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DIRECTOR OF PLANNING & ZONING  
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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



**Sussex County**

DELAWARE  
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302-855-7878 T  
302-854-5079 F  
JAMIE WHITEHOUSE, AICP, MRTPI  
DIRECTOR OF PLANNING & ZONING

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date: July 14<sup>th</sup>, 2022

Application: CU 2301 Jason Tedesco

Applicant: Jason Tedesco  
27 Indian Hill Lane  
Ocean View, Delaware 19970

Owner: Jason and Laura Tedesco  
27 Indian Hill Lane  
Ocean View, Delaware 19970

Site Location: West side of Roxana Road (S.C.R. 52), 0.23 mile south of the intersection of the intersection of Powell Farm Road (S.C.R. 365) and Peppers Corner Road (S.C.R. 365)

Current Zoning: Agricultural Residential (AR-1) District

Proposed Use: Landscaping Business

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Hudson

School District: Indian Rive School District

Fire District: Roxana Fire Co.

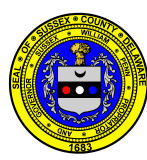
Sewer: On-site Septic System

Water: On-site Well

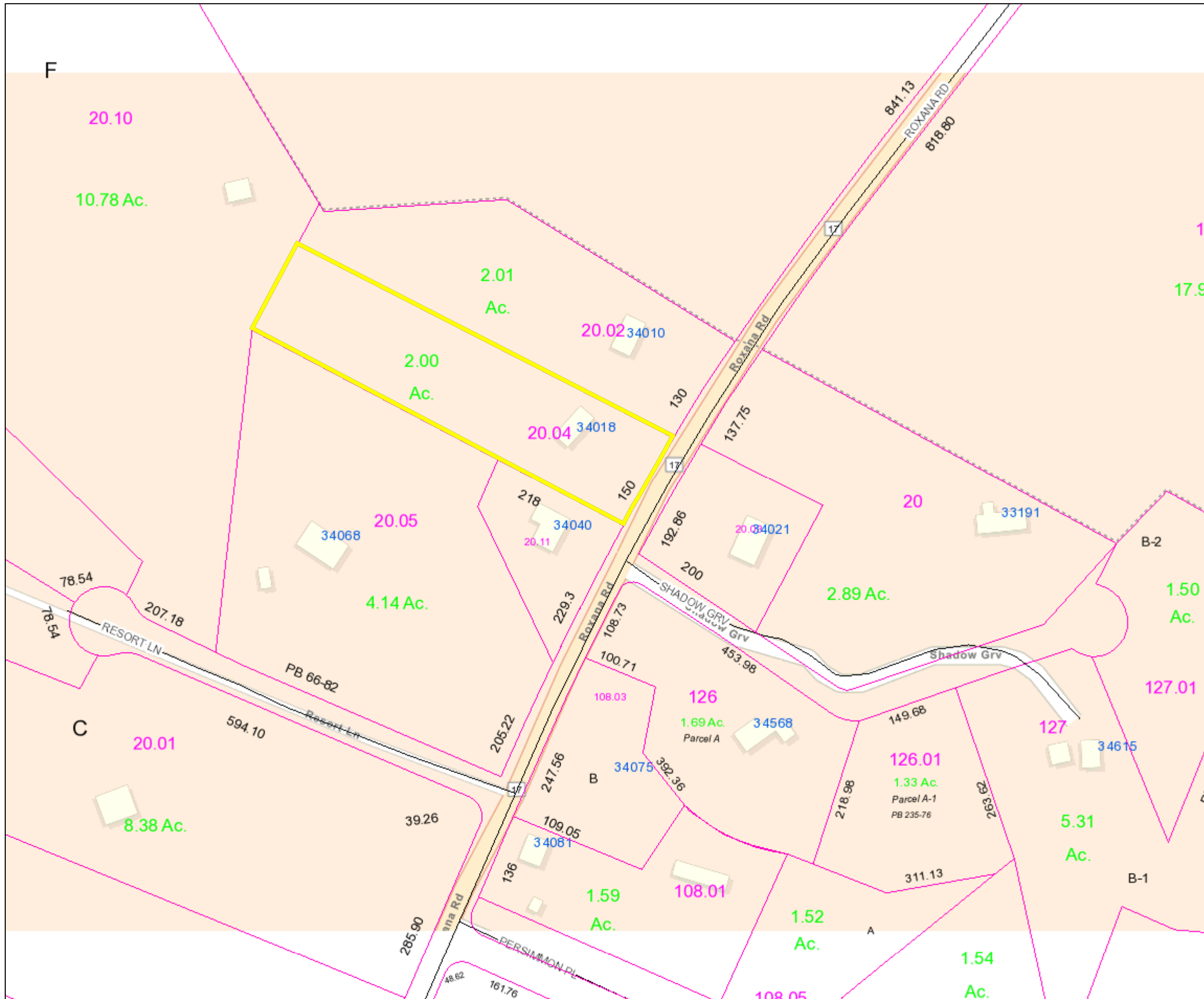
Site Area: 2.00 acres +/-

Tax Map ID: 134-15.00-20.04



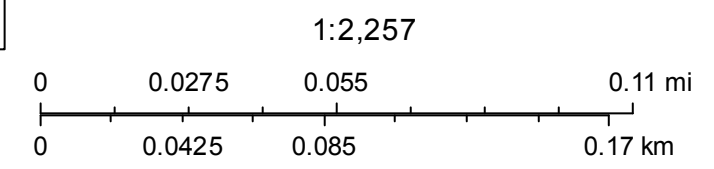


# Sussex County

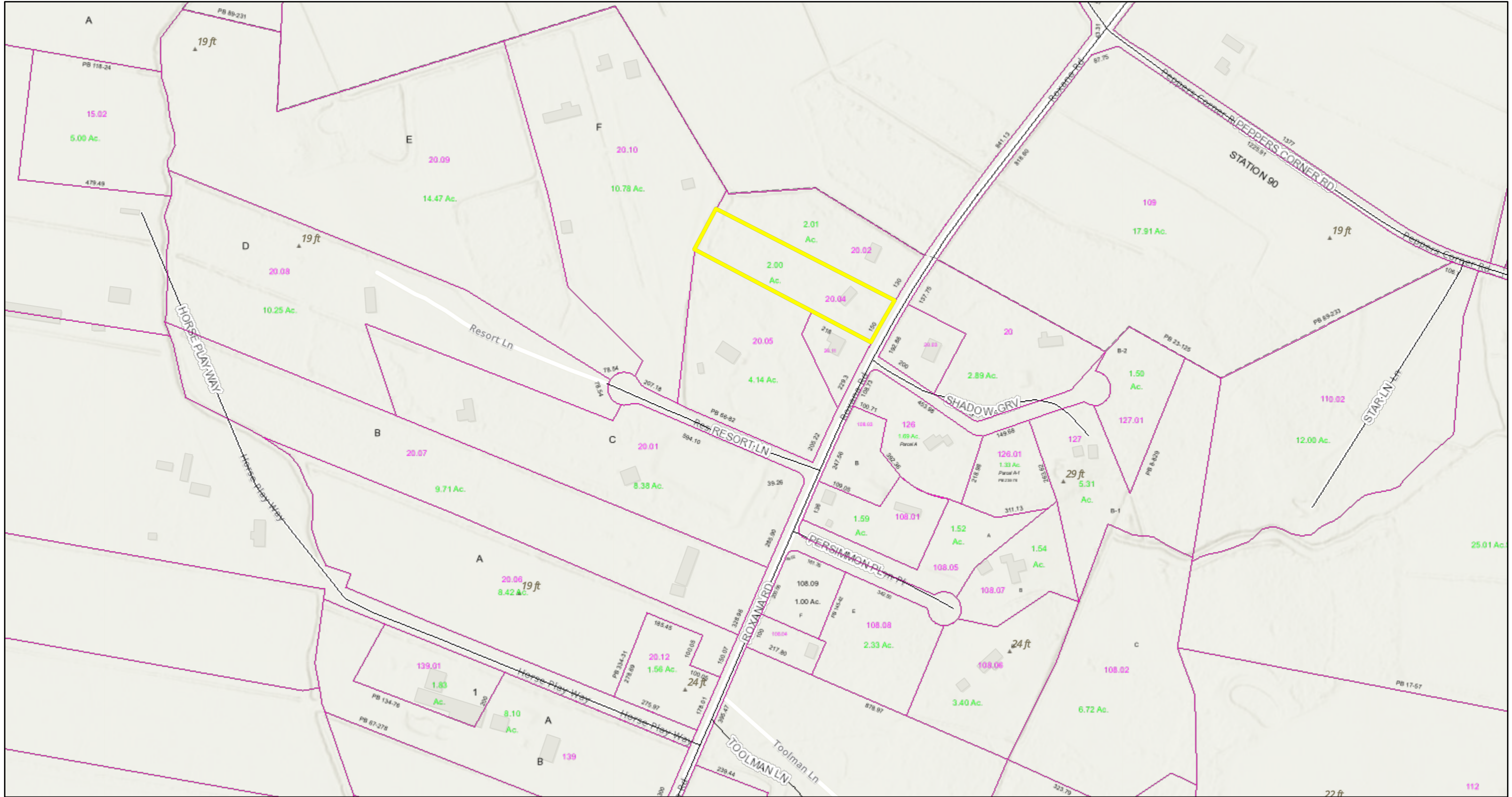


<b>PIN:</b>	134-15.00-20.04
<b>Owner Name</b>	TEDESCO JASON
<b>Book</b>	4673
<b>Mailing Address</b>	27 INDIAN HILL LANE
<b>City</b>	OCEAN VIEW
<b>State</b>	DE
<b>Description</b>	W/RT 17
<b>Description 2</b>	N/A
<b>Description 3</b>	N/A
<b>Land Code</b>	

