

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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DIRECTOR OF PLANNING & ZONING

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date: October 13<sup>th</sup>, 2022

Application: CU 2324 Bedell Automotive

Applicant: Zachary Bedell  
34262 Central Avenue  
Frankford, DE 19945

Owner: Sheree Bedell  
35936 Pendel Avenue  
Frankford, DE 19945

Site Location: Located on the west side of Central Avenue (S.C.R. 84), approximately 500-feet south of the intersection of Central Avenue and Substation Road (S.C.R. 366)

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

Proposed Use: Automotive repair shop (boats included)

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Rieley

School District: Indian River School District

Fire District: Millville Fire Co.

Sewer: On-site Septic

Water: On-site Well

Site Area: 5.00 ac. +/-

Tax Map ID.: 134-16.00-700.02





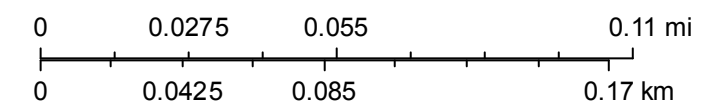
# Sussex County



<b>PIN:</b>	134-16.00-700.02
<b>Owner Name</b>	BEDELL SHEREE J
<b>Book</b>	5468
<b>Mailing Address</b>	35936 PENDEL AVE
<b>City</b>	FRANKFORD
<b>State</b>	DE
<b>Description</b>	HERBERT G ZINSZER
<b>Description 2</b>	SUBDIV 5 AC
<b>Description 3</b>	N/A
<b>Land Code</b>	

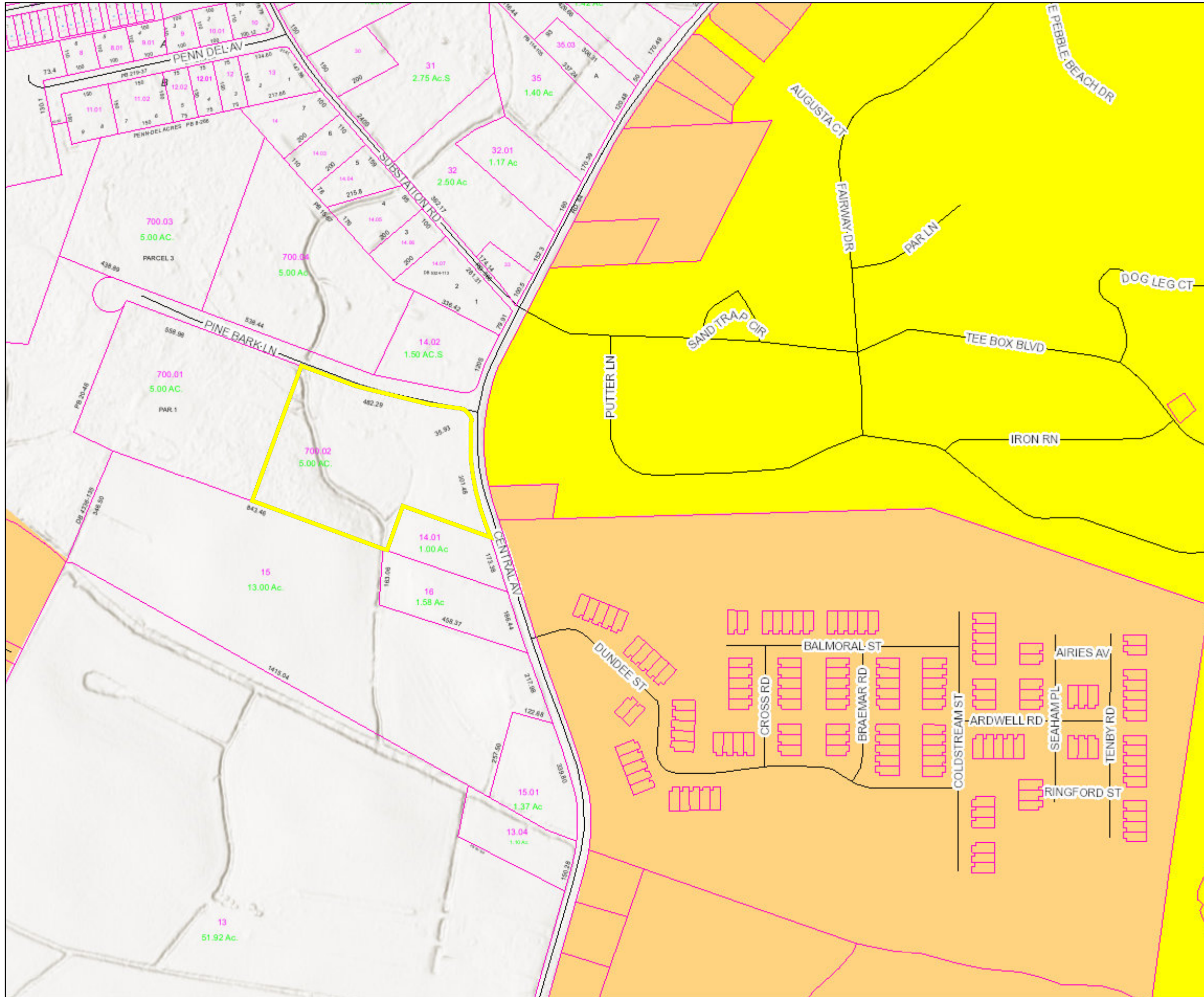
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- polygonLayer**
  - Override 1
- ⋯ Tax Parcels
- 911 Address
- Streets
- ⋯ County Boundaries

