

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



# Sussex County

DELAWARE  
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## 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**

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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: August 11<sup>th</sup>, 2022

Application: CU 2311 Phillip Jackson

Applicant: Phillip Jackson  
18968 Robinsonville Road  
Lewes, DE 19958

Owner: Phillip Jackson  
18968 Robinsonville Road  
Lewes, DE 19958

Site Location: Lying on the northwest side of Robinsonville Road (S.C.R. 277), approximately 1,015-feet southwest of the intersection of Cedar Grove Road (S.C.R. 283) and Robinsonville Road.

Current Zoning: Agricultural Residential (AR-1) District

Proposed Use: Tree Service Business

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Lewes Fire Co.

Sewer: On-site Septic

Water: On-site Well

Site Area: 3.83 Ac. +/-

Tax Map IDs.: 334-11.00-6.00





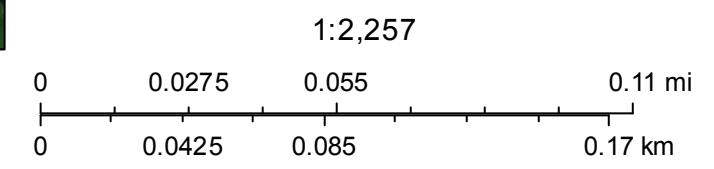


# Sussex County



<b>PIN:</b>	334-11.00-6.00
<b>Owner Name</b>	JACKSON PHILLIP A III TTEE REV TR
<b>Book</b>	5382
<b>Mailing Address</b>	18968 ROBINSONVILLE RD
<b>City</b>	LEWES
<b>State</b>	DE
<b>Description</b>	RD BURTONS MILL PD
<b>Description 2</b>	TO LEWES
<b>Description 3</b>	W/IMP
<b>Land Code</b>	

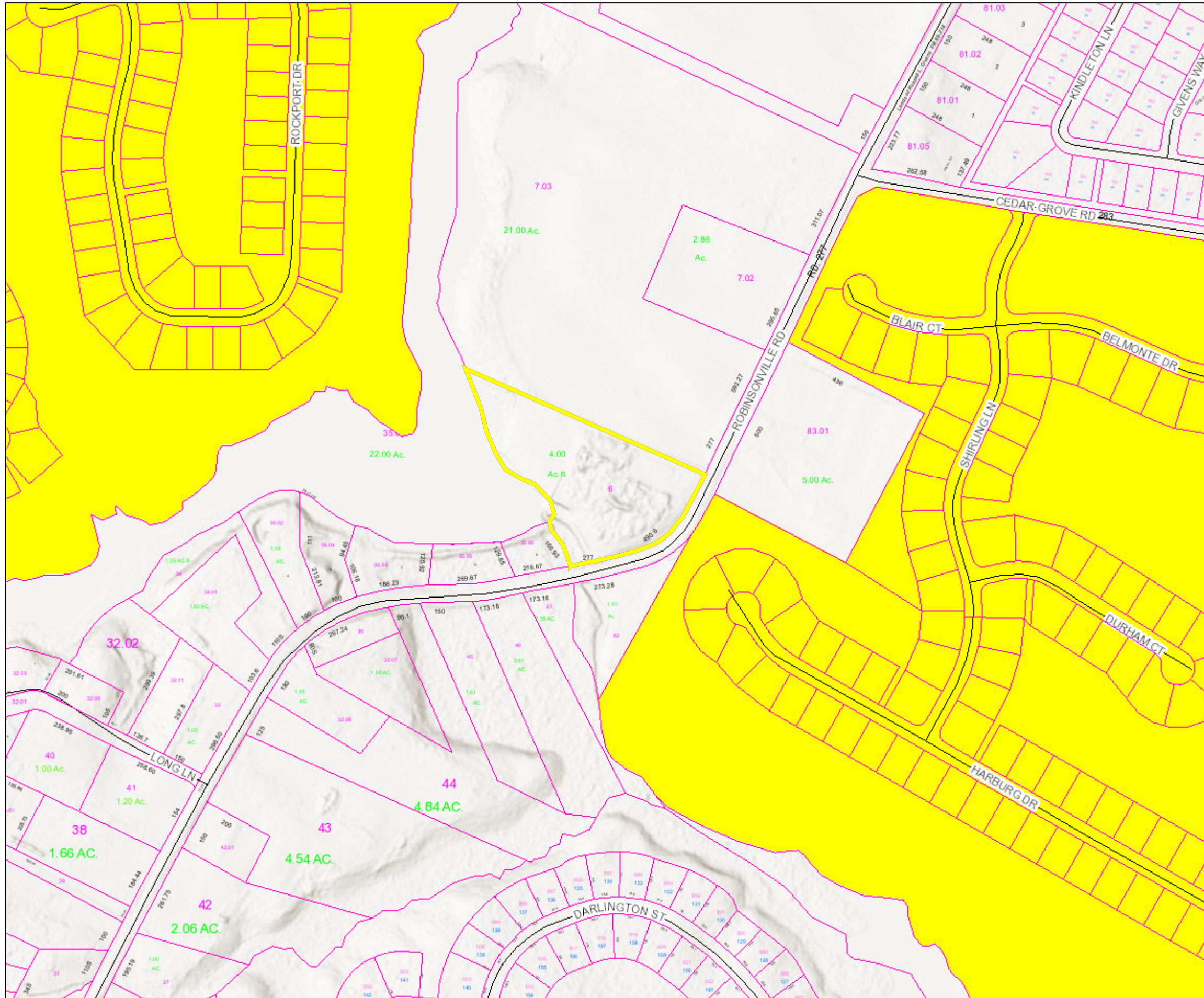
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- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries







