

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  
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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 3<sup>rd</sup>, 2022

Application: CU 2331 Sweet Meadow Riding Academy

Applicant: Sweet Meadows Riding Academy  
37033 Sweet Meadow Lane  
Selbyville, DE 19975

Owner: Shelly Wright  
37033 Sweet Meadow Lane  
Selbyville, DE 19975

Site Location: Located on the north side of Deer Run Road (S.C.R. 388),  
approximately 0.49-miles southwest of the intersection of Deer Run  
Road and Zion Church Road (Rt. 20).

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

Proposed Use: Horse riding academy with overnight accommodations

Comprehensive Land  
Use Plan Reference: Developing Area

Councilmanic  
District: Mr. Hudson

School District: Indian River School District

Fire District: Roxanna Fire Co.

Sewer: Sussex County

Water: On-site Well

Site Area: 5.00 ac. +/-

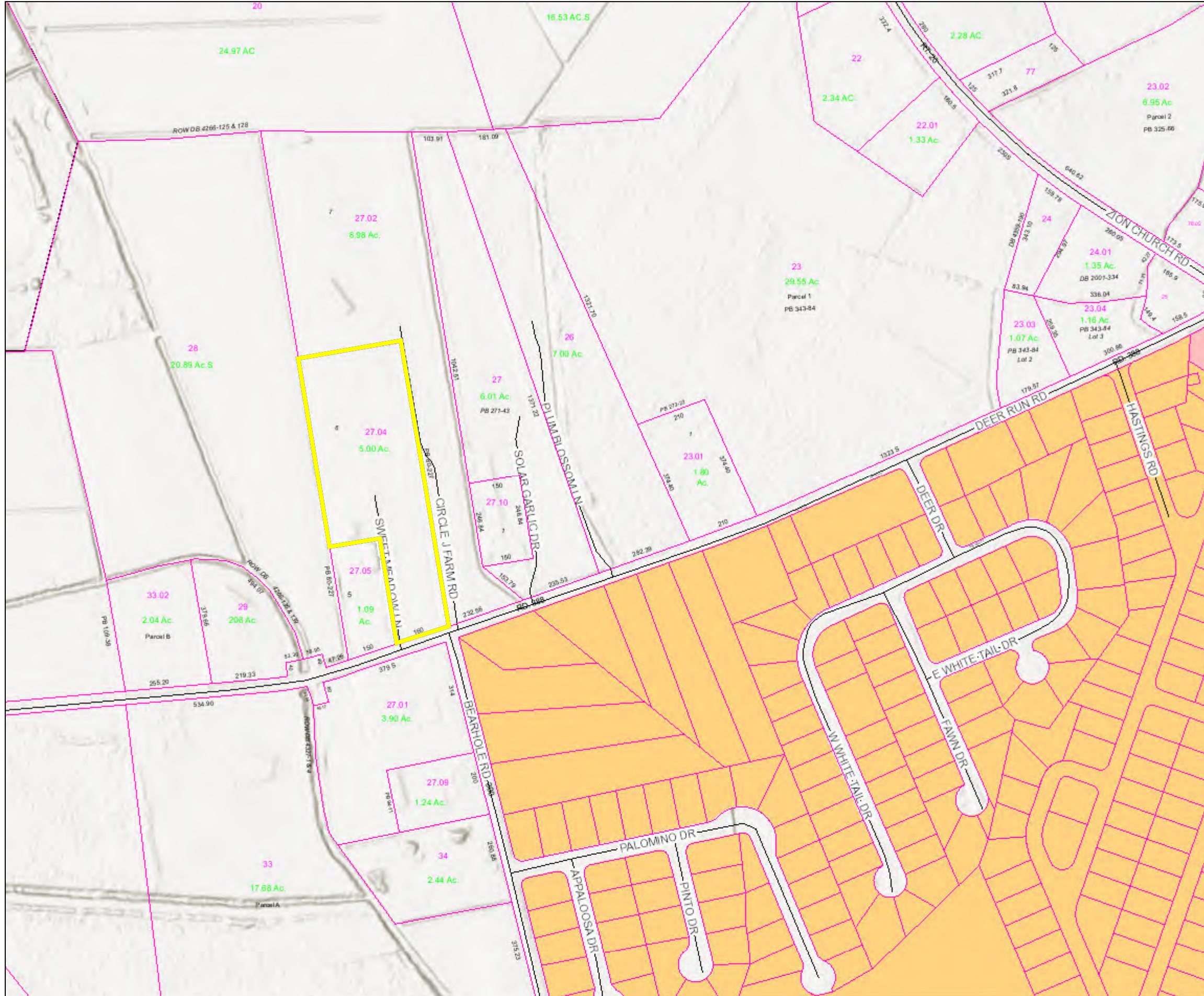
Tax Map ID.: 533-11.00-27.04







# Sussex County



<b>PIN:</b>	533-11.00-27.04	
<b>Owner Name</b>	WRIGHT LYNN	SHELLY
<b>Book</b>	2914	
<b>Mailing Address</b>	37033 SWEET MEADOW LN	
<b>City</b>	SELBYVILLE	
<b>State</b>	DE	
<b>Description</b>	N/RD 388	
<b>Description 2</b>	LOT 6 CT	
<b>Description 3</b>	N/A	
<b>Land Code</b>		

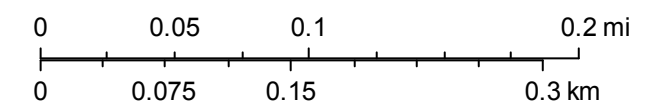
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Override 1

**polygonLayer**  
Override 1

--- Tax Parcels

— Streets

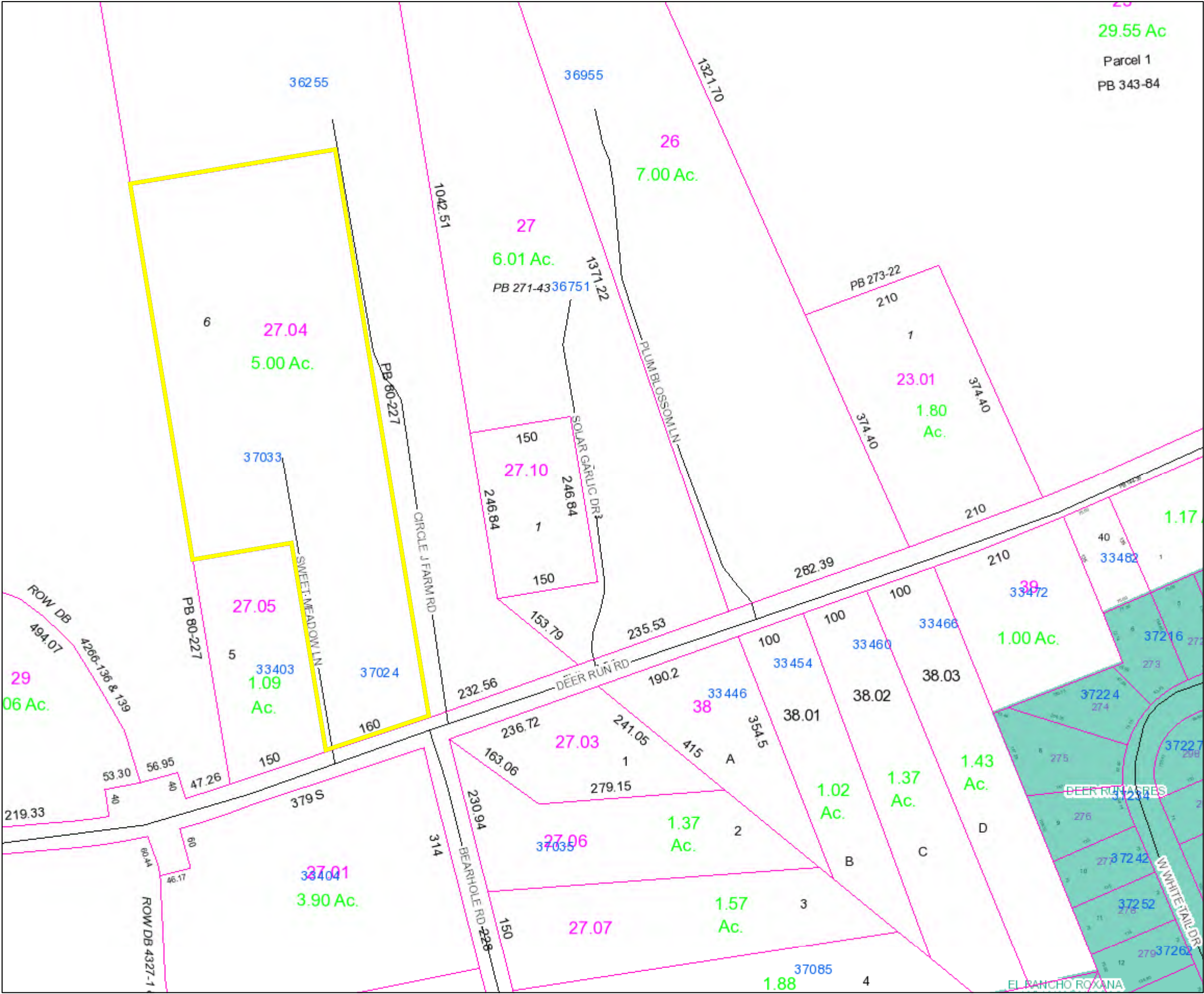
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Sussex County



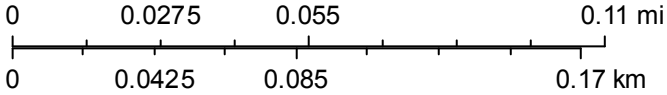
PIN: 533-11.00-27.04		
Owner Name	WRIGHT LYNN	SHELLY
Book	2914	
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City	SELBYVILLE	
State	DE	
Description	N/RD 388	
Description 2	LOT 6 CT	
Description 3	N/A	
Land Code		

- polygonLayer

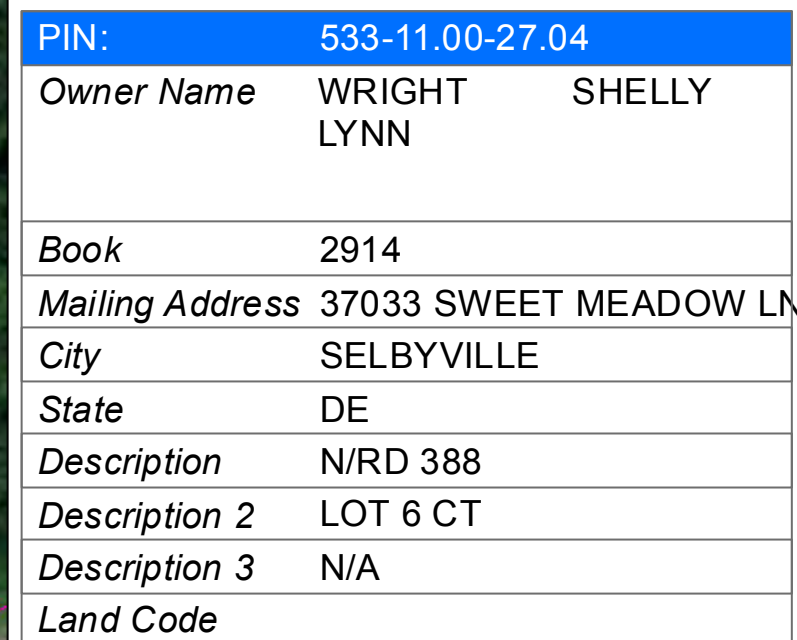
Override 1
- polygonLayer

Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Subdivisions

1:2,257

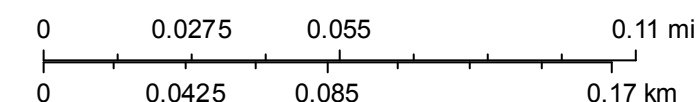






- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- ⋮ Tax Parcels
- 911 Address
- Streets
- ⋮ County Boundaries
- Subdivisions

1:2,257





**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**

37033 Sweet Meadow Lane, Selbyville Delaware 19975

**Type of Conditional Use Requested:**

Horse Riding Academy with Overnight Accommodations and associated Agricultural Activities

**Tax Map #:** 533-11.00-27.04

**Size of Parcel(s):** 5.0+/- Acres

**Current Zoning:** AR-1

**Proposed Zoning:** AR-1CU

**Size of Building:** See Site Plan

**Land Use Classification:** Developing Area

**Water Provider:** Private

**Sewer Provider:** Sussex County

**Applicant Information**

**Applicant Name:** Sweet Meadows Riding Academy

**Applicant Address:** 37033 Sweet Meadow Lane

**City:** Selbyville

**State:** DE

**Zip Code:** 19975

**Phone #:** (302) 396-0564

**E-mail:** sweetmeadowstable@gmail.com

**Owner Information**

**Owner Name:** Shelly Lynn Wright

**Owner Address:** 37033 Sweet Meadow Lane

**City:** Selbyville

**State:** DE

**Zip Code:** 19975

**Phone #:** (302) 396-0564

**E-mail:** sweetmeadowstable@gmail.com

**Agent/Attorney/Engineer Information**

**Agent/Attorney/Engineer Name:** Mark H. Davidson - Pennoni

**Agent/Attorney/Engineer Address:** 18072 Davidson Drive

**City:** Milton

**State:** DE

**Zip Code:** 19968

**Phone #:** (302) 684-6207

**E-mail:** mdavidson@pennoni.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**



Date: 12/17/2021

**Signature of Owner**



Date: 12/17/21

**For office use only:**

Date Submitted: 12/20/21

Staff accepting application: Cas

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

Fee: \$500.00 Check #: 19-3 46784843

Application & Case #: \_\_\_\_\_

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

33021226-0099 Lindsey S 12/20/2021 03:43PM

PERMITS / INSPECTIONS

COY TIONAL USE - FEE  
2021 Item: 20211828512010 500.00

500.00

Subtotal

500.00

Total

500.00

CHECK

500.00

Check Number 19-346784843

Change due

0.00

Paid by: SHELLY WRIGHT

19-346784843	
\$500.00	
PAID TO THE ORDER OF SUSSEX COUNTY	
PAID BY SHELLY WRIGHT	
DATE 12/20/2021	
AMOUNT \$500.00	
CHECK NUMBER 19-346784843	
SUSSEX COUNTY, DE	

Thank you for your payment

Sussex County, DE COPY  
DUPLICATE RECEIPT



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



**Sussex County**

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sussexcountye.gov

## 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 25<sup>th</sup>, 2022  
RE: Staff Analysis for CU 2331 Sweet Meadows Riding Academy

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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 2331 Sweet Meadows Riding Academy to be reviewed during the November 3<sup>rd</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: 533-11.00-27.04, to allow for a horse-riding academy with overnight accommodations and associated Agricultural activities, to be located at 37033 Sweet Meadow Lane Selbyville, Delaware. The property is lying on the north side of Deer Run Road (S.C.R. 388), approximately 0.49-miles southwest of the intersection of Zion Church Road (Rt. 20)) and Deer Run Road (S.C.R. 388). The parcel consists of 5.00 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." The parcels to the south, across Deer Run Road (S.C.R. 388) also have a Future Land Use Map designation of "Developing Area" as well as "Coastal 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 Deer Run Road (S.C.R. 388), are also zoned Agricultural Residential (AR-1) District as well as General Residential (GR).

