

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



Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



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

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



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JAMIE WHITEHOUSE, MRTPI, AICP
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PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: September 8th, 2022

Application: CU 2321 Coastal Properties, LLC

Applicant: Coastal Construction, LLC
17280 Coastal Highway, Unit #2
Lewes, DE 19958

Owner: Kristopher L. Groszer
32777 Dionis Drive
Lewes, DE 19958

Site Location: 17677 Stingey Lane, Lewes.

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

Proposed Use: Kitchen/Bathroom Showroom

Comprehensive Land
Use Plan Reference: Coastal Area

Councilmanic
District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Lewes Fire Department

Sewer: Sussex County

Water: Tidewater

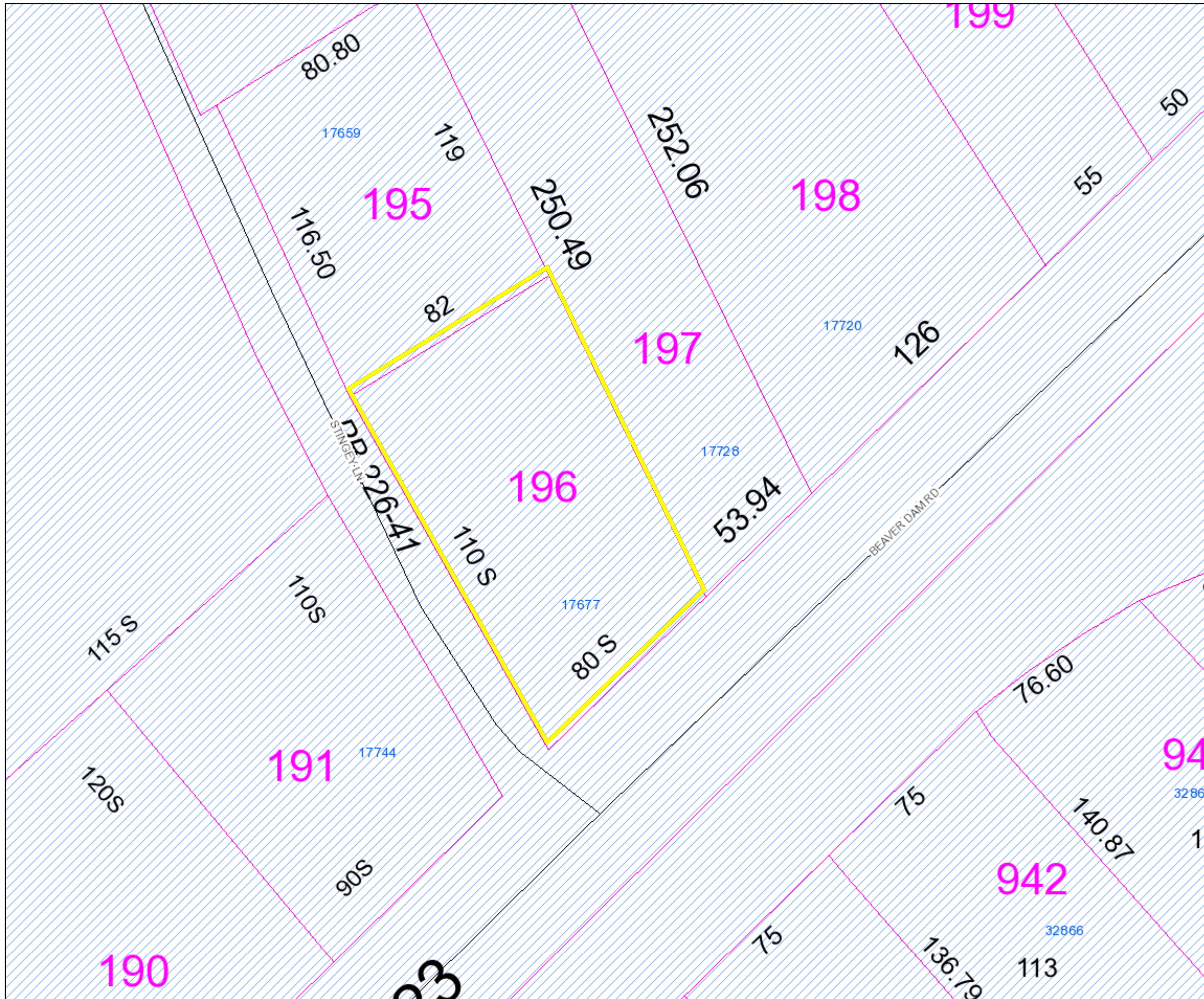
Site Area: 0.248 ac. +/-

Tax Map ID.: 334-5.00-196.00





Sussex County



PIN:	334-5.00-196.00
Owner Name	COASTAL PROPERTIES DE LLC
Book	5614
Mailing Address	17280 COASTAL HWY UNIT
City	LEWES
State	DE
Description	BETWEEN HWY 18
Description 2	RT 285
Description 3	N/A
Land Code	