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# Sussex County



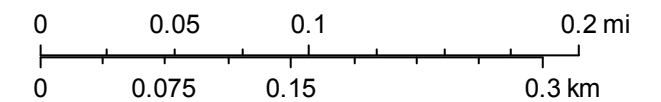
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- polygonLayer**

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- polygonLayer**

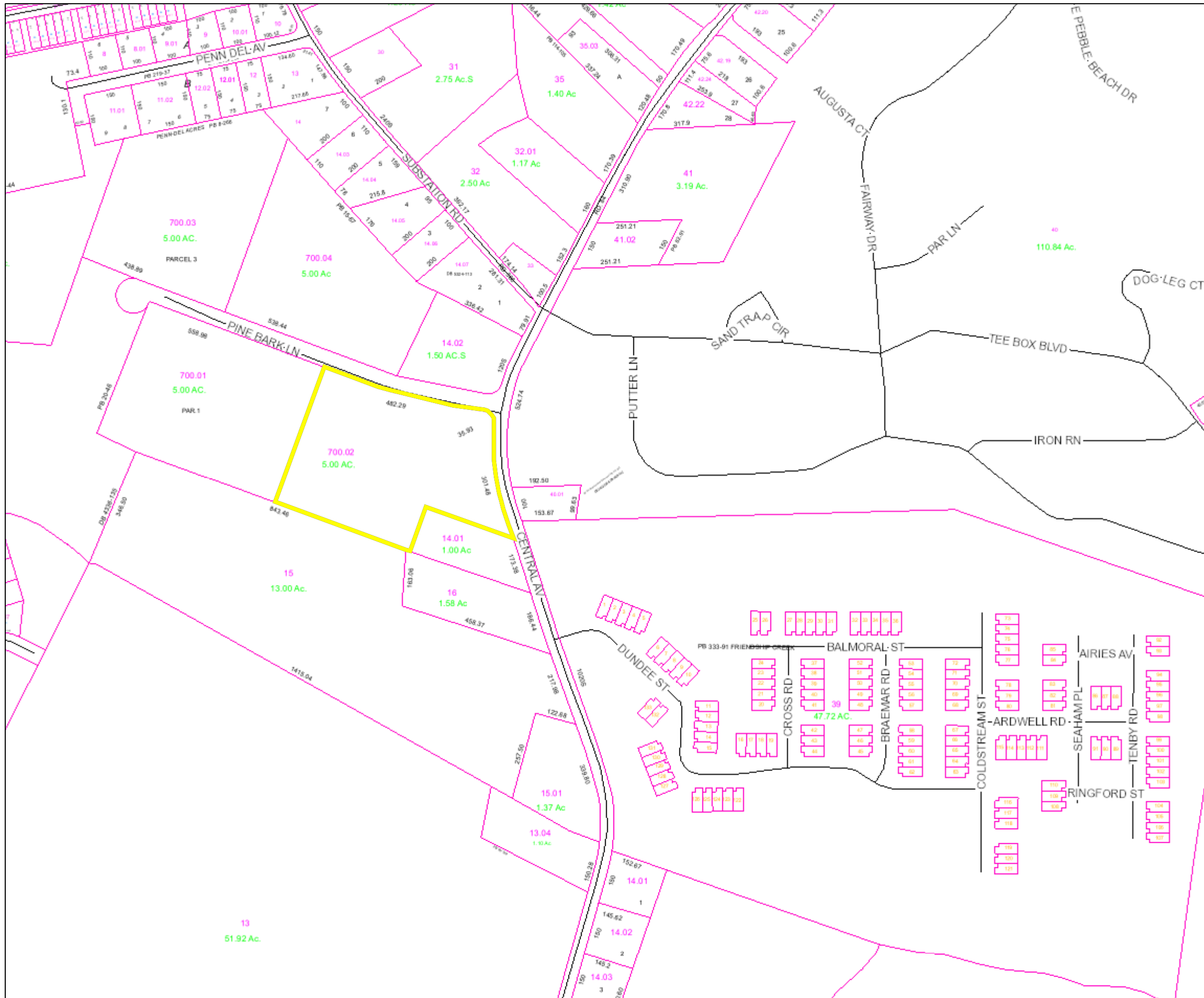
  - Override 1
- ⋯ Tax Parcels
- Streets