### 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 two (2) Conditional Use application within a one (1) mile radius of the application site. The first application was Conditional Use No. 1929 for Everett Dennis & David Harbin to allow for a farm tractor and auto repair shop to be permitted within an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, June 5<sup>th</sup>, 2012 and this change was adopted through Ordinance No. 2258. The second application is Conditional Use No. 2389 for AWH Properties, LLC to allow for Boat & RV storage to be permitted within an Agricultural Residential (AR-1) Zoning District. This application has yet to be introduced to County Council.

Based on the analysis provided, the Conditional Use to allow for a horse-riding academy with overnight accommodations and other agricultural activities, could be considered as being consistent with the surrounding land use, zoning, and uses, subject to considerations of scale and impact.



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

TO: **Jamie Whitehouse**

REVIEWER: **Ken Briggs**

DATE: **10/10/2022**

APPLICATION: CU 2331 Sweet Meadow Riding Academy

APPLICANT: Sweet Meadows Riding Academy

FILE NO: **OM-24.04**

TAX MAP &  
PARCEL(S): **533-11.00-27.04**

LOCATION: Located on the north side of Deer Run Road (S.C.R. 388), approximately 0.49-miles southwest of the intersection of Deer Run Road and Zion Church Road (Rt. 20)

NO. OF UNITS: **Horse Riding Adademy W/overnight accommodations**

GROSS  
ACREAGE: **6.20**

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 1**

- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? .

- (4). Is a Construction Agreement required? **Yes** 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? **Yes**  
If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **Noell Warren** 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: **Agricultural land with overnight accommodations. Parcel already connected to the sewer. Lateral upgrades may be required.**
- (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  
Noell Warren



## PLANNING & ZONING COMMISSION

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



## Sussex County

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JAMIE WHITEHOUSE, MRTPI, AICP  
DIRECTOR OF PLANNING & ZONING

### PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: November 3<sup>rd</sup>, 2022

Application: CU 2331 Sweet Meadow Riding Academy

Applicant: Sweet Meadows Riding Academy  
37033 Sweet Meadow Lane  
Selbyville, DE 19975

Owner: Shelly Wright  
37033 Sweet Meadow Lane  
Selbyville, DE 19975

Site Location: Located on the north side of Deer Run Road (S.C.R. 388),  
approximately 0.49-miles southwest of the intersection of Deer Run  
Road and Zion Church Road (Rt. 20).

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

Proposed Use: Horse riding academy with overnight accommodations

Comprehensive Land  
Use Plan Reference: Developing Area

Councilmanic  
District: Mr. Hudson

School District: Indian River School District

Fire District: Roxanna Fire Co.

Sewer: Sussex County

Water: On-site Well

Site Area: 5.00 ac. +/-

Tax Map ID.: 533-11.00-27.04





PIN:	Owner Nam
Book	
Mailing Addr	
City	
State	
Description	
Description	
Description	
Land Code	

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polygonLayer	Override
:	Tax Paro
:	911 Addr
—	Streets
:	County B
—	Subdivisi





PIN:

Owner Nam

Book

Mailing Address

City

State

Description

Description

Description

Land Code

**polygonLayer**

## Override

**polygonLayer**

## Override

Tax Data . . .

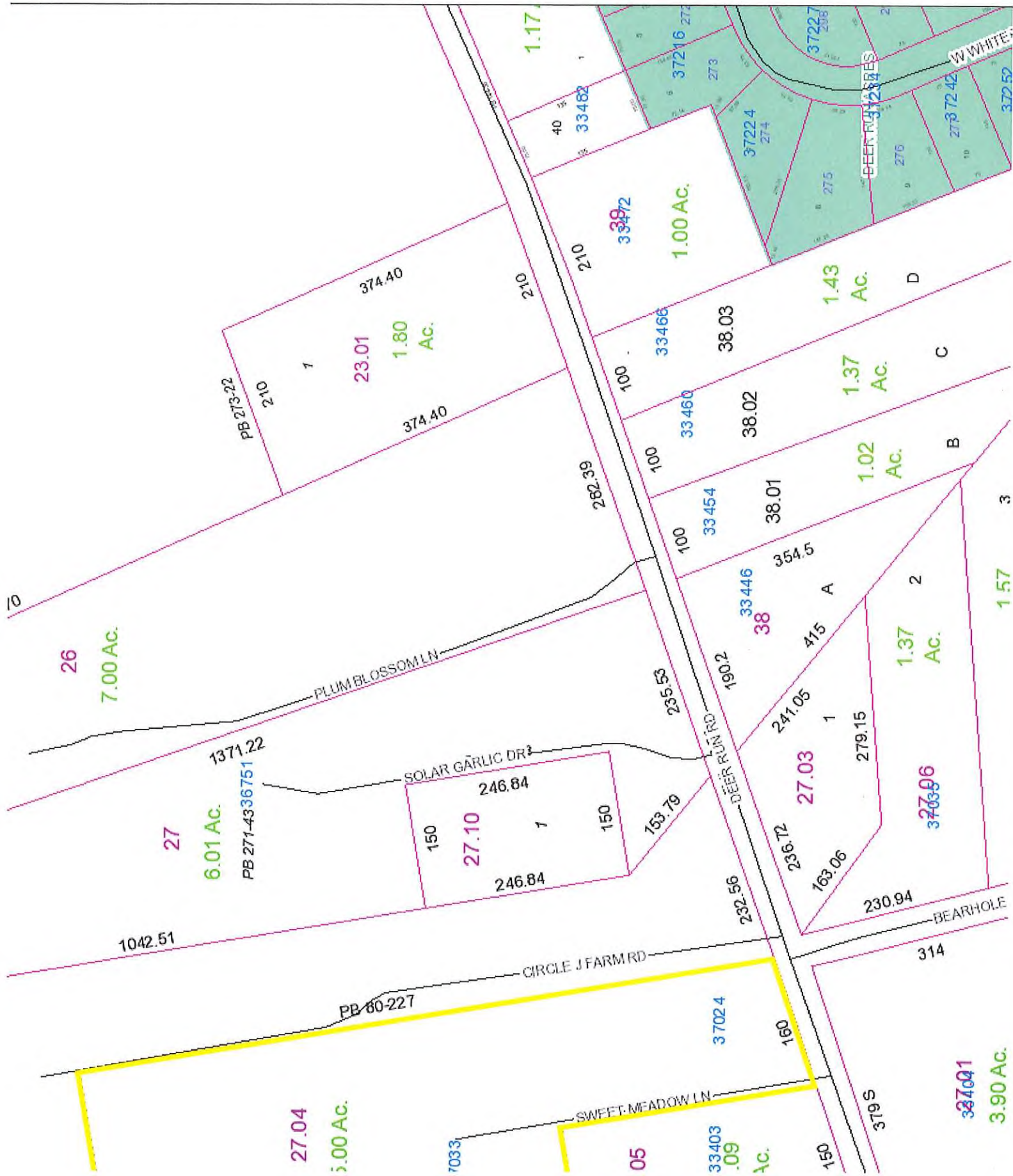
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County B

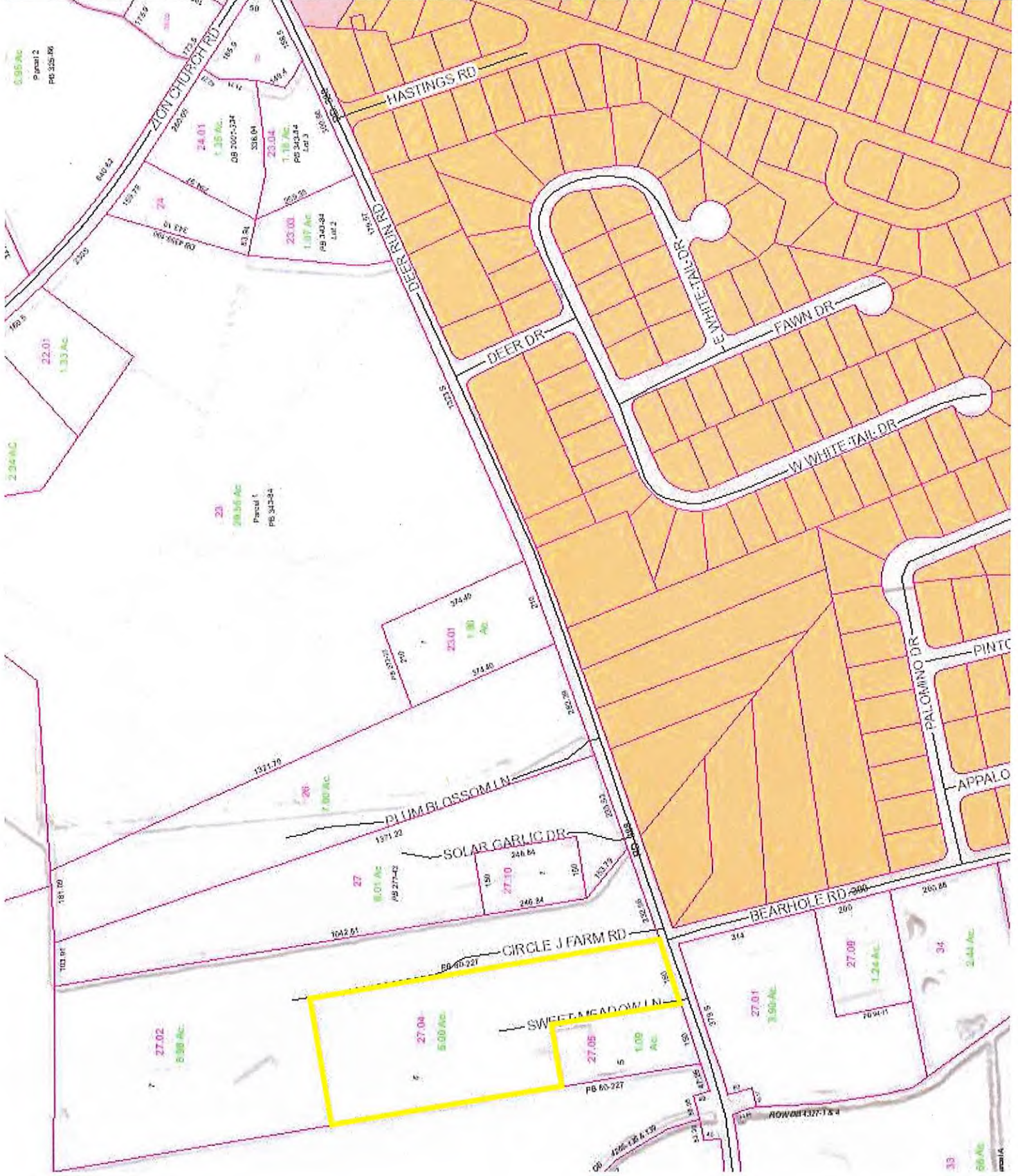
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PIN:	
Owner Nam	
Book	
Mailing Addi	
City	
State	
Description	
Description	
Description	
Land Code	

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polygonLayer	Override
Tax Parc	Streets







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

NICOLE MAJESKI  
SECRETARY

October 25, 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 **Shelley Wright** proposed land use application, which we received on October 11, 2021. This application is for an approximately 5.00-acre parcel (Tax Parcel: 533-11.00-27.04). The subject land is located on the north side of Deer Run Road (Sussex Road 388) at the intersection with Bearhole Road (Sussex Road 390A). The subject land is currently zoned AR-1 (Agriculture Residential) and the applicant seeks a conditional use approval to operate a horse riding academy.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Deer Run Road is 935 vehicles per day.