# Sussex County



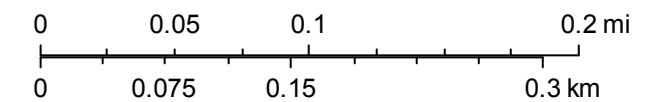
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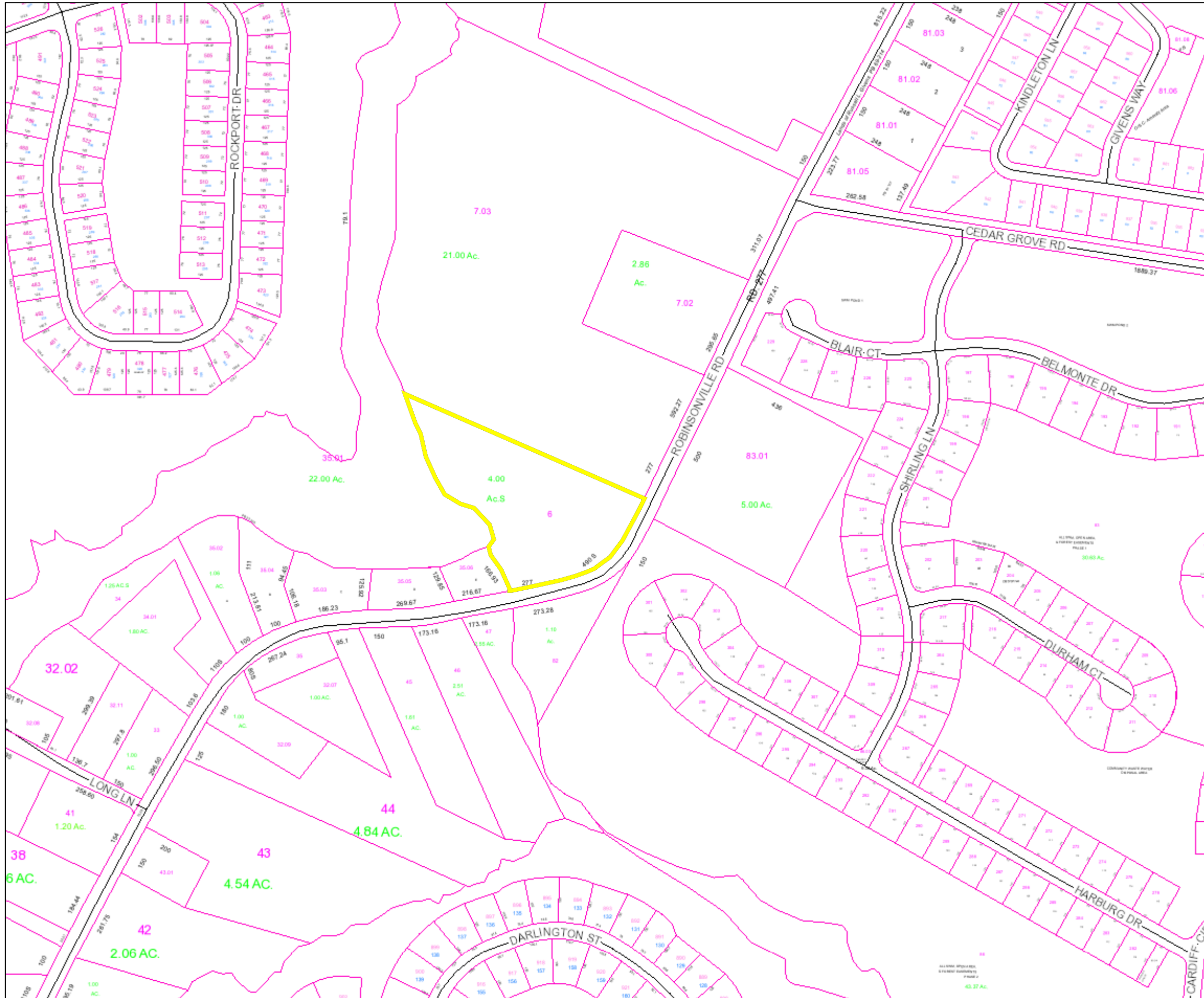
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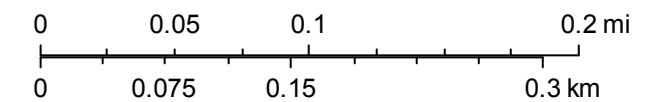
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## Memorandum

To: Sussex County Planning and Zoning Commission Members  
From: Mr. Elliott Young, Planner I  
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant  
Date: July 25<sup>th</sup>, 2022  
RE: Staff Analysis for CU 2311 Phillip Jackson

---

The purpose of this memo is to provide background and analysis for the Planning and Zoning Commission to consider as a part of Application CU 2311 Phillip Jackson to be reviewed during the August 11<sup>th</sup>, 2022, Planning and Zoning 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: 334-11.00-6.00 to allow for a tree service business, to be located at 18968 Robinsonville Road, Lewes, Delaware. The property is lying on the northwest side of Robinsonville Road (S.C.R. 277), approximately 960-feet south of the intersection of Cedar Grove Road (S.C.R. 283) and Robinsonville Road. The parcel consists of 3.83 acres +/-.

