

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



Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: December 8th, 2022

Application: CU 2320 Charles E. Turner, Jr.

Applicant: Charles E. Turner, Jr.
29762 Oliver Wolcott Drive
Millsboro, DE 19966

Owner: Charles E. Turner, Jr.
29762 Oliver Wolcott Drive
Millsboro, DE 19966

Site Location: Located on the north side of Lewes Georgetown Highway (Route 9), approximately 600-feet northeast of the intersection of Lewes Georgetown Highway and Gravel Hill Road (Route 30).

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

Proposed Use: Multi-family Dwellings

Comprehensive Land
Use Plan Reference: Existing Development Area (Pending FLUM Ord. 22-08)

Councilmanic
District: Mr. Schaeffer

School District: Sussex Central School District

Fire District: Georgetown Fire Department

Sewer: Artesian Wastewater Magement

Water: Artesian Water

Site Area: 9.72 ac. +/-

Tax Map ID.: 135-11.00-65.00





Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

polygonLayer

Override 1

polygonLayer

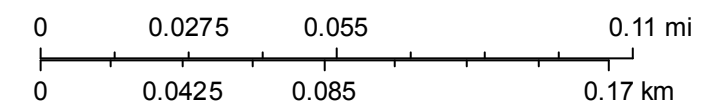
Override 1

- ⋮ Tax Parcels
- ⋮ 911 Address
- Streets
- ⋮ County Boundaries

Flood Zones 2018

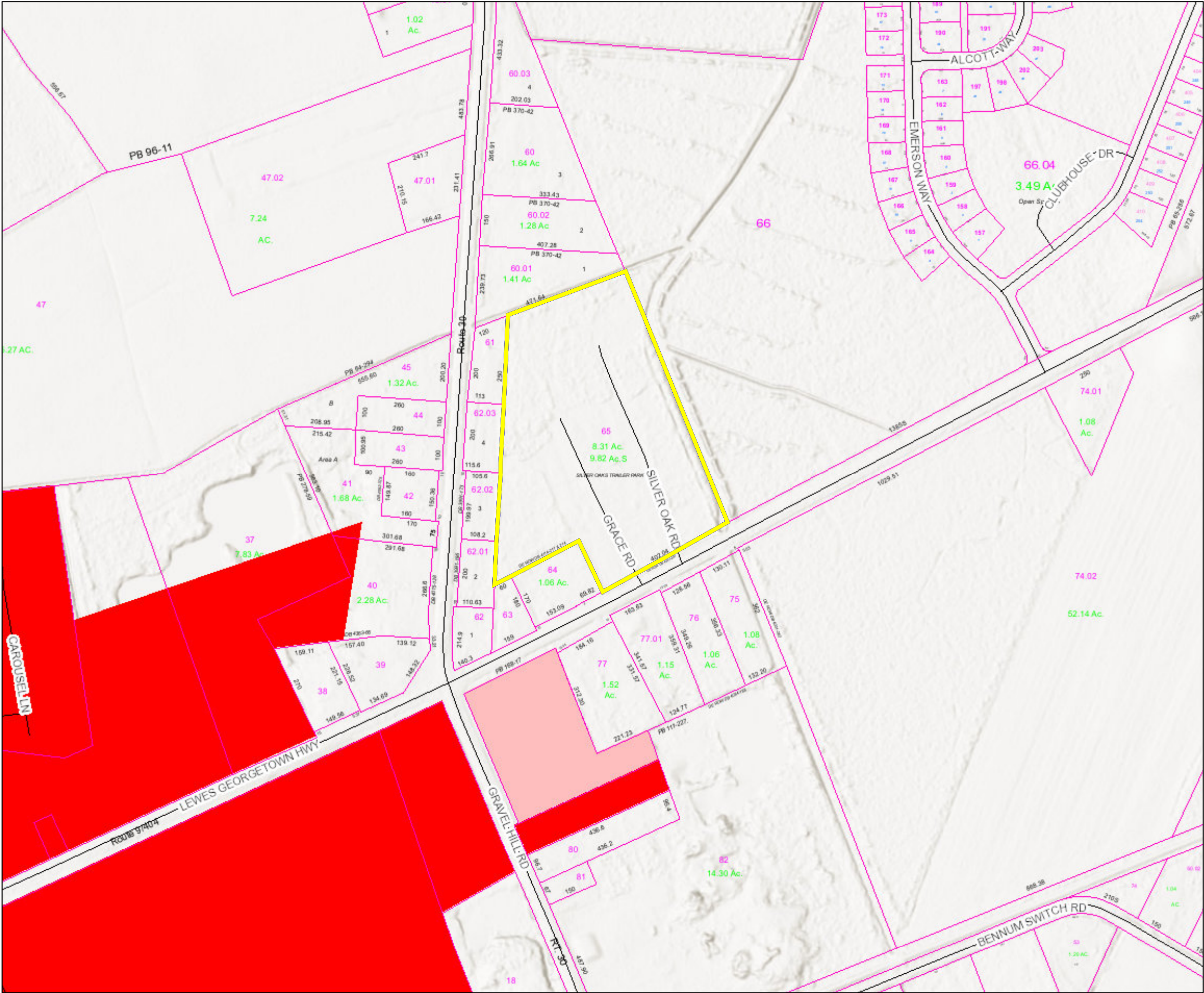
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- Well Head Protection Areas

1:2,257





Sussex County

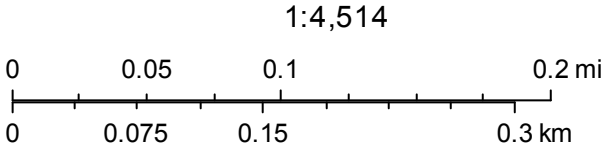


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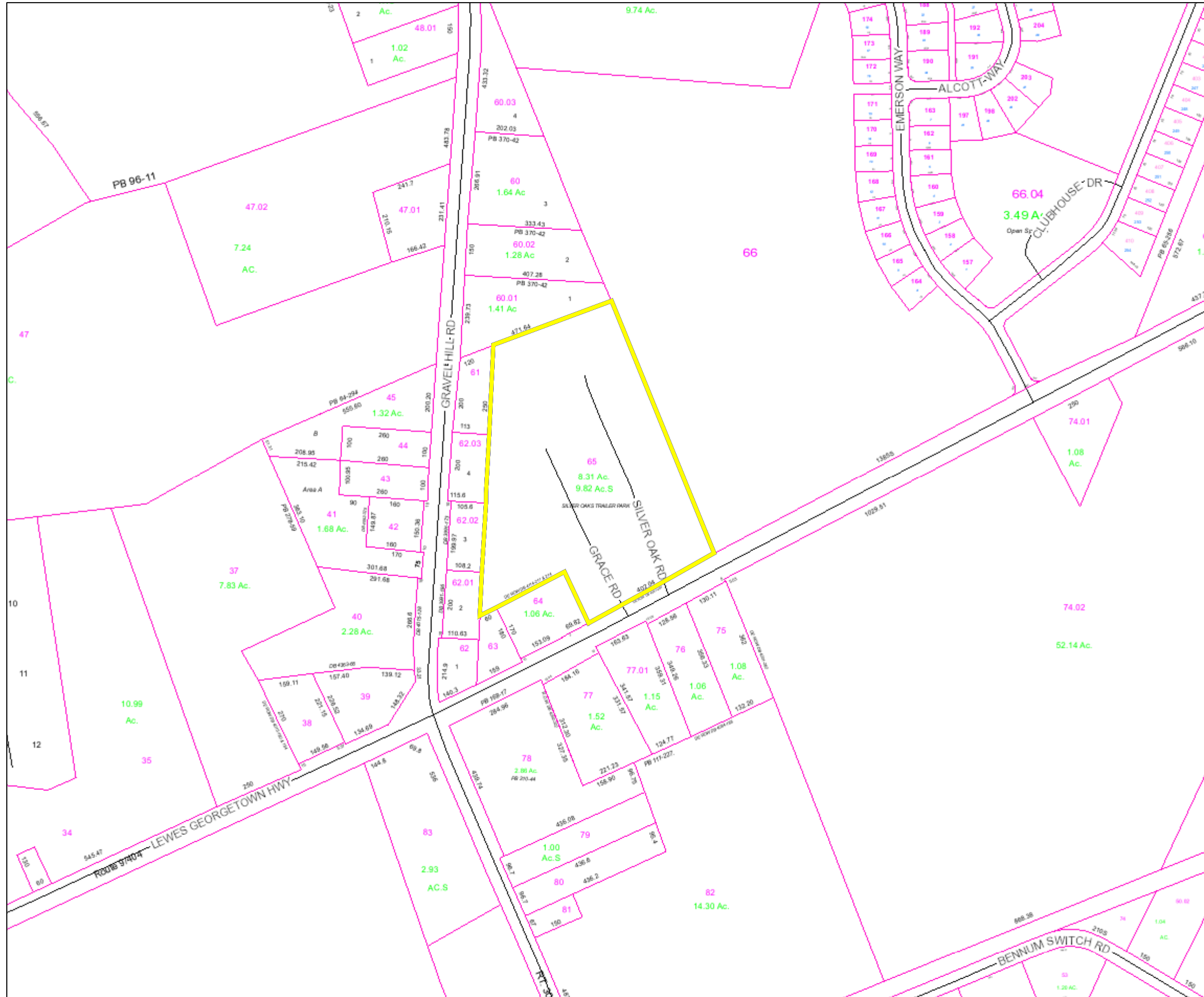
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Override 1
- Tax Parcels
- Streets





Sussex County



PIN:	135-11.00-65.00
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--- Tax Parcels

— Streets

--- County Boundaries

Flood Zones 2018

--- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

--- A

--- AE

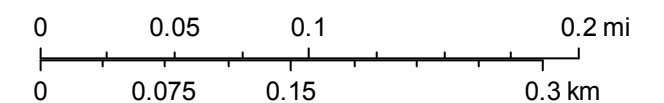
--- AO

--- OPEN WATER

--- VE

--- Well Head Protection Areas

1:4,514



File #: _____

202115513

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

Lewes Georgetown Highway, Sussex County

Type of Conditional Use Requested:

Multi-Family Residential in a MR Zoning District.

Tax Map #: 135-11.00-65.00 **Size of Parcel(s):** 9.6 acres

Current Zoning: AR-1 **Proposed Zoning:** MR **Size of Building:** N/A

Land Use Classification: Low Density Residential

Water Provider: Artesian Water Company **Sewer Provider:** Artesian Wastewater Management Inc.

Applicant Information

Applicant Name: Charles E. Turner, Jr.

Applicant Address: 29762 Oliver Wolcott Drive

City: Millsboro **State:** DE **Zip Code:** 19966

Phone #: (302) 632-2771 **E-mail:** cetelt@msn.com

Owner Information

Owner Name: Charles E. Turner, Jr.

Owner Address: 29762 Oliver Wolcott Drive

City: Millsboro **State:** DE **Zip Code:** 19966

Phone #: (302) 632-2771 **E-mail:** cetelt@msn.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Merestone Consultants, Inc c/o Roger A. Gross, PE

Agent/Attorney/Engineer Address: 33516 Crossing Avenue, Unit 1

City: Lewes **State:** DE **Zip Code:** 19958

Phone #: (302) 226-5880 **E-mail:** roger.gross@merestoneconsultants.com



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

Merestone Consultants Digitally signed by Merestone Consultants
Date: 2021.10.19 09:57:18 -04'00'

Date: 10/19/21

Signature of Owner

Charles E. Turner, Jr. Digitally signed by Charles E. Turner, Jr.
Date: 2021.10.19 09:57:47 -04'00'

Date: 10/19/21

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: _____

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

33020829-0045 Megan D. 10/21/2021 02:55PM

PERMITS / INSPECTIONS
CONDITIONAL USE - FEE
2021 Item: 202115513|Z010 500.00

500.00

PERMITS / INSPECTIONS
CHANGE OF ZONE - FEE
2021 Item: 202115514|Z015 500.00

500.00

Subtotal 1,000.00
Total 1,000.00

CHECK 1,000.00
Check Number 5493

Change due 0.00

Paid by: CHARLES E TURNER

PAID TO THE ORDER OF	CHARLES E TURNER, JR.	DATE	10/21/21	CHECK NO.	5493
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jamie.whitehouse@sussexcountye.gov



Sussex County

DELAWARE
sussexcountye.gov

Memorandum

To: Sussex County Planning Commission Members
From: Elliott Young, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: November 28th, 2022
RE: Staff Analysis for CU 2320 Charles E. Turner

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 23320 Charles E. Turner to be reviewed during the December 8, 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: 135-11.00-65.00, to allow for forty-two (42) multi-family units to be located off the north side of Lewes Georgetown Highway (Rt. 9). The property is lying on the north side of Lewes Georgetown Highway, approximately 600-feet northeast of the intersection of Lewes Georgetown Highway and Gravel Road (Rt. 30).