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


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



Mr. Jamie Whitehouse  
Page 2 of 2  
October 25, 2021

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

Sincerely,

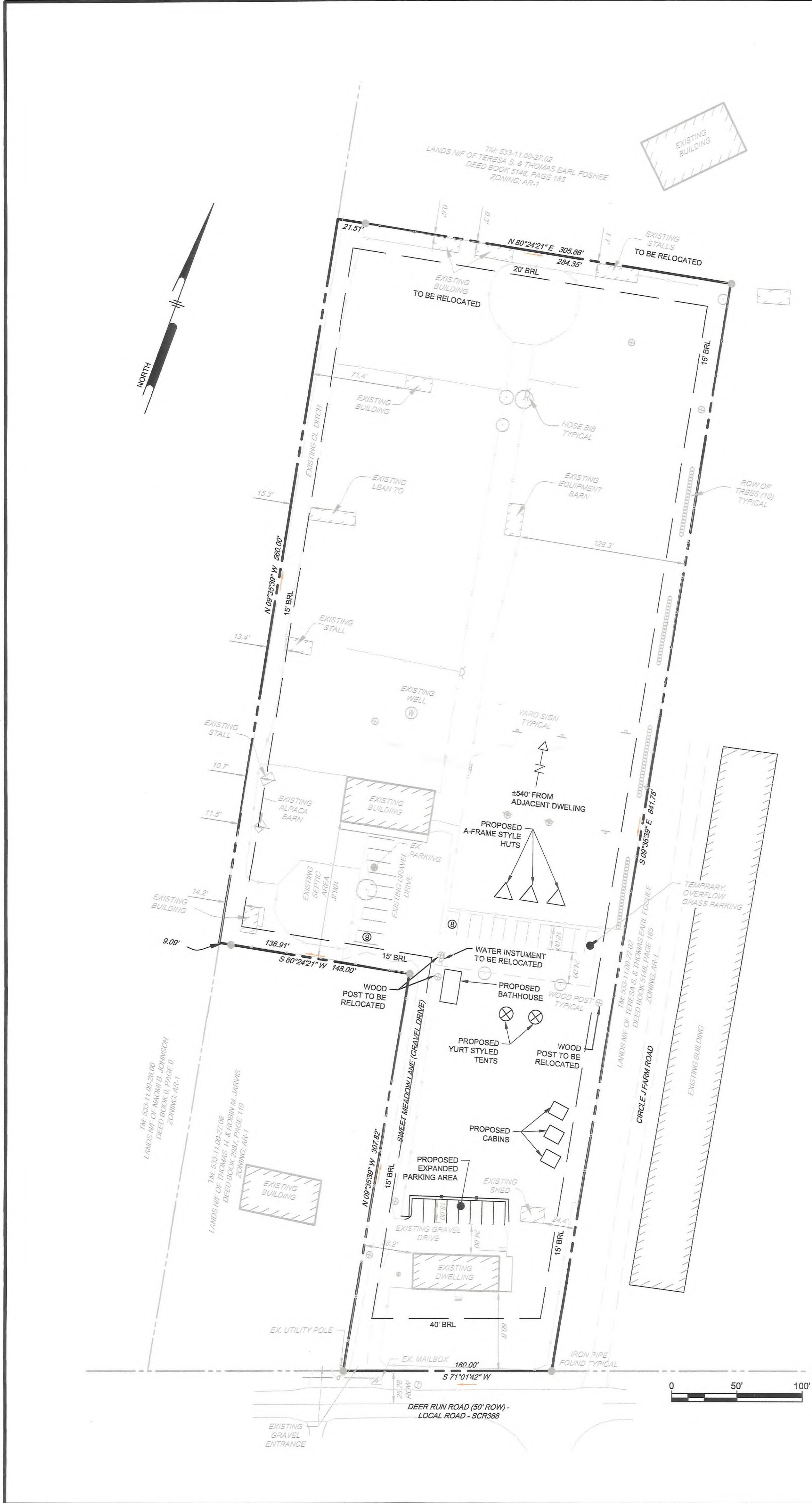


T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:afm

cc: Shelly Wright, Applicant  
Lauren DeVore, 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  
Claudy Joinville, Project Engineer, Development Coordination  
Annamaria Fumato, Project Engineer, Development Coordination





SITE INFORMATION:

SITE ADDRESS:  
37024 & 37033 SWEET MEADOW LANE  
SELBYVILLE, DE 19975  
SUSSEX COUNTY  
OWNER/DEVELOPER:  
SHELLY WRIGHT  
37033 SWEET MEADOW LANE  
SELBYVILLE, DE 19975  
ENGINEER:  
PENNONI ASSOCIATES, INC.  
18072 DAVIDSON DRIVE  
MILTON, DE 19968

- TAX MAP NUMBER: 533-11-00-27.04  
DEED BOOK: D 2914, PG 200
- OWNER NAME: SHELLY WRIGHT  
OWNER ADDRESS: 37033 SWEET MEADOW LANE  
SELBYVILLE, DE 19975
- ADDRESS LOCATION: 37024 & 37033 SWEET MEADOW LANE  
SELBYVILLE, DE 19975  
HUNDRED: BALTIMORE  
COUNTY: SUSSEX
- CURRENT ZONING: AR-1 (AGRICULTURE-RESIDENTIAL)  
PRESENT USE: AGRICULTURE-RESIDENTIAL  
PROPOSED USE: AGRICULTURE-RESIDENTIAL
- REQUIRED SETBACKS (B.R.L.):  
FRONT: 40 FT  
SIDE: 15 FT  
REAR: 20 FT
- BUILDING HEIGHT: 42' ALLOWED (PROPOSED 15' ± MAX.)
- REQUIRED LOT SIZE (MIN.):  
FRONT: 100 FT (PER 115-2581)  
100 FT (PER 115-2581)  
DEPTH: 32,670 SQ. FT. (PER 115-2581)
- SITE AREA AND ACREAGE:  
NET DEVELOPMENT AREA/ GROSS ACRES: ACRES(±)  
BUILDING FOOTPRINT: EX: 5.00  
PARKING, DRIVE AISLES, IMPERVIOUS: EX: 0.15 (3%) PR: 0.15 (3%)  
OPEN SPACE: EX: 0.29 (6%) PR: 0.29 (6%)  
EX: 4.58 (91%) PR: 4.58 (91%)  
NO CHANGE
- PARKING: (PER 115-162A)  
SINGLE FAMILY DWELLING: 2 SPACES PER FAMILY UNIT.  
= 2 SPACES REQUIRED  
LODGING FACILITY: 1.5 SPACES PER RENTAL ROOM, PLUS 1 PER 3 EMPLOYEES  
= 14 SPACES REQUIRED  
TOTAL REQUIRED: 16 SPACES  
EXISTING: 9 SPACES  
PROPOSED: 8 SPACES  
TOTAL PARKING: 17 SPACES  
TEMPORARY OVERFLOW GRASS PARKING: 13 SPACES
- SERVICES:  
WATER SUPPLIER: EX. PRIVATE WELL  
SECTION 88:  
SOURCE WATER PROTECTION: A. SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR" GROUND WATER RECHARGE  
B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA  
SANITARY SEWER SUPPLIER: PUBLIC - SUSSEX COUNTY
- STATE INVESTMENT AREA: LEVEL 3  
SCHOOL DISTRICT: INDIAN RIVER SCHOOL DISTRICT  
FIRE DISTRICT: ROXANA FIRE CO. (DISTRICT 90)
- 2019 FUTURE LAND USE MAP: DEVELOPING AREA
- LATITUDE AND LONGITUDE STATE PLANE COORDINATES  
LONGITUDE: W-75° 09' 48.1451" LATITUDE: N-38° 28' 47.0129"
- WETLAND AREA: 0.00 ACRES
- WATERSHED: LITTLE ASSAWOMEN BAY
- PROPOSED DISCHARGE LOCATION: OVERLAND FLOW TOWARDS ADJACENT TAX DITCH
- FLOOD ZONE: FIRM NUMBER 10005C0635K, DATED MARCH 16, 2015 ZONE 'X', UNSHADED
- TRANSPORTATION IMPROVEMENT DISTRICT: NOT INCLUDED
- DATUM: HORIZONTAL = NAD83  
VERTICAL = NAD88
- LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY

GENERAL NOTES :

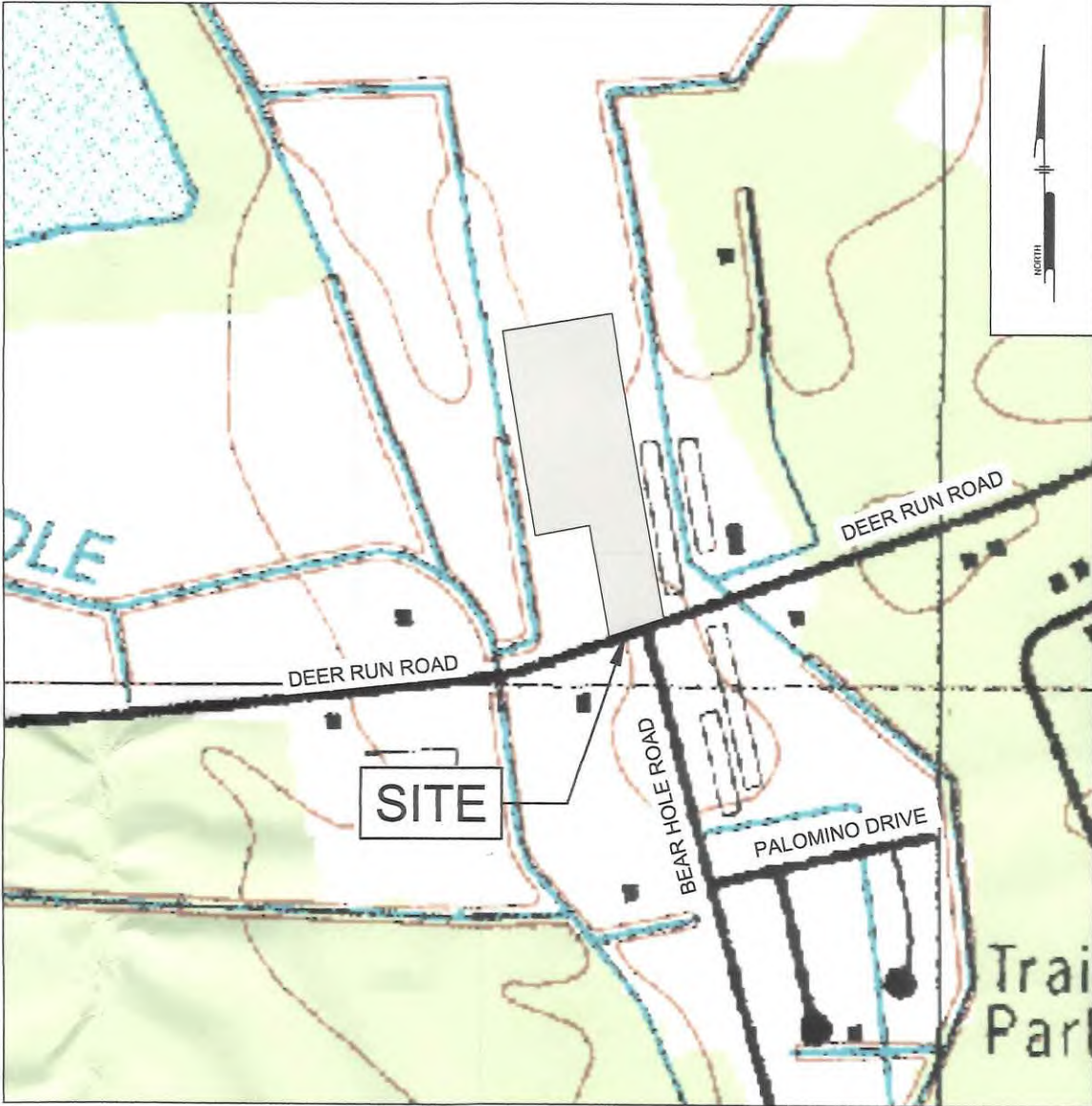
- CONSTRUCTION SHALL MEET THE REQUIREMENTS OF DELDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STANDARD CONSTRUCTION DETAILS, LATEST EDITION, AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THIS WORK.
- NO WETLANDS EXIST ON THE SITE.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED AND SEEDED.
- THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- ALL SIGNAGE FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE DE MUTCD.
- DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNAGE SHALL BE AS OUTLINED IN THE DE MUTCD.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 10005C0635K, DATED MARCH 16, 2015, THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE 'X', UNSHADED, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- THE BOUNDARY INFORMATION SHOWN ON THESE PLANS IS BASED ON A SURVEY PERFORMED BY PENNONI ASSOCIATES INC. IN NOVEMBER 2021, TITLE REFERENCE TO DEED, BOOK 2914, PAGE 200.
- ALL EXISTING SITE LIGHTING SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS. ALL EXISTING LIGHTS WILL BE MODIFIED IF NEEDED TO MEET THIS REQUIREMENT.
- EXISTING STORMWATER, NO FACILITY ON SITE ALL STORMWATER HANDLED BY OVERLAND SHEET FLOW OFF SITE.
- ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- THE MAINTENANCE OF ALL LANDSCAPING SHOULD BE THE RESPONSIBILITY OF THE DEVELOPER.
- SUBMITTALS, INCLUDING SIGN DETAILS, SHALL BE SUBMITTED TO SUSSEX COUNTY SEPARATELY, FOR REVIEW.

LEGEND

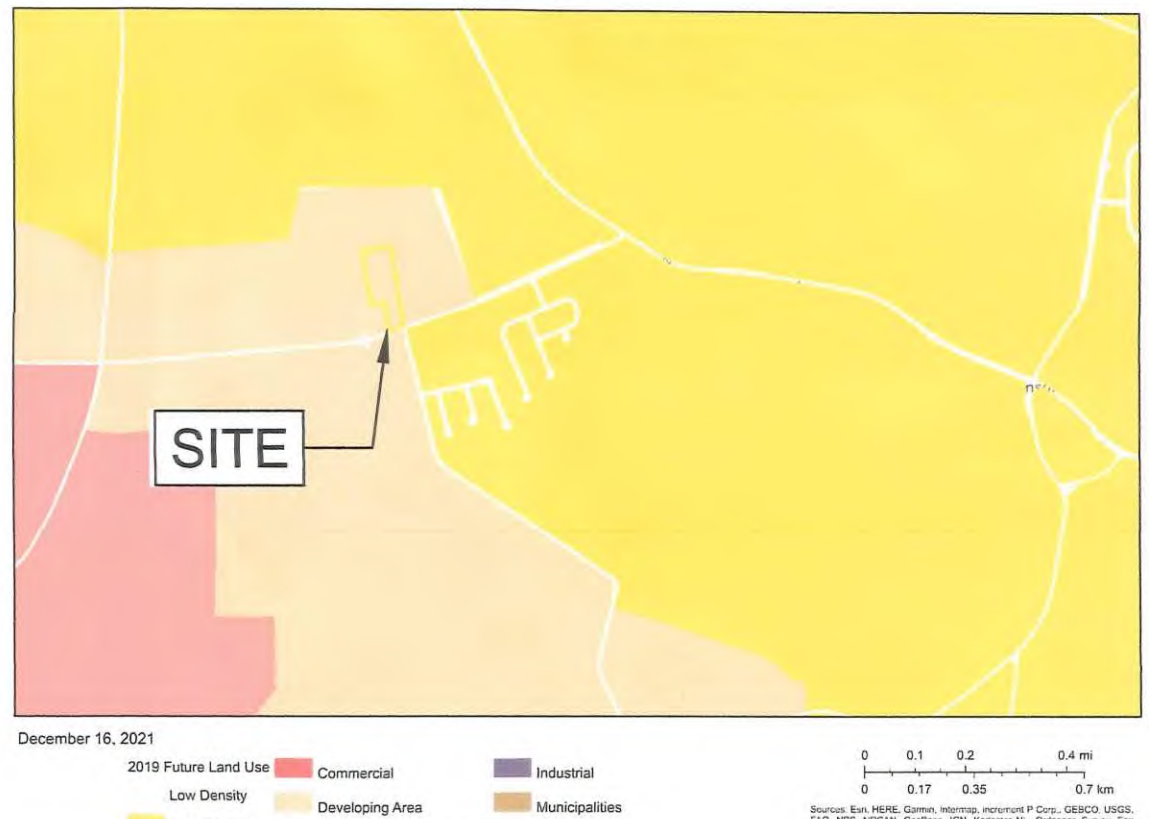
EXISTING	DESCRIPTION
	BUILDING
	EXISTING GRAVEL
	PROPOSED GRAVEL
	CURB
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EASEMENT
	FENCE
	POWER, UTILITY POLE
	PROPERTY, LINE
	LEGAL RIGHT-OF-WAY
	PROPERTY, CORNER FOUND
	PROPERTY, ADJOINING LINED
	SITE, MAIL BOX
	WATER WELL
	CLEAN OUT
	SANITARY SEWER, UNDERGROUND
	MAJOR CONTOURS
	MINOR CONTOURS
	CONIFEROUS TREE
	DECIDUOUS TREE



VICINITY MAP  
SCALE: 1" = 2000'



USGS LOCATION MAP  
SCALE: 1" = 500'



2019 FUTURE LAND USE PLAN  
SCALE: 1" = 2000'

ENGINEER CERTIFICATION:  
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: ALAN DECKTOR, PE (DE PE#17771)  
PENNONI ASSOCIATES, INC.  
18072 DAVIDSON DRIVE  
MILTON, DE 19968  
OFFICE (302) 684-8030 - FAX (302) 684-8054  
ADECKTOR@PENNONI.COM

SIGNATURE: SHELLY WRIGHT  
37033 SWEET MEADOW LANE  
LEWES, DELAWARE 19958  
(302) 390-0554  
SWEETMEADOWSTABLE@GMAIL.COM

OWNER CERTIFICATION:  
IT IS HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.