### 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 parcel has a designation of "Coastal Area." The adjoining parcels to the north, west, and east also have a Future Land Use Map designation of "Coastal Area." The parcels to the south, across Robinsonville Road (S.C.R. 277) also have a Future Land Use Map designation of "Coastal Area."

As outlined within the 2018 Sussex County Comprehensive Plan, Coastal Areas are areas that can accommodate development provided 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 also 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.

### Zoning Information

The subject property is zoned Agricultural Residential (AR-1) District. All adjacent properties to the north, west, and east of the subject property are zoned Agricultural Residential (AR-1) District.





The parcels to the south of the subject property, on the opposite side of Robinsonville Road (S.C.R. 277), are also zoned Agricultural Residential (AR-1) District as well as Medium Residential (MR).

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

Since 2011, there has been four (4) Conditional Use application within a one (1) mile radius of the application site. This first application was Conditional Use No. 2122 for Richard Thurman Jr. to allow for a tree and lawn care diagnostic center to be permitted within an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, April 17<sup>th</sup>, 2018, and this change was adopted through Ordinance No. 2573. The second application was Conditional Use No. 2138 for Walker Construction, Inc. to allow for a site contracting business with storage, repair, and maintenance to be permitted within an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, August 21<sup>st</sup>, 2018, and this change was adopted through Ordinance No. 2596. The third application was Conditional Use No. 2179 for Joseph and Patricia Prettyman to allow for a multi-family structure, lawn mower repair business, and public stables with riding lessons to be permitted within an Agricultural Residential (AR-1) General Commercial (C-1) Zoning Districts. This application was approved by the Sussex County Council on Tuesday, August 13<sup>th</sup>, 2019, and this change was adopted through Ordinance No. 2674. The fourth and last application was Conditional Use No. 2184 for Linda Ann Yupco-Connors to allow for an office with equipment storage to be permitted within an Agricultural Residential (AR-1) Zoning District. This application was denied by the Sussex County Council on Tuesday November 12<sup>th</sup>, 2019.

Based on the analysis provided, the Conditional use to allow for a tree service business in this location could be considered as being consistent with the surrounding land use, zoning, and uses, subject to considerations of scale and impact.



File #: CU2311  
202112488

# 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  
18968 Robinsonville Rd

Type of Conditional Use Requested:

~~334-11.0-6.00~~ Business (Treasury)  
Tax Map #: 334-11.00-6.00 Size of Parcel(s): 4.00 Ac

Current Zoning: AR-1 Proposed Zoning: AR-1 Size of Building:     

Land Use Classification: RI

Water Provider: Well Sewer Provider: Septic

### Applicant Information

Applicant Name: Phillip Jackson  
Applicant Address: same  
City: Lewes State: Del Zip Code: 19958  
Phone #: 302 542 3712 E-mail: 1/14

### Owner Information

Owner Name: Phillip Jackson  
Owner Address: 18968 Robinsonville Rd.  
City: Lewes State: DE Zip Code: 19958  
Phone #: 302-542-3712 E-mail: phillip.jackson@mchsi.com

### Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: \_\_\_\_\_  
Agent/Attorney/Engineer Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_





# Mailing List Application Form

For Applications requiring a Public Hearing in Sussex County

Please fill out this form and return it with your application. As a part of your application a Public Hearing is required. The property owners within 200' of the site of the application will be notified. Staff will notify the property owners.

## Application Information:

Site Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Parcel #: \_\_\_\_\_

Site Address: 18968 Robinsonville Rd.  
Lewes, DE 19958  
\_\_\_\_\_

Parcel #: 334-11.00-6.00

Applicant Name: Phillip Jackson

Owner Name: Phillip Jackson

## Type of Application:

Conditional Use:  \_\_\_\_\_

Change of Zone: \_\_\_\_\_

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

Board of Adjustment: \_\_\_\_\_

Date Submitted: 8/18/21

## For office use only:

Date of Public Hearing: \_\_\_\_\_

File #: \_\_\_\_\_

Date list created: \_\_\_\_\_

Date letters mailed: \_\_\_\_\_

List created by: \_\_\_\_\_

Letters sent by: \_\_\_\_\_

## Planning & Zoning Project Contact List

### Applicant Information

Applicant Name: Phillip Jackson  
Applicant Address: 18968 Robinsonville Rd.  
City: Lewes State: DE Zip: 19958  
Phone #: (302)542-3712 E-mail: phillip.jackson@mchsi.com