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



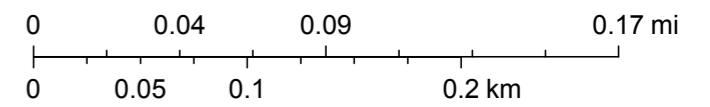
# Sussex County



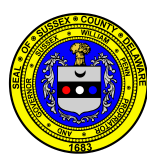
June 16, 2022

1:4,514

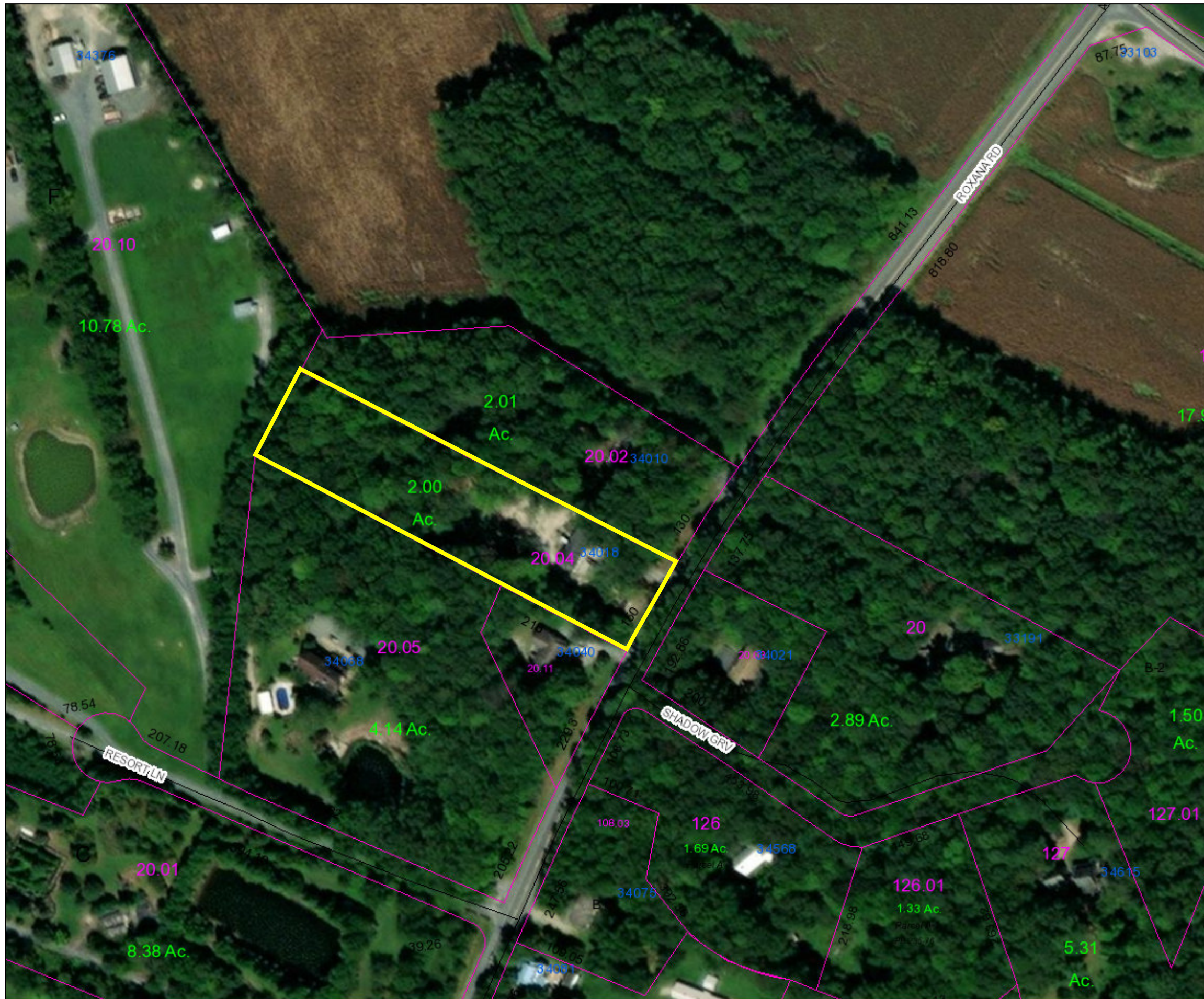
- |                                 |                                  |                             |                               |                         |
|---------------------------------|----------------------------------|-----------------------------|-------------------------------|-------------------------|
| Override 1                      | Agricultural Residential - AR-2  | Neighborhood Business - B-1 | General Commercial - C-4      | Light Industrial - LI-2 |
| Override 1                      | Medium Residential - MR          | Neighborhood Business - B-2 | General Commercial - C-5      | Heavy Industrial - HI-1 |
| Tax Parcels                     | General Residential - GR         | Business Research - B-3     | Commercial Residential - CR-1 | County Boundaries       |
| Streets                         | High Density Residential - HR-1  | General Commercial - C-1    | Institutional - I-1           |                         |
| Zoning                          | High Density Residential - HR-2  | General Commercial - C-2    | Marine - M                    |                         |
| Agricultural Residential - AR-1 | Vacation, Retire, Resident - VRP | General Commercial - C-3    | Limited Industrial - LI-1     |                         |



Sussex County, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sussex County Government, Esri Community Maps Contributors, County of Sussex, DE, Delaware FirstMap, VGIN, ©



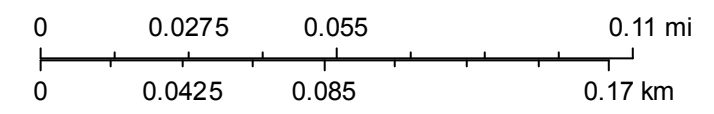
# Sussex County



<b>PIN:</b>	134-15.00-20.04
<b>Owner Name</b>	TEDESCO JASON
<b>Book</b>	4673
<b>Mailing Address</b>	27 INDIAN HILL LANE
<b>City</b>	OCEAN VIEW
<b>State</b>	DE
<b>Description</b>	W/RT 17
<b>Description 2</b>	N/A
<b>Description 3</b>	N/A
<b>Land Code</b>	

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

1:2,257



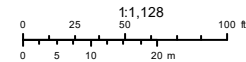


# Delaware Flood Planning Tool

Location is **NOT WITHIN** the FEMA 100-year floodplain.



FEMA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



July 7, 2022

### Effective Flood Hazard Areas

- A
- AE
- AE, FLOODWAY
- AO
- VE
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Base Flood Elevation
- LiMWA
- Cross Sections
- Transect

### Preliminary Flood Hazard

- A
- AE
- AE, FLOODWAY
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Contours**
- INDEX
- DEPRESSION
- HIDDEN
- INTERVAL