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 a land use designation of "Existing Developing Area". The properties to the north, east and west have the land use designation of "Low Density Area". The properties to the south across Lewes Georgetown Highway (Rt. 9) have the land use designations of "Low Density Area".

As outlined in the 2018 Sussex County Comprehensive Plan, Existing Development Area consists of primarily of existing residential development under the current General Residential and Medium Density Residential zoning districts, as well as some commercial uses. These areas are scattered throughout the County. These areas are surrounded by Low Density Areas, and this classification is simply being used to identify these existing scattered zoning areas that have no direct relation to their surrounding zoning and/or the Future Land Use Map. The full range of housing types allowed in the existing underlying zoning districts are appropriate in these residential areas, including single-family homes, townhouses, and multi-family units. Non-residential development consists of uses found in the neighborhood business districts and commercial districts.

The property is zoned Medium Density Residential (MR) contingent on a change of zone application from Agricultural Residential (AR-1) to Medium Density Residential (MR) (CZ 1959).

Since 2011, there has been three (3) Conditional Use application within a 1-mile radius of the application site. The first application was for Conditional Use No. 2162 to allow for a paving construction business with an office and equipment storage. The application was recommended approval by the Planning and Zoning Commission at their meeting of Thursday, February 14, 2019.



The application was approved by the Sussex County Council at their meeting of Tuesday, March 26, 2019, and the use was adopted through Ordinance No. 2641. The second application was for Conditional Use No. 2343 to allow for a solar farm to be located on the parcel. This application has an upcoming Commission hearing date for December 15, 2022. The third and last application is for Conditional Use No. 2371 to allow for a business plaza to include warehouses and office buildings. This application is schedule to be heard by the Commission on February 23, 2022.

Based on the analysis provided, the Conditional Use to allow for a campground, could be considered as being consistent with the surrounding land use, zoning, and uses, subject to considerations of scale and impact.



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

NICOLE MAJESKI
SECRETARY

February 22, 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 **Charles E Turner Jr.** proposed land use application, which we received on February 19, 2021. This application is for an approximately 8.31- acre parcel (Tax Parcel: 135-11.00-65.00). The subject land is located north of Lewes-Georgetown Highway (US Route 9), about 0.13 mi to the east from the intersection with Gravel Hill Road (SR 30). The subject land is currently zoned AR-1 (Agriculture Residential) with a proposed zoning of MR (Medium-Density Residential District) and the applicant seeks a conditional use approval to build 40 multifamily units.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Lewes-Georgetown Highway (US Route 9), from Steiner Road (Sussex Road 320) to Harbeson Road (SR 5), is 16,128 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be **negligible** 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 negligible with regard to warranting a TIS does not mean that it is negligible 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

February 22, 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:afm

Enclosure

cc: Charles E Turner Jr, 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: **11/14/2022**

APPLICATION: **CU 2320 Charles E. Turner, Jr.**

APPLICANT: **Charles E. Turner, Jr.**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **135-11.00-65.00**

LOCATION: **Lying on the north side of Lewes-Georgetown Highway (Rt. 9),
approximately 600 feet northeast of Gravel Hill Road (Rt. 30)**

NO. OF UNITS: **42**

GROSS
ACREAGE: **9.72**

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 3**

(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? **No**
- (8). Comments: **Click or tap here to enter text.**
- (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
Srt. Manager of Utility Planning & Design Review

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

ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED AUGUST 2020 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED FEBRUARY 2019, AND ALL AMENDMENTS THEREAFTER.

THE EXISTING UTILITIES, UNLESS OTHERWISE NOTED ON THE PLANS, ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT "MISS UTILITY" 1-800-282-8555 (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE, ANY AND ALL DAMAGES DUE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.

THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING AND INSURANCE REQUIRED FOR THE CONSTRUCTION.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLETELY AND ADEQUATELY CONTROL WATER FLOW IN THE EXCAVATION. THE CONTRACTOR SHALL PROVIDE FOR THE DISPOSAL OF WATER REMOVED FROM EXCAVATIONS, IN SUCH A MANNER AS SHALL NOT CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY OR TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS OR CAUSE ANY IMPEDIMENT TO THE USE OF ANY PART OF THE PROJECT. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE NECESSARY DEWATERING WELL PERMITS FROM THE STATE OF DELAWARE, DNREC PRIOR TO EXCAVATION.

NO DEBRIS WILL BE BURIED ON THIS SITE.

PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

THE STREETS WITHIN THIS SITE ARE TO REMAIN PAVED AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY MINIMUM STANDARDS.

MAINTENANCE OF THE STREETS WITHIN THIS SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH, WHEN ALL LOTS ARE PURCHASED, THE PROPERTY OWNERS WILL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE INTERIOR STREETS. THE STATE ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE STREETS.

WHEN LAND BEING SUBDIVIDED CONTAINS WETLANDS, EITHER STATE OR FEDERAL, THE DEEDS FOR THOSE LOTS SHALL CONTAIN A DISCLOSURE STATEMENT THAT READS THIS SITE CONTAINS REGULATED WETLAND ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. AND COPIES OF ENGINEERS AND RECORDS OF THE STATE OF DELAWARE.

THIS PROPERTY MAY BE 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 SUCH AGRICULTURAL USES AND ACTIVITIES MAY BE SUBJECT TO VARIOUS REGULATIONS. THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

THIS SITE IS LOCATED ENTIRELY IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAPS NUMBER 13005S0325I, LATE 1995 (FIRM NO. 20, 2010).

NO SITE PREPARATION, SITE DISTURBANCE, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL PERMITS HAVE BEEN ACQUIRED BY THE DEVELOPER AND THE SITE PLAN HAS BEEN APPROVED AND RECORDED, IF APPLICABLE.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMMISSIONS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THIS PARCEL IS NOT LOCATED WITHIN A GROUNDWATER RECHARGE PROTECTION AREA OR WELLHEAD PROTECTION AREA AS DEFINED WITHIN CHAPTER 89 SOURCEWATER PROTECTION OF THE SUSSEX COUNTY CODE.

A WETLANDS DELINEATION WAS PERFORMED BY COASTAL ESTUARINE RESEARCH, INC. ON SEPTEMBER 27, 2021.

A TIDE DITCH CHANGE REQUEST HAS BEEN SUBMITTED TO DNREC TO REDUCE THE TIDE DITCH RIGHTS-OF-WAY ALONG THE KOEPEL-ROBINSON TACK DITCH MAIN BRANCH AND PRONG 3 FROM 80 FEET AND 60 FEET, RESPECTIVELY TO 25 FEET.

COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR IN ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS DRAWING WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

1. All entrances shall conform to the Delaware Department of Transportation's (DelDOT's) current Development Coordination Manual and shall be subject to its approval.
2. No landscaping shall be allowed within the right-of-way unless the plans are compliant with Section 3.7 of the Development Coordination Manual.
3. Shrubby, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined department sight triangle area established on this plan. If the established department sight triangle area is outside the right-of-way or projects into an adjacent property owner's land, a sight assessment should be established and recorded with all affected property owners to maintain the required sight distance.
4. Upon completion of the construction of the sidewalk or shared-use path across this project's frontage and physical connection to adjacent existing facilities, the Developer, the property owners or both associated with this project, shall be responsible to remove any existing road tie-in connections located along adjacent properties, and restore the area to grass. Such actions shall be completed at DelDOT's discretion, and in conformance with DelDOT's Development Coordination Manual.
5. Private streets constructed within this subdivision shall be maintained by the Developer, the property owners within this subdivision (or both) (see Title 17 § 3131). DelDOT assumes no responsibilities for the future maintenance of these streets.
6. Sidewalk and shared-use path shall be the responsibility of the developer; the property owners or both within this subdivision and the State of Delaware assumes no responsibility for the future maintenance of the sidewalk and/or shared-use path.
7. The Developer shall be required to furnish and place right-of-way markers to provide a permanent reference for re-establishing the right-of-way and property corners on local and higher order frontage roads. Right-of-way markers shall be set and/or placed at the frontage road right-of-way at property corners and at each change in right-of-way alignment in accordance with Section 3.2.4.2 of the Development Coordination Manual.

Lewes-Georgetown Highway
SR 18
TRAFFIC GENERATION DIAGRAM
ADT (AM PEAK HOUR) [PM PEAK HOUR]

FUNCTIONAL CLASSIFICATION: SC - 18 - LEWES-GEORGETOWN HIGHWAY (Other Principal Arterial			
POSTED SPEED LIMIT 50			
AADT= 12,822 TRIPS (FROM 2020 DELDOT TRAFFIC SUMMARY)			
10 YEAR PROJECTED AADT:	1.16 X	12,822 TRIPS	= 14,874 TRIPS
10 YEAR PROJECTED AADT + SITE ADT =		15,118 TRIPS	
TRAFFIC PATTERN GROUP 8 (FROM 2020 DELDOT TRAFFIC SUMMARY)			
DESIGN HOURLY VOLUME =	12.68 % X	15,118 =	1,917 TRIPS

DIRECTION DISTRIBUTION:						
50.0%	to and from the	east	ADT=	122.0 (61.0 ENTER/	61.0 EXIT)
50.0%	to and from the	east	AMPK=	9.2	1.8 ENTER/	7.5 EXIT)
50.0%	to and from the	east	PMPK=	10.9	7.0 ENTER/	3.9 EXIT)
50.0%	to and from the	west	ADT=	122.0 (61.0 ENTER/	61.0 EXIT)
50.0%	to and from the	west	AMPK=	9.2	1.7556 ENTER/	7.5 EXIT)
50.0%	to and from the	west	PMPK=	10.9	6.9888 ENTER/	3.9 EXIT)
11%	Trucks and Buses x	244.0 =	25.7 at PR. ENTER			

[illegible]

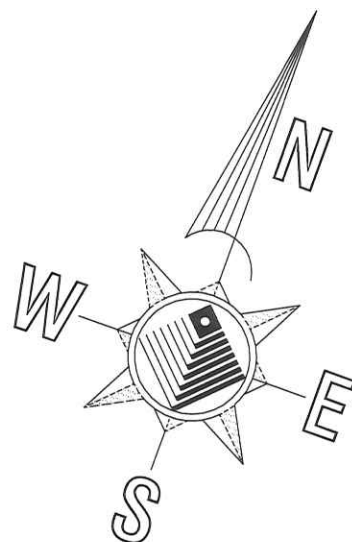
CHARLES E. TURNER JR,
29762 OLIVER WOLCOTT DR
MILLSBORO, DE 19966

ROGER A. GROSS, P.E.
MERESTONE CONSULTANTS, INC.
33516 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DELAWARE 19958
(302) 226-5880

SHEET NO. SP-1
SHEET NO. SU-1
SHEET NO. SP-2

[illegible]

Wetland Line Table		
Line #	Direction	Length
L1	N06° 36' 31"W	97.22'
L2	N22° 18' 13"W	115.06'
L3	N21° 25' 57"W	66.51'
L4	N22° 52' 20"W	98.00'
L5	N22° 39' 08"W	90.41'
L6	N21° 43' 24"W	72.96'
L7	N22° 34' 01"W	94.88'
L8	N01° 40' 32"E	80.36'
L9	N22° 27' 46"E	50.53'
L10	S70° 53' 18"W	46.61'
L11	S70° 14' 51"W	74.24'
L12	S68° 13' 43"W	41.49'
L13	S68° 46' 38"W	104.15'
L14	S71° 37' 02"W	52.74'
L15	S70° 16' 33"W	94.96'
L16	S69° 59' 11"W	98.96'
L17	N06° 49' 22"W	98.07'



GRAVEL HILL ROAD
DELAWARE ROUTE #30
(PUBLIC RIGHT-OF-WAY)

SUBDIVISION OF
PLOT BOOK 57, PG. 87

25' WIDE UTILITY EASEMENT FOR THE
BENEFIT OF ARTESIAN WATER CO., INC.
& ARTESIAN WASTEWATER MANAGEMENT, INC.
(PER DB 4678, PG 62)

LANDS N/F OF
RICHARD W. & LYNN S. FITCHETT
(PARCEL #135-11.00-61.00)
(DR: 1715/316)
ZONE: AR-1

LANDS N/F OF
JAMES ROBERT SYLVESTRI
(DR: 4697/242)
ZONE: AR-1

KOEPEL-ROBINSON
TAX DITCH PRONG 3

FEDERAL 404 WETLAND DELINEATION
(WATERS OF THE U.S.) AS PERFORMED BY
COASTAL ESTUARINE RESEARCH, INC.

