

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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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: January 27th, 2022

Application: CU 2317 William E. Martin, II

Applicant: William E. Martin
P.O. Box 1431
Rehoboth Beach, DE 19971

Owner: William E. Martin
18673 Munch Branch Road
Rehoboth Beach, DE 19971

Site Location: Lying on the northwest side of Wolfe Neck Road (S.C.R. 270), west of the intersection of Wolfe Neck Road and Munchy Branch Road (S.C.R. 270A)

Current Zoning: General Residential (GR) Zoning District

Proposed Use: Sign and Vehicle Graphics Business

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Lewes Fire Department

Sewer: Sussex County

Water: Private

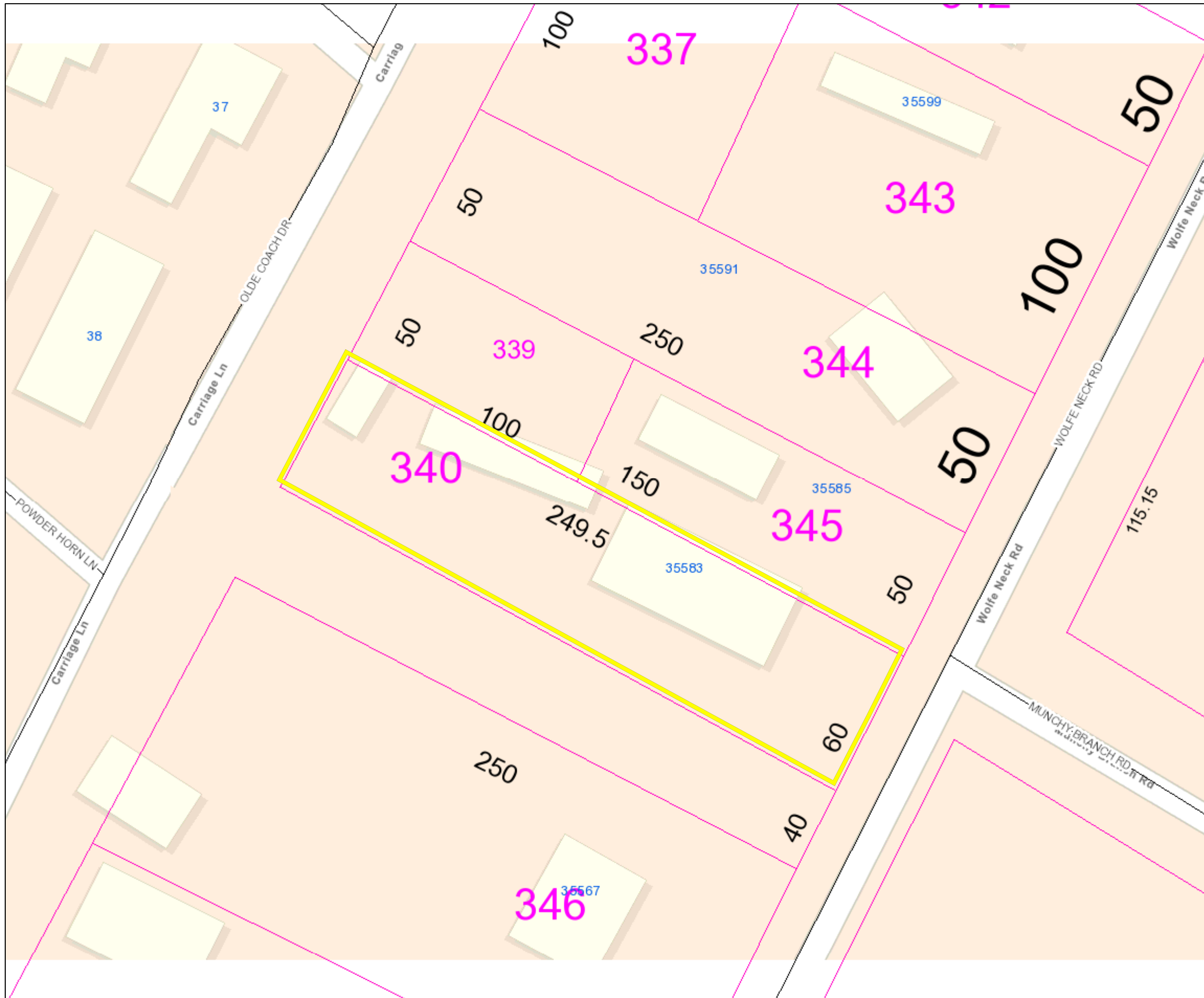