Flood Zone (at Point):  X

FEMA Issued Flood Map:  10005C0495K

Map Date:  3/16/2015

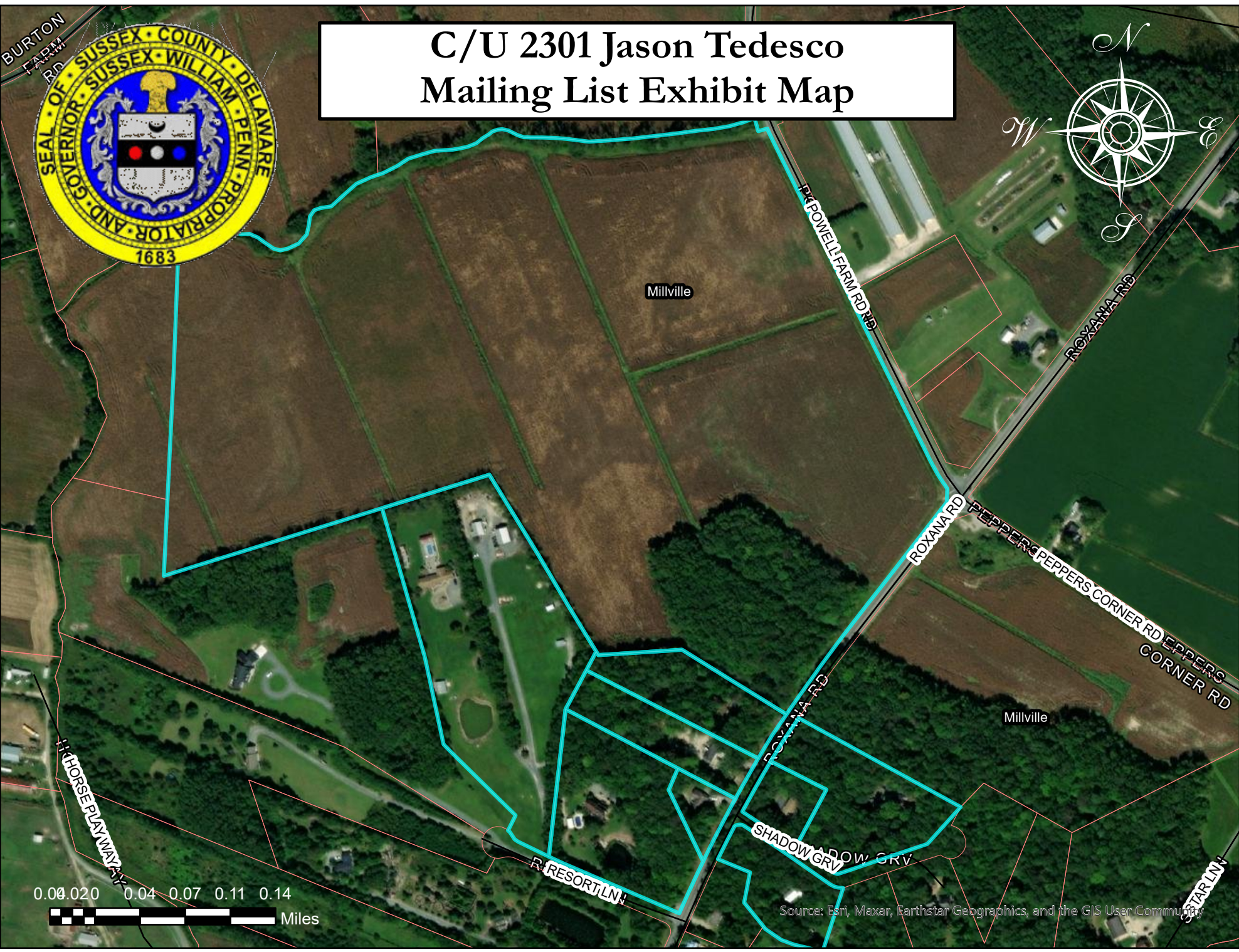
Subwatershed (HUC12):  Little Assawoman Bay

Tax Parcel:  134-15.00-20.04

Address (estimated):  34018 ROXANA RD  
FRANKFORD, DE 19945

FULLNAME	Second_Owner_Name	MAILINGADD	CITY	STATE	ZIPCODE
ASF MBTS LLC		3565 PIEDMONT RD NE	ATLANTA	GA	30305
LONG SUSAN K	DANIEL J LONG SR	20659 WOODLAKE CIR	MILLSBORO	DE	19966
MASSEY R GRANT JR & LYNN A		33191 ROXANA RD	FRANKFORD	DE	19945
STEEDMAN RICHARD A KAREN H		34068 ROXANA RD	FRANKFORD	DE	19945
TEDESCO JASON	LAURA TEDESCO	27 INDIAN HILL LANE	OCEAN VIEW	DE	19970
WATKINS JOHN D & SAUNDRA		34021 ROXANA RD	FRANKFORD	DE	19945
WINWARD FRED PATRICIA	WINWARD	34384 RESORT LN	FRANKFORD	DE	19945

# C/U 2301 Jason Tedesco Mailing List Exhibit Map

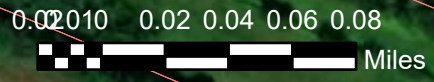
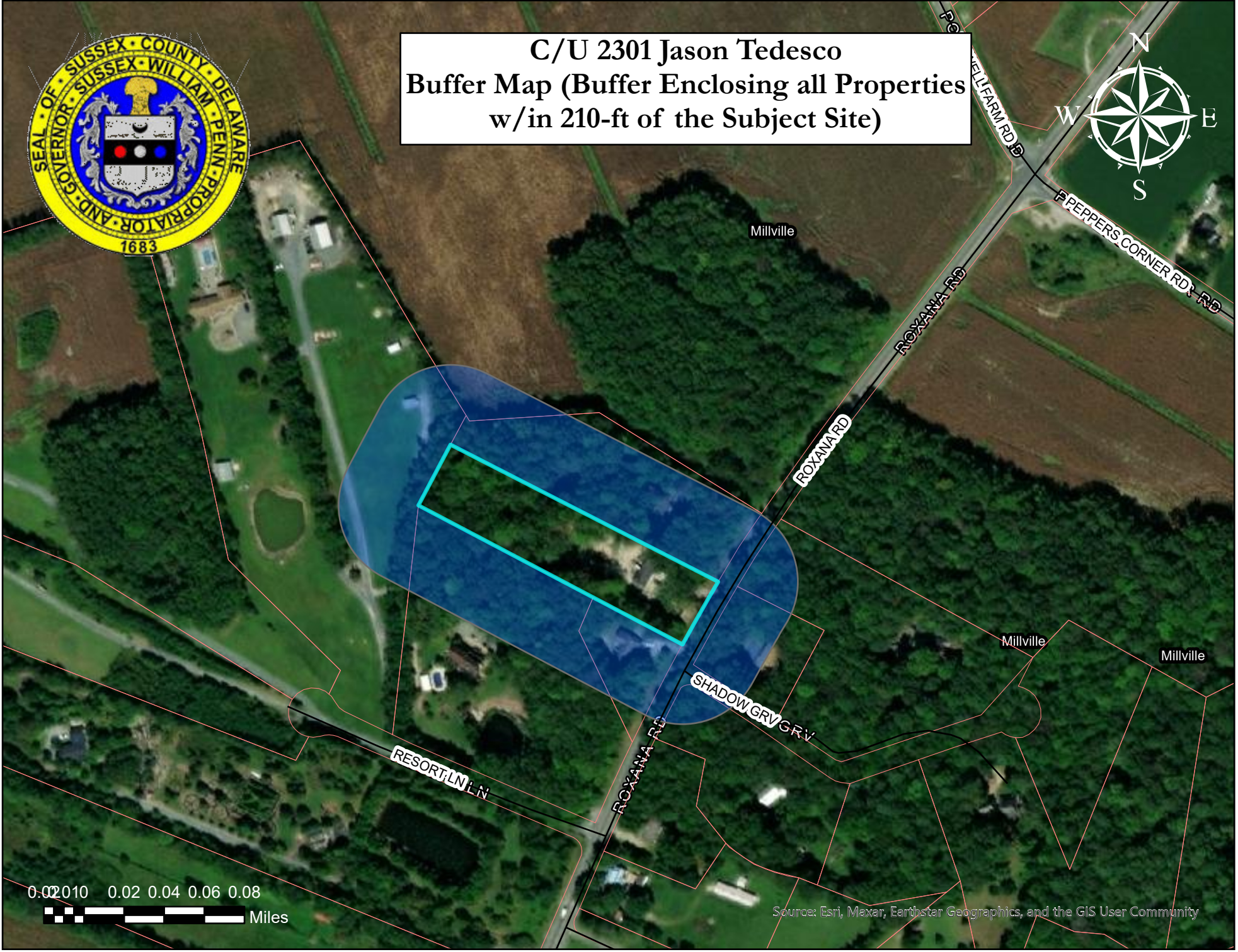


