

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
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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
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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: November 17th, 2022

Application: CU 2325 David Blank Campground

Applicant: David & Sandra Blank
37509 Mahogany Street
Ocean View, DE 19970

Owner: David & Sandra Blank
37509 Mahogany Street
Ocean View, DE 19970

Site Location: Located on the north side of Jay Patch Road (S.C.R. 376A), approximately 0.5-miles southeast of the intersection of Jay Patch Road and Pepper Road (S.C.R. 376).

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

Proposed Use: Year-round campground

Comprehensive Land Use Plan Reference: Developing Area

Councilmanic District: Mr. Hudson

School District: Indian River School District

Fire District: Selbyville Fire Co.

Sewer: On-site septic

Water: On-site Well

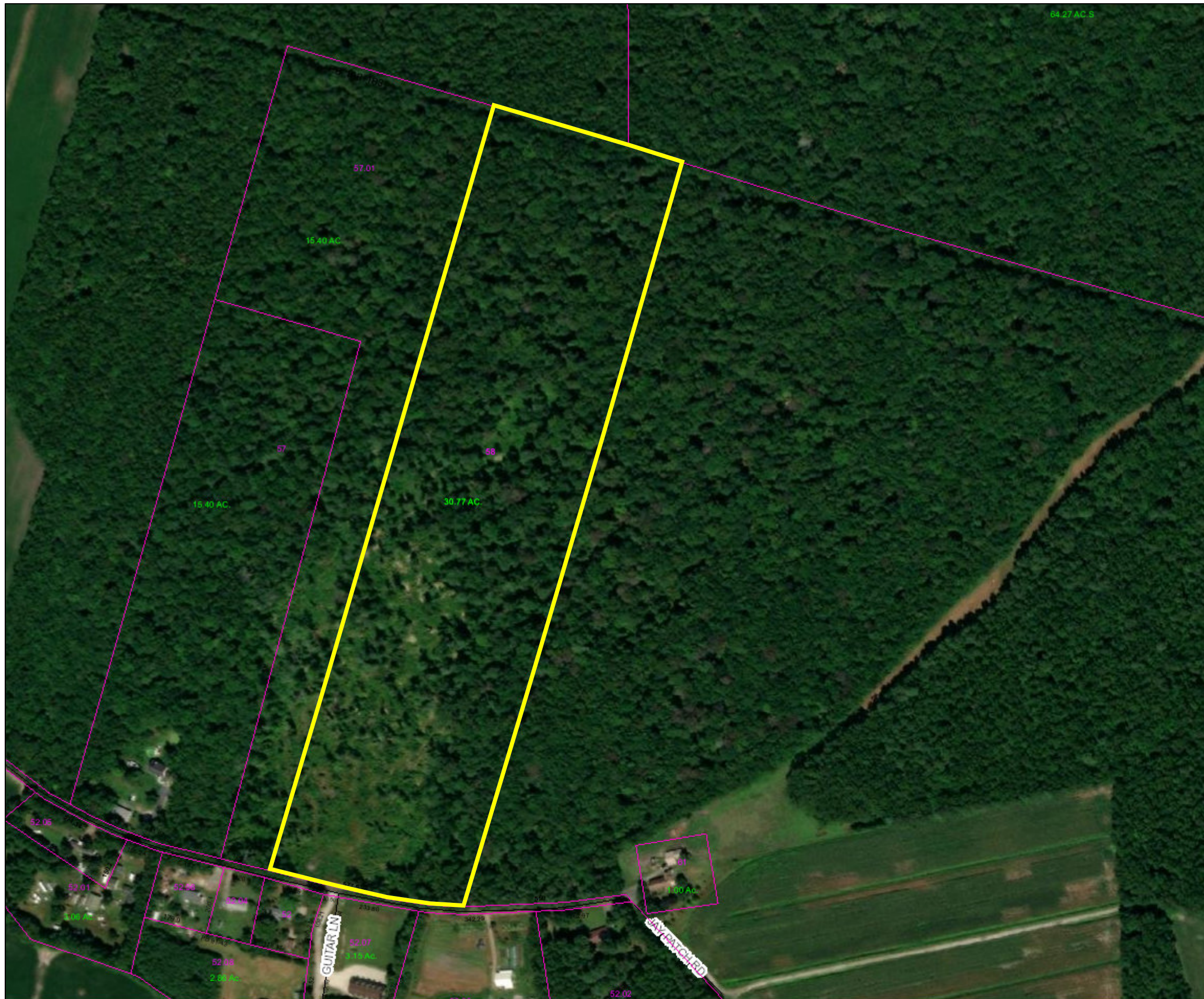
Site Area: 30.76

Tax Map ID.: 533-9.00-58.00





Sussex County



PIN:	533-9.00-58.00
Owner Name	BLANK DAVID A
Book	4354
Mailing Address	38288 LONDON AVE UNIT 9
City	SELBYVILLE
State	DE
Description	N/RD FRANKFORD TO
Description 2	SELBYVILLE
Description 3	N/A
Land Code	

polygonLayer

Override 1

polygonLayer

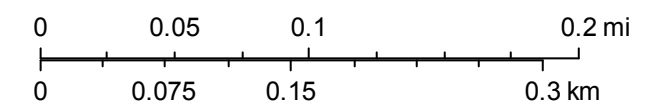
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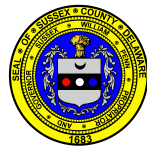
⋯ Tax Parcels

