

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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**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date: July 28<sup>th</sup>, 2022

Application: CU 2306 Amanda Mapp

Applicant: Amanda Mapp  
18667 Little Lane  
Delmar, DE 19940

Owner: Amanda Mapp  
18667 Little Lane  
Delmar, DE 19940

Site Location: 18667 Little Lane, Delmar

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

Proposed Use: Irrigation Business

Comprehensive Land  
Use Plan Reference: Low Density

Councilmanic  
District: Mr. Vincent

School District: Indian River School District

Fire District: Gumboro Fire Department

Sewer: Septic

Water: Well

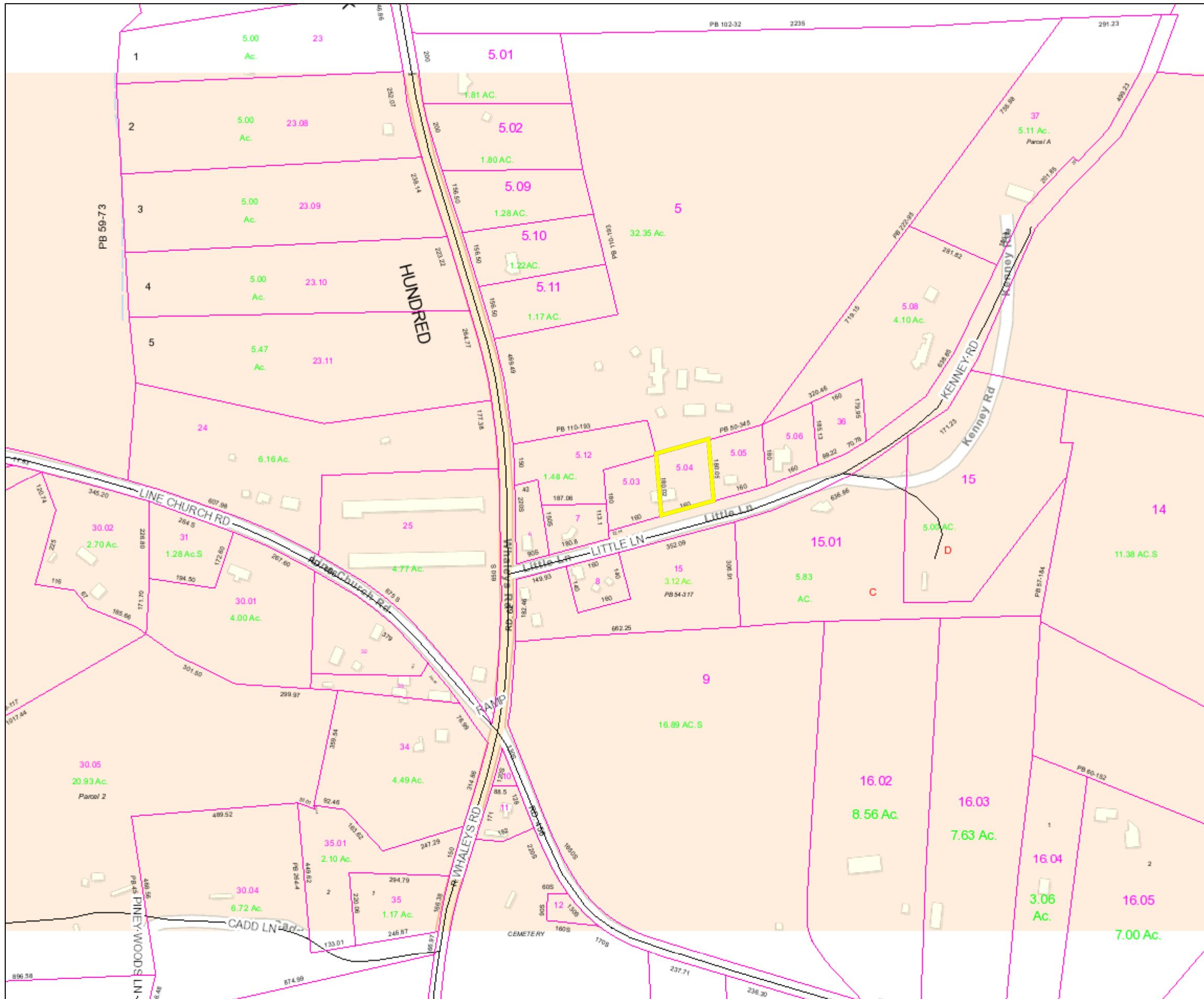
Site Area: 0.65 acres +/-

Tax Map ID.: 333-13.00-5.04





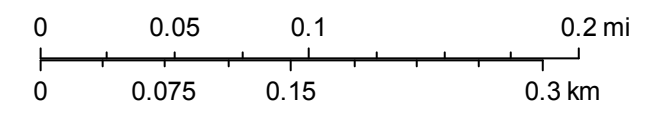
# Sussex County



<b>PIN:</b>	333-13.00-5.04
<b>Owner Name</b>	MAPP AMANDA M
<b>Book</b>	5145
<b>Mailing Address</b>	18667 LITTLE LN
<b>City</b>	DELMAR
<b>State</b>	DE
<b>Description</b>	N/RD 459
<b>Description 2</b>	430' E RD 62
<b>Description 3</b>	N/A
<b>Land Code</b>	

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     Override 1
- polygonLayer  
     Override 1
- Tax Parcels
- Streets