### Owner Information

Owner Name: \_\_\_\_\_  
Owner Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Engineer/Surveyor Information

Engineer/Surveyor Name: \_\_\_\_\_  
Engineer/Surveyor Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Agent/Attorney Information

Agent/Attorney Name: \_\_\_\_\_  
Agent/Attorney Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Other

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_







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

NICOLE MAJESKI  
SECRETARY

March 11, 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 **Phillip Jackson** proposed land use application, which we received on March 2, 2021. This application is for an approximately 4.00-acre parcel (Tax Parcel: 334-11.00-6.00). The subject land is located on the northwest side of Robinsonville Road (Sussex Road 277). The subject land is currently zoned AR- 1 (Agricultural Residential) and the applicant seeks a conditional use for a landscaping business that is 30 feet by 48 feet.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Robinsonville Road (Sussex Road 277), from Kendale Road (Sussex Road 287) to Plantation Road (Sussex Road 275), is 5,522 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 11, 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

cc: Phillip Jackson, 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: **7/18/2022**

APPLICATION: **CU 2311 Phillip Jackson**

APPLICANT: **Phillip Jackson**

FILE NO: **NCPA-5.03**

TAX MAP &  
PARCEL(S): **334-11.00-6.00**

LOCATION: **Lying on the northwest side of Robinsonville Rd. (SCR 277),  
approximately 1,015 feet southwest of the intersection with  
Cedar Grove Road (SCR 283)**

NO. OF UNITS: **Tree Service Business**

GROSS  
ACREAGE: **3.83**


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? **N/A** 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? **Yes**
- 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? **Yes**
- (8). Comments: **The proposed Conditional Use is contiguous to the existing Sussex County Unified Sanitary Sewer District. However, the Sussex County Engineering Department has no schedule to provide sanitary sewer 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



**PLANNING & ZONING COMMISSION**

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**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**

Planning Commission Public Hearing Date: August 11<sup>th</sup>, 2022

Application: CU 2311 Phillip Jackson

Applicant: Phillip Jackson  
18968 Robinsonville Road  
Lewes, DE 19958

Owner: Phillip Jackson  
18968 Robinsonville Road  
Lewes, DE 19958

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Proposed Use: Tree Service Business

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Lewes Fire Co.

Sewer: On-site Septic

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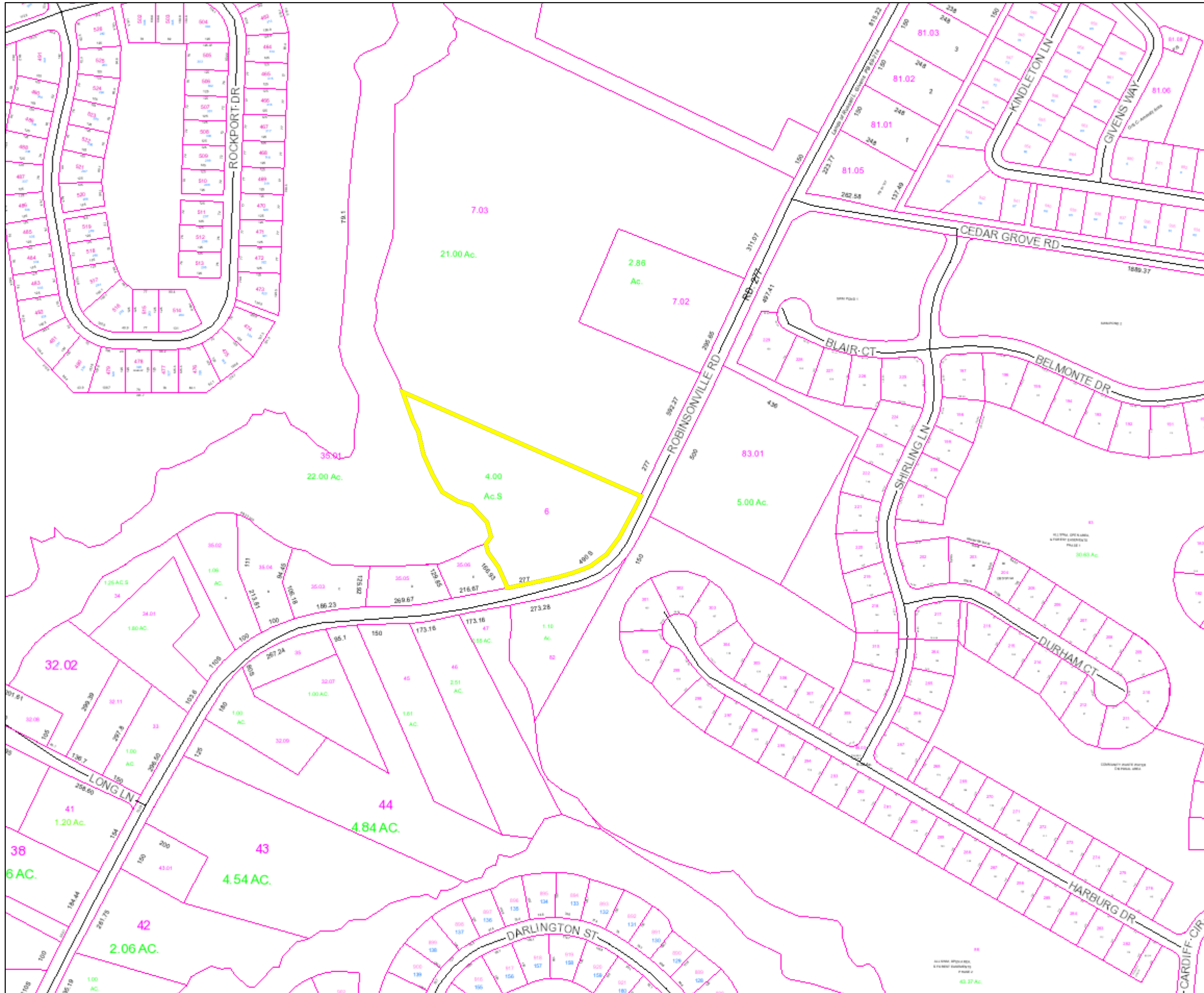
Site Area: 3.83 Ac. +/-