— Streets

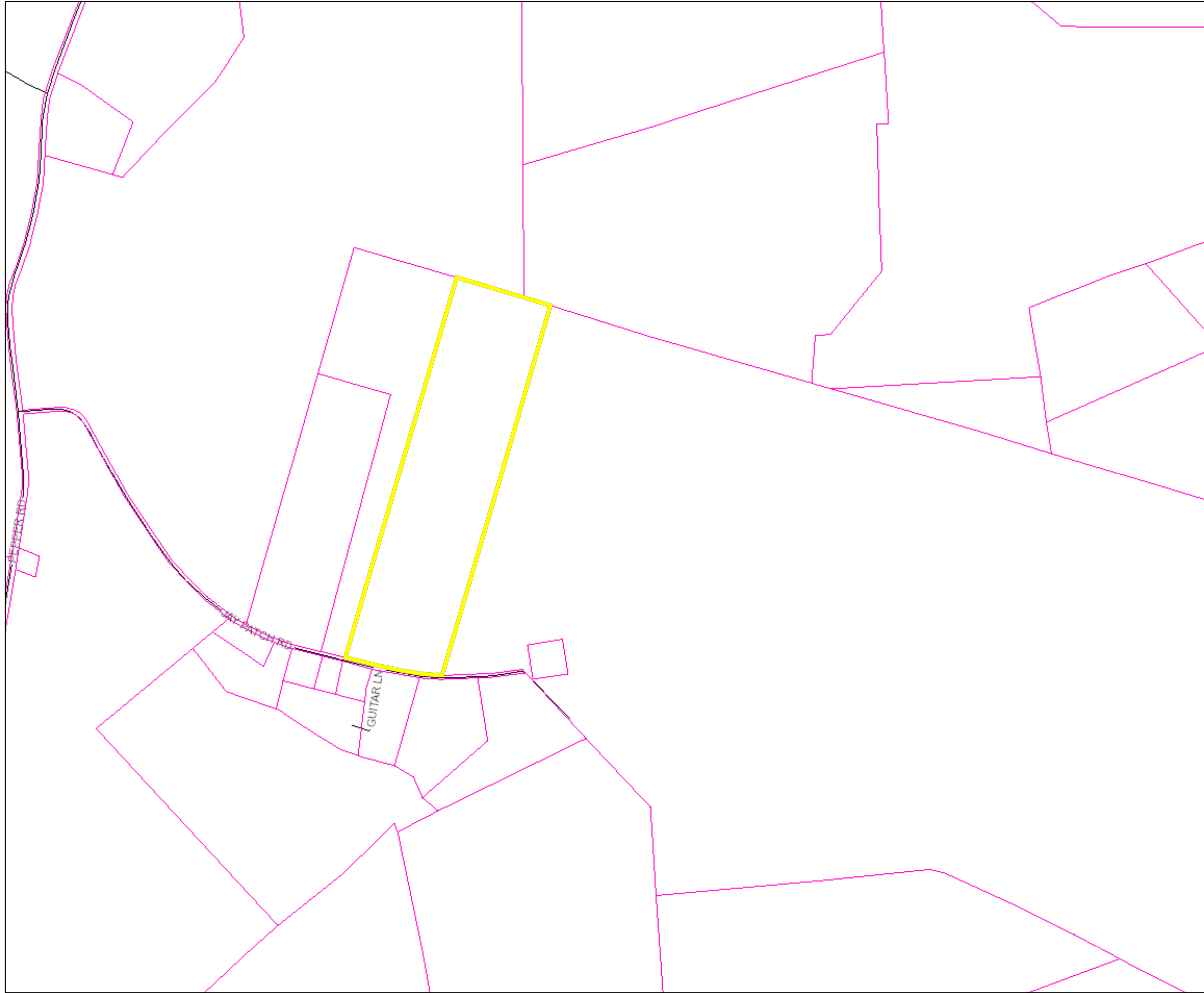
⋯ County Boundaries

1:4,514





Sussex County



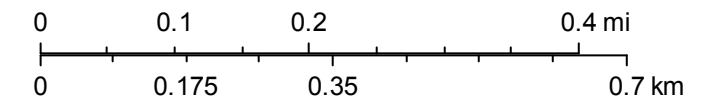
PIN:	533-9.00-58.00
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