PENNONI ASSOCIATES INC.  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR  
AND OWNER MUST BE NOTIFIED OF ANY  
DISCREPANCIES BEFORE PROCEEDING WITH WORK

SWEET MEADOW RIDING ACADEMY  
TM: 533-11-00-27.04  
37033 SWEET MEADOW LANE  
SELBYVILLE, DE 19975

CONDITIONAL USE SITE PLAN

SWEET MEADOW RIDING ACADEMY  
37033 SWEET MEADOW LANE  
SELBYVILLE, DE 19975

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: SWTMW21001  
DATE: 2021-12-10  
DRAWING SCALE: 1"=50'  
DRAWN BY: EOC  
APPROVED BY: AMD

CS1001  
SHEET 1 OF 1



## SWEET MEADOWS RIDING ACADEMY

CASE NO. CU 2331



### OWNER:

SHELLY LYNN WRIGHT  
37033 SWEET MEADOW LANE  
SELBYVILLE, DE 19975

### DEVELOPER:

SHELLY LYNN WRIGHT  
37033 SWEET MEADOW LANE  
SELBYVILLE, DE 19975

### PENNONI

18072 DAVIDSON DRIVE  
MILTON, DE 19968MARK H. DAVIDSON, PRINCIPAL LAND  
PLANNERALAN DECKTOR, PE., ENV SP  
JOHN W. HAUPT, PLS

### ENVIRONMENTAL:

### PENNONI

MARC CHARTIER, PG, LSRP  
JOHN-THOMAS GRAUPENSPERGER, PWS

### ACCENT ENVIRONMENTAL

WILLIAM J. GANGLOFF, PhD. PROFESSIONAL  
SOIL SCIENTIST

## THE VISION FOR SWEET MEADOW STABLES

### Goal

I, Shelly Wright own Sweet Meadow Stable and am seeking a conditional use permit to add overnight accommodations to my current riding academy. The stable aims to provide small cabins and seasonal non-permanent structures to enable students to experience sleepaway horse camps, lessons, clinics and various other farm related activities to the public. The stable is 6.4 miles from Fenwick Island and our client base is made up of visiting tourists, local residents and various organizations seeking horse and farm related activities.

### About

My passion is bringing animals and people together for an educational and unforgettable farm experience. We currently offer guided tours and explain the history of the farm not only as a riding academy but also as a horse rescue with over 30 horses saved from human consumption in the past 20 years. The stable uses "horse whispering" which is a non-traditional philosophy of working with horses based on the horse's natural instincts and methods of communication instead of traditional force. This niche has made our lesson program very popular with students and visitors alike who travel from all over the northeast to partake in these unique horse lessons. Being able to stay on-site adds to the unique opportunity to wake up and experience farm life as it's happening, partake in daily chores, offer overnight horse camps, host educational clinics or simply introduce farm life to ordinary people. Horse owners visiting the area will be able to "bring their horse to the beach" enabling them to utilize the farm's boarding, lessons and overnight accommodations in addition to exploring and riding at nearby state parks and trails.

Sweet Meadow Stable has also worked with the Developmental Disabilities of Worcester County in providing disabled, special needs and at-risk youth with horse lessons and farm experiences. We hope to expand our offerings to allow these types of organizations the opportunity to utilize our overnight accommodations for various enrichment programs.

### Summary

Sweet Meadow Stable is seeking a conditional use permit to allow overnight accommodations and associated farm related activities so that I may continue to grow and serve our community. I believe this is an excellent way to allow persons of all backgrounds to experience the richness of agritourism and to provide them with lifelong memories and time spent in a thoughtful and meaningful way.

Thank you for your time and consideration.

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# Mark H. Davidson / Vice President

## Principal Land Planner/Office Director

### EDUCATION

University of Delaware; Civil Engineering,  
(1986-1990)

Land Surveying, Delaware Technical &  
Community College (1984-1986) and  
Wastewater Microbiology Diploma  
(1997)

Land Planning, Institute for Public  
Administration (2006)

### CERTIFICATIONS

DNREC Class A Percolation Tester & Class  
B Septic Designer, (DE #2418)

Sediment & Stormwater Management,  
Responsible Personnel, DE (#8760) and  
MD (#4914)

DNREC Certified Construction Reviewer:  
DE (#1270)

Delaware Notary

### TRAININGS

Hydrology, Delaware TR-20 (1993)

Reducing Flood Hazard in Coastal  
Development (1996)

Law for Managers/Supervisors (1999)

State and Federal Laws (2000)

Advanced Real Estate Law in Delaware  
(2002)

Land Conservation and Historic  
Preservation (2003)

Land Surveying Business Diploma (1998)

Project Manager Training I, Pennoni  
(2015)

### PROFESSIONAL AFFILIATIONS

National Onsite Wastewater Recycling  
Association

Delaware Onsite Wastewater Recycling  
Association

American Planning Association

American Institute of Certified Planners

### HONORS/AWARDS

Association of Professionals  
Philanthropy, Brandywine Chapter  
Fundraising Nominee (2014)

Notable Networker Award, BNI (2013)

### EXPERIENCE SUMMARY

Mark H. Davidson serves as Vice President of Pennoni and Office Director for our Southern Delaware, Milton Office. Mark also serves as the Principal Land Planner for Pennoni. He has over 35-years of past experience in Surveying, Engineering, Consulting, Construction and Land Planning. For 12-years he owned a professional engineering, surveying, land planning, environmental and consulting firm that provided professional consulting and design in land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware and Maryland. Mr. Davidson's project experience includes land development planning, surveying, engineering, environmental design and permitting; construction and project consulting, management and inspection; water resource consulting, management and inspection and municipal consulting, planning and inspection for residential, industrial, institutional, municipal and commercial applications.

Mark is a past director of the Delaware Onsite Wastewater Recycling Association as well as a member of the American Planning Association, American Institute of Certified Planners and has served in the past as a committee member of Delaware Low Impact Development Roundtable Committee, Delaware Pollution Control Strategy Committee, Delaware Sediment & Stormwater Regulatory Advisory Committee, and the Delaware Technical & Community College A/E Curriculum Committee. Past Board Member for the On Site Septic Advisory Board for the State of Delaware. He was also nominated for the Brandywine Chapter Association of Fundraising Professionals Philanthropy Award and has won the BNI Notable Networker Award.

Along with all the experience and education stated and with many years of combined experience in Surveying, Engineering, Consulting and Land Planning, he has been responsible for providing consulting, layout and design in surveying, engineering and land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware, Maryland, Virginia and West Virginia. He has project managed, studied, planned, surveyed, designed and engineered sustainable, master-planned communities, commercial and urban redevelopment projects, and the public infrastructure that supports them.

Mark has provided nationwide land planning consulting services to a variety of clientele to help coordinate project startups as well as final construction consulting services when it came to commercial, residential, industrial, municipal, educational and community land planning. Provided additional consulting in civil/site engineering, stormwater management, erosion and sediment control, wastewater collection and disposal, transportation, and environmental. Market areas practiced; Delaware, Maryland, West Virginia, Virginia, North Carolina, South Carolina, North Dakota, Puerto Rico, Canada and Panama.

Additional Project experience includes cutting edge design and technology as well as value engineering and construction to help clients through the ever-changing market including but not limited to solar voltaic and wind generation projects.

**TAB 1**

**APPLICATION**

## 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**

37033 Sweet Meadow Lane, Selbyville Delaware 19975

**Type of Conditional Use Requested:**Horse Riding Academy with ~~A~~overnight ~~A~~ccommodations and associated Agricultural Activities**Tax Map #:** 533-11.00-27.04**Size of Parcel(s):** 5.0+/- Acres**Current Zoning:** AR-1**Proposed Zoning:** AR-1CU**Size of Building:** See Site Plan**Land Use Classification:** Developing Area**Water Provider:** Private**Sewer Provider:** Sussex County**Applicant Information****Applicant Name:** Sweet Meadows Riding Academy**Applicant Address:** 37033 Sweet Meadow Lane**City:** Selbyville**State:** DE**Zip Code:** 19975**Phone #:** (302) 396-0564**E-mail:** sweetmeadowstable@gmail.com**Owner Information****Owner Name:** Shelly Lynn Wright**Owner Address:** 37033 Sweet Meadow Lane**City:** Selbyville**State:** DE**Zip Code:** 19975**Phone #:** (302) 396-0564**E-mail:** sweetmeadowstable@gmail.com**Agent/Attorney/Engineer Information****Agent/Attorney/Engineer Name:** Mark H. Davidson - Pennoni**Agent/Attorney/Engineer Address:** 18072 Davidson Drive**City:** Milton**State:** DE**Zip Code:** 19968**Phone #:** (302) 684-6207**E-mail:** mdavidson@pennoni.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.**

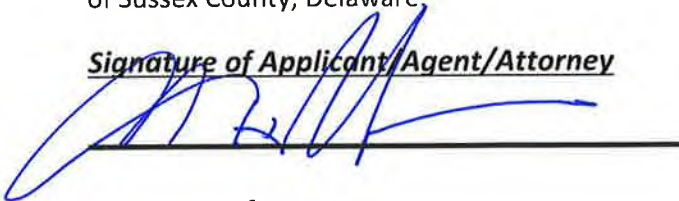
☒ **DeIDOT Service Level Evaluation Request Response**

☐ **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



Date:

12/17/2021

Signature of Owner



Date:

12/17/21

For office use only:

Date Submitted: 12/

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: \_\_\_\_\_

72816

002914 200

RETURN TO:  
Shelley Lynn Wright  
Rt. 5, Box 62-A  
Selbyville, DE 19975

TAX MAP: 5-33-11.00-27.04  
PREPARED BY: Parsons & Weidman, P.A.  
Route 26 & West Avenue  
Ocean View, DE 19970  
File No. 23568/MKS

THIS DEED, made this 20th day of November, 2003,

- BETWEEN -

D. STEPHEN PARSONS and VALERIE W. PARSONS, husband and wife, of P.O. Box 246, Dagsboro, DE 19939, parties of the first part,

- AND -

SHELLEY LYNN WRIGHT, of Rt. 5, Box 62-A, Selbyville, DE 19975, party of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR and 00/100 (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part:

ALL that certain lot, piece and parcel of land, situate, lying and being in Baltimore Hundred, Sussex County and State of Delaware, being known and designated as **LOT 6, LANDS OF D. STEPHEN PARSONS**, as shown on that certain plot prepared by Delaware Surveying Services, Registered Surveyors, dated May 15, 2003, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in **Plot Book 80, Page 227**, and being more particularly described as follows, to wit:

**BEGINNING** at an iron pipe situate on the northerly right of way of County Route 388 (50' wide), said pipe being a corner for these lands and Lot 7; thence, by and with the aforesaid northerly right of way of County Route 388, **South 80 degrees 16 minutes 21 seconds West, 160.00'** to an iron pipe, said pipe being a corner for these lands and Lot 5; thence, by and with Lot 5, the following two courses and distances, **North 00 degrees 21 minutes 00 seconds West, 307.82'** to an iron pipe; thence, **South 89 degrees 39 minutes 00 seconds West, 148.00'** to a point situate in the centerline of a ditch, said point being a corner for these lands, Lot 5 and a point on line of Lands of Howard Edward Johnson and Naomi B. Johnson; thence, by and with Lands of Howard Edward Johnson and Naomi B. Johnson and the centerline of the aforesaid ditch, **North 00 degrees 21 minutes 00 seconds West, 560.00'** to a point, said point being a corner for these lands and Lot 7; thence, by and with Lot 7, the following two courses and distances, **North 89 degrees 39 minutes 00 seconds East, 305.86'** to an iron pipe; thence, **South 00 degrees 21 minutes 00 seconds East, 841.75'** to the point and place of beginning, being and **containing 5.000 acres of land**, more or less.