Tax Map IDs.: 334-11.00-6.00





# Sussex County



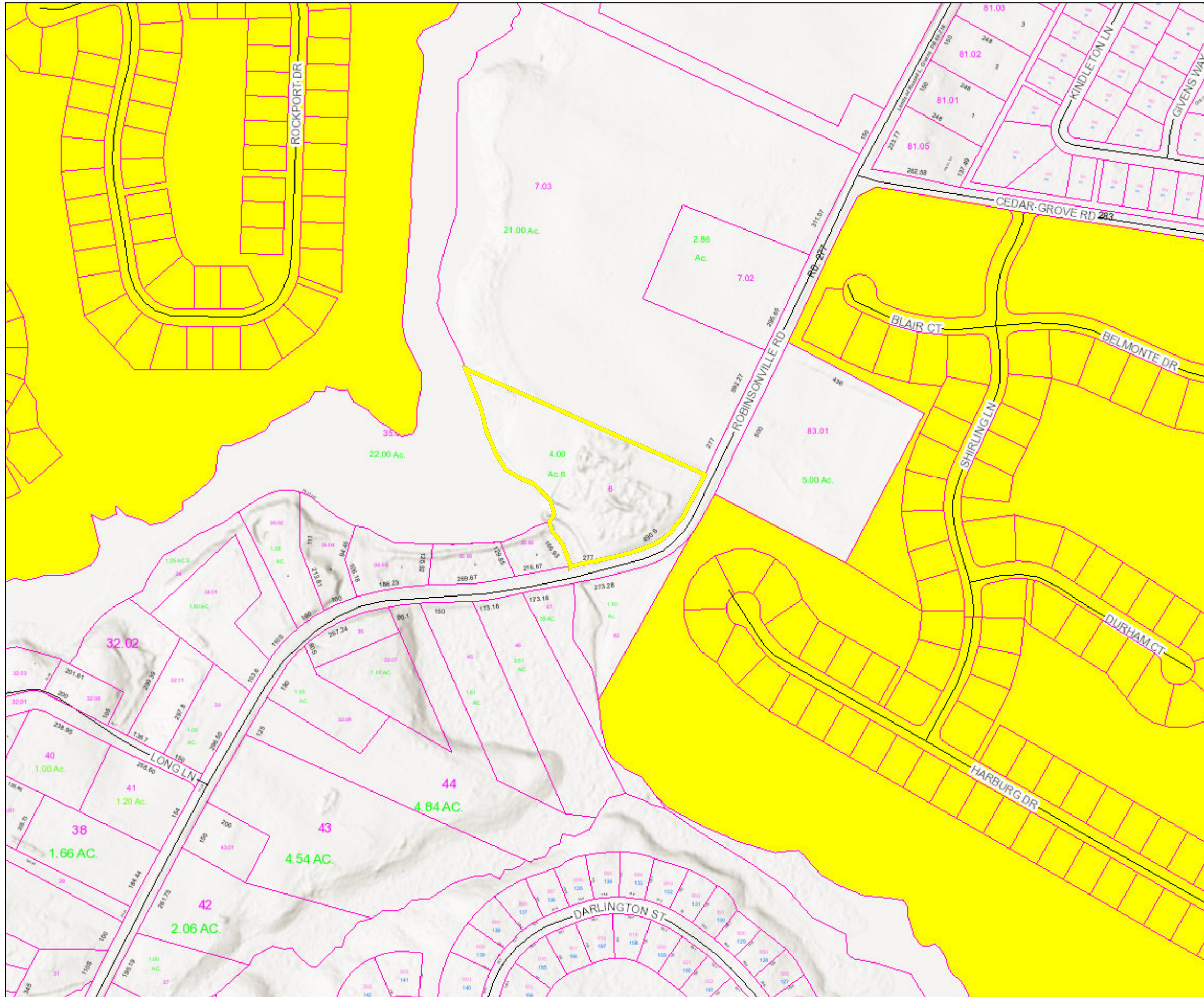
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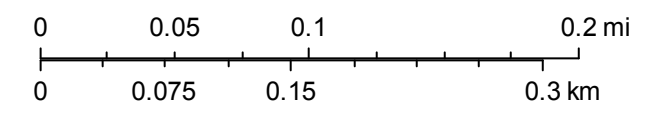
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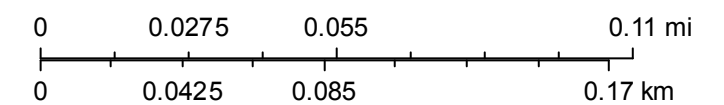
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#### Existing Conditional Uses within the Vicinity of the Subject Property