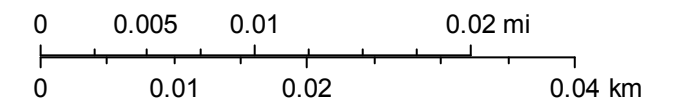
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 - Override 1
- polygonLayer**

 - Override 1
- Tax Parcels
 - 911 Address
 - Streets
 - County Boundaries
- Flood Zones 2018**

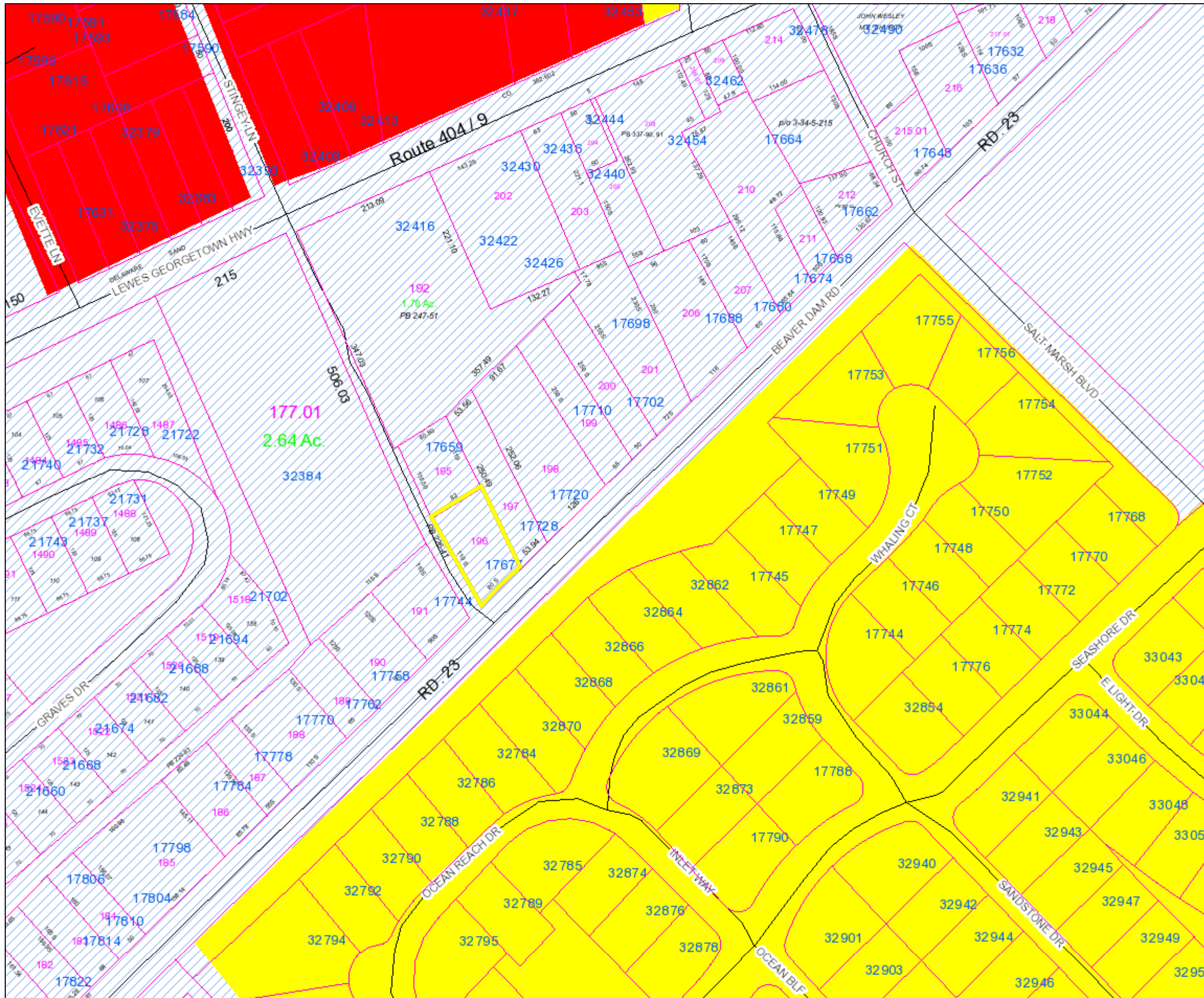
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 - AE
 - AO
 - OPEN WATER
 - VE