Consideration: \$112000.00 Exempt Code: A

County	State	Total
1680.00	1680.00	3360.00
counter	Date: 11/26/2003	

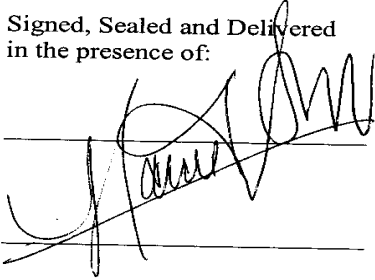
2  
KLB



BEING a part of the same lands conveyed unto D. Stephen Parsons and Valerie W. Parsons, his wife, by Deed of Cashar William Shockley and Joan Ann Shockley, his wife, dated January 24, 2003, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2804, Page 94.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:



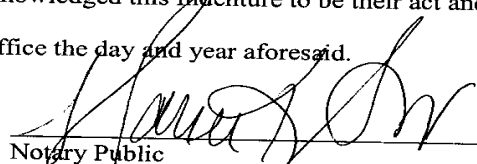
  
D. Stephen Parsons (SEAL)

  
Valerie W. Parsons (SEAL)

STATE OF DELAWARE, COUNTY OF SUSSEX, to-wit:

BE IT REMEMBERED, that on this 20th day of November, 2003, personally came before me, the subscriber, D. Stephen Parsons and Valerie W. Parsons, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

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

  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

RECORDER OF DEEDS  
JOHN F. BRADY

03 NOV 26 AM 8:40

SUSSEX COUNTY  
DOC. SURCHARGE PAID

MARCIE K. SIMONS  
NOTARY PUBLIC DELAWARE  
MY COMMISSION EXPIRES  
12/10/06

**Received**

DEC 01 2003

ASSESSMENT DIVISION  
OF SUSSEX CTY

## METES AND BOUNDS DESCRIPTION

### LANDS NOW OR FORMERLY SHELLEY LYNN WRIGHT BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

#### TAX MAP 533-11.00-27.04

**All that certain piece**, tract and parcel lying in Baltimore Hundred, Sussex County, Delaware and being more particularly described as follows:

**BEGINNING** at an iron pipe situate on the northerly right of way of County Route 388 (50' ROW) said pipe being a corner for these lands and Lot 7; thence, by and with the aforesaid northerly right-of-way of County Route 388, **South 71 degrees 01 minutes 42 seconds West, 160.00 feet** to an iron pipe, said pipe being a corner for these lands and Lot 5; thence, by and with Lot 5, the following two (2) courses and distances:

- 1) **North 09 degrees, 35 minutes, 39 seconds West, 307.82 feet to an iron pipe**
- 2) **South 80 degrees, 24 minutes, 21 seconds West, 148.00 feet to a point,**

said point being situate in the centerline of a ditch, said point being a corner for these lands, Lot 5 and a point on line of Lands of Howard Edward Johnson and Naomi B. Johnson; thence, by and with Lands of Howard Edward Johnson and Naomi B. Johnson and the centerline of the aforesaid ditch, **North 09 degrees 35 minutes, 39 seconds West, 560.00 feet** to a point, said point being a corner for these lands and Lot 7; thence, by and with Lot 7, the following two (2) courses and distances:

- 1) **North 80 degrees, 24 minutes, 21 seconds East, 305.86 feet to an iron pipe,**



2) **South 09 degrees 35 minutes, 39 seconds East, 841.75 feet to an iron pipe,**

said iron pipe being the **Point of Beginning** for this description.

**This Parcel contains** 5.0 acres, more or less

**SITE INFORMATION:**






















**SITE ADDRESS:**  
37024 & 37033 SWEET MEADOW LANE  
SELBYVILLE, DE 19975  
SUSSEX COUNTY

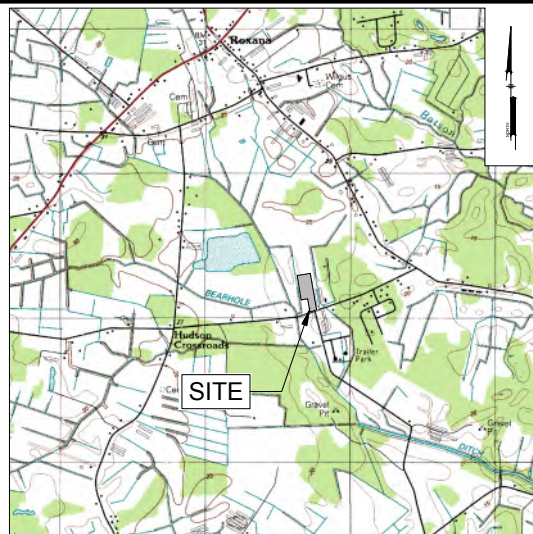
**OWNER/DEVELOPER:**  
SHELLY WRIGHT  
37033 SWEET MEADOW LANE  
SELBYVILLE, DE 19975

**ENGINEER:**  
PENNONI ASSOCIATES, INC.  
18072 DAVIDSON DRIVE  
MILTON, DE 19968

- |   |   |
|---|---|
| TAX MAP NUMBER:   | 533-11-00-27.04<br>DEED BOOK: D 2914, PG 200  |
| 2. OWNER NAME:<br>OWNER ADDRESS:  | SHELLY WRIGHT<br>37033 SWEET MEADOW LANE<br>SELBYVILLE, DE 19975  |
| 3. ADDRESS LOCATION:<br><br>HUNDRED:<br>COUNTY:   | 37024 & 37033 SWEET MEADOW LANE<br>SELBYVILLE, DE 19975<br>BALTIMORE<br>SUSSEX  |
| 4. CURRENT ZONING:<br>PRESENT USE:<br>PROPOSED USE:   | AR-1 (AGRICULTURE-RESIDENTIAL)<br>AGRICULTURE-RESIDENTIAL<br>AGRICULTURE-RESIDENTIAL  |
| 5. REQUIRED SETBACKS (B.R.L.):<br>FRONT:<br>SIDE:<br>REAR:  | (PER 115-25C)<br>40 FT<br>15 FT<br>20 FT  |
| 6. BUILDING HEIGHT:   | 42' ALLOWED (PROPOSED 15' ± MAX.)   |
| 7. REQUIRED LOT SIZE (MIN.):<br>FRONT:<br>DEPTH:<br>AREA:   | 100 FT (PER 115-25B1)<br>100 FT (PER 115-25B1)<br>32,670 SQ. FT. (PER 115-25B1)   |
| 8. SITE AREA AND ACREAGE:<br>NET DEVELOPMENT AREA/ GROSS ACRES:<br>BUILDING FOOTPRINT:<br>PARKING, DRIVE AISLES, IMPERVIOUS<br>OPEN SPACE:  | ACRES(±)<br>EX: 5.00<br>EX: 0.15 (3%) PR: 0.15 (3%)<br>EX: 0.29 (6%) PR: 0.29 (6%)<br>EX: 4.56 (91%) PR: 4.56 (91%)<br>NO CHANGE  |
| 9. PARKING: (PER 115-162A)<br>SINGLE FAMILY DWELLING:<br><br>LODGING FACILITY:<br><br>TOTAL REQUIRED:<br>EXISTING:<br>PROPOSED:<br>TOTAL PARKING:<br>TEMPORARY OVERFLOW<br>GRASS PARKING: | 2 SPACES PER FAMILY UNIT.<br>= 2 SPACES REQUIRED<br>1.5 SPACES PER RENTAL ROOM, PLUS 1 PER 3 EMPLOYEES<br>= 14 SPACES REQUIRED<br>16 SPACES<br>9 SPACES<br>8 SPACES<br>17 SPACES<br>13 SPACES |
| 10. SERVICES:<br>WATER SUPPLIER:  | EX. PRIVATE WELL  |
| SECTION 89:<br>SOURCE WATER PROTECTION:   | A. SUBJECT PROPERTY IS WITHIN AN AREA OF<br>"FAIR" GROUND WATER RECHARGE<br>B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD<br>PROTECTION AREA   |
| SANITARY SEWER SUPPLIER:  | PUBLIC - SUSSEX COUNTY  |
| 11. STATE INVESTMENT AREA:<br>SCHOOL DISTRICT:<br>FIRE DISTRICT:  | LEVEL 3<br>INDIAN RIVER SCHOOL DISTRICT<br>ROXANA FIRE CO. (DISTRICT 90)  |
| 12. 2019 FUTURE LAND USE MAP  | DEVELOPING AREA   |
| 13. LATITUDE AND LONGITUDE STATE PLANE COORDINATES<br>LONGITUDE : W-75° 09' 48.1431" LATITUDE: N38° 28' 47.0129"  |   |
| 14. WETLAND AREA:   | 0.00 ACRES  |
| 15. WATERSHED:  | LITTLE ASSAWOMEN BAY  |
| 16. PROPOSED DISCHARGE LOCATION:  | OVERLAND FLOW TOWARDS ADJACENT TAX DITCH  |
| 17. FLOOD ZONE  | FIRM NUMBER 10005C0635K, DATED MARCH 16,<br>2015 ZONE 'X', UNSHADED   |
| 18. TRANSPORTATION IMPROVEMENT<br>DISTRICT  | NOT INCLUDED  |
| 19. DATUM   | HORIZONTAL = NAD83<br>VERTICAL = NAD88  |
| 20. LOCAL GOVERNMENT RESPONSIBLE FOR<br>LAND USE APPROVAL   | SUSSEX COUNTY   |

## LEGEND

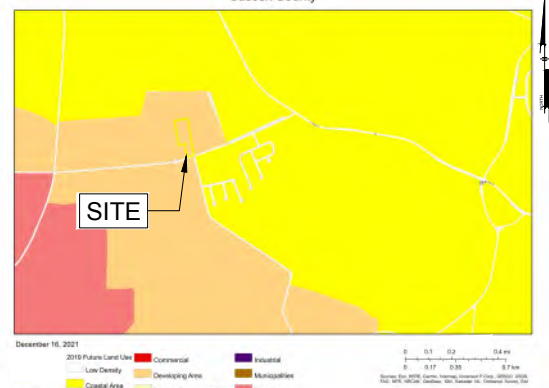
EXISTING	DESCRIPTION
	BUILDING
	EXISTING GRAVEL
	PROPOSED GRAVEL
	CURB
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EASEMENT
	FENCE
	POWER, UTILITY POLE
	PROPERTY, LINE
	LEGAL RIGHT-OF-WAY
	PROPERTY, CORNER FOUND
	PROPERTY, ADJOINING LINED
	SITE, MAIL BOX
	WATER WELL
	CLEAN OUT
	SANITARY SEWER, UNDERGROUND
	MAJOR CONTOURS
	MINOR CONTOURS
	CONIFEROUS TREE
	DECIDUOUS TREE



**VICINITY MAP**  
SCALE: 1" = 2000'



**USGS LOCATION MAP**  
SCALE: 1" = 500'



**2019 FUTURE LAND USE PLAN**  
SCALE: 1" = 2000'

**ENGINEER CERTIFICATION:**  
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

**OWNER CERTIFICATION:**  
IT IS HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE  
PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE  
AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY  
DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE  
WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE  
ALAN DECKTOR, PE (DE PE#17771)  
PENNONI ASSOCIATES, INC  
18072 DAVIDSON DRIVE  
MILTON, DE 19968  
OFFICE (302) 684-8030 - FAX (302) 684-8054  
ADECKTOR@PENNONI.COM

SIGNATURE  
SHELLY WRIGHT  
37033 SWEET MEADOW LANE  
LEWES, DELAWARE 19958  
(302) 396-0564  
SWEETMEADOWSTABLE@GMAIL.COM

**Penloni**

**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR  
AND OWNER MUST BE NOTIFIED OF ANY  
DISCREPANCIES BEFORE PROCEEDING WITH WORK

SWEET MEADOW RIDING ACADEMY

TM: 533-11.00-27.04

# CONDITIONAL USE SITE PLAN

SWEET MEADOW RIDING ACADEMY

333 SWEET MEADOW LANE  
SELBYVILLE, DE 19975

	2022-10-16	T	UPDATED FOR PUBLIC MEETINGS	MHD
	DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNINO ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNINO ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS' SOLE RISK AND PENNINO ASSOCIATES WILL NOT BE EXPOSED TO PENNINO ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNINO ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT SWTMW21001

DATE	2021-12-10
------	------------

DRAWING SCALE 1"=50'

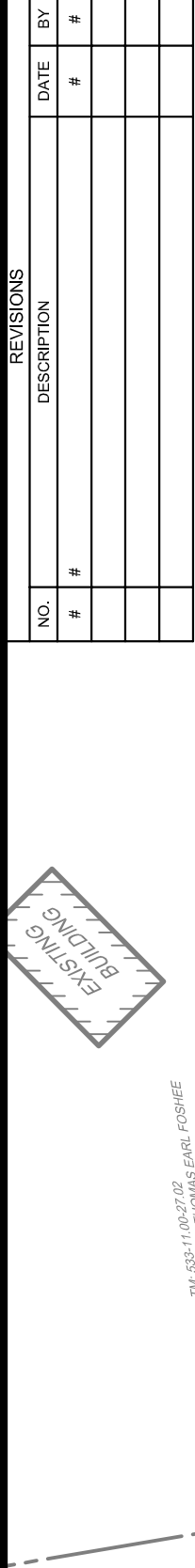
DRAWN BY \_\_\_\_\_ EUC \_\_\_\_\_

# CS1001

SHEET 1 OF 1



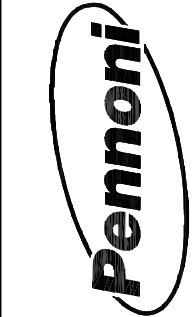
REVISIONS			
NO.	DESCRIPTION	DATE	BY
#	#	#	#



SETBACKS:  
FRONT - 40'  
SIDE - 15'  
REAR - 20'

- NOTES
1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM PLAT BOOK 80, PAGE 227 AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC..
  2. MAY BE SUBJECT TO HOMEOWNER'S COVENANTS AND RESTRICTIONS.
  3. IT IS THE RESPONSIBILITY OF THE OWNER TO IDENTIFY WETLANDS, FLOOD PLAINS, ENDANGERED SPECIES, OR OTHER ENVIRONMENTAL LIMITATIONS.
  4. THIS SURVEY DOES NOT CERTIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS AND RIGHT-OF-WAYS CROSSING THE SUBJECT PROPERTY.

SURVEY CLASS: SUBURBAN  
LOT AREA: 5.00± ACRES  
PLAT REF.: PLAT BOOK 80, PAGE 227.