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# Sussex County



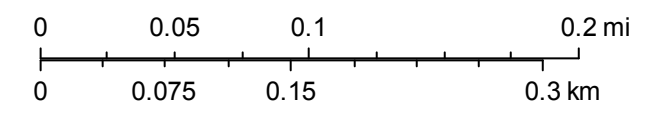
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<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**

Override 1
- polygonLayer**

Override 1
- Tax Parcels
- Streets
- County Boundaries

1:4,514



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## Memorandum

To: Sussex County Planning and Zoning Commission Members  
From: Mr. Elliott Young, Planner I  
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant  
Date: October 3, 2022  
RE: Staff Analysis for CU 2324 Zachary Bedell

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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 2324 Zachary Bedell to be reviewed during the October 13<sup>th</sup>, 2022, Planning and Zoning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel: 134-16.00-700.02, to allow for an automotive and boat repair business, to be located at 34282 Central Avenue Frankford, Delaware. The property is lying on the west side of Central Avenue (S.C.R. 84), approximately 500 feet southwest of the intersection of Substation Road (S.C.R. 366 and Central Avenue. The parcel consists of 5.00-acres +/- and also contains a Tax Ditch ROW (80-foot to TOB) which runs through the center of the property.

### Comprehensive Plan Analysis

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map in the plan indicates that the parcel has a designation of "Coastal Area." The adjoining parcels to the north, west, and south also have a Future Land Use Map designation of "Coastal Area." The parcels to the east, across Central Avenue also have a Future Land Use Map designation of "Coastal Area."

As outlined within the 2018 Sussex County Comprehensive Plan, Coastal Areas are areas that can accommodate development provided that special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhomes, and multi-family units. Retail and office uses are appropriate, but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed.

### Zoning Information

The subject property is zoned Agricultural Residential (AR-1) District. All adjacent properties to the north, west, and south of the subject property are zoned Agricultural Residential (AR-1) District. The parcels to the east of the subject property, on the opposite side of Central Avenue



(S.C.R. 84), the parcels contain a mix of General Residential (GR) and Medium-density Residential (MR) Districts.

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

Since 2011, there has been four (4) Conditional Use application within a one (1) mile radius of the application site. The first application was Conditional Use No. 1896 for Timmothy Miller to allow for mulch, RV and boat storage to be permitted within an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, August 2<sup>nd</sup>, 2011; and this change was adopted through Ordinance No. 2206. The second application was Condition Use No. 2142 for Ribera Development, LLC to allow for one-hundred thirty-five (135) townhomes to be permitted within a General Residential (GR) Zoning District. This application was approved by the Sussex County Council on Tuesday, November 13<sup>th</sup>, 2018; and this change was adopted through Ordinance No. 2612. The third application is Conditional Use No. 2305 for Barnhill Preserve of Delaware, LLC to allow for a Zoological Park to be permitted within an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, March 22<sup>nd</sup>, 2022; and this change was adopted through Ordinance No. 2843. The fourth and fifth applications are Conditional Use Nos. 2338 for Lora Collins and 2339 for Ron Sutton, both of which have yet to have pubic hearings in front of the County Council, leaving them currently undecided.