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community





**C/U 2301 Jason Tedesco  
Buffer Map (Buffer Enclosing all Properties  
w/in 210-ft of the Subject Site)**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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



**Sussex County**

DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Planning Commission Members  
From: Ms. Lauren DeVore, Planner III, AICP, on behalf of Mr. Chase Phillips, Planner II  
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant  
Date: July 7, 2022  
RE: Staff Analysis for C/U 2301 Jason Tedesco

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application C/U 2301 Jason Tedesco to be reviewed during the July 14, 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 Parcels 134-15.00-20.04 to allow for a landscaping business including related storage of equipment and materials to be located within an Agricultural Residential (AR-1) District. The property is lying on the west side of Roxana Road (S.C.R. 17), approximately 0.23 mile south of the intersection of Powell Farm Road (S.C.R. 365) and Peppers Corner Road (S.C.R. 365). The property is located at 34018 Roxanna Road in Frankford and consists of 2.00 acres +/-.

### Further Site Considerations

County records indicate that there are no Tax Ditch or Tax Ditch rights-of-way (ROWs) on the property. The property is located within the overall area of the Beaver Dam Canal Tax Ditch.

The property is not located within any established Transportation Improvement District (TID).

The property is located within Flood Zone "X" – Areas determined to be outside of the 100-year Floodplain.

### Comprehensive Plan Analysis

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 land use designation of Coastal Area." All surrounding properties to the north, south, east and west of the subject site contain the Future Land Use Map designation of "Coastal Area."

As outlined in 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, townhouses, 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 all be allowed. In doing so, careful mixtures of homes with light commercial, office and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home. Major new industrial uses are not proposed in these areas. (Sussex County Comprehensive Plan, 4-15).

The lands just beyond the adjacent parcel to the northeast of the subject site contain the Future Land Use Map Designation of “Municipalities” as these lands are located within the incorporated town limits of the Town of Millville.

### Zoning Information

The 2018 Sussex County Comprehensive Plan outlines Zoning Districts by their applicability to each Future Land Use category. Under Table 4.5-2 “Zoning Districts Applicable to Future Land Use Categories”, the Agricultural Residential (AR-1) District is listed as an Applicable Zoning District within the “Coastal Area.” (Sussex County Comprehensive Plan, 4-25).

The property is zoned Agricultural Residential (AR-1) District. The adjacent parcels to the north, south, west, and east of subject property are zoned Agricultural Residential (AR-1) District. The properties to the south on the opposite side of Roxana Road (Route 17) are also zoned Agricultural Residential (AR-1) District.

It should be noted that there is a single parcel to the southwest that is zoned Neighborhood Business (B-1) District.