**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054

EXISTING CONDITIONS PLAN

LANDS N/F OF SHELLY LYNN WRIGHT  
37024 & 37033 SWEET MEADOW LANE, SELBYVILLE DELAWARE 19975  
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

SHELLY WRIGHT  
37033 SWEET MEADOW LANE  
SELBYVILLE, DE. 19975

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THE PREPARED INSTRUMENTS ARE TO BE USED FOR THE PROJECT ONLY. PENNONI ASSOCIATES DOES NOT WARRANT THE EXTENSION OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE OF THE INSTRUMENTS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	SWTMMW21001
DATE	2021-11-15
DRAWING SCALE	1" = 80'
DRAWN BY	KMD
APPROVED BY	MHD/ AMD
SHEET 1 OF 1	



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

NICOLE MAJESKI  
SECRETARY

October 25, 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 **Shelley Wright** proposed land use application, which we received on October 11, 2021. This application is for an approximately 5.00-acre parcel (Tax Parcel: 533-11.00-27.04). The subject land is located on the north side of Deer Run Road (Sussex Road 388) at the intersection with Bearhole Road (Sussex Road 390A). The subject land is currently zoned AR-1 (Agriculture Residential) and the applicant seeks a conditional use approval to operate a horse riding academy.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Deer Run Road is 935 vehicles per day.

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

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




Mr. Jamie Whitehouse

Page 2 of 2

October 25, 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

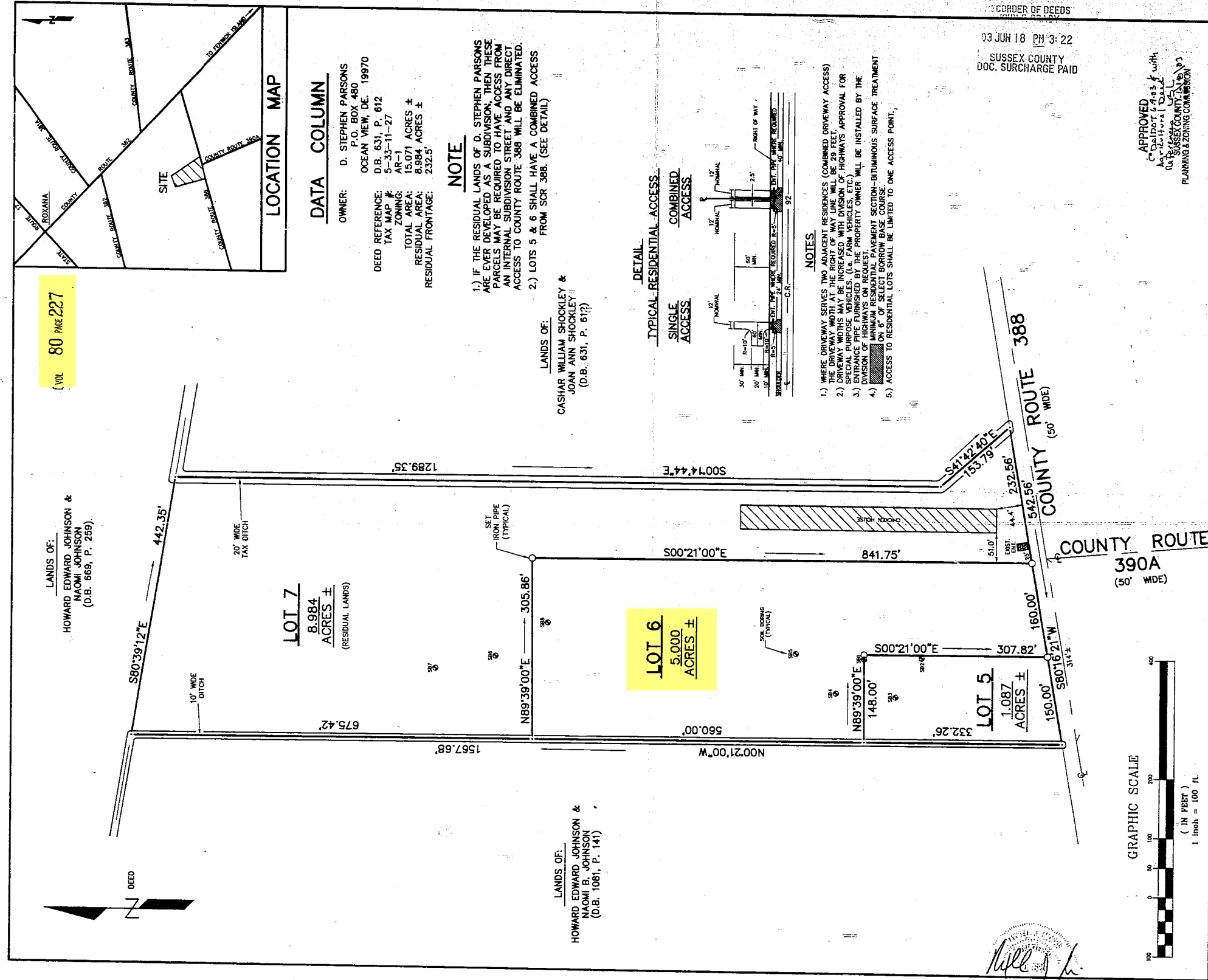
TWB:afm

cc: Shelly Wright, Applicant  
Lauren DeVore, 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  
Claudy Joinville, Project Engineer, Development Coordination  
Annamaria Furmato, Project Engineer, Development Coordination



35865

(VOL 80 PAGE 227)



**Delaware Surveying Services**  
Surveying \* Design \* Consulting  
P.O. Box 1121 \* Millville, DE. \* 19970  
Phone (302) 537-7094 Fax (302) 537-6534

**DATE:** MAY 15, 2003  
**SCALE:** 1" = 100'  
**TAX MAP #:** 5-33-11-27

**DRAWING #:** 02-133A

**SUBDIVISION PLAN**  
**Lands of: D. STEPHEN PARSONS**

BALTIMORE HUNDRED \* SUSSEX COUNTY \* DELAWARE

**REVISIONS**

**BY**

**ACS GOVERNMENT SERVICES**

SWTMW21001  
533-11.00-27.04  
PB80 PG227

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



**Sussex County**

DELAWARE  
sussexcountype.gov

October 6, 2022

Mark H. Davidson  
Pennoni  
18072 Davidson Drive  
Milton, DE 19968

Email: [mdavidson@pennoni.com](mailto:mdavidson@pennoni.com)

Dear Mark H. Davidson:

**C/U 2331 Sweet Meadows Riding Academy**

**AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT) FOR A HORSE-RIDING ACADEMY WITH OVERNIGHT ACCOMMODATIONS AND ASSOCIATED AGRICULTURAL ACTIVITIES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 5.0 ACRES, MORE OR LESS.** The property is lying on Sweet Meadow Lane on the north side of Deer Run Road (S.C.R. 388), approximately 0.5 mile southwest of Zion Church Road (Rt. 20). 911 Address: 37033 Sweet Meadow Lane, Selbyville. Tax Parcel: 533-11.00-27.04.

The **Planning and Zoning Commission** will hold a Public Hearing on **Thursday, November 3, 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, January 10, 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.

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 [sussexcountype.gov](http://sussexcountype.gov).

Sincerely,  
Planning and Zoning Department



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

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



**Sussex County**  
DELAWARE  
sussexcountype.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:

### Site Information:

Site Address/Location:

North Side of Deer Run Road, just opposite Bear Hole Road, Baltimore Hundred, Sussex County

Tax Parcel Number:

Current Zoning:

Proposed Zoning: AR-1/CONDITIONAL USE

Land Use Classification: DEVELOPING AREA | LEVEL 2 & 3

Proposed Use(s): HORSE RIDING ACADEMY WITH  
OVERNIGHT ACCOMODATIONS  
AND ASSOCIATED  
AGRICULTURAL ACTIVITIES

EXISTING PRIMARY DWELLING  
EXISTING DWELLING FOR PERSON  
PERMANETLY EMPLOYED ON THE  
PREMISES  
HORSE BARN/STABLES  
PROP. (3) COTTAGES/CABINS  
PROP. (7) PRIMITIVE "A"-FRAME HUTS/  
YURT SITES

Square footage of any proposed buildings or number of units:

### Applicant Information:

Applicant's Name:

Applicant's Address:

City:

State:

Zip Code:

Applicant's Phone Number:

Applicant's e-mail address:

**PREPARED BY:**  
**MARK H. DAVIDSON**  
**PENNONI**  
**18072 DAVIDSON DRIVE**  
**MILTON, DE 19968**  
**MDAVIDSON@PENNONI.COM**  
**302-684-6207**



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

Last updated 3-12-20



**TAB 2**

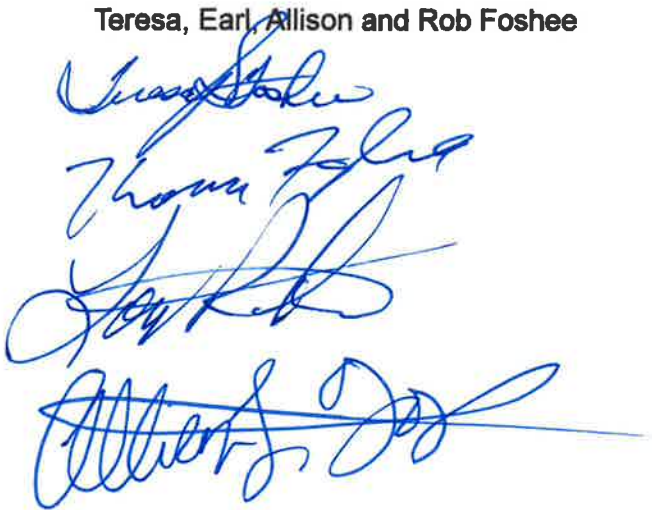
**THOSE IN FAVOR**

9/15/2022

To Whom This May Concern,

We support Shelley Wright-Estevam in her conditional use application #2331 and have looked over the proposed plans for her riding stable with overnight accommodations. We own the property next door at 36255 Circle J Farm, Selbyville DE 19975.

Teresa, Earl, Allison and Rob Foshee







9/12/2022

To Whom This May Concern,

My name is Gloria Shoemaker and I live near Shelley Wright- Estevam. My address is 33357 Deer Run Road, Selbyville DE. I am in support of Shelley and her wish application #2331 for a conditional use permit for overnight accommodations at her horse farm. I think this use will be a positive in our area and help with surrounding property values.

Gloria Shoemaker

G. Shoemaker 9/10/22

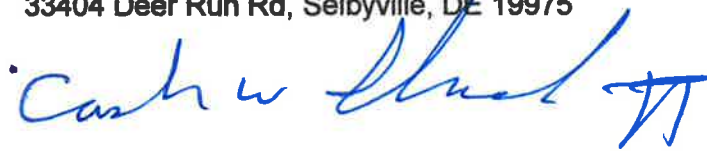
9/10/2022

To Whom This May Concern,

I Casher Shockley, own the property and live directly across the street from Shelley Wright-Estevam. I support her application for a conditional use permit for the overnight accommodations at her ranch and think it will have a positive impact in our area.

Sincerely,

Casher Shockley  
33404 Deer Run Rd, Selbyville, DE 19975

A handwritten signature in blue ink, appearing to read "Casher Shockley" followed by a stylized flourish or set of initials.

9/11/2022

Dear Sussex County Council,

We support Shelley Wright-Estevam's conditional use application #2331 and her pursuit for overnight accommodations at her farm. She has been teaching students for over 20 years and we think offering families the opportunity to learn about animals is important. We live next door to Shelley and own the property at 33403 Deer Run Rd. Selbyville DE 19975.

Sincerely,

X Thomas A. Jarvis Jr.

Robin & Tom Jarvis

X Robin M Jarvis



Sweet Meadows Riding Academy  
Conditional Use Application (CU# 2331 )

HORSE RIDING ACADEMY WITH OVERNIGHT ACCOMMODATIONS

AND

ASSOCIATED AGRICULTURAL ACTIVITIES

We, the undersigned, support the above referenced application and use for Shelly Wright at 37033 Sweet Meadow Lane, Selbyville, Delaware. *Agriculture is an important sector for the overall economy of Sussex County and it provides a strong economic foundation – 9.2.1, 2019 The Sussex Plan.* We support Shelly Wright's vision to promote agri-tourism with her property and her proposed uses for the property.