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

# 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

34262 Pen de Central Ave 19945 frankford De

Type of Conditional Use Requested:

Automotive repair Shop boats included

Tax Map #: 134-16.00-700.02 Size of Parcel(s): \_\_\_\_\_

Current Zoning: AR-1 Proposed Zoning: No change Size of Building: \_\_\_\_\_

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

Water Provider: well Sewer Provider: Septic System

### Applicant Information

Applicant Name: Zachary Bedell  
Applicant Address: 34262 Central Ave  
City: Frankford State: De Zip Code: 19945  
Phone #: 302-339-5892 E-mail: \_\_\_\_\_

### Owner Information

Owner Name: Sherice Bedell  
Owner Address: 35936 Pen DL Ave  
City: Frankford State: DE Zip Code: 19945  
Phone #: 302-682-7822 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

- o Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- o Provide a PDF of Plans (may be e-mailed to a staff member)
- o 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: \_\_\_\_\_

## Signature of Owner

  
\_\_\_\_\_

Date: 10-27-21

## For office use only:

Date Submitted: 11/17/21

Fee: \$500.00 Check #: 523

Staff accepting application: ces

Application & Case #: 202116815

Location of property: \_\_\_\_\_

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

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_

Date of CC Hearing: \_\_\_\_\_

Decision of CC: \_\_\_\_\_

# Mailing List Application Form

For Applications requiring a Public Hearing in Sussex County

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

## Application Information:

Site Address: 04202 34282 Central Ave  
Prattville AL 36067

Parcel #: 139-16.00-700.02

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

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

Applicant Name: Zachary Bedell

Owner Name: Sherene Bedell

## Type of Application:

Conditional Use:

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

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

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

Date Submitted: \_\_\_\_\_

## For office use only:

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

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

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

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

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

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

## Planning & Zoning Project Contact List

### Applicant Information

Applicant Name: Zachary Bedell  
Applicant Address: ~~35936 Pen Del Ave~~ 34252 Centrod Ave  
City: Frankford State: De Zip: 19945  
Phone #: 302-334-5592 E-mail: ryzach1000@gmail.com

### Owner Information

Owner Name: Sheree J. Bedell  
Owner Address: 35936 Pen Del Ave  
City: Frankford State: De Zip: 19945  
Phone #: 302-682-7823 E-mail: ryzach2@mchsi.com

### Engineer/Surveyor Information

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

### Agent/Attorney Information

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

### Other

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



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

33021026-0061 Lindsey S-11/17/2021 01:49PM

PERMITS / INSPECTIONS  
CONDITIONAL USE - FEE  
2021 Item: 202116815|2010 500.00

	500.00
Subtotal	500.00
Total	500.00
CHECK	500.00
Check Number 0523	
Change due	0.00

Paid by: KENNETH SHEREE BEDELL

KENNETH P. BEDELL SHEREE J. BEDELL 2010 PENDEL AVE HARRINGTON, DE 19941		523
DATE: 11-17-21		
PAY TO THE ORDER OF: Sussex County Planning - 202116815 - 1 \$ 500.00		
M&T Bank		
SHEREE BEDELL		

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

September 3, 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 **Zachary Bedell** proposed land use application, which we received on August 18, 2021. This application is for an approximately 5.00- acre parcel (Tax Parcel: 134-16.00-700.02). The subject land is located on the southwest corner of Central Avenue (Sussex Road 84) and Pine Bark Lane. The subject land is currently zoned AR-1 (Agriculture Residential) and is looking for a conditional use approval for an automotive repair shop (boats included).