### Existing Conditional Uses within the Vicinity of the Subject Site

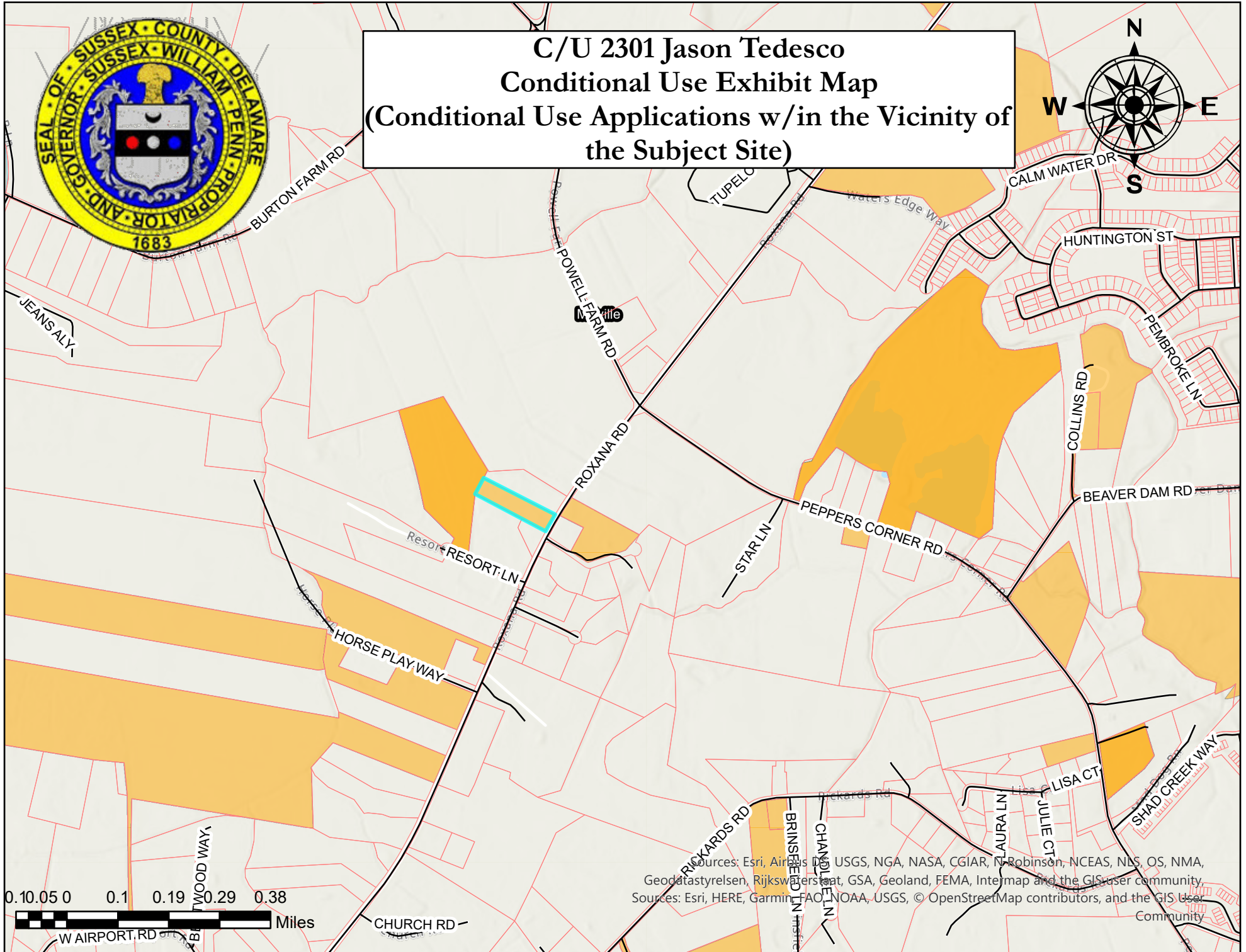
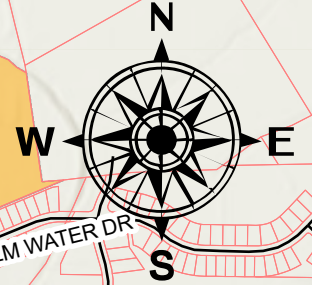
Since 1970, there have been three (3) Conditional Use applications within a 0.25-mile radius of the application site. The first application is for C/U 163 Dogwood Inc. to allow for a fish pond to be established within an Agricultural Residential (AR-1) District. The Sussex County Council approved the use at their meeting of Tuesday, November 6, 1973. The second application is for C/U 1432 Fredrick J. Winward to allow for a landscaping business and equipment storage within an Agricultural Residential (AR-1) District. The Planning and Zoning Commission recommended approval for the use at their meeting of Thursday, January 10, 2002. The Sussex County Council approved the use at their meeting of Tuesday, January 29, 2002, and the change was adopted through Ordinance No. 1519. The third application is for C/U 2293 Ronald E. & Candice M. Gray to allow for an indoor/outdoor storage facility to be located within an Agricultural Residential (AR-1) District. The Planning and Zoning Commission recommended approval for the use at their meeting of Thursday, June 9, 2022. The Sussex County Council approved the use at their meeting of Tuesday, June 14, 2022.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow for a landscaping business including storage of trucks, trailers, plants, equipment, etc. in this location, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

Conditional Use Applications (w/in a 0.25 mile radius of the subject site)*								
Application Number	Application Name	Current Zoning	Proposed Use	P&Z Decision	P&Z Decision Date	CC Decision	CC Decision Date	Ordinance Number
C/U 163	Dogwood, Inc.	AR-1	Fish Pond	N/A	N/A	Approved	11/6/1973	N/A
C/U 1432	Fredrick J. Winward	AR-1	Landscaping Business & Equipment Storage	Recommended Approval	1/10/2002	Approved	1/29/2002	1519
C/U 2293	Ronald E. & Candice M. Gray	AR-1	Indoor/Outdoor Storage Facility	Recommended Approval	6/9/2022	Aprproved	6/14/2022	N/A



**C/U 2301 Jason Tedesco  
Conditional Use Exhibit Map  
(Conditional Use Applications w/in the Vicinity of  
the Subject Site)**



Sources: Esri, Airphoto, USGS, NGA, NASA, CGIAR, Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community.  
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

TAX MAP # 1-34-15.00-20.04

PREPARED BY & RETURN TO:  
D. Stephen Parsons, P.A.  
118 Atlantic Avenue, Suite 401  
P. O. Box 480  
Ocean View, DE 19970  
File No. 33776/ACS

THIS DEED, made this 24 day of February, 2017,

- BETWEEN -

**ROBERT T. LEE, SHERIFF OF SUSSEX COUNTY, DELAWARE**, of P.O. Box 948, Georgetown, DE 19947, party of the first part,

- AND -

**JASON TEDESCO** and **LAURA TEDESCO**, of 27 Indian Hill Lane, Ocean View, DE 19970, parties of the second part, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns.

**WHEREAS**, a certain Monition, C.A. NO S16L-04-038 was issued from the Superior Court at the Suit of The Bank of New York Mellon F/K/A The Bank of New York v. Heather N. McGee for Seventy Nine Thousand Three Hundred Ninety Five Dollars and Twenty Nine Cents (\$79,395.29), real debt and damages and costs, requiring the Sheriff to expose to public venue certain lands of Heather N. McGee, seized and taken in execution by virtue of a previous writ of Monition, C.A. NO. S16L-04-038, and the Sheriff advertised and sold lands of Heather N. McGee, subject to approval of the Superior Court and subject to Heather N. McGee's right of redemption; and

**WHEREAS** there was no redemption pursuant to 9 Del. C. Section 8733, proper return of the sale was made to the Sheriff, and the Superior Court approved the same and ordered the Sheriff to convey the property to the above named Grantee by its order dated 2-20-17 ;

**THIS INDENTURE WITNESSETH**, that ROBERT T. LEE, Sheriff of Sussex County, for and in consideration of the sum of SEVENTY THREE THOUSAND DOLLARS and 00/100 (\$73,000.00), lawful money bid and paid by the Grantee, the receipt whereof is hereby acknowledged, and by virtue of the laws of the State of Delaware, has granted, bargained and