Site Area: 0.34 acres +/-

Tax Map ID.: 334-6.00-340.00





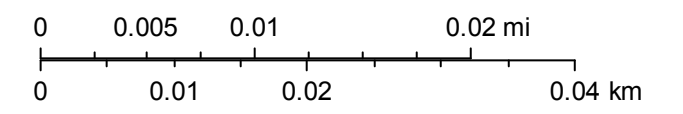
Sussex County



PIN:	334-6.00-340.00
Owner Name	MARTIN WILLIAM E
Book	5477
Mailing Address	18673 MUNCHY BRANCH RD
City	REHOBOTH BEACH
State	DE
Description	NW/RD 270
Description 2	CT
Description 3	N/A
Land Code	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Tax Ditch Segments**
- Tax Ditch Channel
- Pond Feature
- Special Access ROW
- Extent of Right-of-Way
- Municipal Boundaries
- TID

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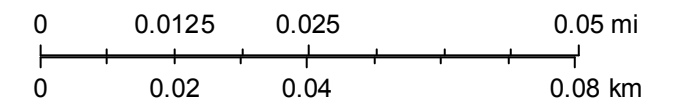
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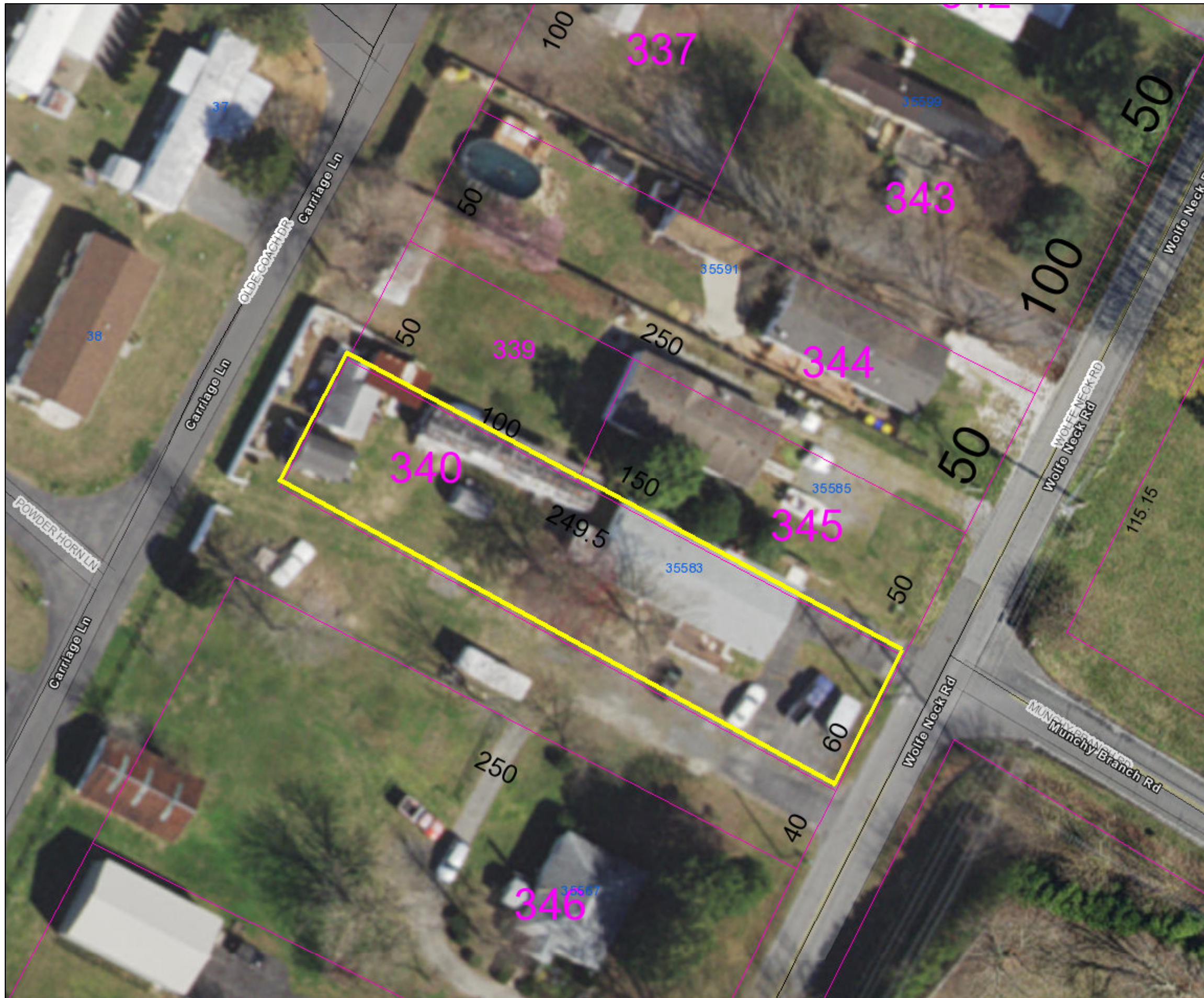
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Override 1
- Tax Parcels
- 911 Address
- Streets