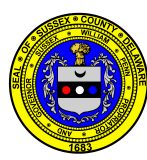
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 - Override 1
- polygonLayer**

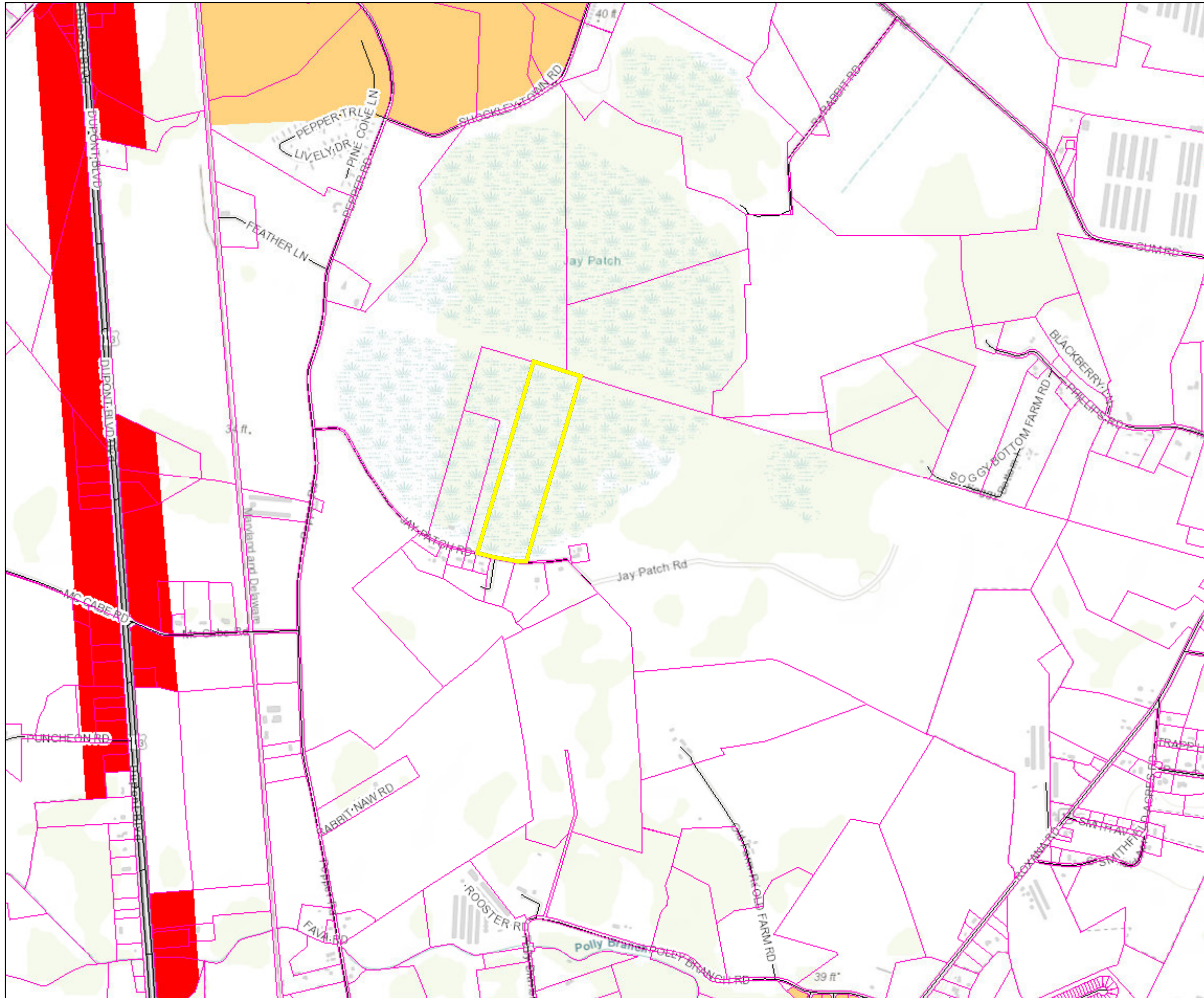
 - Override 1
- Tax Parcels
- Streets
- County Boundaries