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Central Avenue from the Ocean View limits to Peppers' Corner Road (Sussex Road 365), is 2,433 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  
September 3, 2021

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

Sincerely,

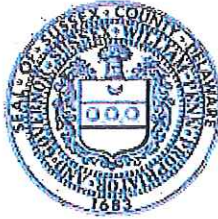


T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:afm

cc: Zachary Bedell, Applicant  
Chase Phillips, Sussex County Planning & Zoning  
David Edgell, Coordinator, Cabinet Committee on State Planning Issues  
Todd Sammons, Assistant Director, Development Coordination  
Scott Rust, South District Public Works Manager, Maintenance & Operations  
Steve McCabe, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andrescavage, Subdivision Manager, Development Coordination  
James Argo, South District Project Reviewer, Maintenance & Operations  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination  
Annamaria Furmato, Project Engineer, Development Coordination

**PLANNING & ZONING**  
Jamie Whitehouse, AICP, MRTPI  
Director  
(302) 855-7878 T  
(302) 854-5079 F



**Sussex County**  
DELAWARE  
sussexcountyde.gov

## Service Level Evaluation Request Form

This form shall be submitted to the Planning and Zoning Office and a response shall be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 08/18/2021

### Site Information:

Site Address/Location: 34282 Central Avenue, Frankford, DE 19945

Tax Parcel Number: 134-16.00-700.02

Current Zoning: AR-1

Proposed Zoning: NO change proposed

Land Use Classification: coastal Area - residential

Proposed Use(s):

Automotive Repair Shop (boats included)

Square footage of any proposed buildings or number of units: 1,000 - 2,500 square feet  
- proposed pole building

### Applicant Information:

Applicant's Name: Zachary Bredell

Applicant's Address: 34282 Central Avenue

City: Frankford State: DE Zip Code: 19945

Applicant's Phone Number: 302-339-5592

Applicant's e-mail address: ryzach1000@gmail.com



**SUSSEX COUNTY ENGINEERING DEPARTMENT**  
**UTILITY PLANNING & DESIGN REVIEW DIVISION**  
**C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Ken Briggs**

DATE: **9/30/2022**

APPLICATION: **C/U 2324 Bedell Automotive**

APPLICANT: **Zachary Bedell**

FILE NO: **SPS-5.04**

TAX MAP &  
PARCEL(S): **134-16.00-700.02**

LOCATION: **West side of Central Ave (S.C.R. 84) approximately 350 feet south of Substation Road (S.C.R. 366)**

NO. OF UNITS: **1**

GROSS  
ACREAGE: **5.00**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

**SEWER:**

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?  
Yes  No
- a. If yes, see question (2).  
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 2**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? .
- (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? . Is it likely that additional SCCs will be required? **N/A**  
If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.



(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**

Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

(7). Is project adjacent to the Unified Sewer District? **Yes**

(8). Comments: **Property could be served if annexed into the sewer district however, owner would be responsible for substantial infrastructure to obtain a connection point.**

(9). Is a Sewer System Concept Evaluation required? **Not at this time**

(10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**

(11). **All residential roads must meet or exceed Sussex County minimum design standards.**