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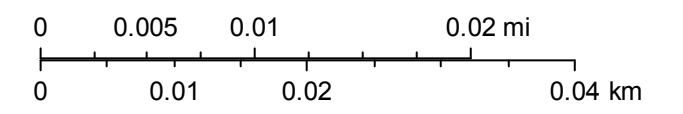
Sussex County



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- polygonLayer**
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Memorandum

To: Sussex County Planning Commission Members
From: Christin Scott, Planner I
CC: Vince Robertson, Assistant County Attorney and Applicant
Date: January 20, 2022
RE: Staff Analysis for CU 2317 William E. Martin, II

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2317 William E. Martin, II to be reviewed during the January 27, 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: 334-6.00-340.00 for a sign and vehicle graphics business. The parcel is lying on the northwest side of Wolfe Neck Road (S.C.R. 270), west of the intersection of Wolfe Neck Road (S.C.R. 270) and Munchy Branch Road (S.C.R. 270A). 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 57 Conditional Use applications within a one-mile radius of the application site. Of the 57 Conditional Use applications within a one-mile radius, 44 have been approved, 6 have been denied, 5 have been withdrawn and 2 are still pending a decision.

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



CU#
File #: 2317
202114652

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
OCT 04 2021
SUSSEX COUNTY
PLANNING & ZONING

Type of Application: (please check applicable)
Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

35583 Wolfe Neck Rd., Rehoboth Beach, DE 19971

Type of Conditional Use Requested:

Sign and Vehicle Graphics

Tax Map #: 234-6.00-340.00 Size of Parcel(s): 15,000 sq. ft.

Current Zoning: GR Proposed Zoning: N/A Size of Building: Approx. 1900 sq. ft.

Land Use Classification: Coastal Area

Water Provider: Private Well Sewer Provider: Sussex County

Applicant Information

Applicant Name: William E. Martin II
Applicant Address: P.O. Box 1431
City: Rehoboth Beach State: DE Zip Code: 19971
Phone #: 302-542-6151 E-mail: ed@arena-signs.com

Owner Information

Owner Name: William E. Martin
Owner Address: 18673 Munchy Branch Road
City: Rehoboth Beach State: DE Zip Code: 19971
Phone #: 302-645-2576 E-mail: csmwem@verizon.net

Agent/Attorney/Engineer Information N/A

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**
- N/A **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

Ann Martin

Date: 10/3/21

Signature of Owner

William Martin

Date: 10/3/21

For office use only:

Date Submitted: 10/3/21

Fee: \$500.00 Check #: 6183

Staff accepting application: cer

Application & Case #: 202114652

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 770
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 **William Martin** proposed land use application, which we received on July 12, 2021. This application is for an approximately 0.34-acre parcel (Tax Parcel: 334-6.00-340.00). The subject land is located on the northwest side of Wolfe Neck Road (Sussex Road 270) across from the intersection with Munchy Branch Road (Sussex Road 270A). The subject land is currently zoned GR (General Residential) and the applicant seeks a conditional use approval operate a sign business.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Wolfe Neck Road from Rusty Anchor Drive to State Route 1 is 11,206 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.

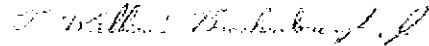
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse
Page 2 of 2
July 19, 2021

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

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm

cc: William Martin, 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 Fumato, Project Engineer, Development Coordination



January 12, 2021

Christin Scott
2 The Circle
P.O. Box 417
Georgetown, DE 19947

Dear Christin,

In preparation for the upcoming Planning and Zoning Commission Meeting Thursday, January 27, 2022, I'd like to share some background information about myself and my business, Arena Signs, LLC., as we seek Conditional Use approval for our property at 35583 Wolfe Neck Road, Rehoboth, DE 19971.