1. Ashley Dorman 33767 Shockley Town Rd. Frankford DE 19945  
Name Address
2. Josh Dorman 33767 Shockley town Rd. Frankford, DE 19945  
Name Address
3. John W. Wam 33754 Shockley Town Rd. Frankford DE 19945  
Name Address
4. Caroline Panzer 202 W. Manor Dr. Dagsboro  
Name Address
5. Joseph A. Panzer 202 W. Manor Dr. Dagsboro  
Name Address
6. Martina Smith 30520 Topsiside Ct. Ocean View  
Name Address
7. Ashley Gilliar 1000 Edwards Blvd millboro  
Name Address
8. Shawna Gibbs 5 Tara Court Selbyville  
Name Address
9. Abby Gilliar 35054 Hoot Owl Ln dagsboro  
Name Address
10. Stacey Olgos 32109 Warren Rd Millville DE 19967  
Name Address

- |     | Name                | Address                                      |
|-----|---------------------|--|
| 11. | Jaime Townsend      | PO Box 495 Selbyville DE 19975               |
| 12. | Bonnie Dorman       | 34224 Dignas Lane Frankford, DE 19945        |
| 13. | Gregory Dorman      | 34224 Dignas Lane Frankford, DE              |
| 14. | Danielle Bradshaw   | 24773 Blueberry Ln Frankford, DE 19945       |
| 15. | Rhys Bradshaw       | 24773 Blueberry Ln Frankford, DE 19945       |
| 16. | Philip Goslee       | 138 West State St Millsboro 19966            |
| 17. | Elsie A Goslee      | 138 West State Street Millsboro 19966        |
| 18. | Eleanor Ireland     | 34210 Jones Rd Frankford DE 19945            |
| 19. | Debbie Weatherby    | 31623 Suzon Pl Ocean View, DE 19970          |
| 20. | Jane Vaughan        | 32459 Frankford School Rd Frankford DE 19945 |
| 21. | Stephanie Highfield | 34190 Jones Rd Frankford DE 19945            |
| 22. | Angela Hutton       | 26195 Tuscan Dr Millsboro DE                 |
| 23. | Rebecca Rafail      | 18093 Progress School Rd Bridgeville,        |
| 24. | Marta Parse         | 18246 Jackson Rd Selbyville DE               |
| 25. | Loren Evans         | 34242 Shockley Town Rd Frankford DE          |

- 26 Daniel Vaughan 32459 Frankford School Rd Frankford, DE 19941  
Name Address
- 27 Jason Vaughan 32459 Frankford School Rd Frankford, DE 19945  
Name Address
- 28 Mr Bill Ireland 34210 Frankford Rd 19946  
Name Address
- 29 Brian Huth 26195 usumy dr, Millsboro, DE 19966  
Name Address
- 30 Brian T Simmons 31023 Sozon Pl Oceanview  
Name Address
- 31 Michelle Toombs 16 W McCabe St Selbyville, DE  
Name Address
- 32 Jordan Toombs 16 W. McCabe St. Selbyville, DE  
Name Address
- 33 Jeffrey L. Givans 33759 Shockley Town Rd Frankford DE 19945  
Name Address
- 34 William Hoyle 29387 Colony DR Dagsboro DE  
Name Address
- 35 Loryn Hanley 38445 Rico Drive Selbyville, DE 19975  
Name Address
- 36 Kevin Murray 32359 Hudson Rd Millsboro DE 19966  
Name Address
- 37 Virginia Lippert 17 N. Williams Selbyville, DE 19975  
Name Address
- 38 Brian Wilson 28246 McCabe Rd Frankford, DE 19945  
Name Address
- 39 Tracey Long 35158 Lynch Rd, Millsboro, DE 19966  
Name Address
- 40 George Hudson 29008 Hudson Rd Dagsboro DE 19939  
Name Address



41. Ala McKechnie 23691 Indian Town Rd Millsboro DE 19966  
Name Address
42. Willie Brown 20467 Kelly St, Georgetown DE 19947  
Name Address
43. Deborah L. McCab 38590 Blueberry Farm Rd. Selbyville, DE 19975  
Name Address
44. Jack J. A. PO Box 2 Ocean View DE 19970  
Name Address
45. Robert Moll 27540 Mayfield Rd. Millsboro, DE 19966  
Name Address
46. Brian Hall 2 Rogers Ave. (P.O. Box 1033), Selbyville, DE 19975  
Name Address
47. Heidi Carey 34966 Pepper Rd Frankford 19945  
Name Address
48. Jessica Snader 15 DUK St. Ext Selbyville DE 19975  
Name Address
49. Gail Quillen 34511 Atlantic Ave Ocean View DE 19970  
Name Address
50. Amber Black 3203 Caitlin's Way Millsboro DE 19966  
Name Address
51. Robert Wilgus 34108 Wilgus Cemetery Frankford DE 19945  
Name Address
52. Rachel Hall 2 Rogers Ave. Selbyville, DE 19966  
Name Address
53. Jenna Quillen 31682 Stephen Drive Dagsboro DE 19939  
Name Address
54. David Green 31682 Stephen Drive Dagsboro DE 19939  
Name Address
55. Sylvester Quillen III 23776 Blueberry Ln. Frankford DE 19945  
Name Address

56 Emily Quillen 23776 Blueberry Ln Frankford DE 19945  
Name Address

57 Adam Hurley 48 Sandy Branch Rd Selbyville DE 19977  
Name Address

58 Elaine Wilgus 34108 Wilgus Cemetery Rd Frankford, DE 19945  
Name Address

59 Robert Wilgus 35250 Roxana Rd, Frankford DE 19945  
Name Address

60 Crystal Patterson 15 Ruth St, Selbyville DE 19975  
Name Address

61 Yulivana Hiteva 35250 Roxana Rd, Frankford, DE 19945  
Name Address

62 Catrina Arbune 31422 Indian Mission Rd. Millsboro DE 19966  
Name Address

63 Allison Arbune 31422 Indian Mission Rd. Millsboro, DE 19966  
Name Address

64 Brittany Arbune 31422 Indian Mission Rd. Millsboro, DE 19966  
Name Address

65 Tiffany Ennis 32499 Mullyfield Rd Pocomoke DE 19935  
Name Address

66 Case Culver 30030 Mariner Drive Delmar MD 21875  
Name Address

67 Ian James 30030 Mariner Drive Delmar, MD 21875  
Name Address

68 Wayne K Long 8432 Old DC Rd Berlin, MD 21811  
Name Address

69 Nancy Brackley 24493 Lob Way Millsboro  
Name Address

70 Chiffon Holland 24202 Sluckers Ln Frank DE 19947  
Name Address

Sweet Meadows Riding Academy  
Conditional Use Application (CU# 2331 )

**HORSE RIDING ACADEMY WITH OVERNIGHT ACCOMMODATIONS**

**AND**

**ASSOCIATED AGRICULTURAL ACTIVITIES**

We, the undersigned, support the above referenced application and use for Shelly Wright at 37033 Sweet Meadow Lane, Selbyville, Delaware. Agriculture is an important sector for the overall economy of Sussex County and it provides a strong economic foundation – 9.2.1, 2019 The Sussex Plan. We support Shelly Wright's vision to promote agri-tourism with her property and her proposed uses for the property.

- |     |                           |   |
|-----|---------------------------|---|
| 71. | <u>Karen Nowell</u>       | <u>38944 Captain's Lane</u>                     |
|     | Name                      | Address   |
| 72. | <u>Randy Nowell</u>       | <u>38944 Captain's Lane</u>                     |
|     | Name                      | Address   |
| 73. | <u>Faith Doran</u>        | <u>34945 Oak Dr Lewis Dr</u>                    |
|     | Name                      | Address   |
| 74. | <u>Kristy Loos</u>        | <u>36031 Lung Hope Lane Frankford, DE</u>       |
|     | Name                      | Address   |
| 75. | <u>Francine Ferraro</u>   | <u>33034 Spinnaker Dr. Selbyville, DE.</u>      |
|     | Name                      | Address   |
| 76. | <u>Ed Cathel</u>          | <u>35634 PARKER RD. FRANKFORD DE.</u>           |
|     | Name                      | Address   |
| 77. | <u>Shannon M. LeGates</u> | <u>21796 Zoar Rd Georgetown, DE 19947</u>       |
|     | Name                      | Address   |
| 78. | <u>Roseann Affeldt</u>    | <u>31199 Mohican Dr. Dagsboro DE 19939</u>      |
|     | Name                      | Address   |
| 79. | <u>Martina O'Boyle</u>    | <u>28422 Cypress Rd, Selbyville DE 19975</u>    |
|     | Name                      | Address   |
| 80. | <u>Megan Ellis</u>        | <u>32657 Lighthouse Rd. Selbyville DE 19975</u> |
|     | Name                      | Address   |



Sweet Meadows Riding Academy  
Conditional Use Application (CU# 2331 )

HORSE RIDING ACADEMY WITH OVERNIGHT ACCOMMODATIONS

AND

ASSOCIATED AGRICULTURAL ACTIVITIES

We, the undersigned, support the above referenced application and use for Shelly Wright at 37033 Sweet Meadow Lane, Selbyville, Delaware. *Agriculture is an important sector for the overall economy of Sussex County and it provides a strong economic foundation – 9.2.1, 2019 The Sussex Plan.* We support Shelly Wright's vision to promote agri-tourism with her property and her proposed uses for the property.

96.	<u>Billie Littleton</u>	<u>28356 Hocker Lane Dagsboro DE</u>
	Name	Address
97	<u>Carol Miller</u>	<u>17 Holly Leaf Rd Georgetown DE 19947</u>
	Name	Address
98	<u>Brittany Kolbeck</u>	<u>30947 Coffin Ln. Dagsboro DE 19939</u>
	Name	Address
99	<u>Angie Blumhoff</u>	<u>2624 Pine Tower Laurel DE 19956</u>
	Name	Address
100	<u>Karen Craig</u>	<u>3513 Pipers Mill Ct Kensington MD 20895</u>
	Name	Address
101	<u>Jamie Sullivan</u>	<u>1708 Cody Dr. Silver Spring MD 20902</u>
	Name	Address
102	<u>Courtney Krader</u>	<u>1825 Potts Hill Rd., Ethers, PA 17319</u>
	Name	Address
103	<u>Sebastian Knox</u>	<u>789 Lewisberry Rd., Lewisberry, PA 17339</u>
	Name	Address
104	<u>Thomas Allen</u>	<u>216 W 100 St New York 10025</u>
	Name	Address
105	<u>Barbara Krader</u>	<u>1825 Potts Hill Rd., Ethers, PA 17319</u>
	Name	Address
106	<u>Ashley Griffith</u>	<u>820 Ontario St., Harre deGrace, MD</u>
107	<u>W Schaefer</u>	<u>" " " " 21078</u>

- 108 Katherine Wolff 1821 Horseback Trail, Vienna, VA 22182  
Name Address
- 109 Rick Krader 1825 Potts Hill Rd., Ebers, PA 17319  
Name Address
- 110 Brandon Krader 1825 Potts Hill Rd., Ebers, PA 17319  
Name Address
- 111 Brooklyn Krader 1825 Potts Hill Rd., Ebers, PA 17319  
Name Address
- 112 Rebecca Wilson 6702 Vera Cruz Rd. S. Zionsville, PA 18092  
Name Address
- 113 Jason Wilson 10702 Vera Cruz Rd. S. Zionsville, PA 18092  
Name Address
- 114 Jotannah Merfeld 511 Garbird St E West Salem, WI 54669  
Name Address
- 115 Gregg Family Leesburg, VA 20176  
Name Address
- 116 Barber Family 105 DAY WAY, Apollo, Pa. 15613  
Name Address
- 117 Coleman Family Allendale, NJ 07401  
Name Address
- 118 Reyes Family 1565 Washington St. Throfare, NJ  
Name Address
- 119 Nicole Vasu 63-29 74th St. Middle Village, NY  
Name Address
- 120 Aiden Vasu-Rogers 63-29 74 st Middle Village, NY  
Name Address
- 121 Taylor Schwartz 538 Shoemaker Rd, Elkins Park, PA 19021  
Name Address
- 122 Marta Newstat 426 N. Eggex Ave, Nubert PA 19072  
Name Address
- 123 Kathleen Philpott Costa 118 E. Jefferson St., Falls Church, VA 22046  
Name Address
- 124 Erica Atkinson 1005 N Chandler Drive, Westminster, MD 21157  
Name Address
- 125 Samantha Mercado 9 Lathan Village Ln, Albany, NY  
Name Address

128. Dorene Swarter 10 Falcon Ct. Wilm, De  
Name Address
- 129 Kate Swarter 10 Falcon Ct. Wilm, De  
Name Address
- 130 Brooke Nowell 2808 Millcreek Rd, Wilm, De  
Name Address
- 131 Barbara Nowell 2808 Millcreek Rd Wilm, De  
Name Address
- 132 Bob Nowell 2808 Millcreek Rd Wilm, De  
Name Address
- 133 Liz Nowell 241 Bay Shore Dr. S. Bethany  
Name Address
- 134 John Nowell 241 Bay Shore Dr. S. Bethany  
Name Address
- 135 Donna Nowell 243 Bay Shore Dr. S. Bethany  
Name Address
- 136 Gary Nowell 243 Bay Shore Dr S Bethany  
Name Address
- 137 Dawn Greene 28876 Whaler Ln. Frankford  
Name Address
- 138 Teri Westbrook 1163 Ocean Pkw, Berlin <sup>MD</sup>  
Name Address
- 139 Susan Rall 406 Park Ave, Salisbury  
Name Address
- 140 Judy Hawkins 37026 Balgari Ave.  
Name Address
- 141 Harry Hawkins 37026 Balgari Ave.  
Name Address
- 142 Yogi Hausa 38648 Bright Ocean way  
Name Address



1 ~~78~~ Madison Dorman 33767 shockley town Rd frankfor  
Name Address DE 19941

144 ~~144~~ Ariana Dorman 34224 dianas Ln frankford DE  
Name Address 19945

5 ~~73~~ Jayla Hill 34224 dianas Ln Frankford  
Name Address DE 19945

146 ~~74~~ John Brosnaw 24493 lob way Miusboro DE 19966  
Name Address

147 ~~75~~ Kate Dorman 33767 shockley town Rd  
Name Address frankfor

148 ~~76~~ Leah Dorman 33767 Shockley town Rd  
Name Address DE 19945

149 ~~77~~ BJ Meyer 30254 Bunting RD. Passboro, DE 19373  
Name Address frankfor

150 ~~78~~ Beth Meyer 30254 Bunting RD. Dagsboro, DE 19939  
Name Address DE 19945

51 ~~79~~ Don Holler 29802 Bellarburg Ln Frankford DE 19945  
Name Address

52 ~~80~~ Hunter Holler 34285 Gerald's Ln. Frankford DE 19945  
Name Address

53 ~~81~~ Sharon Long 7805 massey crossing Rd Berlin, MD  
Name Address 21811

54 ~~82~~ William Long 7805 massey crossing Rd Berlin, MD  
Name Address 21811

Name Address

Name Address

Name Address

- 155 Smily S. Skovon 37823 Sweet Meadow Ln, DE 19975  
Name Address
- 156 Denise Waller 34081 Hickory Rd. Laurel, DE 19956  
Name Address
- 157 Heather Mulhollan 609 Warren St. Lemoyne, PA 17043  
Name Address
- 158 Laura Shervock 326 N. Five Lakes Rd. Athol, MA 01831  
Name Address
- 159 Mary Wilson 299 W. Walled Lake Dr. Walled Lake, MI 48390  
Name Address
- 160 David Eastman Po Box 111, Baltimore, MD.  
Name Address
- 161 Ricardo Ortiz Staten Dr., Fredericksburg, VA.  
Name Address
- 162 Callie Ortiz Staten Dr., Fredericksburg, VA.  
Name Address
- 163 Ryn McWhirter 26 New Freedom Rd, Medford, NJ  
Name Address
- 164 Cera Washington Burlington, NJ  
Name Address

Name Address

Name Address

Name Address

Name Address

Name Address

Sweet Meadows Riding Academy  
Conditional Use Application (CU# 2331)