"WOODED"

"WOODED"

KOEPEL-ROBINSON
TAX DITCH MAIN BRANCH

Hawthorne
"Open Space Parcels"

LANDS N/F OF
ROB THE RANGER, L.L.C.
(DR: 4308/236)
ZONE: AR-1

FEDERAL 404 WETLAND DELINEATION
(WATERS OF THE U.S.) AS PERFORMED BY
COASTAL ESTUARINE RESEARCH, INC.

LEGEND	
PROPERTY LINE	---
BUILDING SETBACK LINE	BSL
EASEMENT LINE	++
CENTERLINE	---
TREELINE	~~~~~
STORM SEWER	C.B. 15" CMP
FORCE MAIN	16" FM
WATER MAIN	16" W
ELECTRIC	OHE
WETLANDS DELINEATION LINE	WL
WETLANDS AREA WITHIN PROPERTY	XXXXX
REBAR FOUND	○
IRON PIPE FOUND	□
CONCRETE MONUMENT FOUND	◆
WETLAND DATA POINT	◆ BH4


LEWES-GEORGETOWN HIGHWAY U.S. ROUTE #9 (OTHER PRINCIPAL ARTERIALS)

WETLAND'S CERTIFICATION

THIS FEDERAL 404 WETLAND/WATERS OF THE U.S. WAS CONDUCTED BY EVELYN MAURMEYER, PH. D., CER, INC., FOLLOWING PROCEDURES OUTLINED IN THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (VERSION 2.0), NOVEMBER, 2010.

EVELYN MAURMEYER
COASTAL & ESTUARINE RESEARCH, INC.
email: maurmeyer@udel.edu

DATE:

APPROVED:  10/20/21
PROFESSIONAL ENGINEER
DATE:



PLAN DATA:

PARCEL I.D. NO.	*	135-11.00-65.00
DEED REFERENCE	*	DB 4003, PG 149
ZONING DISTRICT	*	AR-1 (AGRICULTURAL/RESIDENTIAL)
WATERSHED	*	ROUND POLE BRANCH-BROADKILL RIVER
OWNER	*	CHARLES E. TURNER, JR. 29762 OLIVER WOLCOTT DRIVE MILLSBORO, DE 19966
HORIZONTAL DATUM	*	NAD '83 (NA 2011, EPOCH 2010)
VERTICAL DATUM	*	NAVD 1988
EXISTING USE	*	TRAILER PARK
NO. OF PARCELS	*	1
PARCEL AREA	*	9.6269 ACRES

GENERAL NOTES:

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY MERESTONE CONSULTANTS, INC. ON SEPTEMBER 10, 2021 AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY FOR A SUBURBAN CLASSIFICATION SURVEY.
- BASIS OF BEARING: NAD '83 (NA 2011, EPOCH 2010).
- THE SITE IS LOCATED WITHIN ZONE "X". AREAS OF MINIMAL FLOOD HAZARD AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 10005C0325L LAST REVISED MARCH 20th, 2018.
- A WETLAND DELINEATION WAS PERFORMED BY COASTAL & ESTUARINE RESEARCH, INC. ON SEPTEMBER __, 2021.
- THE BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MAY BE REVEALED BY A THOROUGH TITLE SEARCH.
- COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE
WETLAND DELINEATION & EXISTING CONDITIONS PLAN
PRELIMINARY SITE PLAN

SHEET NO. SP-1
SHEET NO. SU-1
SHEET NO. SP-2

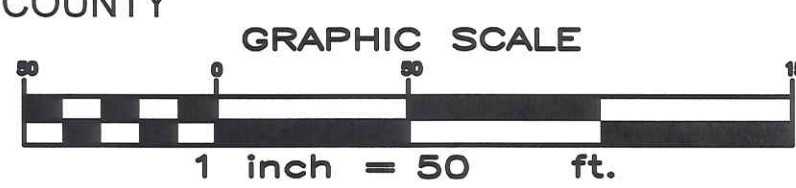
WETLANDS DELINEATION & EXISTING CONDITIONS PLAN


FOR PROPERTY KNOWN AS:
"THE VILLAS AT SILVER OAKS"

ALSO KNOWN AS:
SILVER OAKS TRAILER PARK

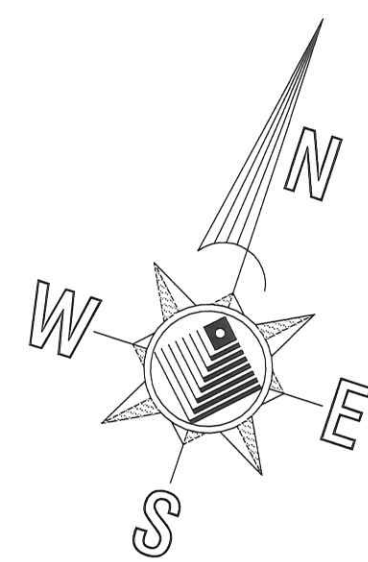
PREPARED FOR:
CHARLES E. TURNER, JR.

SITUATE IN:
INDIAN RIVER HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE
TAX PARCEL #: 135-11.00-65.00
SCALE: 1"=50'



		MERESTONE CONSULTANTS, INC.	
		ENGINEERS - PLANNERS - SURVEYORS	
		5215 WEST WOODMILL DRIVE	35516 CROSSING AVENUE, UNIT 1
		UNIT 38	FIVE POINTS SQUARE
		WILMINGTON, DE 19808	LEWES, DE 19958
		PH: 302-992-7900	PH: 302-226-5880
DATE	REVISION	CHKD	DRAWN BY: RAG
			DATE: 13 SEPTEMBER 2021
			SHEET# SU-1

PLAN #: 19604R-330578



GRAVEL HILL ROAD
DELAWARE ROUTE #30
(PUBLIC RIGHT-OF-WAY)
Subdivision of
Pristilla Jane Stuchlik
PLOT BOOK 57, PG 87

LANDS N/F OF
JAMES ROBERT SYLVESTR
(DR: 4697/242)
ZONE: AR-1

KOEPEL-ROBINSON
TAX DITCH PRONG 3

FEDERAL 404 WETLAND DELINEATION
(WATER OF THE U.S.) AS PERFORMED BY
COASTAL ESTUARINE RESEARCH, INC.

LANDS N/F OF
RICHARD W. & LYNN S. FITCHETT
(PARCEL #135-11.00-61.00)
(DR: 1715/316)
ZONE: AR-1

25' WIDE UTILITY EASEMENT FOR THE
BENEFIT OF ARTESIAN WATER CO., INC.
& ARTESIAN WASTEWATER MANAGEMENT, INC.
(PER DB 4678, PG 62)

"WOODED"

PROPOSED 2-STORY
BUILDING
(3 UNITS)

PROPOSED 2-STORY BUILDING
(6 UNITS)

PROPOSED STORMWATER
MANAGEMENT
FACILITY

PROPOSED 2-STORY BUILDING
(6 UNITS)

KOEPEL-ROBINSON
TAX DITCH MAIN BRANCH

PROPOSED 2-STORY BUILDING
(6 UNITS)

SILVER OAK ROAD

PROPOSED POOL
PROPOSED COMMUNITY
BUILDING

PR. 8'x20'
COVERED
BIKE RACK

PROPOSED 2-STORY BUILDING
(6 UNITS)

SILVER OAK ROAD

PROPOSED 2-STORY BUILDING
(6 UNITS)

Hawthorne
"Open Space Parcels"

LANDS N/F OF
ROB THE RANGER, L.L.C.
(DR: 4308/236)
ZONE: AR-1

FEDERAL 404 WETLAND DELINEATION
(WATERS OF THE U.S.) AS PERFORMED BY
COASTAL ESTUARINE RESEARCH, INC.

LANDS N/F OF
HERO SERVICES, LLC
(PARCEL #135-11.00-63.00)
(DR: 5319/289)
ZONE: AR-1

LANDS N/F OF
EDNA E. BURNS
(PARCEL #135-11.00-64.00)
(DR: 4114/211)
ZONE: AR-1

APPROXIMATE LOCATION
16" DIP WATER MAIN

APPROXIMATE LOCATION
8" PVC (CS90) FORCE MAIN
APPROXIMATE LOCATION
16" PVC (CS90) FORCE MAIN

APPROXIMATE LOCATION
16" DIP WATER MAIN

LEWES-GEORGETOWN HIGHWAY
U.S. ROUTE #9
(OTHER PRINCIPAL ARTERIALS)

LEGEND

PROPERTY LINE	BSL	BSL
BUILDING SETBACK LINE	BSL	BSL
EASEMENT LINE	+	+
CENTERLINE	—	—
TREELINE	—	—
STORM SEWER	—	—
FORCE MAIN	—	—
WATER MAIN	—	—
ELECTRIC	—	—
WETLANDS DELINEATION LINE	—	—
WETLANDS WITHIN PARCEL	—	—
REBAR FOUND	○	○
IRON PIPE FOUND	○	○
CONCRETE MONUMENT FOUND	□	□

ENGINEER'S CERTIFICATION
I, ROGER A. GROSS, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL
ENGINEER IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON
HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND
BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE
LAWS OF THE STATE OF DELAWARE.

ROGER A. GROSS, P.E.
MERESTONE CONSULTANTS, INC.
33516 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DELAWARE 19958
(302) 226-6880

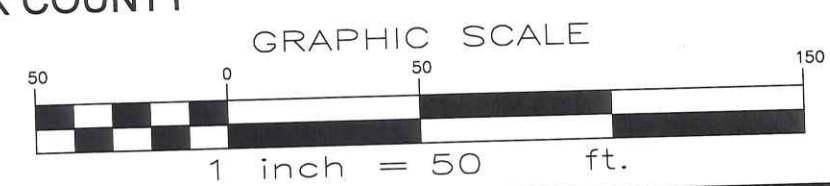
10/20/21
DATE:

SHEET INDEX:
PRELIMINARY SITE PLAN COVER PAGE
WETLAND DELINEATION & EXISTING CONDITIONS PLAN
PRELIMINARY SITE PLAN

SHEET NO. SP-1
SHEET NO. SU-1
SHEET NO. SP-2

PRELIMINARY SITE PLAN
MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

FOR PROPERTY KNOWN AS:
"THE VILLAS AT SILVER OAKS"
ALSO KNOWN AS:
SILVER OAKS TRAILER PARK
PREPARED FOR:
CHARLES E. TURNER, JR.
SITUATE IN:
GEORGETOWN HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE
SCALE: 1" = 50'



		MERESTONE CONSULTANTS, INC. ENGINEERS - PLANNERS - SURVEYORS	
		5215 WEST WOODMILL DRIVE UNIT 38 WILMINGTON, DE 19808 PH: 302-992-7900	
		35516 CROSSING AVENUE, UNIT 1 FIVE POINTS SQUARE LEWES, DE 19958 PH: 302-226-6880	
DATE	REVISION	CHKD.	DRAWN BY: RAG
			DATE: 19 OCTOBER 2021
			SHEET#: SP-2

PLAN #: 19604R-330619



BAIRD
MANDALAS
BROCKSTEDT
FEDERICO & CARDEA ^{PC}

Mackenzie M. Peet, Esquire
(302) 645-2262
mackenzie@bmbde.com

November 28, 2022

VIA EMAIL & HAND DELIVERY

Planning & Zoning Office
2 The Circle, PO Box 417
Georgetown, DE 19947
pandz@sussexcountyde.gov

RE: C/Z 1959; CU 2320; Ordinance 22-08
TMP: 135-11.00-65.00

Dear Director Whitehouse:

We represent Charles Turner, Jr., property owner of TMP No. 135-11.00-65.00. Please accept the attached documents as the Applicant's supplemental exhibit packet to be included in the record for C/Z 1959, C/U 2320, and Ordinance 22-08.

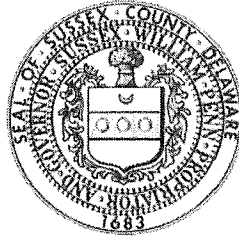
Please contact me directly by phone at 302-645-2262 or by email at mackenzie@bmbde.com should you need any additional information.

Sincerely,

/s/ Mackenzie M. Peet

Mackenzie M. Peet, Esquire

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



Sussex County

DELAWARE
sussexcountype.gov

November 3, 2022

Roger A. Gross, P.E.
Merestone Consultants, Inc.
33516 Crossing Avenue, Unit 1
Lewes, DE 19958

Email: roger.gross@merestoneconsultants.com

Dear Roger A. Gross, P.E.:

C/Z 1959 Charles E. Turner Jr.