1:9,028





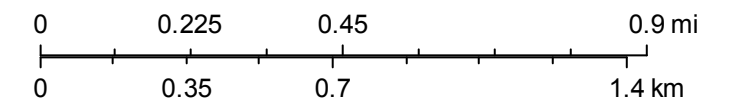
Sussex County



PIN:	533-9.00-58.00
Owner Name	BLANK DAVID A
Book	4354
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State	DE
Description	N/RD FRANKFORD TO
Description 2	SELBYVILLE
Description 3	N/A
Land Code	

- polygonLayer
 Override 1
- polygonLayer
 Override 1
- Tax Parcels
- Streets

1:18,056



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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: November 7, 2022
RE: Staff Analysis for CU 2325 David Blank

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 2325 for David Blank to be reviewed during the November 17th, 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: 533-9.00-58.00, to allow for a campground, to be located off Jay Patch Road (S.C.R. 376A), Selbyville, Delaware. The property is lying on the north side of Jay Patch Road (S.C.R. 376A), approximately 0.50-miles southeast of the intersection of Jay Patch Road and Pepper Road (S.C.R. 376). The parcel consists of 30.77-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 “Developing Area.” The adjoining parcels to the north, west, and east also have a Future Land Use Map designation of “Developing Area”, one adjoining parcel to the northeast has the Future Land Use Map designation of “Coastal Area”. The parcels to the south, across Jay Patch Road (S.C.R. 376A) also have a Future Land Use Map designation of “Developing Area”.

As outlined within the 2018 Sussex County Comprehensive Plan, The Developing Areas are newer, emerging growth areas that demonstrate the characteristics of developmental trends. Most of the proposed Developing Areas are adjacent to municipalities, within or adjacent to potential future annexation areas of a municipality, or adjacent to Town Centers. – A range of housing types are appropriate in Developing Areas, including single family homes, townhouses, and multi-family units. In selected areas and at appropriate intersections, commercial uses should be allowed. A variety of office uses would be appropriate in many areas. Portions of the Developing Areas with good road access and few nearby homes should allow for business and industrial parks. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home (Sussex County Comprehensive Plan, 4-14).