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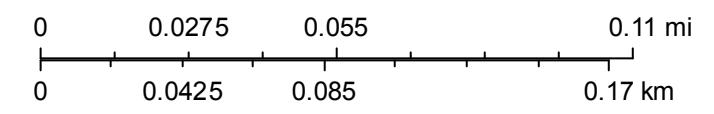
Sussex County



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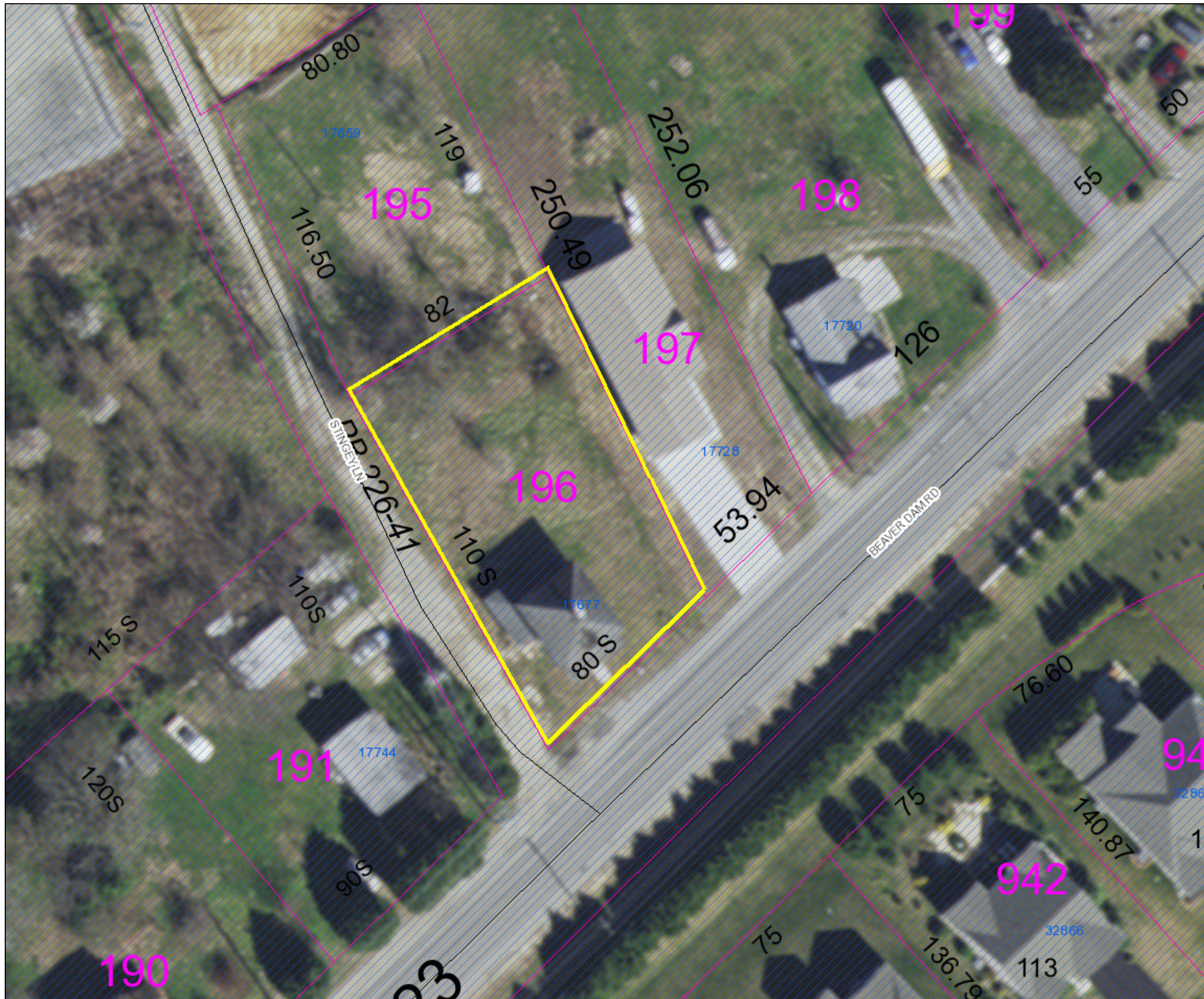
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- ⋯ Tax Parcels
- 911 Address
- Streets