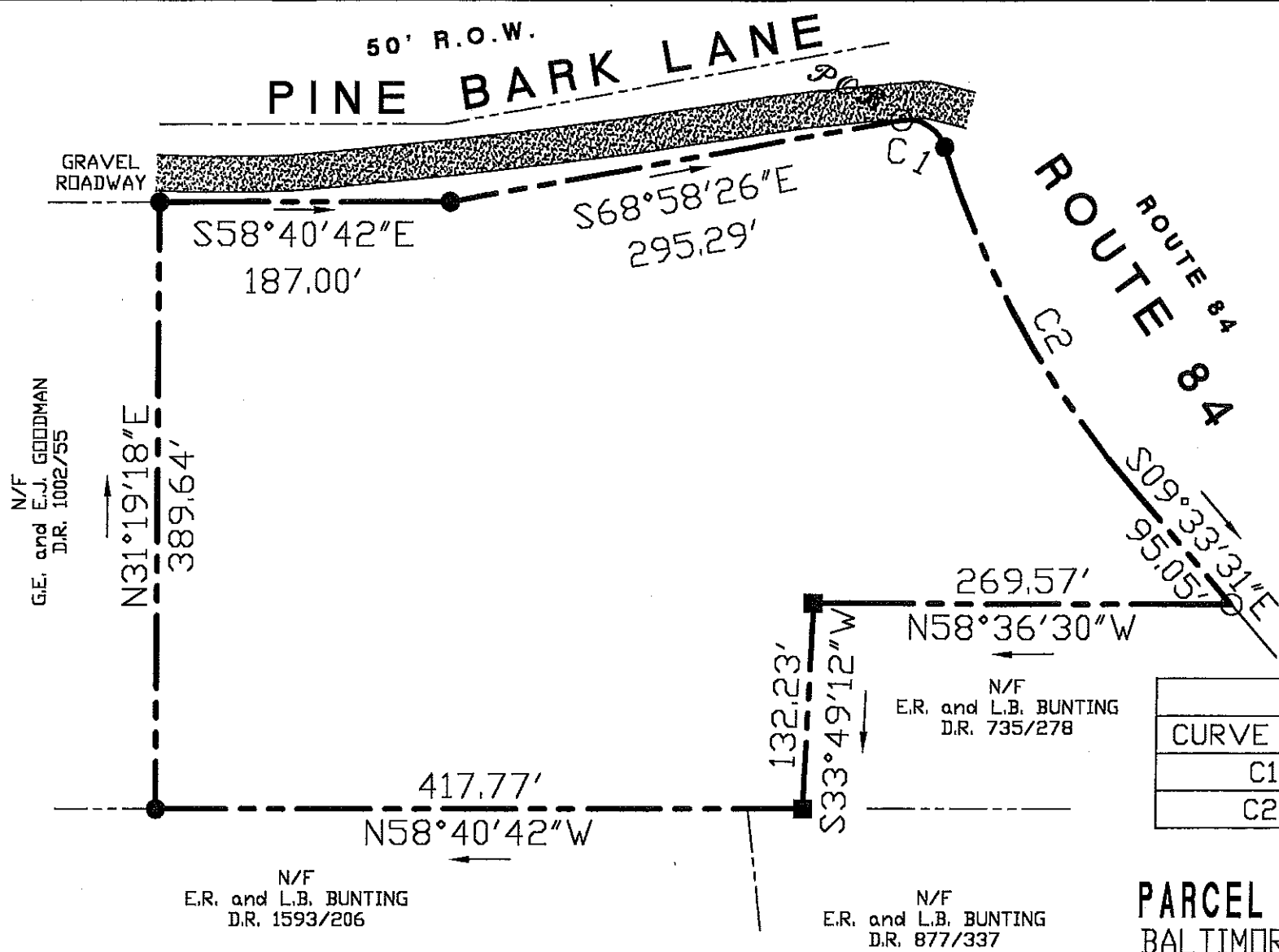
UTILITY PLANNING & DESIGN REVIEW APPROVAL:



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

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

DRAWING NUMBER  
**1 BF - 225**



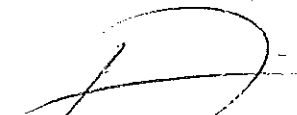
- LEGEND:
- = IRON PIPE FOUND
  - = IRON PIPE TO BE SET
  - = CONCRETE MARKER FOUND
  - P.O.B. = POINT OF BEGINNING