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR MEDIUM RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 9.72 ACRES, MORE OR LESS.

The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

C/U 2320 Charles E. Turner Jr.

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (42 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 9.72 ACRES, MORE OR LESS. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

ORD 22-08

AN ORDINANCE TO AMEND THE FUTURE LANDS USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL 135-11.00-65.00. The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

The **Planning and Zoning Commission** will hold a Public Hearing on **Thursday, December 8, 2022, at 5:00 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

The **Sussex County Council** will hold a Public Hearing on **Tuesday, February 7, 2023, at 1:30 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

It will be necessary for you the applicant to participate at the hearings before both the Commission and County Council. If you do not participate or are not represented, the Commission and/or County Council reserve the right to refuse to act on your application and may require that a new application be filed, and fees paid at your expense.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

If an attorney, or agent, will be representing you, the applicant, it is your duty to notify them as to the dates and times of the hearings as herein set forth, as the Commission and County Council will not notify your counsel.

Further instructions describing the method of public participation and the manner of viewing the hearings will be contained within the Agendas for both of these meetings that will be posted at least 7 days in advance of each meeting at sussexcountyde.gov.

Sincerely,
Planning and Zoning Department

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

Lewes Georgetown Highway, Sussex County

Type of Conditional Use Requested:

Multi-Family Residential in a MR Zoning District.

Tax Map #: 135-11.00-65.00 Size of Parcel(s): 9.6 acresCurrent Zoning: AR-1 Proposed Zoning: MR Size of Building: N/ALand Use Classification: Low Density ResidentialWater Provider: Artesian Water Company Sewer Provider: Artesian Wastewater Management Ir**Applicant Information**Applicant Name: Charles E. Turner, Jr.Applicant Address: 29762 Oliver Wolcott DriveCity: Millsboro State: DE Zip Code: 19966Phone #: (302) 632-2771 E-mail: cetelt@msn.com**Owner Information**Owner Name: Charles E. Turner, Jr.Owner Address: 29762 Oliver Wolcott DriveCity: Millsboro State: DE Zip Code: 19966Phone #: (302) 632-2771 E-mail: cetelt@msn.com**Agent/Attorney/Engineer Information**Agent/Attorney/Engineer Name: Merestone Consultants, Inc c/o Roger A. Gross, PEAgent/Attorney/Engineer Address: 33516 Crossing Avenue, Unit 1City: Lewes State: DE Zip Code: 19958Phone #: (302) 226-5880 E-mail: roger.gross@merestoneconsultants.com

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

Merestone Consultants Digitally signed by Merestone Consultants
Date: 2021.10.19 09:57:18 -04'00'

Date: 10/19/21

Signature of Owner

Charles E. Turner, Jr. Digitally signed by Charles E. Turner, Jr.
Date: 2021.10.19 09:57:47 -04'00'

Date: 10/19/21

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: _____

File #: _____

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

LewesGeorgetownHighwaySussexCounty-

Type of Conditional Use Requested:

Tax Map #: 135-11.00-65.00 **Size of Parcel(s):** 9.6 acres

Current Zoning: AR-1 **Proposed Zoning:** MR **Size of Building:** N/A

Land Use Classification: LowDensityResidential

Water Provider: ArtesianWater Company **Sewer Provider:** ArtesianWastewaterManagementInc

Applicant Information

Applicant Name: CharlesETurnerJr. , .

Applicant Address: 29762 OliverWolcottDrive

City: Millsboro **State:** DE **ZipCode:** _____

Phone #: _____ **E-mail:** _____

Owner Information

Owner Name: _____

Owner Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone #: _____ **E-mail:** _____

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

Date: _____

Signature of Owner

Date: _____

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: _____

File #: _____

Sussex County Comprehensive Plan Amendment Request Form

Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947

☎ 302-855-7878

✉ pandz@sussexcountype.gov

Type of Amendment Requested (e.g Future Land Use Map, Existing Land Use Map, or Text Revision)

Future Land Use Map

Year that Comprehensive Plan was Adopted:

2019

If Applicable, the Date(s) of any PLUS Review by the State of Delaware

N/A

Tax Map #: 135-11.00-65.00 Total Acreage: +/- 9.6269 Acres

Applicant Information

Applicant Name: Charles E. Turner, Jr.
Applicant Address: 29762 Oliver Wolcott Drive
City: Millsboro State: DE ZipCode: 19966
Phone #: (302)632-2711 E-mail: cetelt@msn.com

Developer Information

Developer Name: Charles E. Turner, Jr. and/or assigns

Attorney Information (If Applicable)

Attorney Name: Baird Mandalas Brockstedt Federico & Cardea LLC (c/o Mackenzie M. Peet, Esquire)
Attorney Address: 1413 Savannah Road, Suite 1
City: Lewes State: DE ZipCode: 19958
Phone #: (302)645-2262 E-mail: mackenzie@bmbde.com



Sussex County, DE - Comprehensive Plan Amendment Request

Description of Request: (Please provide a written description of the request, along with details of the Tax Parcel ID(s) of the relevant parcels to which the amendment request relates. If you are requesting a text amendment to the Comprehensive Plan, please also clearly explain which Chapters of the Comprehensive Plan your request relates)

SEE ATTACHED.

Check List for Comprehensive Plan Amendment Request Applications

The following shall be submitted with any request

- ☒ Completed Application (including relevant Application Fee)
- ☒ A scaled survey drawing is appended to this Application that clearly shows the location of all parcels to which the amendment request relates.
- ☒ The Applicant understands that Sussex County Council may submit a copy of this application, along with copies of all documents received, to the State of Delaware Office of Management and Budget for the purposes of any enabling the State of Delaware to review the requested revision.

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.

Signature of Applicant/Attorney



For office use only:

Date Submitted: _____

Application & Case # : _____

Staff member receiving Application: _____

Fee: \$1,000.00, Check #: _____

Location of property: _____

Date of Commission Hearing: _____

Recommendation: _____

Date of Council Hearing: _____

Sussex County, DE Comprehensive Plan Amendment Request

Property: Silver Oaks Trailer Park, Lewes-Georgetown Highway, Georgetown, Delaware 19947

Tax Map Parcel No.: 135-11.00-65.00

Current Future Land Use Designation: Low Density

Proposed Future Land Use Designation: Existing Development Area

Property Description:

The existing property is the present location of the Silver Oaks Trailer Park located on Lewes-Georgetown Highway (Rt. 9), Georgetown, Delaware 19947. See attached Exhibit A. Silver Oaks Trailer Park was established on April 6, 1966 and consisted of 38 mobile home lots. See attached Exhibit B.

The Property consists of 9.6269 Acres, more or less.

Intended Use of the Property:

Rezoning from AR-1 to MR to develop 42 condominium units.

Surrounding Land Use Districts and Future Land Use Designations:

Adjacent properties are zoned AR-1 and are designated as Low Density. Properties in the vicinity of the site are zoned AR-1, AR-2, C-1, C-2, B-1, HI-I, MR and CR1. Properties in the vicinity of the site have varying Future Land Use Designations including Low Density, Commercial, Industrial, Existing Development, and Developing Area. See Exhibit C.

Surrounding Land Uses:

See attached Exhibit D.

Chapter 4 of the Sussex County Comprehensive Plan details the Existing Development Area and states as follows:

Existing Development Areas consists of primarily of existing residential development under the current General Residential and Medium Density Residential zoning districts, as well as some commercial uses. These areas are scattered throughout the County. These areas are surrounded by Low Density Areas, and this particular classification is simply being used to identify these Sussex County Comprehensive Plan 4-17 existing scattered zoning areas that have no direct relation to their surrounding zoning and/or the Future Land Use Map.

The establishment of the existing mobile home park predated the Zoning Ordinance. Arguably, this Property should have been designated as an Existing Development Area.

The following guidelines apply to future growth in Existing Development Areas:

- Permitted Uses – The full range of housing types allowed in the existing underlying zoning districts are appropriate in these residential areas, including single-family homes, townhouses, and multi-family units. Non-residential development consists of uses found in the neighborhood business districts and commercial districts. There is no intention to expand this land use classification.

The existing and proposed uses are consistent with permitted uses in the Existing Development Area, as residential developments.

- Densities – The current densities are whatever is permitted in the existing underlying zoning district of the property.

The proposed density for development of the 42 Condominium Units is 4.36 D.U./Acre less than the permitted 12 D.U./Acre.

- Infrastructure – Central water and sewer facilities are strongly encouraged. If central utilities are not possible, densities should be limited to two units per acre provided a septic permit can be approved.

Central water and wastewater services are anticipated to be served by Artesian Water Company, Inc. and Artesian Wastewater Management Inc., respectively.

See Future Land Use Map attached as Exhibit E.

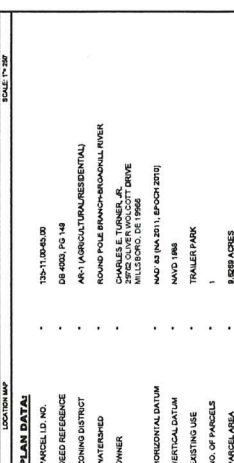
Applicable Zoning Districts in the Existing Development Area:

Medium Density Residential District (MR)

General Residential District (GR)

C/U 2320 Charles Turner, Jr.
Proposed Conditions of Approval

- A. There shall be no more than 42 units.
- B. The Applicant shall form a homeowner or condominium association responsible for perpetual maintenance of streets, roads, and buffers, stormwater management facilities, and other common areas.
- C. The stormwater management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using Best Management Practices.
- D. All entrances shall comply with all of DelDOT's requirements, and an area for a school bus stop shall be established. The location of the school bus stop shall be coordinated with the local school district.
- E. Interior street design shall comply with or exceed Sussex County standards and shall include sidewalks or multi-modal pathways on one side of all streets with street lighting.
- F. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
- G. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas.
- H. Recreational amenities shall be completed within the project upon issuance of the 30th building permit.
- I. The development shall be served by a publicly regulated wastewater service to provide sanitary sewer.
- J. The development shall be served by a publicly regulated central water system providing drinking water and fire protection.
- K. The preliminary approval is contingent upon the Applicant submitting a revised preliminary site plan either depicting or noting the conditions of this approval on it. Staff shall approve the revised plan upon confirmation that the conditions of approval have been depicted or noted on it.
- L. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.



THE SURVEY FOR THIS PROJECT WAS PERFORMED BY MERESTONE CONSULTANTS, INC. ON SEPTEMBER 10, 2021 AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY FOR A SUBURBAN CLASSIFICATION SURVEY. BASIS OF BEARING: NAD '83 (NA 2011, EPOCH 2010).

THE SITE IS LOCATED WITHIN ZONE "X". AREAS OF MINIMAL FLOOD HAZARD AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 10005C03251. LAST REVISED MARCH 20th, 2013.

A WETLAND DELINEATION WAS PERFORMED BY COASTAL & ESTUARINE RESEARCH.

INC ON SEPTEMBER __, 2021.

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RELIMINARY SITE PLAN COVER PAGE
WETLAND DELINEATION & EXISTING CONDITIONS PLAN
RELIMINARY SITE PLAN

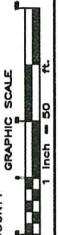
ALSO KNOWN AS:
"THE VILLAS AT SILVER OAKS"
SILVER OAKS TRAILER PARK

SITUATE IN:
INDIAN RIVER HUNDRED • SUSSEX COUNTY

STATE OF DELAWARE
TAX PARCEL # 135-11.00-65.00

SCALE 1"=50'

1

[illegible]

PLAN # 19804R-330578

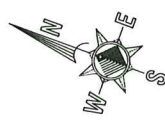


THIS FEDERAL 404 WETLAND/WATERS OF THE U.S. WAS CONDUCTED BY EVELYN MAURMEYER, PH. D., CER, INC., FOLLOWING PROCEDURES OUTLINED IN THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (VERSION 2.0), NOVEMBER, 1990.