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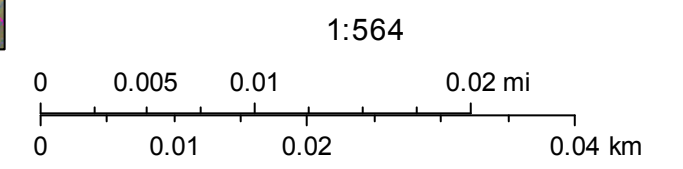


Sussex County



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Memorandum

To: Sussex County Planning and Zoning Commission Members
From: Mrs. Christin Scott, Planner II
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: September 1st, 2022
RE: Staff Analysis for CU 2321 Coastal Properties, LLC

The purpose of this memo is to provide background and analysis for the Planning and Zoning Commission to consider as a part of Application CU 2321 Coastal Properties, LLC to be reviewed during the September 8th, 2022, Planning and Zoning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel: 334-5.00-196.00 to allow for a kitchen and bathroom showroom, to be located on Beaver Dam Road and Stingey Lane, Lewes, Delaware. The property is lying on the northeast side of Beaver Dam Road (Rt. 23), approximately 0.16 mile southeast of the intersection of Church Street and Salt Marsh Boulevard. The parcel consists of 0.248 acres +/-.

Comprehensive Plan Analysis

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map in the plan indicates that the parcel has a designation of "Coastal Area". The adjoining parcels to the north, east, and west also have a Future Land Use Map designation of "Coastal Area". The parcels to the south across Beaver Dam Road (Rt. 23) also have a Future Land Use Map designation of "Coastal Area". Properties further to the north across Lewes-Georgetown Highway (Rt. 9) have a Future Land Use Map designation of "Commercial".

As outlined within the 2018 Sussex County Comprehensive Plan, Coastal Areas are areas that can accommodate development provided special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial, office and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home. Major new industrial uses are not proposed in these areas.

Zoning Information

The subject property is zoned Agricultural Residential (AR-1) District. The adjacent properties to the north, east, and west of the subject property are zoned Agricultural Residential (AR-1) District. The parcels to the south across Beaver Dam Road (Rt. 23) of the subject property are zoned



Medium Residential (MR). Properties further to the north across Lewes-Georgetown Highway (Rt. 9) are zoned General Commercial (C-1).

Existing Conditional Uses within the Vicinity of the Subject Property

Since 2011, there have been sixteen (16) Conditional Use applications within a one (1) mile radius of the application site. Out of those sixteen (16) applications, two (2) have been withdrawn, one (1) has been denied, and thirteen (13) have been approved.

Based on the analysis provided, the Conditional use to allow for a tourist home, event venue and hair salon in this location could be considered as being consistent with the surrounding land use, zoning, and uses, subject to considerations of scale and impact.

File #: CU 2321
202115862

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

RECEIVED

OCT 28 2021

SUSSEX COUNTY
PLANNING & ZONING

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

17677 Stingey Lane

Type of Conditional Use Requested:

Kitchen/Bathroom Show Room

** Located in Henlopen TID **

Tax Map #: 3-34-5.00-196.00 Size of Parcel(s): 10.810 Sq Ft / 0.248

Current Zoning: AR-1 Proposed Zoning: CU Size of Building: Approximately 600 Sq Ft

Land Use Classification: Suburban

Water Provider: Sussex County

Sewer Provider: Sussex County

Applicant Information

Applicant Name: Coastal Construction LLC

Applicant Address: 17280 Coastal Hwy., Unit #2

City: Lewes State: DE Zip Code: 19958

Phone #: (302) 227-2550 E-mail: coastalconstructionllcde@gmail.com

Owner Information

Owner Name: Kristopher L. Groszer

Owner Address: 32777 Dionis Drive

City: Lewes State: DE Zip Code: 19958

Phone #: (302) 227-2550 E-mail: coastalcustompaint@gmail.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Bradley A. Absher