I grew up on Sussex County Rd 270A, now known as Munchy Branch Road, which intersects with Coastal Highway and Wolfe Neck Road. My family had a small Plumbing Company, Martin Plumbing, Inc., located on this road from 1981-2020. Our next-door neighbors ran Blue Hen Towing Company out of their property. Across the street, George Howard and Sons ran a stone and fill yard and operated heavy equipment for road maintenance and excavation. There are still currently various other family-run businesses scattered along Munchy Branch and Wolfe Neck Road corridors.

After I finished college and settled in the area, my wife and I were fortunate enough to purchase a home in 2004 in Breakwater Estates, a development off of Munchy Branch and Wolfe Neck Roads. Two years later, we acquired Arena Signs, LLC., located in the Rehoboth Marketplace at the intersection of Coastal Highway and Munchy Branch Rd. When rent in that location increased, we determined we did not have the daily foot traffic needed for a retail location on Coastal Highway and relocated Arena Signs to a smaller workshop space on Jiffy Way off of Route 1 in Lewes. This fall, my landlord sold the Jiffy Way property that currently houses our operations and the new owners will be assuming the use of the space when our lease ends on January 31, 2022.

I am seeking approval for Conditional Use on a parcel that my family owns on Wolfe Neck Road to relocate my existing business. This location meets several requirements for our business model and has many advantages for our daily operations as a sign and vehicle graphics shop. Our target clients are in the Rehoboth, Dewey, and Lewes communities. We produce and install small signs throughout the beach resort area that require us to travel in and out of town from our location. Recently, we have ventured into laser engraving. The majority of our business is conducted off-site, delivering or installing signs, so it is imperative for us to be within a quick trip into the downtown beach community locations. Our normal day starts around 9 a.m. and ends at 5 p.m. Monday through Friday. We usually receive a few deliveries via UPS or FedEx per week, and receive materials from a local supplier once a week or twice in the spring/summer season. On-site, we employ one full-time graphic designer. We have one full-time production assistant, who runs the



printer and laser engraving equipment and assists me with vinyl installations on vehicles and signs. I also try to support a local Sussex Tech Senior Intern for graphic design and/or production work each year. Most of our signs are ordered via phone and/or email. At most, we may get 2-3 customers per day that stop in to go over projects or pick materials. We often have days with no customer foot traffic activity.

Moving Arena Signs to our Wolfe Neck Road property will allow me to smoothly transition my day-to-day operations while remaining in the beach communities we serve, and will also be within walking distance to my own home. Arena Signs will be respectful and cooperative with our neighboring businesses and homeowners and will maintain a neat and appealing curb appeal on the property.