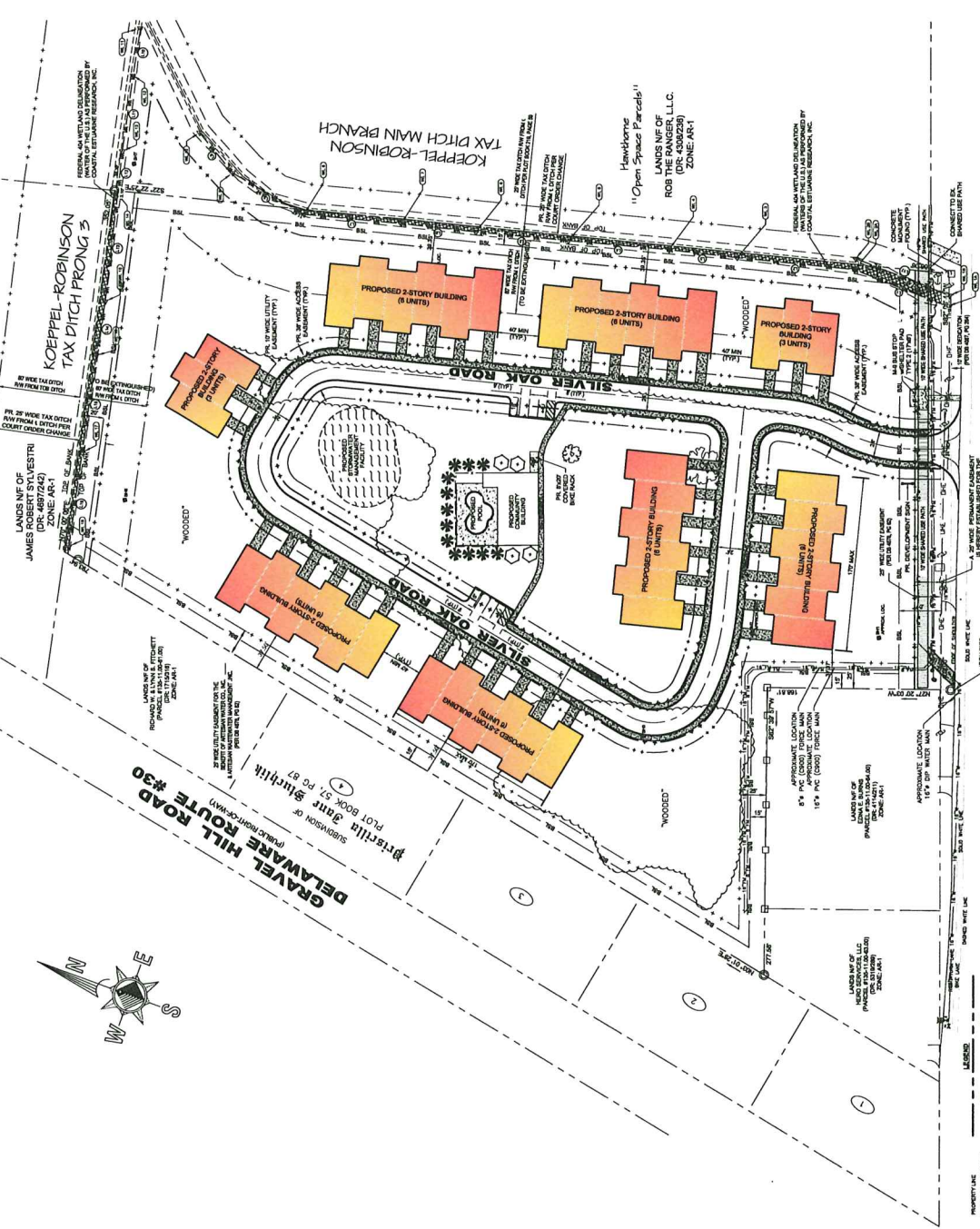
APPROVED: _____ DATE: _____
PROFESSIONAL ENGINEER

NAME: _____
 ADDRESS: _____
 CITY: _____
 STATE: _____
 ZIP: _____
 PHONE: _____
 FAX: _____
 E-MAIL: _____
 DATE: _____

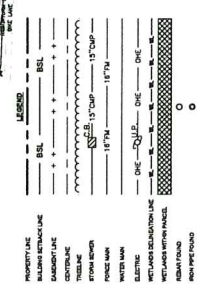
© MERESTONE CONSULTANTS, INC. 2021



GRAVEL HILL ROAD #30
DELAWARE ROUTE #30
Subdivision or (Public Right-of-Way)
Plot Book 57, Pg. 87



LEWES-GEORGETOWN HIGHWAY
U.S. ROUTE #9
(OTHER PRINCIPAL ARTERIALS)

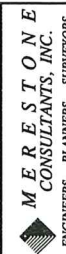


SHEET INDEX:
PRELIMINARY SITE PLAN COVER PAGE
WETLAND DELINEATION & EXISTING CONDITIONS PLAN
PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN
MEDIUM DENSITY RESIDENTIAL DEVELOPMENT
SUSSEX COUNTY
"THE VILLAS AT SILVER OAKS"
SILVER OAKS TRAILER PARK
CHARLES E. TURNER, JR.
GEORGETOWN HUNDRED • SUSSEX COUNTY
STATE OF DELAWARE
SCALE: 1" = 50'
GRAPHIC SCALE
1" = 50'

ENGINEER'S CERTIFICATION
I, ROGER A. GROSS, P.E., a duly licensed Professional Engineer in the State of Delaware, and the information shown herein was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer in the State of Delaware. I hereby certify that the information shown herein was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer in the State of Delaware.

ROGER A. GROSS, P.E.
3301 CROSSING AVENUE, UNIT 1
LEWES, DE 19658
(302) 224-8800
DATE: 19 OCTOBER 2021
SHEET #2 OF 2



MERESTONE
CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS
3301 CROSSING AVENUE, UNIT 1
LEWES, DE 19658
PH: 302-224-8800
DATE: 19 OCTOBER 2021
SHEET #2 OF 2

EXHIBIT A

Property and Deed Information

Property Information

Property Location:

Unit:
City:
State:
Zip:

Class: COM-Commercial
Use Code (LUC): PK-MH PARK
Town: 00-None
Tax District: 135 -- GEORGETOWN
School District: 1 - INDIAN RIVER
Fire District: 77-Georgetown
Deeded Acres: 9.8900
Frontage: 0
Depth: .000
Inr Lot:
Plot Book Page: /PB

100% Land Value: \$38,000
100% Improvement Value \$34,000
100% Total Value \$72,000

Legal

Legal Description SILVER OAK

Owners

Owner	Co-owner	Address	City	State	Zip
TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966

Sales

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
06/10/2003	4003/149	\$175,000.00	\$2,625.00	2	

Owner History

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2022	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2021	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2020	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2019	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2018	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2017	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2016	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2013	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2012	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2004	SILVER OAKS TRAILER PARK LLC		34822 BOATHOUSE LN	LEWES	DE	19958	2963/146
2003	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	2846/180
2002	MCCABE MILTON R		30593 BEAVER DAM BRANCH	LAUREL	DE	19956	377/140
1900	MCCABE MILTON A					0	0/0

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1	COM	PK	0	0	9.8900	

Land Summary

Line	1
100% Land Value	38,000

100% Values

100% Land Value	100% Improv Value	100% Total Value
\$38,000	\$34,000	\$72,000

50% Values

50% Land Value	50% Improv Value	50% Total Value
\$19,000	\$17,000	\$36,000

Permit Details

Permit Date:	Permit #:	Amount:	Note 1
11-JUL-1996	26745-1	\$2,400	SIGN/SCH.BUS SHELTER-SILVER OAK T.P.
27-NOV-1984	26745-2	\$5,000	RMV-REMOVED FROM PARK

18268

BK: 4003 PG: 149

PARCEL NO. 1-35 11.00 65.00
PREPARED BY: RICHARD F. RAGO, ESQUIRE
RETURN TO: 1401 PENNSYLVANIA AVENUE
SUITE 101, WILM, DE 19806

THIS DEED, MADE THIS 26th May, in the year of our Lord two thousand twelve.

BETWEEN, SILVER OAKS TRAILER PARK, LLC., a Delaware Limited Liability Company, of 34822 Boathouse Lane, Lewes, Delaware 19958, party of the first part,

-AND-

CHARLES E. TURNER, JR., of 34822 Boathouse Lane, Lewes, Delaware 19958, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND 00/100-----(\$10.00)----lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part,

ALL that certain tract, piece or parcel of land situate in Georgetown Hundred, Sussex County, Delaware, by and on the State Highway leading from Georgetown to Lewes, adjoining lands of now or formerly of Charles Bell, lands now or formerly of Gustay H. Koeppel, Frank Holson and Julian Townsend and more particularly described as follows, to wit:

NO TITLE SEARCH REQUESTED OR PERFORMED

mw

BEGINNING at an iron stob on the North side of said road, corner for lands now or formerly of Charles Bell; thence North 11 degrees East 1008 feet to a pipe in the center of a ditch; thence with the same North 76 ½ degrees East 339 feet to Townsend's line; thence with the same 10 ½ feet to said road; thence with the same South 75 degrees West to the place of beginning, containing ten (10) acres, with all improvements thereon.

EXCEPTING that portion of said tract, piece or parcel of land which was conveyed by deed dated the 28th day of June, 1956 to Ruth A. Harris and Floyd W. Harris and recorded in the Office of the Recorder of Deeds, in and for Sussex County, on the 29th day of June 1956 in Deed Record Vol. 462, Page 104; and;

EXCEPTING that part of said tract, piece or parcel of land which was conveyed by deed dated the 14th day of September, 1954 to Samuel H. Burns and Melvina B. Burns his wife, and recorded in the Office for the Recording of Deeds, in and for Sussex County, on the 14th day of September, 1954 in Deed Record Vol. 437, Page 398.

AND BEING MORE PARTICULARLY DESCRIBED BY A MORE RECENT LEGAL DESCRIPTION PREPARED BY COAST SURVEY, INC., LAND SURVEYING AND PLANNING, AS FOLLOWS TO-WIT:

BEGINNING at a concrete monument found on the northerly right-of-way line of Route #9 (60' wide) a corner for this parcel and lands now or formerly of "Townsend, Inc." and being located 935' +/- easterly from the right-of-way of Route #30; thence with Route #9, S 70 degrees, 05 minutes, 16 seconds W, 402.13' to an iron pipe set, a corner for this parcel and lands now or formerly of Edna E. Burns; thence leaving Route #9 and with said Burns, N 19 degrees, 21 minutes, 31 seconds W, 178.81' to a concrete monument found; thence turning and with said Burns and lands now or formerly of Betty Harris, S 70 degrees, 38 minutes, 29 seconds W, 277.58' (passing over a concrete monument found at 214.28') to an iron pipe set, a corner for this parcel, said Harris and along the line of Lot #2 of the "Priscilla Jane Stuchlik" Subdivision; thence turning and with Lot #2, in part, and Lots #3 & #4 and lands now or

formerly of Richard and Lynn Fitchett, N 11 degrees, 00 minutes, 00 seconds E, 793.94' (passing over iron pipes found at 143.97', 343.99' a concrete monument found at 543.74' and an iron pipe found at 778.19') to a point in a 15' wide ditch, a corner for this parcel, said Fitchett and along lands now or formerly of James Sylvestri; thence turning and with said ditch and said Sylvestri, N 77 degrees, 58 minutes 38 seconds E, 352.05' to a 3" galvanized pipe 3' tall with iron pin in center found, a corner for this parcel, said Sylvestri and along lands of said "Townsend's"; thence turning and with said "Townsend's" and with another 15' wide ditch, in part, S 14 degrees, 23 minutes, 52 seconds E, 818.11' to the point of beginning containing 9.7216 acres.

SUBJECT to Tax Ditch maintenance easements along said ditches.

BEING a part of the lands and premises granted and conveyed unto Silver Oaks Trailer Park, LLC., by Deed of Charles E. Turner, Jr., dated April 3, 2004 and of record in the Office of the Recorder of Deeds in and for Sussex County, in Georgetown, Delaware in Deed Book 02963, Page 146. The said Silver Oaks Trailer Park, LLC a Limited Liability Company has dissolved, liquidated and been terminated and pursuant to the Limited Liability Company Agreement dated October 16, 2003 the interest in this company revert to the sole member of the company he being Charles E. Turner, Jr., party of the first part hereto.

PARCEL NO. 1-35 11.00 65.00

GRANTEE'S ADDRESS:

34822 Boathouse Lane
Lewes, DE 19958

RECEIVED

MAY 29 2012

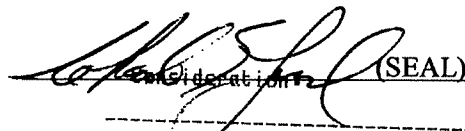
**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

IN WITNESS WHEREOF, Declarant, by its managing member has caused this Declaration to be duly executed under seal as of the day and year first above written.

WITNESS:

DECLARANT:

SILVER OAKS TRAILER PARK, LLC.
a Delaware Limited Liability Company

 (SEAL)

.00

County .00
State .00
Town Total .00
Received: Sue D May 29, 2012

STATE OF DELAWARE :
: ss.
SUSSEX COUNTY :

BE IT REMEMBERED, that on this 29th day of May in the year of our Lord two thousand twelve personally appeared before me, Charles Turner Jr. Managing Member of SILVER OAKS TRAILER PARK, LLC., a Delaware Limited Liability Company known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company.