Zoning Information

The subject property is zoned Agricultural Residential (AR-1) District. All adjacent properties to the north, west, and east of the subject property are zoned Agricultural Residential (AR-1) District. The parcels to the south of the subject property, on the opposite side of Jay Patch Road (S.C.R. 376A), are also zoned Agricultural Residential (AR-1) District.

Existing Conditional Uses within the Vicinity of the Subject Property

Though there are several existing Conditional Uses in the area, since 2011, there has been zero (0) Conditional Use application within a one (1) mile radius of the application site.

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.

CU# 2325

File #: _____

202116778

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

Jay Patch Road, Selbyville, DE 19975 (533-9.00-58.00)

Type of Conditional Use Requested:

Campground for Mobile Campers, Tents, Camp Trailers,
Towing Vans and the Like

Tax Map #: 533-9.00-58.00 Size of Parcel(s): 30.76

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

Land Use Classification: AG/RS

Water Provider: well Sewer Provider: Raised septic

Applicant Information

Applicant Name: David A. Blank & Sandra W. Blank
Applicant Address: 37509 Mahogany Street
City: Ocean View State: DE Zip Code: 19970
Phone #: 443-852-0188 E-mail: DABLANK@ATT.NET

Owner Information

Owner Name: David A. Blank & Sandra W. Blank
Owner Address: 37509 MAHOGANY ST.
City: Ocean View State: DE Zip Code: 19970
Phone #: _____ E-mail: DABLANK@ATT.NET

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

Deird A. Blum

Date: 11/11/2021

Signature of Owner

Deird A. Blum

Date: 11/11/2021

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

33021018-0153 Lindsey S 11/16/2021 03:18PM

PERMITS / INSPECTIONS

CONDITIONAL USE - FEE

2021 Item: 202116778|Z010 500.00

500.00

Subtotal 500.00

Total 500.00

CHECK 500.00

Check Number 0328

Change due 0.00

Paid by: DAVID AND SANDRA BLANK

DAVID A. BLANK
ASSAULT V. BLANK
11/16/21
328
Sussex County
Five hundred + 00/100 \$500.00
NAVY &
116778 Sandra W Blank

Thank you for your payment

Sussex County, DE COPY
DUPLICATE RECEIPT

CU# 2325

File #: _____

202116778

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

Jay Patch Road, Selbyville, DE 19975 (533-9.00-58.00)

Type of Conditional Use Requested:

Campground for mobile campers, tents, camp trailers,
Towing vans and the like

Tax Map #: 533-9.00-58.00 Size of Parcel(s): 30.76

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

Land Use Classification: AG/RS

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Phone #: _____ E-mail: DABLANK@ATT.NET

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

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- o Deed or Legal description

Provide Fee \$500.00

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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