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Based on the analysis provided, the Conditional use to allow for a tree service business in this location could be considered as being consistent with the surrounding land use, zoning, and uses, subject to considerations of scale and impact.

File #: CU2311  
202112488

# 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

18968 Robinsonville Rd

Type of Conditional Use Requested:

~~334-11.0-6.00~~

Business (Treasury)

Tax Map #: 334-11.00-6.00

Size of Parcel(s): 4.00 Ac

Current Zoning: AR-1

Proposed Zoning: AR-1

Size of Building:     

Land Use Classification: RI

Water Provider: Well

Sewer Provider: Septic

### Applicant Information

Applicant Name: Phillip Jackson

Applicant Address: same

City: Lewes

State: Del

Zip Code: 19958

Phone #: 302 542 3712

E-mail: 1/14

### Owner Information

Owner Name: Phillip Jackson

Owner Address: 18968 Robinsonville Rd.

City: Lewes

State: DE

Zip Code: 19958

Phone #: 302-542-3712

E-mail: phillip.jackson@mchsi.com

### Agent/Attorney/Engineer Information

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

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

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

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



# Mailing List Application Form

For Applications requiring a Public Hearing in Sussex County

Please fill out this form and return it with your application. As a part of your application a Public Hearing is required. The property owners within 200' of the site of the application will be notified. Staff will notify the property owners.

## Application Information:

Site Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Parcel #: \_\_\_\_\_

Site Address: 18968 Robinsonville Rd.  
Lewes, DE 19958  
\_\_\_\_\_

Parcel #: 334-11.00-6.00

Applicant Name: Phillip Jackson

Owner Name: Phillip Jackson

## Type of Application:

Conditional Use:  \_\_\_\_\_

Change of Zone: \_\_\_\_\_

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

Board of Adjustment: \_\_\_\_\_

Date Submitted: 8/18/21

## For office use only:

Date of Public Hearing: \_\_\_\_\_

File #: \_\_\_\_\_

Date list created: \_\_\_\_\_

Date letters mailed: \_\_\_\_\_

List created by: \_\_\_\_\_

Letters sent by: \_\_\_\_\_



## Planning & Zoning Project Contact List

### Applicant Information

Applicant Name: Phillip Jackson  
Applicant Address: 18968 Robinsonville Rd.  
City: Lewes State: DE Zip: 19958  
Phone #: (302)542-3712 E-mail: phillip.jackson@mchsi.com

### Owner Information

Owner Name: \_\_\_\_\_  
Owner Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Engineer/Surveyor Information

Engineer/Surveyor Name: \_\_\_\_\_  
Engineer/Surveyor Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Agent/Attorney Information

Agent/Attorney Name: \_\_\_\_\_  
Agent/Attorney Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Other

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_



Sussex County, DE  
 Treasury  
 P.O. Box 601  
 Georgetown, DE 19947  
 Welcome

33020340-0009 Lindsey S 08/20/2021 09:52AM

PERMITS / INSPECTIONS  
 CONDITIONAL USE - FEE  
 2021 Item: 202112488|Z010 500.00

500.00

Subtotal

500.00

Total

500.00

CHECK

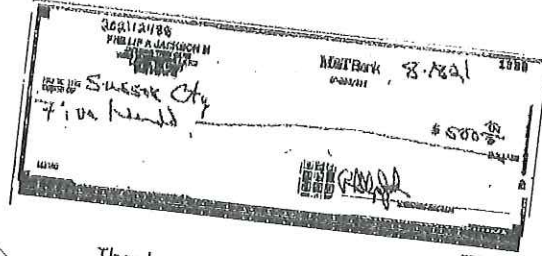
500.00

Check Number 001338

Change due

0.00

Paid by: PHILLIP JACKSON III



Thank you for your payment

Sussex County, DE COPY  
 DUPLICATE RECEIPT



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

NICOLE MAJESKI  
SECRETARY

March 11, 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 **Phillip Jackson** proposed land use application, which we received on March 2, 2021. This application is for an approximately 4.00-acre parcel (Tax Parcel: 334-11.00-6.00). The subject land is located on the northwest side of Robinsonville Road (Sussex Road 277). The subject land is currently zoned AR- 1 (Agricultural Residential) and the applicant seeks a conditional use for a landscaping business that is 30 feet by 48 feet.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Robinsonville Road (Sussex Road 277), from Kendale Road (Sussex Road 287) to Plantation Road (Sussex Road 275), is 5,522 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 11, 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

cc: Phillip Jackson, 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: **7/18/2022**