AM

sold and by these presents does grant, bargain and sell to the Grantee, their heirs and assigns forever, all rights title and claim whatsoever, in the law and equity of the Grantee, to all that certain tract or parcel of land described as follows:

ALL that certain tract piece or parcel of land, situate, lying and being in Baltimore Hundred, Sussex County, State of Delaware and more particularly described as follows, to wit:

Beginning at an iron pipe set in the Northwesterly right of way of County Route No. 17, said iron pipe marking a corner for this lot and other lands now or formerly of Maxwell H. Keckler, etux.; thence continuing along the Northwesterly right of way of County Route No. 17, S39°57'56" W, for a distance of 150.00 feet to a pipe, marking the division line for this lot and other lands of Dogwood, Inc.; thence along the new division line for this lot and other lands of Dogwood, Inc., North 56°39'50"W, for a distance of 593.71 feet to a pipe; thence turning and running N39°57'56"E, for a distance of 145.00 feet to a pipe, being a corner for this lot and other lands now or formerly of Maxwell H. Keckler, etux.; thence along the division line between this lot and other lands of Maxwell H. Keckler, etux., S57°05'42"E, for a distance of 594.25 feet home to the point and place of beginning and said to contain 2.0 +/- acres, in accordance with a survey prepared by Ira A. Garbutt, III on February 26, 1980.

SUBJECT to the rights of others in and to the use of any drains and Beaver Dam Canal Tax Ditch No. 95 pursuant to Superior Court Order C.A. No. 06M-11-010 dated and recorded January 4, 2007, in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Tax Ditch Book 1 at Page 196, and dated and recorded March 12, 2009, in Tax Ditch Book 6, at Page 97, and recorded September 30, 2010, in Tax Ditch Book 9, Page 229, and any other ditches located over, across, in or under the insured premises; and rights to enter upon said premises to maintain the same.

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, at Georgetown, Delaware.

Consideration:	73,000.00
-----	
County	1,095.00
State	1,095.00
Town	Total 2,190.00
Received: Mary W Mar	03,2017

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

Signed, Sealed and Delivered in the presence of:

*[Handwritten signature]*

*[Handwritten signature]*

(SEAL)

Robert T. Lee, Sheriff of Sussex County, Delaware

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 24 day of February, 2017, personally came before me, the subscriber, Robert T. Lee, Sheriff of Sussex County, Delaware, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

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

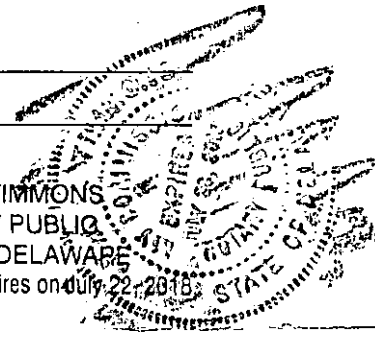
*[Handwritten signature]*

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

TINA L. TIMMONS  
NOTARY PUBLIC  
STATE OF DELAWARE  
My Commission Expires on July 22, 2018



RECEIVED  
Mar 03, 2017  
ASSESSMENT DIVISION  
OF SUSSEX COUNTY

Recorder of Deeds  
Scott Dailey  
Mar 03, 2017 09:15A  
Sussex County  
Doc. Surcharge Paid



File #: CU 2301  
20211186

## 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

JUL 26 2021

SUSSEX COUNTY  
PLANNING & ZONING

**Type of Application: (please check applicable)**

Conditional Use

Zoning Map Amendment

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

34018 Roxanna Rd, Frankford, DE 19945

**Type of Conditional Use Requested:**

Landscape company storage for trucks, trailers, plants, equipment, etc.

**Tax Map #:** 134-15.00-20.04

**Size of Parcel(s):** 2 acres

**Current Zoning:** AR-1

**Proposed Zoning:** Conditional Use

**Size of Building:** dwelling - 1400 sqft  
pole building - 40x60x12

**Land Use Classification:** Residential/Agricultural

**Water Provider:** well

**Sewer Provider:** septic

**Applicant Information**

Applicant Name: Jason Tedesco

Applicant Address: 27 Indian Hill Ln

City: Ocean View

State: DE

Zip Code: 19970

Phone #: 302-344-1441

E-mail: bethanyblooms@aol.com

**Owner Information**

Owner Name: Jason and Laura Tedesco

Owner Address: 27 Indian Hill Ln

City: Ocean View

State: DE

Zip Code: 19970

Phone #: 302-344-1441

E-mail: bethanyblooms@aol.com

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: N/A

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.**

**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: April 26, 2021

RECEIVED

**Signature of Owner**

  
\_\_\_\_\_

Date: April 26, 2021

JUL 26 2021

SUSSEX COUNTY  
PLANNING & ZONING

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



STATE OF DELAWARE  
DEPARTMENT OF TRANSPORTATION  
800 BAY ROAD  
P.O. BOX 77B  
DOVER, DELAWARE 19903

NICOLE MAJESKI  
SECRETARY

March 24, 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 **Jason Tedesco** proposed land use application, which we received on March 19, 2021. This application is for an approximately 2.00- acre parcel (Tax Parcel: 134-15.00-20.04). The subject land is located northwest of Roxana Road (Sussex Road 52) about 0.1 mi north of the intersection with Resort Lane. The subject land is currently zoned AR- 1 (Agricultural Residential) and the applicant seeks a conditional use approval for a landscaping business and the storage of landscaping vehicles, equipment and supplies.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Roxana Road (Sussex Road 52), from Daisey Road (Sussex Road 370) to Atlantic Avenue (Sussex Road 26), is 4,780 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  
March 24, 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:aff  
Enclosure

cc: Jason Tedesco, 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: **6/22/2022**

APPLICATION: **CU 2301 Jason Tedesco**

APPLICANT: **Jason and Laura Tedesco**

FILE NO: **ROX-1.01**

TAX MAP &  
PARCEL(S): **134-15.00-20.04**

LOCATION: **Lying on the west side of Roxana Road (SCR 52), 0.23 mile south of the intersection of Powell Farm Road (SCR 365) and Peppers Corner Road (SCR 365)**