DEED REF: BOOK 889, PAGE 210  
PLOT REF: BOOK 20, PAGE 46  
CLASS "B" SURVEY

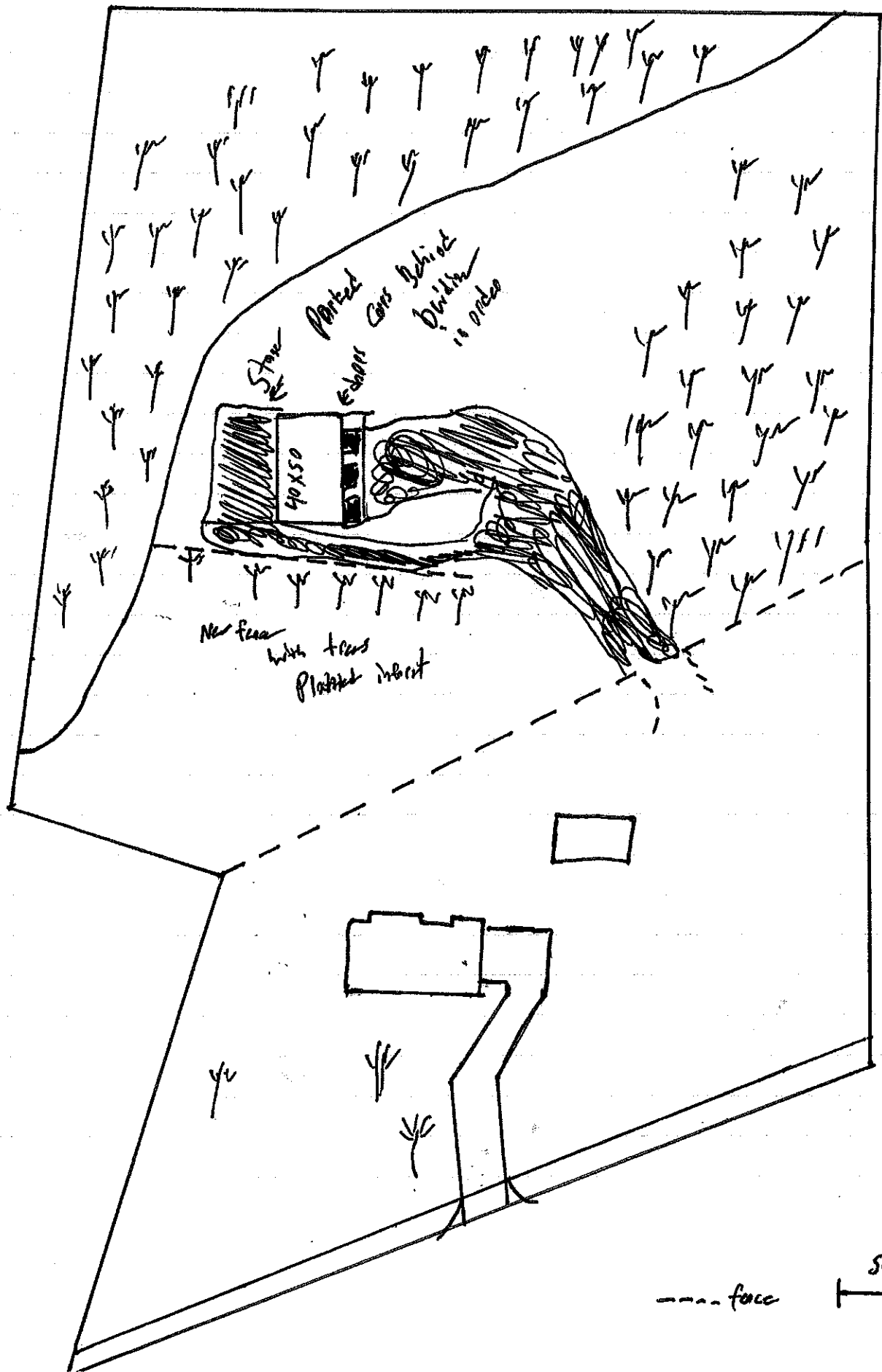
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CH. DIST.
C1	35.93	25.00	N27°48'04"W	32.92
C2	256.43	640.83	S01°54'19"W	254.72

**PARCEL OF HERBERT G. and ELIZABETH V. ZINZER**  
BALTIMORE HUNDRED - SUSSEX COUNTY - DELAWARE

-I HEREBY STATE THAT THIS LOT SURVEY WAS PERFORMED IN ACCORDANCE WITH ACCEPTABLE LOCAL SURVEYING STANDARDS FOR THE EXCLUSIVE USE OF THE PRESENT OWNER AND THOSE WHO PURCHASE OR ISSUE TITLE INSURANCE TO THIS LOT WITHIN SIX MONTHS FROM THE MOST RECENT DATE HEREON. THIS SURVEY IS NOT TRANSFERABLE.  
-UNLESS THIS PLAT HAS AN EMBOSSED SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.  
-THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NONEXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING OR AFFECTING THIS LOT.  
-NO TITLE SEARCH WAS PROVIDED OR STIPULATED.

  
DANIEL J. McCANN, PLS 634

<p><b>McCANN, Inc.</b></p> <p>Established 1968</p> <p><i>Our History is Your Security</i></p> <p><b>SURVEYING * SITE PLANNING</b></p> <p>GEORGETOWN, DE. BETHANY, DE. DOVER, DE.</p> <p>(302) 856-7956 (302)539-0202 (302)674-4777</p>	DATE: AUGUST 19, 2003
	AREA: 5.00± ACRES
	SCALE: 1" = 100'
	DWN.BY: DAN
	F.B. 166/81
	W.D. 03-08-3026
T.M. 1-34-16.00-700.02	