APPLICATION: **CU 2311 Phillip Jackson**

APPLICANT: **Phillip Jackson**

FILE NO: **NCPA-5.03**

TAX MAP &  
PARCEL(S): **334-11.00-6.00**

LOCATION: **Lying on the northwest side of Robinsonville Rd. (SCR 277),  
approximately 1,015 feet southwest of the intersection with  
Cedar Grove Road (SCR 283)**

NO. OF UNITS: **Tree Service Business**

GROSS  
ACREAGE: **3.83**


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? **N/A** 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? **Yes**
- 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? **Yes**
- (8). Comments: **The proposed Conditional Use is contiguous to the existing Sussex County Unified Sanitary Sewer District. However, the Sussex County Engineering Department has no schedule to provide sanitary sewer 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:

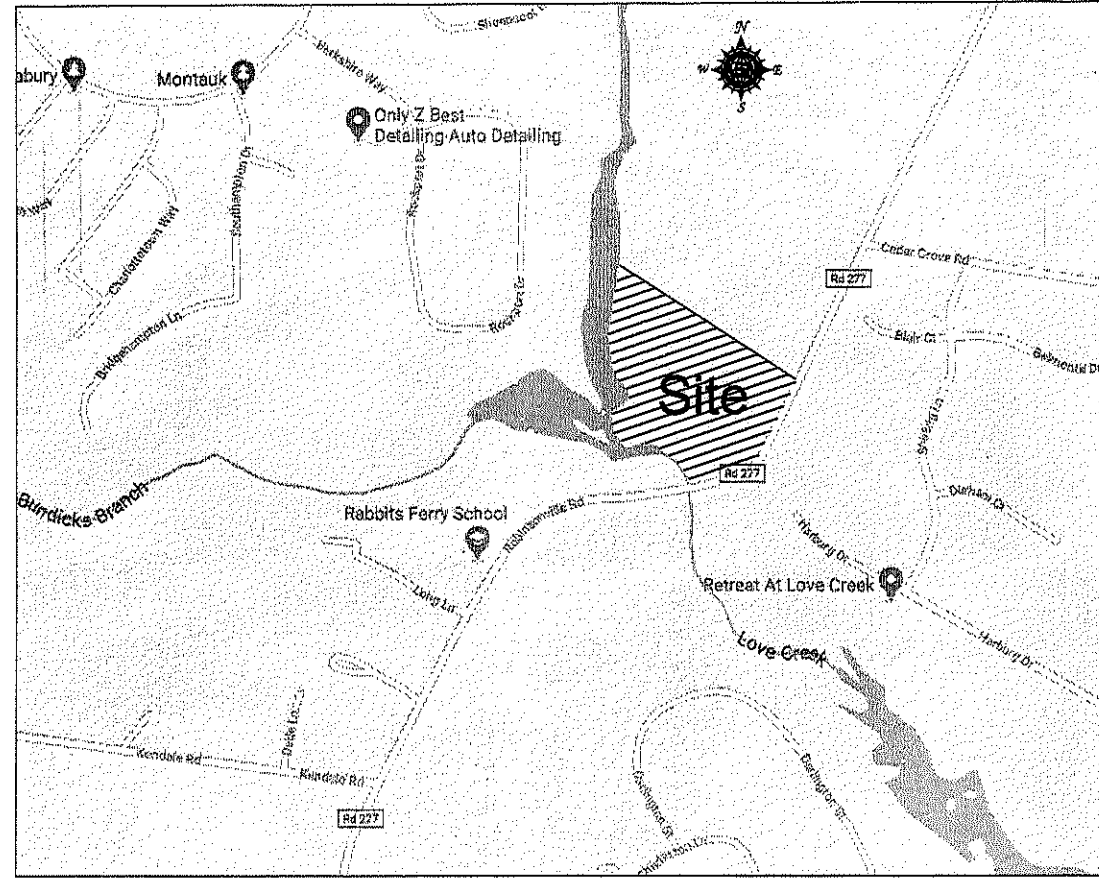


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John J. Ashman  
Sr. Manager of Utility Planning & Design Review