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



NOTARY PUBLIC

PRINT NAME:

COMMISSION EXPIRES:

**RICHARD F. RAGO
ATTORNEY AT LAW
20 DEL C. § 4323
NOTARIAL OFFICER**

Recorder of Deeds
Scott Dailey
May 29, 2012 09:32A
Sussex County
Doc. Surcharge Paid

EXHIBIT B

Land Use History

TAX Map 135-11.00-65.00 PARK

To All Mobile Home Parks or Courts:

It is necessary that the Planning and Zoning Commission have the following information prior to the adoption of the Comprehensive Zoning Ordinance for Sussex County:

NAME OF TRAILER COURT OR PARK Silver Oak Trailer Park
LOCATION N/S 18 1000' E of 30. Gravel Hill
ELECTION HUNDRED Georgetown
NAME IN WHICH DEED IS RECORDED Milton McCabe
MAILING ADDRESS Georgetown Del.
NUMBER OF ACRES 2.4 acres
NUMBER OF LOTS 38
NUMBER OF LOTS NOW OCCUPIED 21
SIZE OF LOTS 9 lots 40' x 67.2' 14 lots 32' x 70'
PLOT OF PARK (Acres or Square Feet) ~~Set aside~~
PLOT OF ADJACENT PROPERTY UNDER SAME OWNERSHIP FOR FUTURE EXPANSION
DATE PARK WAS ESTABLISHED ~~1964~~ April 6, 1966

Zoning Inspector

Roland Desrosiers
1/7/70

Application for Extension of Park:

Board of Adjustment #116 - approved 1-12-70
Extend Park adding 8 additional spaces 40' x 70'

EXHIBIT C

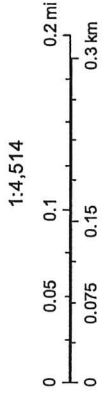
Sussex County Aerial Maps



Sussex County

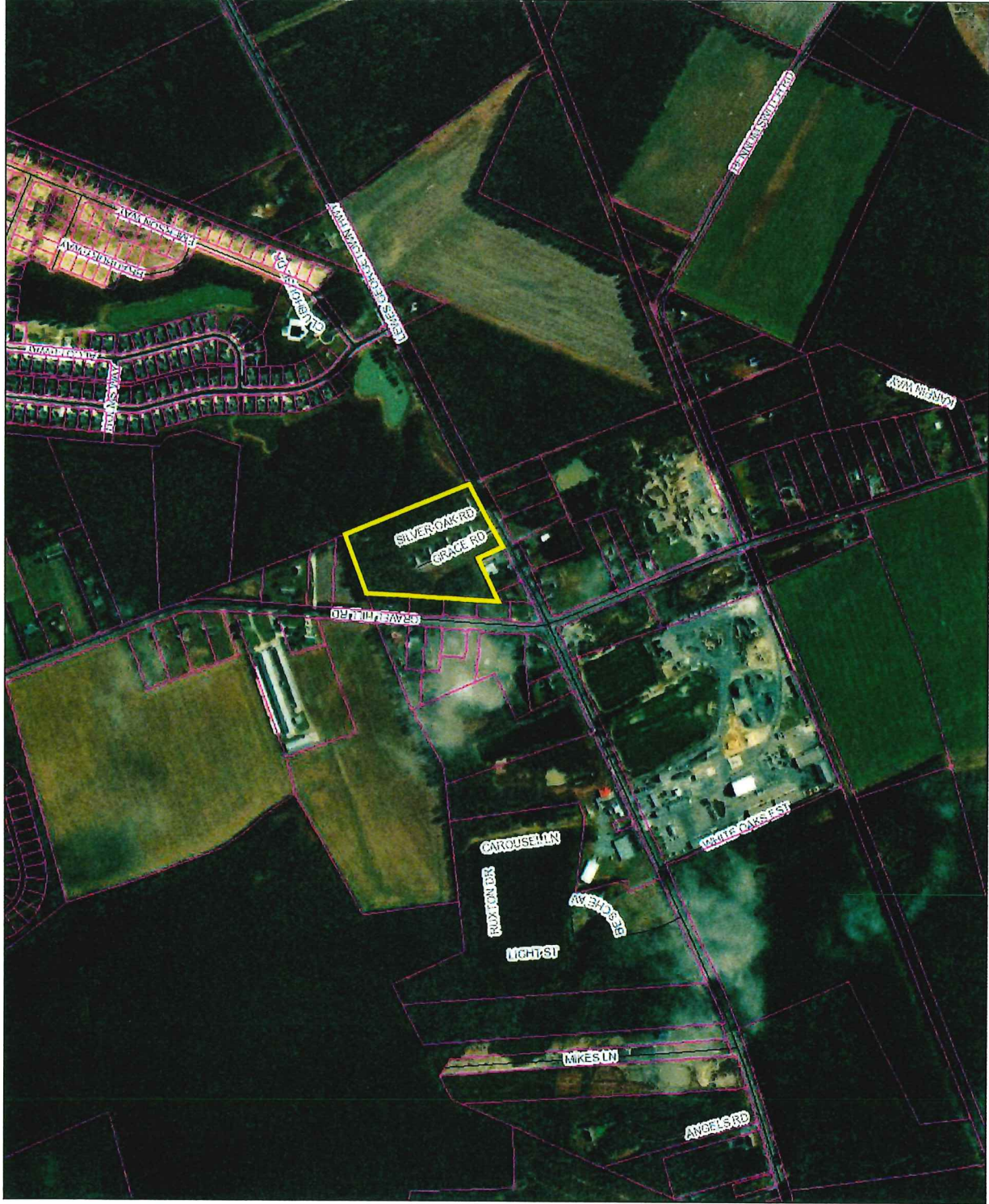


PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	N/A
Land Code	





Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

polygonLayer
Override 1

polygonLayer
Override 1

Tax Parcels

Streets

County Boundaries

1:9,028



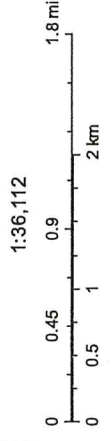


Sussex County



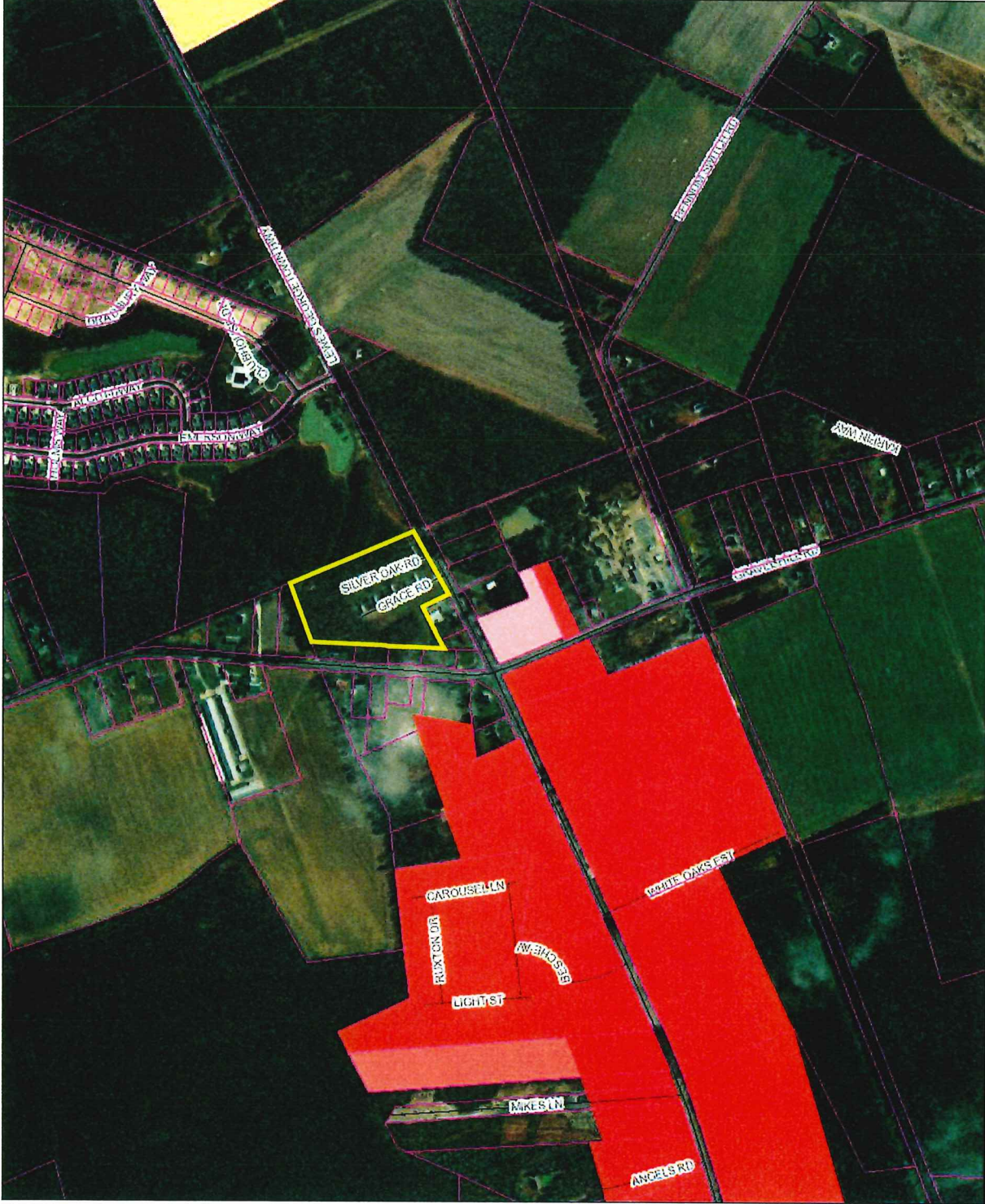
PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

polygonLayer
Override 1
polygonLayer
Override 1
Tax Parcels
Streets





polygonLayer
 Override 1
polygonLayer
 Override 1
 Tax Parcels
 Streets



A horizontal scale bar with two sets of markings. The top set is labeled in miles (mi) with values 0, 0.1, 0.2, and 0.4. The bottom set is labeled in kilometers (km) with values 0, 0.175, 0.35, and 0.7. The bar is divided into segments corresponding to these values.



Sussex County



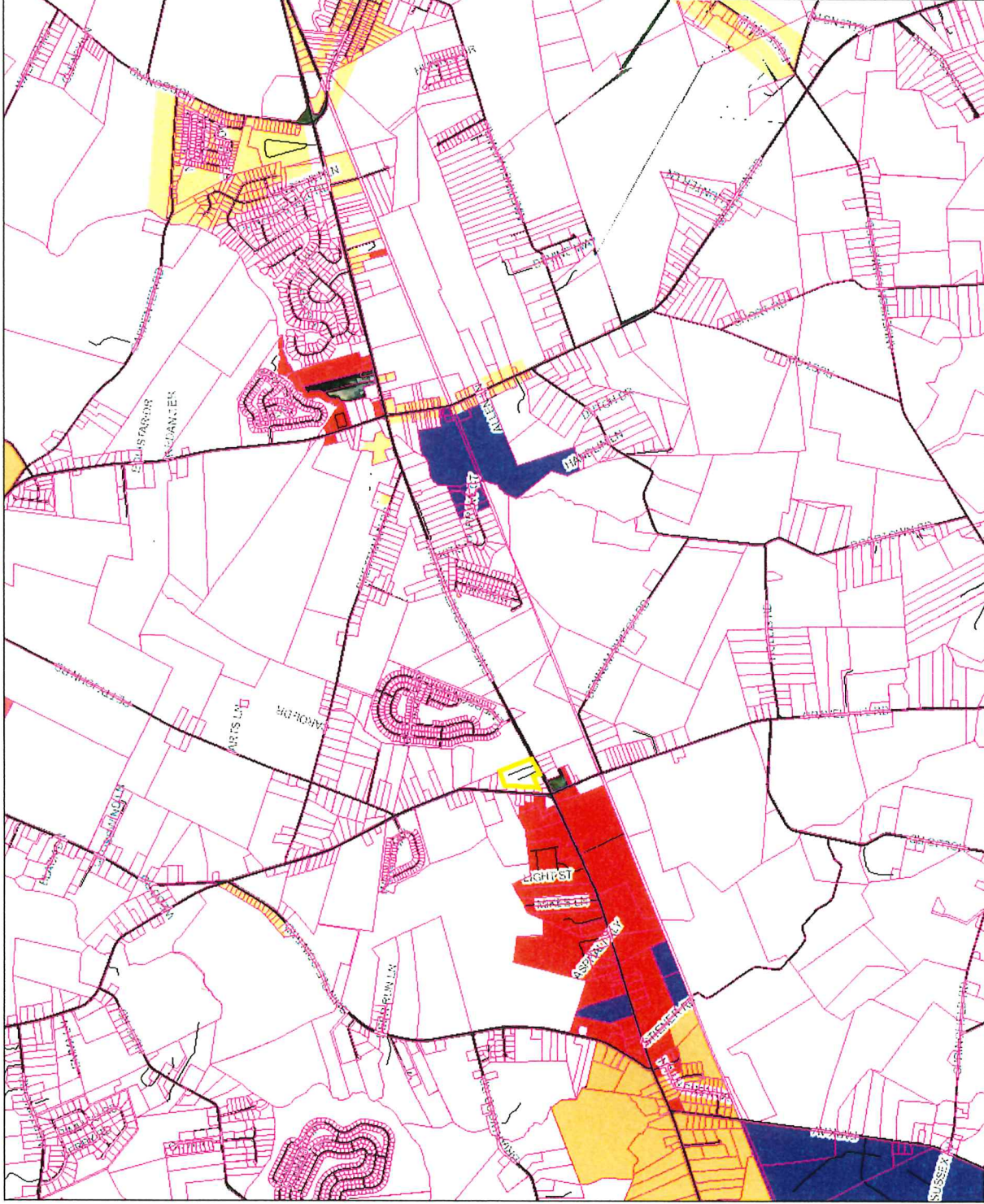
PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

polygonLayer
Override 1
polygonLayer
Override 1
Tax Parcels
Streets
County Boundaries
Conditional Use