1:4,514





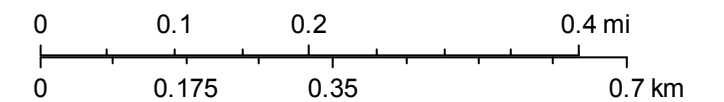
# Sussex County

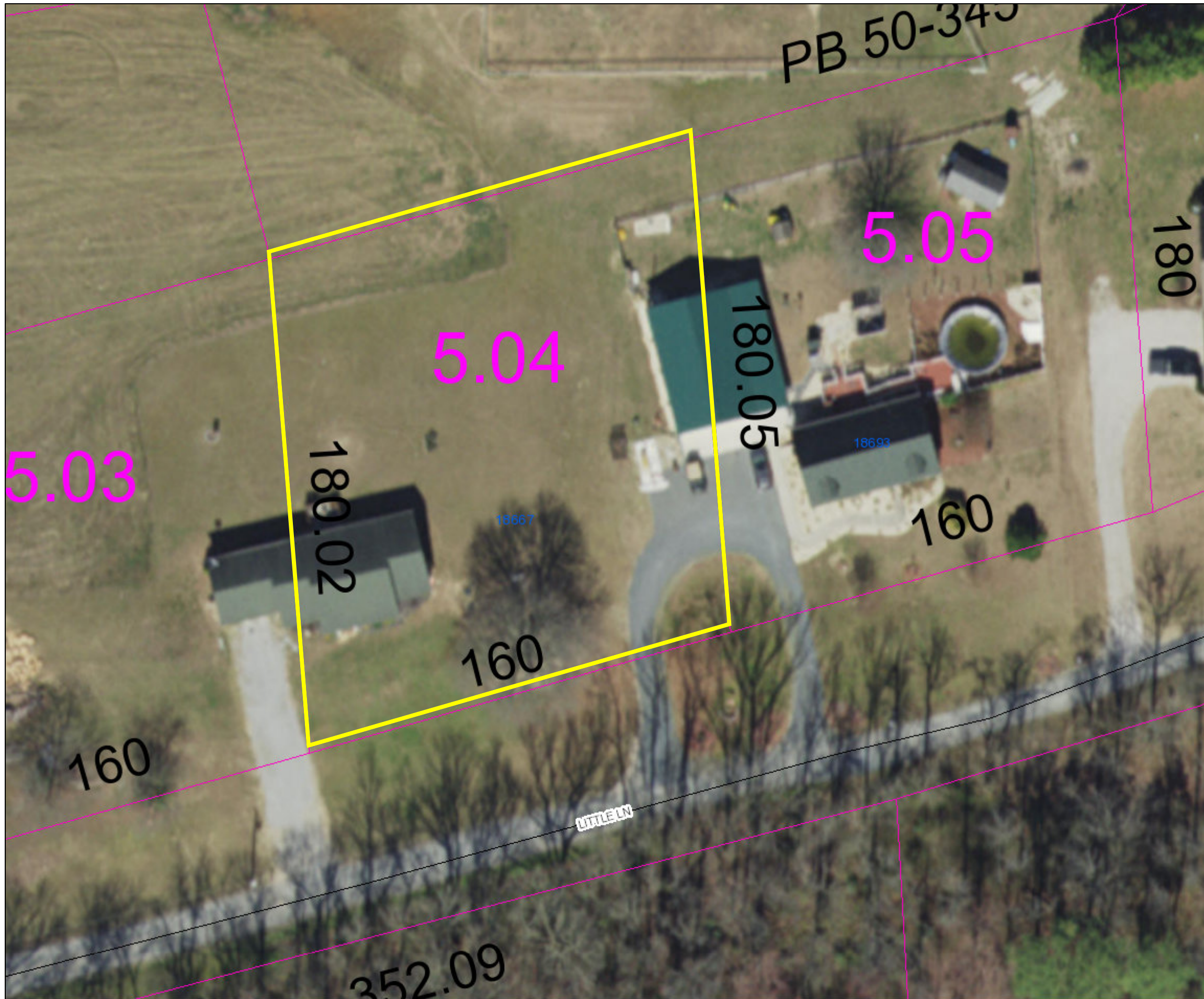


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- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets

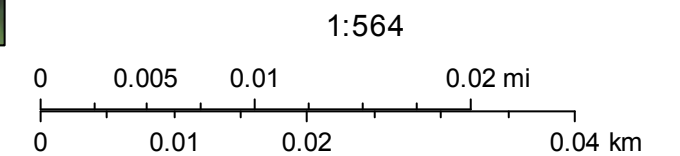
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<b>PIN:</b>	333-13.00-5.04
<b>Owner Name</b>	MAPP AMANDA M
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<b>Mailing Address</b>	18667 LITTLE LN
<b>City</b>	DELMAR
<b>State</b>	DE
<b>Description</b>	N/RD 459
<b>Description 2</b>	430' E RD 62
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Extent of Right-of-Way
- Municipal Boundaries



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## Memorandum

To: Sussex County Planning Commission Members  
From: Mrs. Christin Scott, Planner II  
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant  
Date: July 21, 2022  
RE: Staff Analysis for C/U 2306 Amanda Mapp

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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 2306 Amanda Mapp be reviewed during the July 28, 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 333-13.00-5.04 to allow for an irrigation business on an Agricultural Residential (AR-1) zoned parcel of land. The property is located at 18667 Little Lane in Delmar. The property is lying on the north side of Little Lane, approximately 560 feet east of Whaley's Road (S.C.R. 62).

### 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 "Low Density Area." The properties to the north, east, west, and south also contain the Future land use designation of "Low Density Area."

As outlined in the 2018 Sussex County Comprehensive Plan, 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. Institutional and commercial uses may be appropriate depending on surrounding uses (Sussex County Comprehensive Plan, 4-19).

### 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 "Low Density Area." (Sussex County Comprehensive Plan, 4-25).



The property is zoned Agricultural Residential (AR-1) District. The properties to the north, east, west and the south are also zoned Agricultural Residential (AR-1) District.

Existing Conditional Uses within the Vicinity of the Subject Site

Since 2011, there have been zero (0) Conditional Use applications within a 1.0-mile radius of the Application site.

Based on the analysis of the land use, surrounding zoning and uses, a Conditional Use to allow for an irrigation business 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.

File #: CU 2306  
202111785

## 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**

18667 Little Ln. Delmar, DE 19940

**Type of Conditional Use Requested:**

Operating Small business - Delmarva Irrigation

Tax Map #: 333-13.00-5.04

Size of Parcel(s): 160 x 180

Current Zoning: AR-1

Proposed Zoning: \_\_\_\_\_

Size of Building: Portable building - 200 sq. ft.