Agent/Attorney/Engineer Address: 118 Atlantic Avenue

City: Ocean View State: DE Zip Code: 19970

Phone #: (302) 539-2488 E-mail: coastalconstructionllcde@gmail.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



Date: 10/8/21

Signature of Owner



Date: 10/8/21

For office use only:

Date Submitted: 10/28/21

Fee: \$500.00 Check #: 10957

Staff accepting application: ces

Application & Case #: 202115862

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____

10/08/2021

Sussex County Planning & Zoning Commission

Conditional Use Application Fee

500.00

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OCT 28 2021

SUSSEX COUNTY
PLANNING & ZONING

Community Bank Delaware Checking

500.00

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

33020889-0038 Link by S 10/28/2021 10:34AM

PERMITS / INSPECTIONS

CONDITIONAL USE - FEE

2021 Item: 202115862|Z010 500.00

500.00

Subtotal 500.00
Total 500.00

CHECK 500.00
Check Number 010957

Change due 0.00

Paid by: COASTAL CONSTRUCTION



Thank you for your payment

Sussex County, DE COPY
DUPLICATE RECEIPT



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

NICOLE MAJESKI
SECRETARY

March 15, 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 **Coastal Properties, LLC Kris Groszer** proposed land use application, which we received on March 1, 2021. This application is for an approximately 0.2071- acre parcel (Tax Parcel: 334-5.00-196.00). The subject land is located on the north corner of Stingey Road and Beaver Dam Road (Sussex Road 285). The subject land is currently zoned AR- 1 (Agricultural Residential) and the applicant seeks a conditional use approval to build a showroom for kitchen and bath design in a 2-story 2,000 SF building.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Beaver Dam Road (Sussex Road 285), from Dairy Farm Road (Sussex Road 261) to the Beaver Dam Plantations Connector Road (Sussex Road 18A), is 4,216 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DeIDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DeIDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be **diminutive** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DeIDOT's description of this application as diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

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



Mr. Jamie Whitehouse
Page 2 of 2
March 15, 2021

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

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:aff

cc: Coastal Properties LLC, Kris Grozer, 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: **8/24/2022**

APPLICATION: **CU 2321 Coastal Properties, LLC**

APPLICANT: **Coastal Construction, LLC**

FILE NO: **OM-9.04**

TAX MAP &
PARCEL(S): **334-5.00-196.00**

LOCATION: **17677 Stingey Lane, Lewes**

NO. OF UNITS: **Kitchen/Bathroom Showroom**

GROSS
ACREAGE: **0.248**

RECEIVED
AUG 29 2022
SUSSEX COUNTY
PLANNING & ZONING

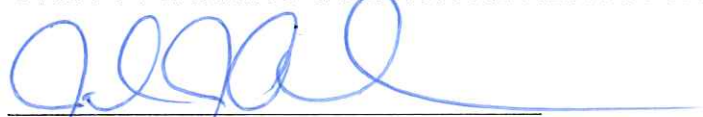
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

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 1**
- (3). Is wastewater capacity available for the project? **Yes** 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? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **Christine Fletcher** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **There is currently a residential building connected to the sanitary sewer system that is served with a 6-inch lateral. The change to a commercial use will require the lateral be upgraded to an 8" lateral. Contact Mr. Richard Jackson (302) 855-7721, concerning the process for having the new lateral installed**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-7370 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:

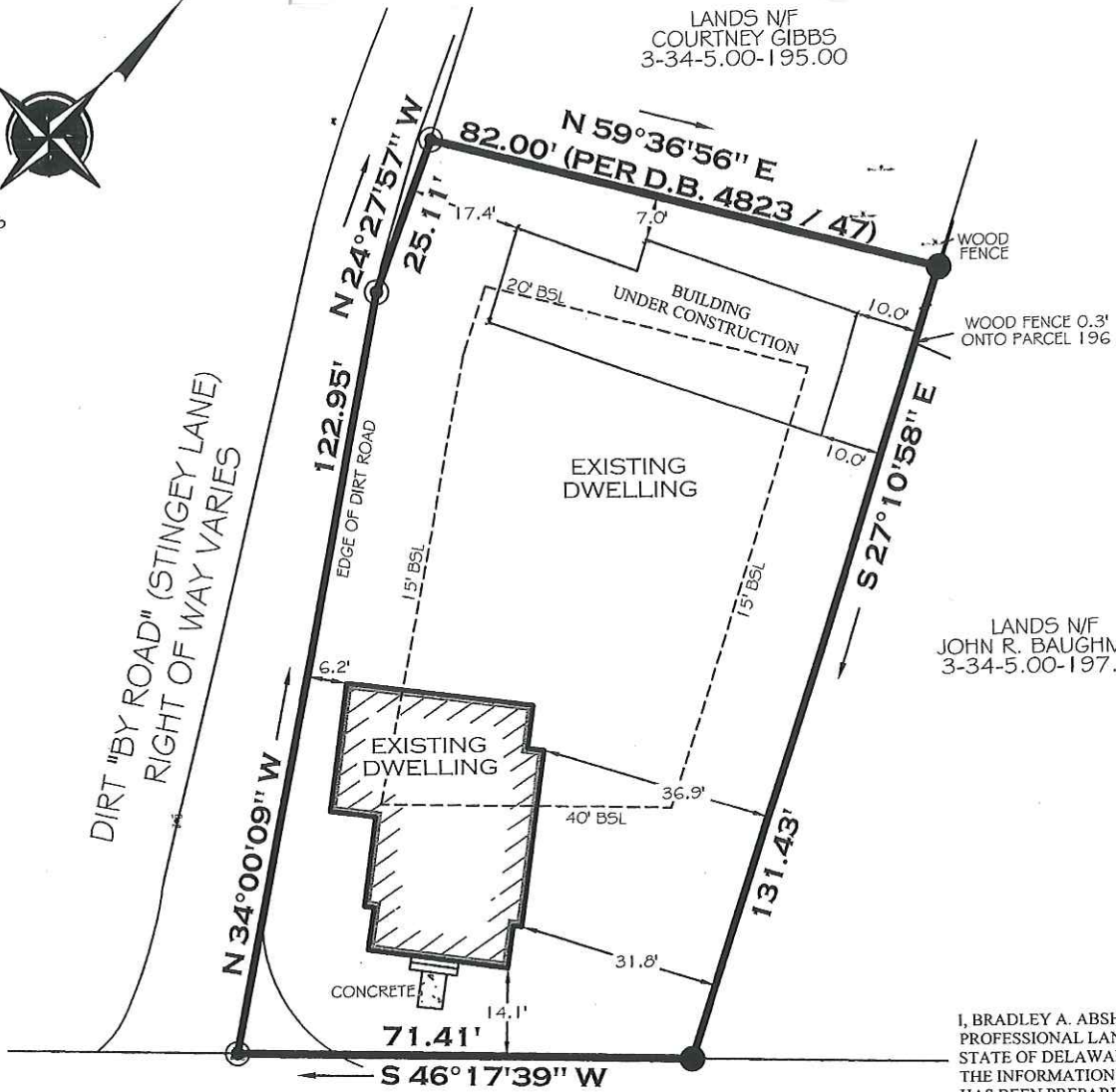


John J. Ashman
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
Christine Fletcher



LANDS N/F
COURTNEY GIBBS
3-34-5.00-195.00



I, BRADLEY A. ABSHER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

Bradley A. Absher
BRADLEY A. ABSHER, DE PLS # 735
DATE 2.8.21

NOTES

1. CLASSIFICATION OF SURVEY: SUBURBAN

2. ZONE: AR - 1

3. BUILDING SETBACK LINES (BSL)

FRONT 40'
SIDE 15'
REAR 20'

ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER SUSSEX COUNTY & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.

4. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

LEGEND

- IRON ROD WITH CAP SET
- IRON ROD W/ CAP FOUND

TRUE NORTH



LAND SURVEYING

118 ATLANTIC AVENUE, SUITE 202
OCEAN VIEW, DE 19970
DE: 302-539-2488
MD: 410-430-2092

TAX MAP	3 - 34 - 5.00 - 196.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	LEWES & REHOBOTH
TOWN	---
AREA	10,810 ± SQ. FT.
DEED REF.	4222 / 223
PLAT REF.	---
DRAWN BY	MCS
DATE	02 / 08 / 21
SCALE	1" = 30'
SURVEY #	DE - 06515

BOUNDARY SURVEY PLAN

FOR
COASTAL PROPERTIES, LLC

17677 STINGEY LANE, LEWES, DE 19958

FILE COPY