----- fence      50 ft

## Elliott Young

---

**From:** Ron Goodman <rgoodman@preferred-fire.com>  
**Sent:** Friday, September 30, 2022 3:53 PM  
**To:** Planning and Zoning  
**Subject:** C/U2324 - Zachary Bedell

pposition  
Exhibit  
RECEIVED

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

SEP 30 2022

**Categories:** Lauren

SUSSEX COUNTY  
PLANNING & ZONING

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

As a property owner whose property is right next to Mr. Bedell's property, I am extremely upset that this change in zoning is even being considered by Zoning Commission. I have a 5 acre lot which borders Mr. Bedell's property along Pine Bark Lane. My wife and I bought this land a few years back with plans to build our retirement home there in a couple of years. I never would have bought this land if I'd known that Mr. Bedell's property would be turned into a car and boat repair shop. For the last several years his property has been an eyesore with multiple boats, cars and construction equipment littering the land – so much so, that it basically looked like a junk yard. I know that other neighbors have complained – and that he has been fined by local authorities for various zoning violations. He has just recently cleaned up his property, at least the front yard anyway ... for there are still several boats and cars strewn throughout the backyard of the house. I can see this from my property. I can only imagine the negative environmental impact that an auto/boat repair business would have on the local environment ... not to mention the impact to the neighboring homeowners relying on well water. Has the EPA, DNREC or Sussex County Environmental Services been notified of this possible zoning change, along with the impending environmental hazards? With nothing but existing houses and new residential housing developments being built in this area ... how can a zoning change application such as this even be considered? My property value, as well other neighboring property values, will surely go down - and I will surely not be building our retirement house on our piece of land if the zoning change is approved. As an owner of an adjacent parcel of land, please put me down as being strongly opposed to the zoning change.

Thank you,

Ronald R. Goodman

Opposition to C/U 2324 Zachary Bedell

We are writing to voice our strong opposition to C/U 2324 Zachary Bedell unless there are conditions placed upon their conditional use grant. If you review the history of this property, they have had numerous violations since the beginning of 2018. They have been operating an illegal business out of their residence since then and disregarded the rules of the county numerous times.

If you were to grant a conditional use, we would hope strict operational hours would be one of the conditions. Currently, they operate at all hours of the day and night. It is not uncommon for us to hear boat motors being revved at two or three in the morning, especially during the summer months.

Also, as a direct adjacent property owner, we would request a fence or other type of permanent buffer to shield the vehicles they are collecting in the back yard, along with a limit on the number of vehicles they are allowed to keep on the property. Often times there are over 20 broken down vehicles and/or boats, many of them unregistered and untagged. We would prefer a more permanent fence and/or buffer than the use of shipping containers.

Additionally, we would request they have a designated entrance to the property. At this time, they use their entire front yard as an entrance and exit to the property. Rarely do their clients use their existing driveway.

Finally, we would ask what regulations the county has on these types of businesses because we are concerned with fluids leaking out of cars and/or boats and entering the tax ditch that runs downstream through their property onto ours.

Again, thank you for your time and consideration in this matter and hope while we are opposed to the conditional use, we would hope that if you ultimately decide to grant it you impose operating hours, a buffer, a safer entrance and regulations on maintaining the property.

Sincerely,  
Tyler & Karen Hickman

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## Elliott Young

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**From:** Sean Cummings <scummings@mikenbuilders.com>  
**Sent:** Friday, September 30, 2022 5:16 PM  
**To:** Elliott Young  
**Cc:** Zoe Cummings  
**Subject:** Zachary Bedell - 34282 Central Ave, Frankford, DE 19945

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Good evening,

My name is Sean Cummings. My wife, Zoe Cummings, and I are writing in response to the sign erected regarding a public hearing for the above property.

We are OPPOSED to this going ahead.

The owner already operates in the evenings and through the night and his property has become a junkyard. We are concerned it will worsen if he is legally given the ok to operate.

He also uses our road 'Pine Bark Ln' and has clients wait along there. Some of these clients are unsettling to say the least.

We have a 5 year old who catches the bus right out front and also have 2 younger children who will one day be doing the same. We don't like the idea of them being out there with this property right next door.

Please feel free to call myself or my wife to discuss.

Sean 202-381-0471  
Zoe 302-448-1662

Kind regards,  
Sean Cummings

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