Land Use Classification: \_\_\_\_\_

Water Provider: Well

Sewer Provider: \_\_\_\_\_

**Applicant Information**

Applicant Name: Amanda Mapp

Applicant Address: 18667 Little Ln.

City: Delmar

State: DE

Zip Code: 19940

Phone #: 763-592-2167

E-mail: delmarva Irrigation@gmail.com

amandaniff7@gmail.com

**Owner Information**

Owner Name: Amanda Mapp

Owner Address: 18667 Little Ln

City: Delmar

State: DE

Zip Code: 19940

Phone #: 763-592-2167

E-mail: delmarva Irrigation@gmail.com

amandaniff7@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

Amanda Mapp

Date: 8/6/2021

### Signature of Owner

Amanda Mapp

Date: 8/6/2021

### For office use only:

Date Submitted: 8/6/2021

Fee: \$500.00 Check #: 1303

Staff accepting application: NT

Application & Case #: 202111785

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

July 19, 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 **Amanda Mapp** proposed land use application, which we received on July 13, 2021. This application is for an approximately 0.64-acre parcel (Tax Parcel: 333-13.00-5.04). The subject land is located on the north side of Little Lane (Sussex Road 459). The subject land is currently zoned AR-1 (Agriculture Residential) and the applicant seeks a conditional use approval to place a portable building there for Delmarva Irrigation, Inc.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Little Lane is 102 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.

If the County approves this application, the applicant should be reminded that DeIDOT 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  
July 19, 2021

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

Sincerely,



T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:afm

cc: Amanda Mapp, Applicant  
Russell Warrington, Sussex County Planning & Zoning  
David Edgell, 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 Furrato, 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: **7/8/2022**

APPLICATION: **CU 2306 Amanda Mapp**

APPLICANT: **Amanda Mapp**

FILE NO: **WSPA-5.02**

TAX MAP &  
PARCEL(S): **333-13.00-5.04**

LOCATION: **Lying on the north side of Little Lane, approximately 560 feet east of Whaleys Road (SCR 62). 18667 Little Lane, Delmar**

NO. OF UNITS: **Irrigation Business**

GROSS  
ACREAGE: **0.65**

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 **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 Sussex County Engineering Department does not currently have a schedule to provide sanitary sewer service to this 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:



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

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

T.M. #333-13.00-5.04

LANDS N/F  
JOHN W. & NICOLE D. SCOTT  
DB 3142-146



N 85°20'10" E 160.00'

SHED TO BE  
RELOCATED

WELL

28,226 SQ. FT.

PROPOSED  
RELOCATION

LANDS N/F  
KENNY E. BRUCE, JR.  
DB 3933-58

LANDS N/F  
KENNY E., JR. & SANDY  
BRUCE  
DB 1932-74

179.97'

30.2'

19.9'

10.0'

S 06°42'20" W

DECK

1 STORY  
OFFICE

PARKING  
3 10' x 20'  
SPACES

N 06°40'30" E

GRAVEL  
DRIVE

SEPTIC  
TANK

EXISTING  
ENTRANCE

430'+/- TO SCR #62

P.O.B.

LITTLE LANE (50' RM) SCR #459

- NOTES: 1. THIS SITE IS NOT IMPACTED BY A 100 YEAR FLOOD AS PER FEMA MAP 10005CO600K DATED 3/16/15  
2. NO WETLANDS APPEAR ON THIS SITE PER THE 2007 NATIONAL WELANDS INVENTORY.

- CONCRETE MONUMENT (FOUND)
- ▲ IRON ROD (FOUND)

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

### SITE PLAN FOR

## DELMARVA IRRIGATION

18667 LITTLE LANE, DELMAR, DE 19940  
LITTLE CREEK HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE  
SCALE 1" = 50'      AUGUST 2, 2021

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.

8/6/21  
DATE  
DONALD K. MILLER, PLS 407  
SURVEY CLASS: SUBURBAN

PREPARED BY:

PH: 302-629-9895  
FX: 302-629-2391

**MILLER** LAND SURVEYING  
**LEWIS, INC.**

1560 MIDDLEFORD RD.

SEAFORD, DE. 19973