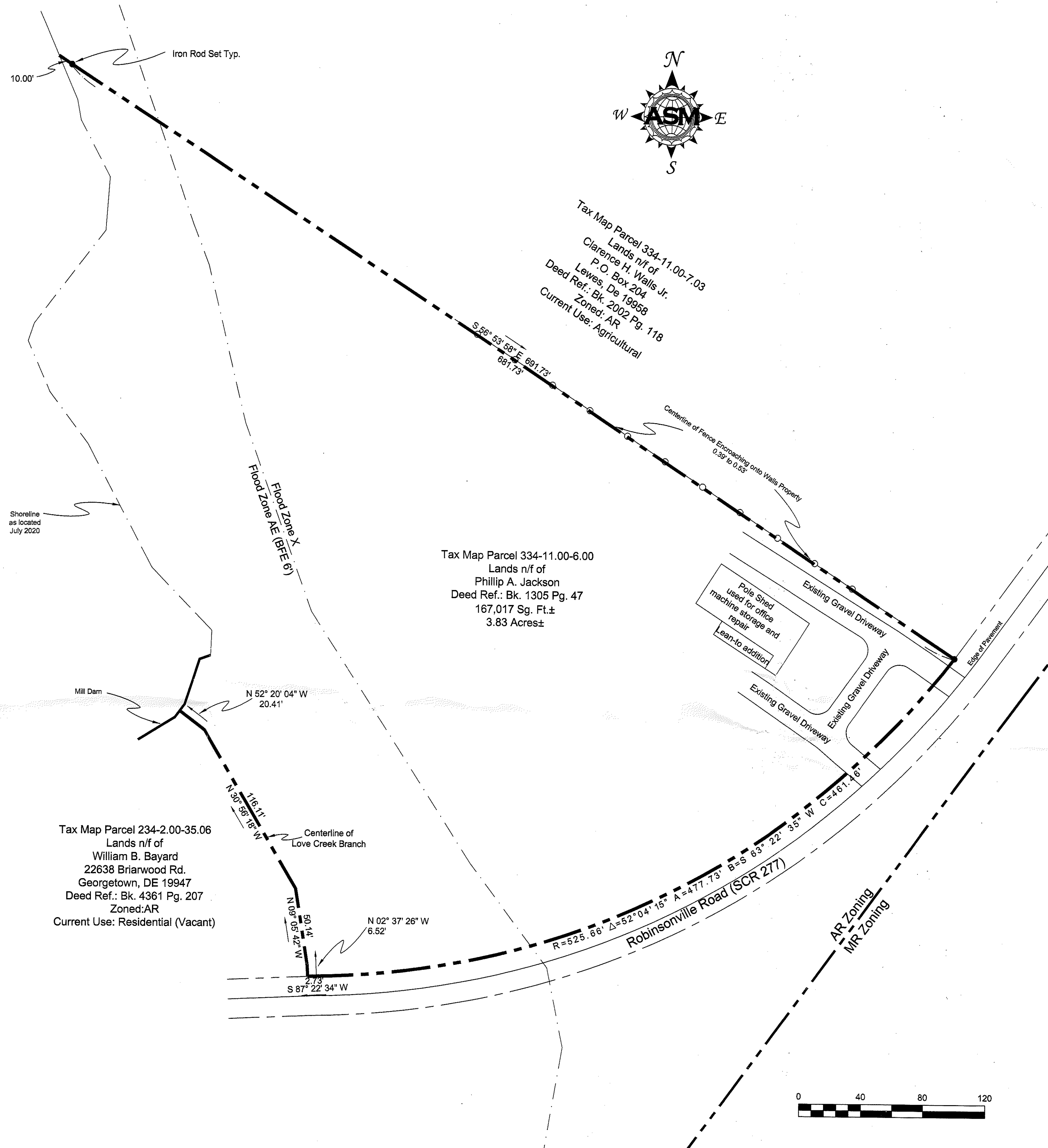
Xc: Hans M. Medlarz, P.E.  
Lisa Walls  
No Permit Tech Assigned





Vicinity Map  
1" = 500'

**Goslee Mill Pond**  
(Deed References Burtons Mill Pond)  
Waters of William B. Bayard



Notes

Notes

Owner/Applicant:  
Phillip A. Jackson  
18968 Robinsonville Road  
Lewes, DE 19958  
Phone (302) 542-3712

Tax Map Parcels 334-11.00-6.00

The purpose of this plan is to apply for a Conditional Use for office and storage for a Tree removal Service Business

Deed Ref.: Book: 1305, Page 47

Present Use: Business Office and Storage

Posted speed limit on Robinsonville Road (SCR 277) is 45 mph

De/DOT road classification: Local

The majority of the parcel is located in a flood zone X and a portion along the shoreline is in flood zone AE with a BFE of 6'.

Wetlands are located along shoreline of the mill pond as shown in the Delaware Environmental Navigator, but have not been field verified.

This property is located in the vicinity of land used primarily for agricultural purposes on which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.



**OWNER'S CERTIFICATION**  
I, the undersigned, hereby certify to the Ownership of the Property described and shown on this plan, that the plan was made at my direction, and that I acknowledge the same to be my act and that I desire the plan to be recorded according to law.

Phillip A. Jackson \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**  
I, Vernon M. Walch, 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, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.

Vernon M. Walch \_\_\_\_\_ Date 9/14/2020

ATLANTIC SURVEYING & MAPPING, L.L.C.

P.O. BOX 247  
HARBESON, DE 19951  
PH. 302-684-2924

professional seal

**Conditional Use Site Plan for Tree removal Service**  
Lands of Phillip A. Jackson  
Tax Map Parcel 334-11.00-6.00  
Lewes & Rehoboth Hundred, Sussex County, Delaware

Project:	
Revisions:	
Surveyed By:	V.M. Walch
Prepared By:	H. Johnson
Checked By:	M. Jones
Job #:	200708
Date:	July 2020
Scale:	1" = 40'
Sheet 1 of 1	