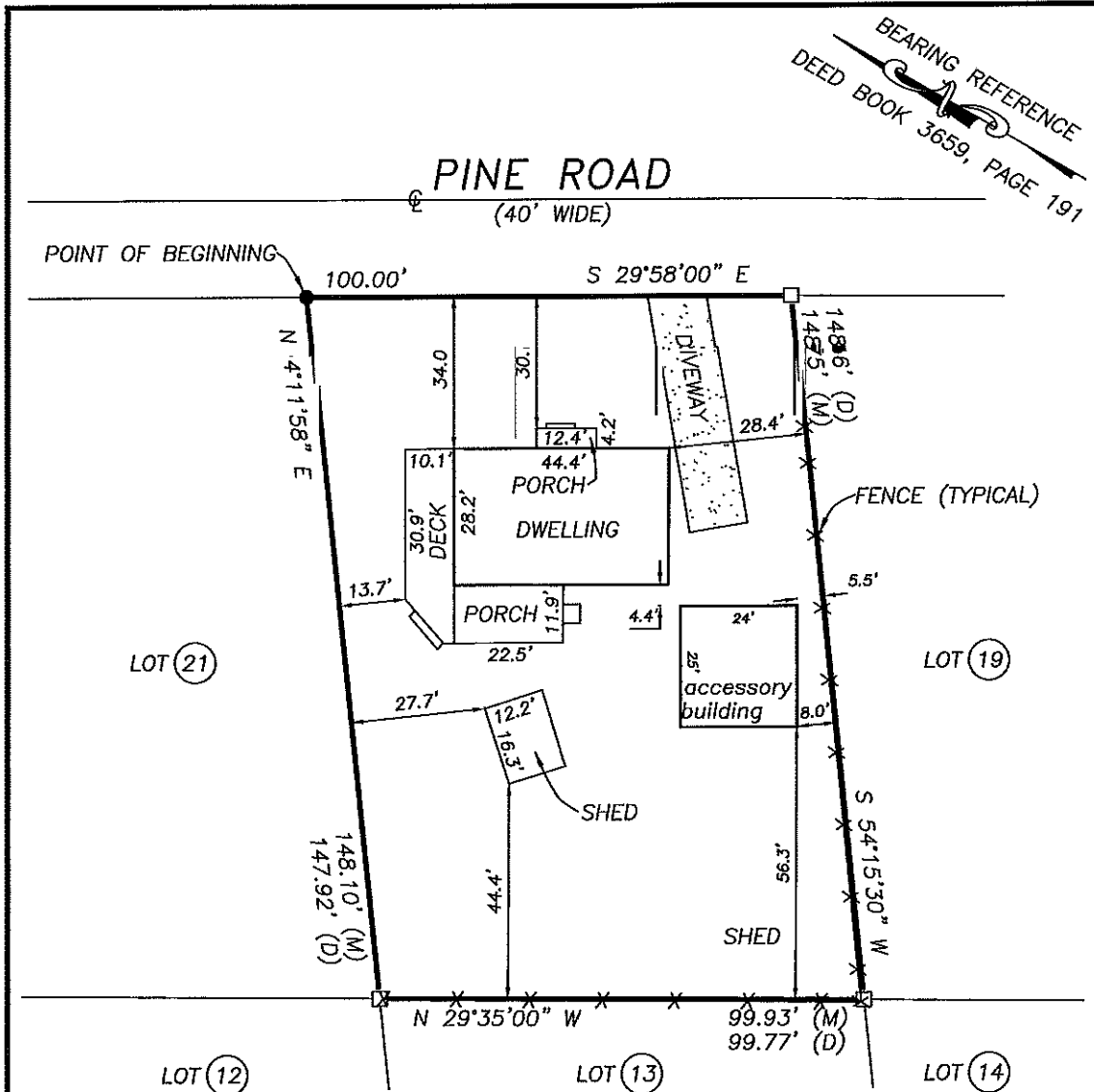
STATE OF FLORIDA, COUNTY OF Piellas: to-wit

BE IT REMEMBERED, that on February 21, 2017, personally came before me, the subscriber, Shannon Thompson, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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



*C. F. Quever*  
Notary Public  
Printed Name: C. F. QUEVER  
My Commission Expires: 06/30/19



**NOTES:**

- 1) CLASS "B", SUBURBAN SURVEY
- 2) SOURCE OF TITLE: DEED BOOK 3659, PAGE 191
- 3) A TITLE SEARCH WAS NEITHER REQUESTED, PROVIDED OR UTILIZED FOR THIS SURVEY
- 4) ZONED GR

**BOUNDARY SURVEY PLAN**

PREPARED FOR

**DANIELLE RENKEN**

FOR PROPERTY KNOWN AS  
LOT 20, "REVISED SUBDIVISION OF A PART OF THE LANDS OF  
EUGENE D. BOOKHAMMER"

PLOT BOOK 3, PAGE 37  
(A.K.A. 22928 PINE ROAD)

SITUATED IN  
INDIAN RIVER HUNDRED, SUSSEX COUNTY  
STATE OF DELAWARE

AREA: 14,757± SQ. FT.

SCALE: 1" = 30'

DATE: JANUARY 31, 2017

REVISED: FEBRUARY 6, 2017 R.B. KEMP, III, P.L.S. 541

**LEGEND:**

- FOUND CONCRETE MONUMENT
- SET IRON BAR
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE

Prepared By  
♦ ADAMS-KEMP ASSOCIATES, INC. ♦  
PROFESSIONAL LAND SURVEYORS  
AND PLANNERS  
217 SOUTH RACE STREET  
GEORGETOWN, DELAWARE 19947  
PHONE: (302) 856-6699  
WWW.ADAMSKEMP.COM

PLAN NO. 170113-A