Deid A. Blum

Date: 11/11/2021

Signature of Owner

Deid A. Blum

Date: 11/11/2021

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

33021018-0153 Lindsey S 11/16/2021 03:18PM

PERMITS / INSPECTIONS

CONDITIONAL USE - FEE

2021 Item: 202116778|Z010 500.00

500.00

Subtotal 500.00

Total 500.00

CHECK 500.00

Check Number 0328

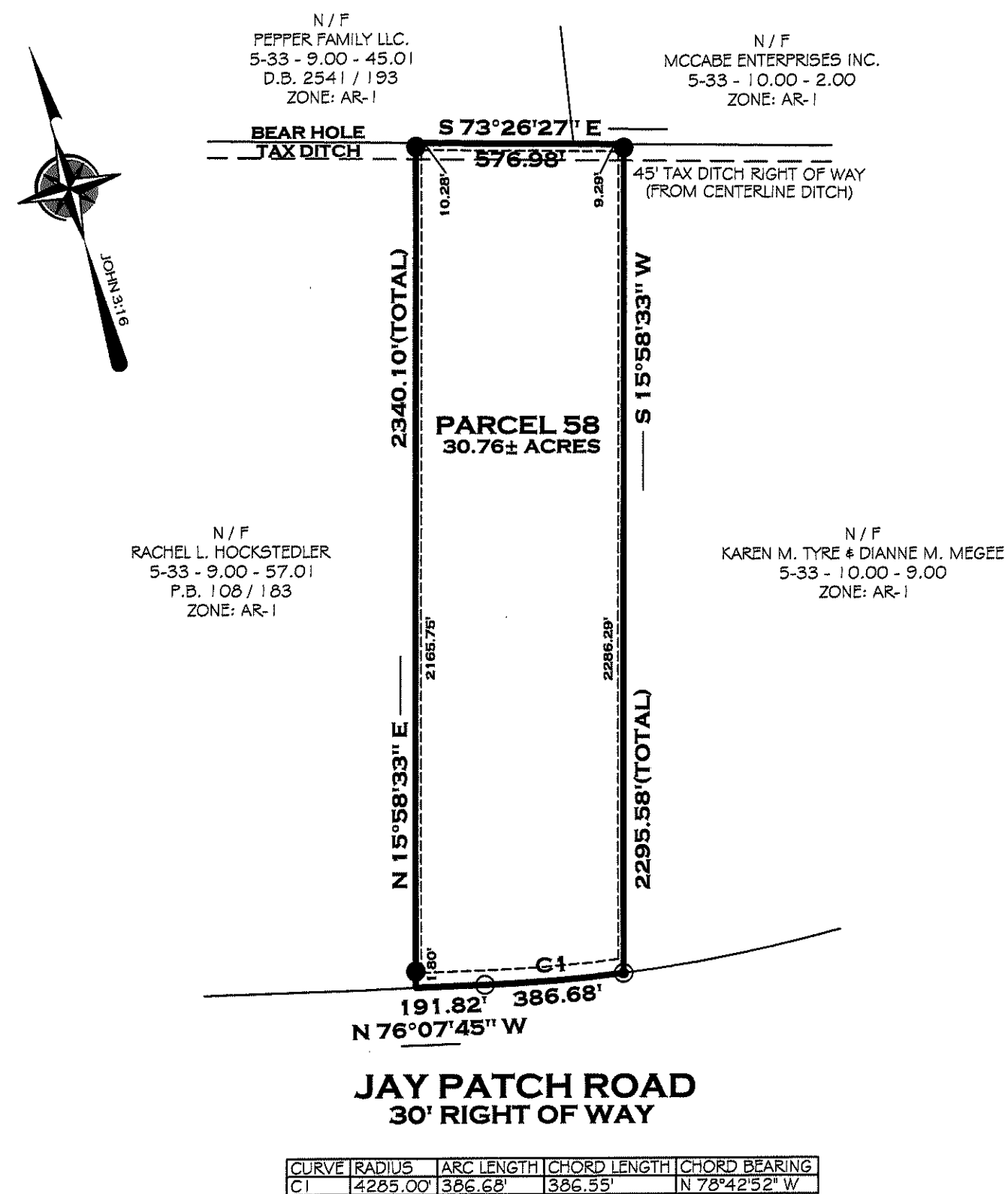
Change due 0.00

Paid by: DAVID AND SANDRA BLANK

DAVID A. BLANK
ASSAULT V. BLANK
11/16/21
328
Sussex County
Five hundred + 00/100 \$500.00
DAVID A. BLANK
116778 Sandra W. Blank

Thank you for your payment

Sussex County, DE COPY
DUPLICATE RECEIPT



BOUNDARY SURVEY
SCALE: 1" = 400'

- NOTES**
- SITE NOTES:**
1. CLASSIFICATION OF SURVEY: SUBURBAN
 2. ZONE: AR-1
 3. BUILDING SETBACK LINES (BSL)
 - FRONT 40'
 - SIDE 15'
 - REAR 20'
 4. 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.
 5. 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.
 6. THE PURPOSE OF THIS SURVEY IS TO CREATE TWO CAMPS SITES ON THE LANDS OF DAVID A. & SANDRA W. BLANK.
 7. PER SUSSEX COUNTY, THE PERCENTAGE OF WETLANDS OF THE PROPERTY IS 86%. NO WETLANDS DELINEATION WAS PERFORMED.
 8. SITE IS ZONED X, PER FEMA ISSUED FLOOD MAP 10004C0630J DATED 01/06/2005.
 9. TOTAL OPEN SPACE ON THE SITE IS 1.8 ACRES MORE OR LESS.
 10. TAX MAP: 5-33-9-00-58.00
 11. DEED REF: 4354 / 1