1:18,056
0 0.225 0.45 0.7 0.9 mi
0 0.35 0.7 1.4 km



Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT DR
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer
Override 1
- polygonLayer
Override 1
- Tax Parcels
- Streets
- County Boundaries
- 2019 Future Land Use
- Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing DevelopmentArea
- Industrial
- Municipalities
- Town Center

1:36,112

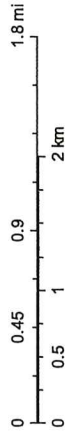


EXHIBIT D

Surrounding Land Use Aerial
Map

Surrounding Land Uses

Legend

 Silver Oak Rd

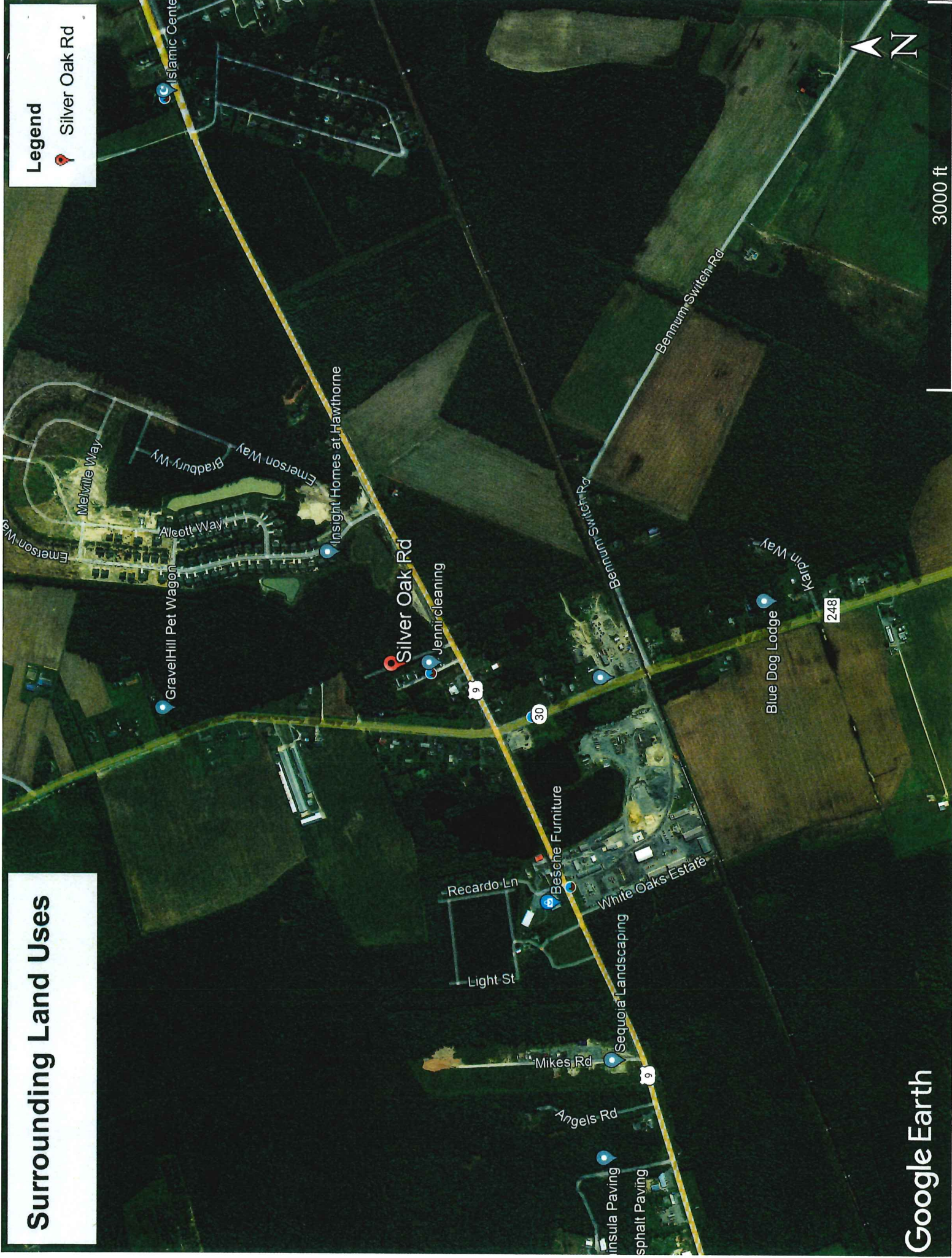


EXHIBIT E

Sussex County

Future Land Use Map

Figure 4.5-1 Sussex County 2045 Future Land Use

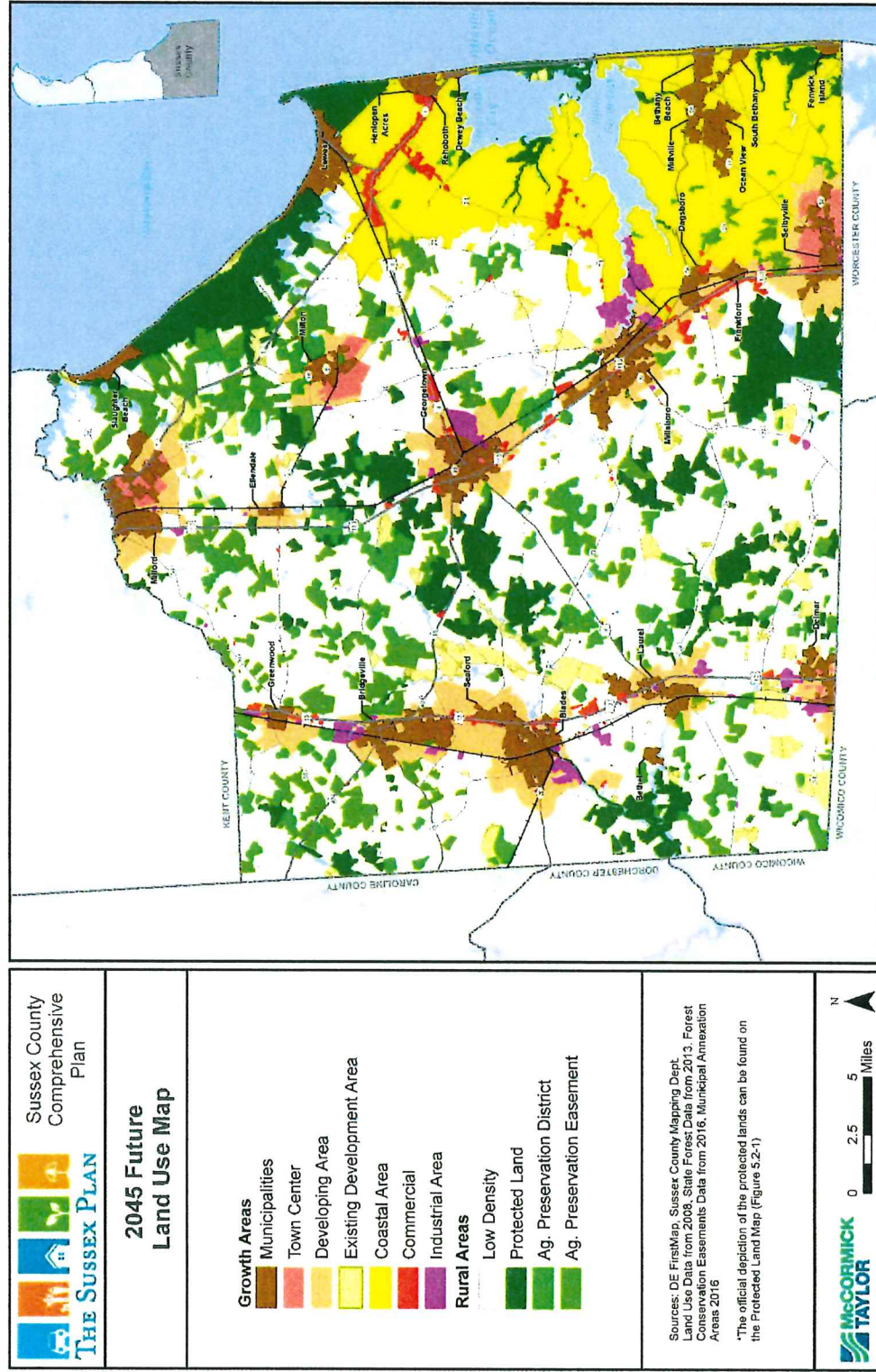


EXHIBIT F

Agency Correspondence



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 HAY ROAD
P.O. BOX 770
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

February 22, 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 **Charles E Turner Jr.** proposed land use application, which we received on February 19, 2021. This application is for an approximately 8.31- acre parcel (Tax Parcel: 135-11.00-65.00). The subject land is located north of Lewes-Georgetown Highway (US Route 9), about 0.13 mi to the east from the intersection with Gravel Hill Road (SR 30). The subject land is currently zoned AR-1 (Agriculture Residential) with a proposed zoning of MR (Medium-Density Residential District) and the applicant seeks a conditional use approval to build 40 multifamily units.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Lewes-Georgetown Highway (US Route 9), from Steiner Road (Sussex Road 320) to Harbeson Road (SR 5), is 16,128 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be **negligible** 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 negligible with regard to warranting a TIS does not mean that it is negligible 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.



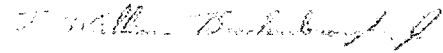
Mr. Jamie Whitehouse

Page 2 of 2

February 22, 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:afm

Enclosure

cc: Charles E Turner Jr, 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



STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**
DIVISION OF WATERSHED STEWARDSHIP
21309 BERLIN RD
UNIT #6
GEORGETOWN, DE 19947

DRAINAGE PROGRAM

PHONE: (302) 855-1930
FAX: (302) 670-7059

November 3, 2021

Roger A. Gross, P.E.
Merestone Consultants, Inc.
33516 Crossing Avenue, Unit 1
Lewes, DE 19958

RE: Parcel # 135-11.00-65.00, Silver Oaks Trailer Park

The Delaware Department of Natural Resources and Environmental Control (DNREC), Drainage Program has reviewed the plans submitted by Merestone Consultants, Inc. for the above noted property within the Koeppel-Robinson Tax Ditch Watershed.

The Drainage Program has performed a preliminary review and requests additional information or has concerns regarding the above noted project as follows:

- Please correct the depiction and labeling of Koeppel-Robinson Tax Ditch Main and Prong rights-of-way, including on adjacent properties. According to Court Order Change #6, the 25' wide rights-of-way are measured from the top of constructed ditch bank (TOB), not the ditch centerline.
- Show Prong 2 and any associated rights-of-way on the plan.
- A Court Order Change (COC) will be required for this project. A COC will not be processed until DNREC Drainage Program has received the final approved sediment and stormwater plan set from Sussex Conservation District. After the COC is complete a Letter of No Objection (LONO) will be issued for the project. The following are the requested changes we have noted:
 - Reduce the right-of-way to 25 ft top of bank (TOB) on the Main on the noted parcel. Please note, 25' measured from TOB is the minimum permissible right-of-way width.
 - Based on your current plans we do not see the need to reduce the right-of-way on Prong 3.