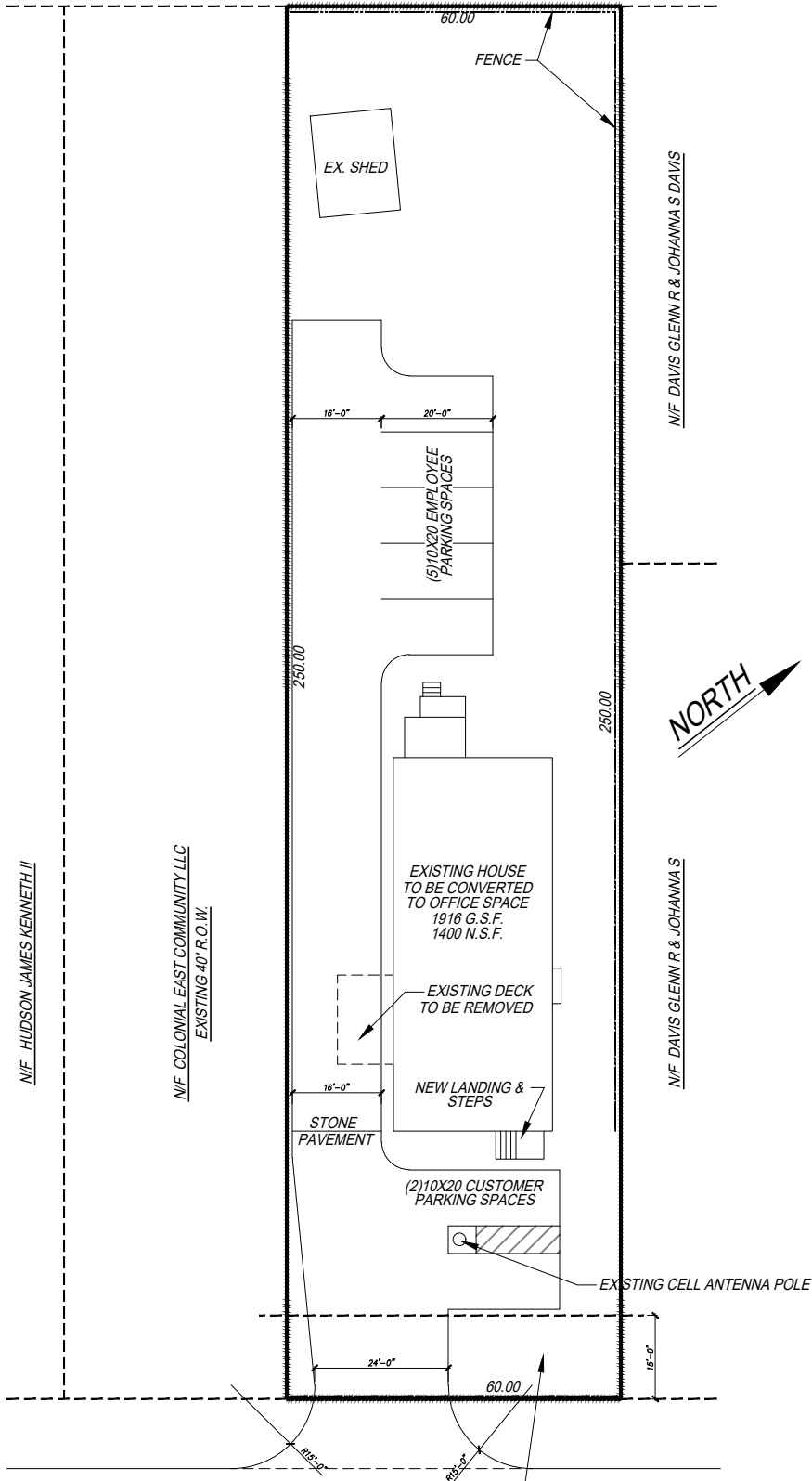
We appreciate the time and consideration the Planning and Zoning Committee will give to our application and review. Thank you for the opportunity to share this information about our family and our business in support of our application.

Sincerely,

A handwritten signature in black ink that reads "William Edward 'Ed' Martin II". The signature is written in a cursive style with a long, sweeping underline.

William Edward "Ed" Martin II, Owner
Arena Signs, LLC.
P.O. Box 1431
Rehoboth Beach, DE 19971
ed@arena-signs.com
302-542-6151

N/F COLONIAL EAST COMMUNITY LLC



SITE PLAN FOR ARENA SIGNS

35583 Wolfe Neck Rd, Rehoboth Beach, DE 19971

3-34-6.00-340.00

SCALE: 1/32=1'

To Board of Planning & Zoning

Jan 21, 2022

To whom it may concern:

We are the owners of Big Oaks family
campground on Wolfe Neck Road, Rehoboth
Beach, Delaware

We have no objections to the change
of zoning for the property in question
at 35583 Wolfe Neck road to conditional
use for the purpose of conducting
business as a Sign Shop.

The property belongs to Edward Martin.

Sincerely

Barbara, George & Jeff Plummer

302-381-2605 or 302-381-0785

302-381-0784

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JAN 24 2022

SUSSEX COUNTY
PLANNING & ZONING

**Sussex County Planning & Zoning
The Circle
Georgetown, DE 9947**

Dear Bob & Commission Members:

I am writing this letter in support of a conditional use application filed by Ed Martin, owner of **Arena Signs Company**, currently based in the commercial zone on Rt 1 where Jiffy Lube is operating.

Recently the commercial operations at this site were purchased by a new owner and Ed Martin and his sign shop business are seeking another location near Rt. 1 and the *Kids Cottage* location on Wolf Neck Road.

The parcel owned by William Martin is zoned GR-1 and needs a conditional use change to operate as a sign and graphics business.

I am a loyal customer of Ed Martin and have used his sign service for the past five years. His operation is neat, clean and very efficient in an area of high commercial volume. His work area is entirely inside the confines of his buildings and I have never seen any unsightly material outside the building.

I support Ed's request for a conditional use variance to operate in his new location. He will be an asset to his neighbors.

RECEIVED

JAN 24 2022

SUSSEX COUNTY
PLANNING & ZONING

**Dave Kenton- Broker
Silver Lake Realty
Milford, DE 19963**