LAND SURVEYOR CERTIFICATION

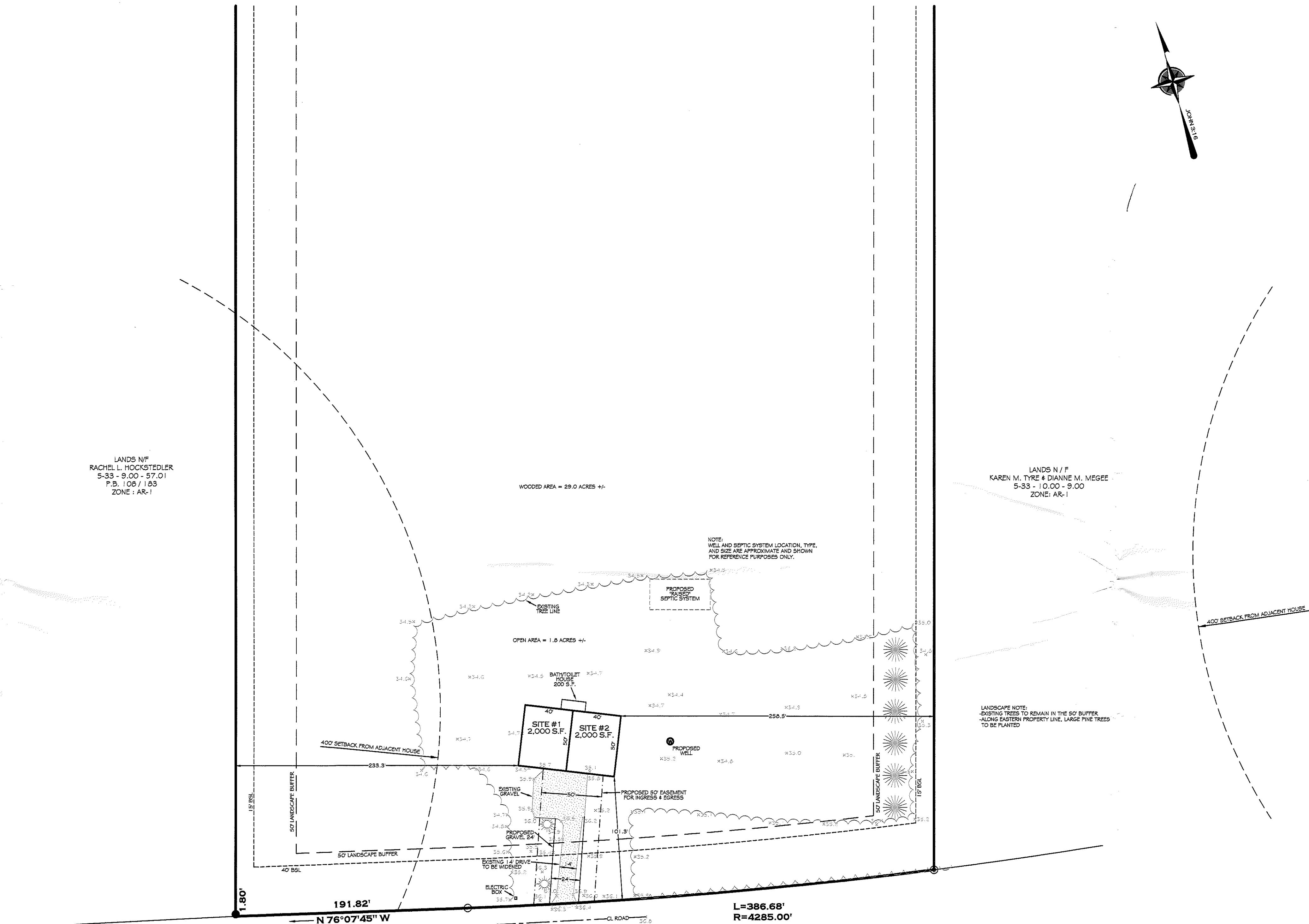
I, BRADLEY A. ABSHER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND IN MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