- We encourage any tax ditch channels and/or rights-of-way located on the parcel(s) to be considered for community and/or open space to minimize risk of tax ditch damages and obstructions.
- A stipulation of the COC will be that existing Tax Ditches on the property are to be surveyed and compared to Tax Ditch design drawings for effective function. The channels should be cleared or excavated prior to the construction of the project if needed. Please contact the DNREC Drainage Program for tax ditch asbuilt information.
- The integrity of the tax ditch channel, bank, and right-of-way (ROW) access cannot be compromised by any proposed activities, and the right-of-way must remain traversable for large maintenance equipment and/or disposal of soil or debris.

If you are a consultant working on behalf of a landowner, it is your responsibility to pass on this information to the landowner.

This letter does NOT constitute approval on behalf of the tax ditch. A response is needed to this letter that addresses these questions/concerns in order to proceed with a Letter of No Objection or a Court Order Change. Additionally, the Drainage Program will need confirmation from the Sussex Conservation District (SCD) that they have also received the revised plans before we can proceed with our approval.

Sincerely,

Bob Schwade

Robert Schwade PE
Drainage Program Engineering Program Manager

cc: Brittany Haywood, DNREC Drainage Program



OVER 100 YEARS OF SUPERIOR SERVICE

Artesian Water Company Artesian Wastewater Management Artesian Utility Development Artesian Water Pennsylvania
Artesian Water Maryland Artesian Wastewater Maryland Artesian Consulting Engineers

January 27, 2016

Mr. Charles Turner, Jr.

34822 Boat House Lane

Lewes, DE 19958

RE: Silver Oak Trailer Park (Tax Map & parcel #135-11.00-65.00)

Mr. Turner:

With reference to your request concerning water and wastewater service to the Silver Oak Trailer Park Property, located on State Route 9, Broadkill Hundred, Sussex County, DE, please be advised as follows:

The proposed project consisting of 9.7 acres accommodating forty-six (46) mobile homes or a multi-family/townhouse community of one-hundred sixteen (116) units. This project is located in an Artesian Wastewater Management, Inc.'s existing wastewater service area and an Artesian Water existing water district. Both CPCNs for this property have been recorded with the Public Service Commission (PSC).

You will be responsible for the cost of a water main extension from the neighboring Hawthorne Project along Route 9 to your project. Other projects in the area, if any, may share in the cost of this water main. You may be required to fund fire protection improvements for the multi-family/townhouse community concept. Artesian Water will do an improvements study based on project requirements for fire protection.

Capacity in the planned regional wastewater transmission facilities and existing treatment and disposal facilities will be reserved for this project for a period of one (1) year from the date of this letter unless you request an extension.

Based on current conditions and projections of growth within the Company's service area, Artesian is **willing and able** to provide the required water and wastewater service to this project pending receipt of all required permits. The water and wastewater service will meet all applicable State of Delaware, DNREC and Sussex County standards.

If you have any questions, please do not hesitate to contact us.

Yours very truly,

Rodney L. Wyatt

Director of Operational Compliance

ARTESIAN RESOURCES CORPORATION

664 Churchmans Road, Newark, Delaware 19702, P.O. Box 15004 Wilmington, Delaware 19850 Phone: (302) 453-6900 Fax: (302) 453-6957
P.O. Box 177 Harbeson, Delaware 19951 Phone: (302) 684-2527 Fax: (302) 684-5164
28522 Lewes-Georgetown Highway, Unit 4, Milton, Delaware 19968
email: artesian@artesianwater.com Website: artesianwater.com



Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Tax Ditch Land Development Project Review Request Form

Project Name: Silver Oaks Trailer Park

Attach Site Plan of proposed request(s) and include all structures, easements, setbacks, etc. that make your proposal as requested necessary. Include and label existing tax ditch channel and rights-of-way for comparison.

Check out de.gov/taxditchmap to view tax ditch channels and rights-of-way from any web browser. To download the tax ditch GIS Feature Service layer to your own application, visit Delaware FirstMap. Don't forget to label all tax ditch features in all your plans!

Project Representative/Consultant Information:

Name(s): Roger A. Gross, P.E.
Company: Merestone Consultants, Inc.
Title(s): Professional Engineer
Phone Number(s): 302-226-5880
Email(s): roger.gross@merestoneconsultants.com

Owner(s) Contact Information:

Name: Charles E. Turner, Jr.
Phone Number: 302-632-2771
Email: cetelt@msn.com

Authorized Signer(s) Contact Information (when applicable):

Name: Charles E. Turner, Jr.
Title: Owner
Phone Number: 302-632-2771
Email: cetelt@msn.com

For Internal Use Only

Date Received: _____
Tracking #: _____



Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Property Information:

Tax Parcel(s) Affected: 135-11.00-65.00
Tax Ditch Organization(s) Affected: Koeppel-Robinson

Request(s) of / Proposed Impact(s) to Tax Ditch System (Check all that apply):

<input checked="" type="checkbox"/>	Outfall/Discharge into Tax Ditch Channel(s)
<input type="checkbox"/>	Pipe Crossing/Entrances in Tax Ditch Channel(s)
<input type="checkbox"/>	Relocate/Eliminate Tax Ditch Channel(s)
<input checked="" type="checkbox"/>	Reduce/Increase Tax Ditch Rights-of-Way
<input type="checkbox"/>	Change Tax Ditch Watershed Boundary
<input type="checkbox"/>	Alteration of Existing Tax Ditch Channel(s)
<input type="checkbox"/>	Utility Crossing in Tax Ditch Channel
<input type="checkbox"/>	Other Explain:

Based on the options selected above, additional information may be requested.

Please specify Tax Ditch Channel(s) affected, existing and requested tax ditch rights-of-way extents whenever applicable, using the space below. (REQUIRED)

The Koeppel-Robinson main Branch and Prong #3 will be affected by this request. The proposal is to reduce the rights-of-way from 80 feet to 25 feet for the main branch and from 60 feet to 25 feet for prong #3 t from centerline of the ditch.

Submit all forms to the DNREC Drainage Program
Via email: DNREC_drainage@delaware.gov
Subject Line: Tax Ditch- Land Development Request

For questions about this form please call the Tax Ditch Program at 302-855-1930.

For Internal Use Only

Date Received: _____
Tracking #: _____



Tax Ditch Change Request Form

Please visit de.gov/taxditchmap to view current tax ditch right-of-ways or de.gov/taxditchrow to receive a formal letter containing ROW information. Tax ditch change requests are processed on a first-come, first-serve basis and require approval of tax ditch officers, signatures of all current landowners affected and the DNREC Division of Watershed Stewardship Director. This process takes time.

Tax Ditch ROWs are used to access the ditch for maintenance and for the deposition and spread of sediments or debris from the channel, as such they should remain free of any permanent structures. **Request form should be submitted to Heather.Hitchens@delaware.gov.**

Tax Ditch Organization Name: Koeppel-Robinson

County ☐ New Castle ☐ Kent ☒ Sussex

Parcel #(s), Ex:000-00.00-00.00: 135-11.00-65.00

If ROW request is under 50ft top of ditch bank (TOB), site plans are required. Are they attached? ☒ Yes ☐ N/A

What is the reason for this tax ditch change request?

The Owner wishes to develop his land in accordance with applicable Sussex County requirements. A reduction in the rights-of-way will allow flexibility in the land development process while still maintaining enough room for maintenance purposes.

Current Landowner Name(s): Charles E. Turner, Jr.

Email Address: cetelt@msn.com Phone Number: 302-632-2771

Mailing Address: 29762 Oliver Wolcott Drive

City, State: Millsboro Zip Code: 19966

Are you making this request on behalf of the landowner? Choose One (Yes ☒ / No ☐)
If so, please fill out the below information

Engineering/Consulting Firm: Merestone Consultants, Inc.

Eng./Consult. Contact Name(s): Roger A Gross, P.E.

Eng./Consult. Email(s): roger.gross@merestoneconsultants.com

Eng./Consult. Phone Number: 302-226-5880

For Office Use Only:

Minimum existing ROW in area, please include whether 1-sided ROW or 2:

Any existing structures in ROW? ☐ Yes ☐ No Are they grandfathered in (constructed pre-2008?) ☐ Yes ☐ No

DNREC Drainage Program



Preliminary Land Use Service

Application Form
Submitted Time:
November 8, 2022 9:17 AM

PLUS ID: 2022-12-01 (DRAFT)

State Strategy Level:

PLUS Application Type - Rezoning and Site Plan Review

Title: Silver Oak Villas

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

Proposed 42 multi-family dwellings

Section I: Project Location

How many parcels are involved in this project?

One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 135-11.00-65.00

Project Location: Lewes-Georgetown Highway, East of Gravel Hill Road

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Charles E. Turner, Jr.
29762 Oliver Wolcott Drive
Millsboro, DE 19966
Phone: (302) 632-2771
Email: cetelt@msn.com
Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? No

Phone: () -

Email:

Fax: () -

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes

Merestone Consultants, Inc.

Roger A. Gross

Phone: (302) 226-5880

Email: roger.gross@merestoneconsultants.com

Fax: (302) 992-7911

Please designate a Primary Contact for this Project/Application.

Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **9.6269**

Type of Development: **Residential**

If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**

If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1**

Proposed Zoning for this project: **MR (with Conditional Use)**

Land Use Information

Present Use for this project area: **Trailer Park**

Proposed Use for this project: **Multi-family Dwelling Units**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**

If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate**

Total number of Homeownership units: **42**

Type of Rental Units:

Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		42	

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? **Yes**

If yes, please provide a brief description of the conditional use justification:

MR zoning requires a Conditional Use for multi-family dwelling

Are there any Federal permits, licensing, or funding anticipated for this project?

Yes

If yes, please describe/elaborate

A potential wetlands permit for a stormwater discharge into federal wetlands may be required

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:

Roger A. Gross 302-222-2985

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**

Who is the Water Service Provider: **Other Artesian Water Company, Inc.**

Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Other Artesian Wastewater Management, Inc.**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **0.11**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Yes
If yes, estimated acres of wetlands impacted: **0.01**

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:

Extended Detention Basin

Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **6.4**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**

Please list the "other" type of Open Space:

Will any land from this project be dedicated for community use (e.g. police, fire, school)?

No

Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**

Please provide estimated vehicle trips this project will generate on an average weekday.
244

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.

Subdivision of Hawthorne

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

Yes

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	Yes
Type existing			Within Right-of-Way
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	Within Right-of-Way	

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner

Roger Gross

**As the project contact, I acknowledge that this application will not be complete
until OSPC receives the Owner Signature
Acknowledge**

From: Bulkilvish, Samantha (OMB) <Samantha.Bulkilvish@delaware.gov>
Sent: Wednesday, November 9, 2022 10:11 AM
To: Roger Gross
Subject: PLUS Application 2022-12-01 Silver Oak Villas
Attachments: Owner Signature Page.pdf

The Office of State Planning is in receipt of a PLUS application for your **Rezoning and Site Plan Review**. You have been assigned PLUS number **2022-12-01**.

Your application requires that the following information be submitted through our dropbox.

- a. The results of both the Pre-check (Geoprocessing) and Screening tools from the online application site
- b. Site Plan
- c. Owner Signature Document (Attached)

The link to the drop box is:

<https://www.dropbox.com/request/F2i0D3JNKb8fVhq4ESyO>

The following instructions should be considered when preparing the information to send:

- **ALL** associated **documents** should be saved into **ONE Zip file** (site plan, additional descriptions, Historic and Cultural Review documents that they may already have, Comp Plan documents, Ordinances, or Master Plan documents, etc.)
- Site plans will need to be saved as either .dwg, .dxf, or .pdf
- Use the **PLUS ID as your Zip File name** (ie: 2021-01-01.zip)

Your space on the **December 21** agenda is reserved provided that we receive your supporting documentation via our dropbox by close of business on **December 1**. Please contact us at 302-739-3090 or Plus@delaware.gov if you need assistance with any of the requested documents.



Samantha Bulkilvish, AICP

Planner V

Office of State Planning Coordination

Office: (302) 672-5137 **Email:** Samantha.Bulkilvish@delaware.gov

stateplanning.delaware.gov 122 Martin Luther King Jr. Blvd. South, Dover, DE 19901



Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Villas at Silver Oak

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner

11-14-22
Date

Charles E Tunnon Jr

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