NO. OF UNITS: **Establish a landscaping business**

GROSS  
ACREAGE: **2.00**

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 4**

(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 **Choose an item**. 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 Conditional Use 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  
**Choose an item.**

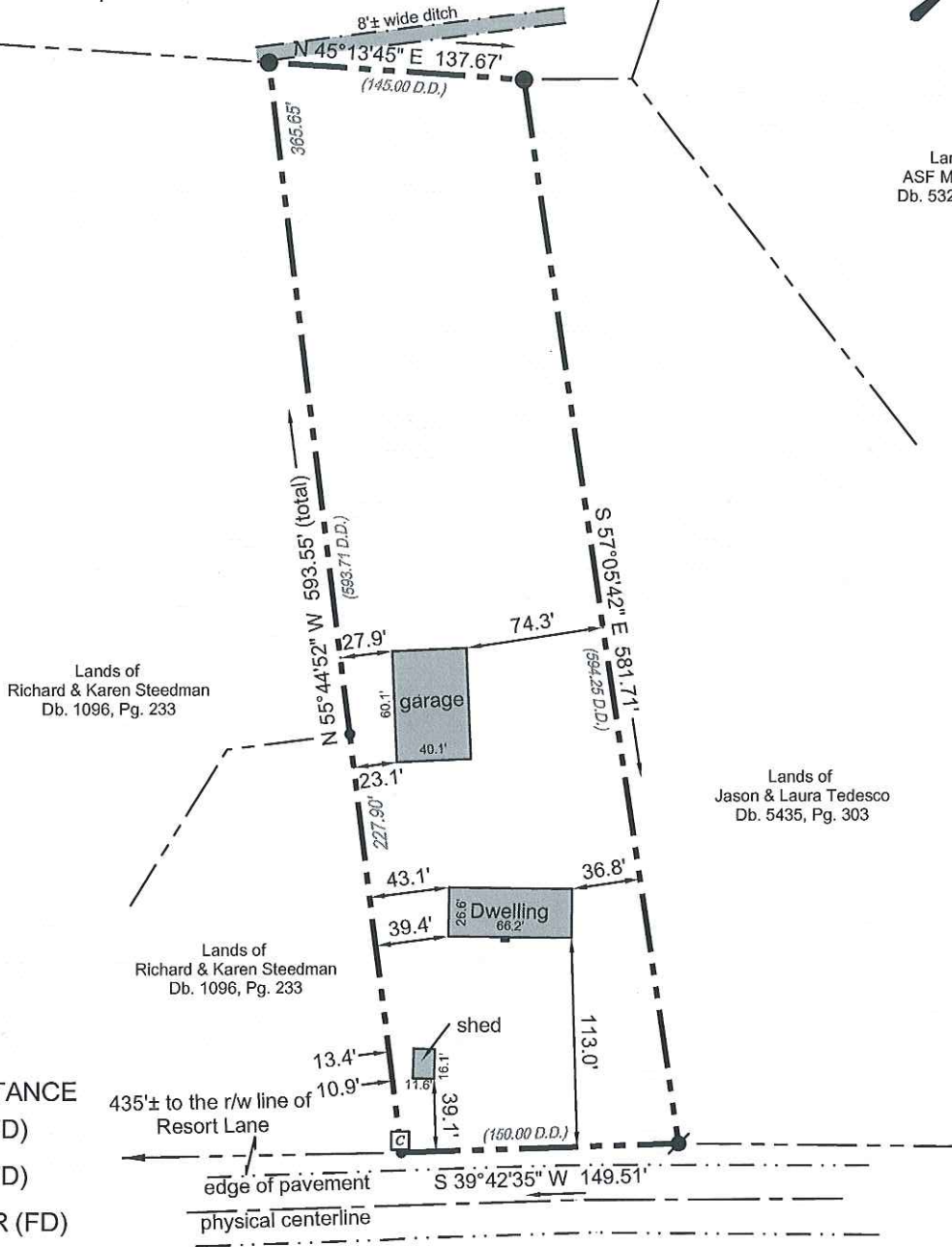
**NOTES:**

- Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.
- No title search provided or stipulated.

Lands of  
Fred & Patricia Winward  
Db. 2029, Pg. 330



Lands of  
ASF MBTS, LLC  
Db. 5320, Pg. 273



Lands of  
Jason & Laura Tedesco  
Db. 5435, Pg. 303

Lands of  
Richard & Karen Steedman  
Db. 1096, Pg. 233

Lands of  
Richard & Karen Steedman  
Db. 1096, Pg. 233

(D.D.) DEED DISTANCE

- 1/2" PIPE (FD)
- 3/4" PIPE (FD)
- ⊗ 5/8" RE-BAR (FD)

☐ CABLE BOX

SCALE: 1"=100'

AREA: 1.9121 ACRES

TAX MAP NO. 1-34-15-20.04

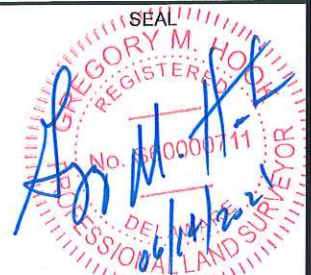
**ROXANA ROAD**  
(60' r/w)

Lands of JASON TEDESCO  
and LAURA TEDESCO.

**FIRM INFORMATION:**  
100029 - 0495 - K  
MARCH 16, 2015  
ZONE: "X", Non-Shaded  
CLASS "B" SURVEY

HUNDRED: BALTIMORE
COUNTY: SUSSEX
STATE OF DELAWARE
DATE OF ORIGINAL: 06-07-2021
DRAWN BY: MICHAEL LOVELAND

**SIMPLER SURVEYING & ASSOCIATE, INC.**  
32486 POWELL FARM ROAD, FRANKFORD, DE 19945  
www.delawaresurveyor.com  
PHONE: (302) 539-7873 FAX: (302) 539-4336



I, Gregory M. Hook, 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.