Bradley A. Absher 11/10/21
BRADLEY A. ABSHER DATE
PROFESSIONAL LAND SURVEYOR # 735

LEGEND

- IRON PIPE FOUND
- ⊙ IRON ROD & CAP TO BE SET
- UNMARKED POINT
- ☼ PROPOSED LIGHT POLE
- EX. PROPERTY LINE AND/OR R.O.W. LINE
- - - EX. CENTERLINE OF ROAD
- · - · 50' INGRESS/EGRESS EASEMENT
- · - · 50' LANDSCAPE BUFFER
- x34.0 EXISTING SPOT ELEVATION

0' 50' 100' 150'



JAY PATCH ROAD
30' RIGHT OF WAY

SITE PLAN
SCALE: 1" = 50'

L=386.68'
R=4285.00'
C=386.55'
B=N 78°42'52" W

TAX MAP #	5-33-9-00-58.00	<p>SITE / LANDSAPING PLAN</p> <p>BLANK'S JAY PATCH ROAD CAMPGROUND</p> <p>FOR DAVID A. & SANDRA W. BLANK</p> <p>JAY PATCH ROAD, SELBYVILLE, DE. 19975</p>	<p>TRUE NORTH</p> <p>LAND SURVEYING 118 ATLANTIC AVENUE, SUITE 202 OCEAN VIEW, DE 19970 DE 302-539-2488 MD: 410-430-2095 WEB: TRUENORTHLS.COM</p>
STATE	DELAWARE		
COUNTY	SUSSEX		
HUNDRED	BALTIMORE		
TOWN	- - -		
SUBDIVISION	- - -		
LOT	- - -		
DEED REF.	4354 / 1		
PLAT REF.	- - -		
DRAWN BY	MCS		
DATE	11 / 09 / 2021		
REVISED	- - -		
SCALE	AS SHOWN		
SURVEY #	DE - 01954		

October 31, 2022

Planning & Zoning Office

PO Box 417

Georgetown, DE 19947

REF: C/U 2325 David & Sandra Blank

RECEIVED

NOV 03 2022

SUSSEX COUNTY
PLANNING & ZONING

Ladies and Gentlemen:

I am writing to strongly oppose a conditional use of in an AR-1 Agricultural Residential District for a campground applied for by David & Sandra Blank. The property in question lies on the northeast side of Jay Patch Road.

My objection is based on the following:

- 1) My family has owned property here on Jay Patch Road for generations and my mother and I have lived at 30340 Jay Patch Road for over 40 years. She is now in her late eighties and spends most days alone while I'm at work. Until the subject of this campground came up, she has been content to be there alone. The idea of have a changing group of strangers directly across the roadway from our front door has her upset and scared. This is unacceptable to make her feel this way at her advanced age.
- 2) Jay Patch Road is a narrow. While this might allow for normal sized vehicles to safely pass larger vehicles pulling camping trailers or wide travel homes would inhibit normal passage and possibly create unsafe conditions. This might require one vehicle to have to pull over either into a field or on some other persons property to allow the other vehicle to pass.
- 3) Jay Patch Road is a dead-end road, all vehicles must enter from Pepper Road. As mentioned above this road is narrow which would not allow driven or pulled travel homes to turn around if they go beyond the Blank's drive, thus either requiring the driver to attempt to make a turn at the end of Jay Patch Road or back up.
- 4) This property is in an AR -1 district and allowing a commercial business is not desirable. This type of business would have people arriving at different times thus upsetting the normal peace and quiet we have experienced and desire to maintain. While plans show camping sites that doesn't limit what could be allowed in the open area behind the two sites.

For the reasons stated above I encourage you to deny the conditional use requested by David & Sandra Blank.

With regards,



Hugh David Stephens