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165.	<u>Saliyah Cruz</u>	<u>Camden DE</u>
	Name	Address
166	<u>Brian Kerin</u>	<u>Oakland NJ</u>
	Name	Address
167	<u>Bethany Bain</u>	<u>Jersey Shore PA</u>
	Name	Address
168	<u>Missy Day Palese</u>	<u>Mechanicsburg PA</u>
	Name	Address
169	<u>Justin Savage</u>	<u>Clifton, NJ</u>
	Name	Address
170	<u>Melissa Henry</u>	<u>Morristown, NJ</u>
	Name	Address
171	<u>Taylor Hall</u>	<u>Curwensville, PA</u>
	Name	Address
172	<u>Dailiesia Kallahan</u>	<u>Shepherdstown WV</u>
	Name	Address
173	<u>Ian King</u>	<u>Shepherdstown WV</u>
	Name	Address
174	<u>Jenni Buechler</u>	<u>Springfield VA</u>
	Name	Address



175.	Erin Copp	West St Glen Rock PA
	Name	Address
176	Hailegh Copp	Glen Rock PA
	Name	Address
177	Sofie Rhoads	Silver Spring MD
	Name	Address
178	Hawatu Davowah	Lanham, MD
	Name	Address
179	Kier Allen	Stafford, VA
	Name	Address
180	Chris Wright	Warrenton, VA
	Name	Address
181	JAMES M. BROWN	BEL AIR, MD
	Name	Address

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182	Hope Zimmerman	Lancaster, PA
	Name	Address
183	Jared Zimmerman	Lancaster, PA
	Name	Address
184	KIMMIN IRANI	MIDDLETOWN, PA
	Name	Address
185	KAIVAN IRANI	MIDDLETOWN, PA
	Name	Address
186	JORDAN IRANI	MIDDLETOWN, PA
	Name	Address
187	TANNAZ KALYANIWALA	MIDDLETOWN, PA
	Name	Address
188	Jenna Charles	Lincoln University, PA
	Name	Address
189	Sheri Summer	LITITZ PA
	Name	Address
190	Joan Wright	Corner of Church St. Sharptown, MD
	Name	Address
191	Carl Rocchietti	Middlesex, NJ
	Name	Address
192	Linda Rocchietti	Middlesex, NJ
	Name	Address
193	Michele Falcao	Cranford, NJ
	Name	Address
194	John Akanbi	Cranford, NJ
	Name	Address
195	Courtney Drake	Corner of Church + Taylor MD. Sharptown
	Name	Address
196	Jason Drake	Corner of Church + Taylor MD. Sharptown,
	Name	Address

197

Name	Kyla moore	Address	89654 Sunny drive, millsboro DE
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198

Name	Bryce campbell	Address	94651 Mason way, Selbyville
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199

Name	Brittney lince	Address	74369 peach drive, Laurel
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200

Name	Allen J. Waller	Address	251 Muddy Swamp Rd. Laurel DE.
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Name	Address
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Name	Address
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**TAB 3**

**SPECIAL USE #8287-2003**

**BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY**

**IN RE: SHELLEY WRIGHT**

**Case No. 8287 - 2003**

A hearing was held after due notice on August 18, 2003. The Board members present were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman and Mr. Hudson.

**Nature of the Proceedings**

This is an application for a special use exception for a riding academy.

**Finding of Facts**

The Board found that the Applicant was seeking a special use exception to establish a riding academy on a parcel north of Road 388, 232 feet east of Road 390A. After a hearing, the Board made the following findings of fact:

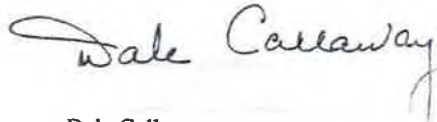
1. The Applicant wishes to establish a riding academy, and will board horses and teach equestrian skills
2. The Applicant proposes to build a dwelling with an attached stable.
3. The parcel contains more than 5 acres. One adjacent property is vacant and the other has a poultry house.
4. No persons appeared in opposition.

The Board granted the special use exception for a period of five years, finding that it would not substantially affect adversely the uses of neighboring and surrounding properties.

**Decision of the Board**

Upon motion duly made and seconded, the application was granted. The Board members voting in favor were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman and Mr. Hudson; voting against - none.

**BOARD OF ADJUSTMENT  
OF SUSSEX COUNTY**



Dale Callaway  
Chairman

If the use is not established within one (1) year from the date below the application becomes void.

Date October 7, 2003

**TAB 4**

**EXHIBITS**



## GOAL

I, Shelley Wright own Sweet Meadow Stable and am seeking a conditional use permit to add overnight accommodations to my current riding academy. The stable aims to provide small cabins and seasonal non-permanent structures to enable students to experience sleepaway horse camps, lessons, clinics and various other farm related activities to the public. The stable is 6.4 miles from Fenwick Island and our client base is made up of visiting tourists, local residents and various organizations seeking horse and farm related activities.

## ABOUT

The 5 acre riding academy has been at the Deer Run Road location for 20 years. The farm also is popular for egg sales and in 2021 started a program for breeding miniature Highland cattle. Alpaca fiber is produced in the spring and sold at market price. You can find Sweet Meadow Stable listed with the Delaware Department of Agriculture under agritourism and equine marketing categories and the Delaware Equine Industry Directory under horse training services.

My passion is bringing animals and people together for an educational and unforgettable farm experience. We currently offer guided tours and explain the history of the farm not only as a riding academy but also as a horse rescue with over 30 horses saved from human consumption in the past 20 years. The stable uses "horse whispering" which is a non-traditional philosophy of working with horses based on the horse's natural instincts and methods of communication instead of traditional force. This niche has made our lesson program very popular with students and visitors alike who travel from all over the northeast to partake in these unique horse lessons. Being able to stay on-site adds to the unique opportunity to wake up and experience farm life as it's happening, partake in daily chores, offer overnight horse camps, host educational clinics or simply introduce farm life to ordinary people. Horse owners visiting the area will be able to "bring their horse to the beach" enabling them to utilize the farm's boarding, lessons and overnight accommodations in addition to exploring and riding at nearby state parks and trails.

Sweet Meadow Stable has also worked with the The Delaware Division of Developmental Disabilities Services (Pathways program) and Developmental Disabilities of Worcester County in providing disabled, special needs and at-risk youth with horse lessons and farm experience's. We hope to expand our offerings to allow these types of organizations the opportunity to utilize our overnight accommodations for various enrichment programs.

## SUMMARY

Sweet Meadow Stable is seeking a conditional use permit to allow overnight accommodations and associated farm related activities so that I may continue to grow and serve our community. I believe this is an excellent way to allow persons of all backgrounds to experience the richness of agritourism and to provide them with lifelong memories and time spent in a thoughtful and meaningful way. Thank you for your time and consideration.

**!** July 12, 2022: The Spotted Lanternfly Quarantine has expanded to include Sussex County. Find out what it means for you. [More Info → \(https://de.gov/hitchhikerbug\)](https://de.gov/hitchhikerbug)

(<https://delaware.gov>)  
Agriculture Menu

Delaware Department of  
Agriculture

# Buy Local Delaware: Agritourism

**Home (/)**

**/ Communications & Marketing** (<https://agriculture.delaware.gov/communications-marketing/>)

**/ Buy Local Delaware: Agritourism**

## ☰ NAVIGATE



There's so much to do on First State Farms – riding lessons, produce-picking, holiday events, farm tours, wine and food tastings, and more. Plan your visit by calling ahead or emailing ahead to confirm hours and visits, and enjoy Delaware's family-friendly fun!

**New Castle County**

**Kent County**

**Sussex County**

**Barefoot Alpaca Farm**

18469 Johnson Road  
Lincoln, DE 19960  
(302)535-5606 (tel:(302)535-5606)

### **Bennett Orchards**

31442 Peach Tree Lane  
Frankford, DE 19945  
(302) 732-3358 (tel:(302) 732-3358)  
bennettorchards.com (<http://www.bennettorchards.com>)

### **Brittingham Farms**

Lavender & Lambs  
22518 Phillips Hill Road  
Millsboro, DE 19966  
(302) 604-3961 (tel:(302) 604-3961)  
brittinghamfarms.com (<https://www.brittinghamfarms.com/>)

### **Circle C Outfit, LLC**

9801 Orchards End  
Bridgeville, DE 19933  
(302) 337-8828 (tel:(302) 337-8828)  
circlecoutfit.com (<http://circlecoutfit.com/>)

### **Dawn's Country Market**

30511 Cave Neck Road  
Milton, DE 19968  
(302) 644-4760 (tel:(302) 644-4760)  
Facebook (<http://www.facebook.com/dawnscountrymarket/>)

### **Delmarva Discovery Tours**

19470 Coastal Hwy #5  
Rehoboth Beach, DE 19971  
(302) 260-9008 (tel:(302) 260-9008)  
www.delmarvadiscoverytours.com (<http://www.delmarvadiscoverytours.com/>)

### **Don's Tree Farm**



6396 Hickman Road  
Greenwood, DE 19950  
(302) 349-0555 (tel:(302) 349-0555)  
donstreefarm.com (<http://donstreefarm.com/>)

### **Evans Farms Produce**

9843 Seashore Highway  
Bridgeville, DE 19933  
(302) 337-8130 (tel:(302) 337-8130)  
evansfarmsproduce.com (<http://www.evansfarmsproduce.com/>)

### **H & H Brand Farms, Inc.**

Main Street Box 5  
Bethel, DE 19931  
(800) 276-3420 (tel:(800) 276-3420)

### **Johnson's Country Market**

36258 Zion Church Road  
Selbyville, DE 19975  
(302) 436-3276 (tel:(302) 436-3276)

### **Lavender Fields at Warrington Manor**

18864 Cool Springs Road  
Milton, DE 19968  
(302) 684-1514 (tel:(302) 684-1514)  
lavenderfieldsde.com (<http://lavenderfieldsde.com/>)

### **Mr. Peppers Pumpkin Patch**

13000 Laurel Road  
Laurel, DE 19956  
(302) 875-393 (tel:(302) 875-393)  
mrpepperspumpkinpatch.com (<http://www.mrpepperspumpkinpatch.com>)

### **Parsons Farms Produce**

30381 Armory Road  
Dagsboro, DE 19939  
(302) 732-3336 (tel:(302) 732-3336)  
<https://www.facebook.com/ParsonsFarmsProduce/>  
(<https://www.facebook.com/ParsonsFarmsProduce/>)

### **Sweet Meadow Stable**

37033 Sweet Meadow Lane  
Selbyville, DE 19975  
(302) 396-0564 (tel:(302) 396-0564)

<https://sites.google.com/site/sweetmeadowstablecom/home>  
(<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsites.google.com%2Fsite%2Fsweetmeadowstablecom%2Fhome&data=05%7C01%7CSheree.Nichols%40delaware.gov%7Cfe9f3505fab34306588a08da2ddc64dd%7C8c09e56951c54deeabb28b99c32a4396%7C0%7C0%7C637872721840370008%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=g6Na9xemfUwCXhDp07J%2FjznpVVCPUsbS5cnA3O5z56Q%3D&reserved=0>)

### **T.S. Smith and Sons**

8887 Redden Road  
Bridgeville, DE 19933  
(302) 337-8271 (tel:(302) 337-8271)  
[tssmithandsons.com](http://www.tssmithandsons.com) (<http://www.tssmithandsons.com/>)

To add or update a listing, contact the Marketing section at 302-698-4625 (tel:302-698-4625) or email [dda.marketing@delaware.gov](mailto:dda.marketing@delaware.gov) (<mailto:dda.marketing@delaware.gov>).

**Related Topics:** delaware agritourism (<https://agriculture.delaware.gov/tag/delaware-agritourism/>), First State Farms (<https://agriculture.delaware.gov/tag/first-state-farms/>), Kent County (<https://agriculture.delaware.gov/tag/kent-county/>), New Castle County (<https://agriculture.delaware.gov/tag/new-castle-county/>), Sussex County (<https://agriculture.delaware.gov/tag/sussex-county/>)

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Delaware Department of  
Agriculture

# Buy Local Delaware: Equine Guide

**Home (/)**

/ **Communications & Marketing** (<https://agriculture.delaware.gov/communications-marketing/>)

/ **Buy Local Delaware: Equine Guide**

## **NAVIGATE**

 **Listen**



Delaware has a long and proud tradition of horse ownership, riding and racing. Horse operations cover about 12,000 acres of land, and provide thousands of jobs for Delawareans.

**New Castle County**

**Kent County**

**Sussex County**

## **Riding Stables:**

**Circle C Outfit LLC**

9801 Orchards End

Bridgeville, DE 19933

(302) 337-8828 (tel:(302) 337-8828)

[circlecoutfit.com](http://www.circlecoutfit.com) (<http://www.circlecoutfit.com>)



### **Happy View Farm**

37335 Derickson Creek Road

Frankford, DE 1994

(302) 537-7418 (tel:(302) 537-7418)

Search This Site

Search   
(<https://delaware.gov>)

### **Horse Power Show Hunters LLC**

10116 Shawnee Road

Greenwood, DE 19950

(302) 354-1623 (tel:(302) 354-1623)

### **Sweet Meadow Stable**

37033 Sweet Meadow Stable

Selbyville, DE 19975

(302) 396-0564 (tel:(302) 396-0564)

Website (<https://sites.google.com/site/sweetmeadowstablecom/home>)

To add or update a listing, contact the Communications & Marketing Section at 302-698-4522 (tel:302-698-4522) or email [dda.marketing@delaware.gov](mailto:dda.marketing@delaware.gov) (<mailto:dda.marketing@delaware.gov>).

#### **Related Topics:**

Buy Local Delaware (<https://agriculture.delaware.gov/tag/buy-local-delaware/>), delaware equine (<https://agriculture.delaware.gov/tag/delaware-equine/>), delaware horses (<https://agriculture.delaware.gov/tag/delaware-horses/>)







**FOR ILLUSTRATIVE PURPOSES ONLY**



Cottage 1



**FOR ILLITRATIVE PURPOSES ONLY**



Cottage 2

**FOR ILLUSTRATIVE PURPOSES ONLY**



A Frame



**FOR ILLUSTRATIVE PURPOSES ONLY**




Yurt



**TAB 5**

**MAPS**




1	2017 Orthophoto		<div><div><div></div></div><div>Subject Property</div></div> <div><div></div><div>Tax Parcels</div></div>
	Sweet Meadows Riding Academy		
	SWTMW21001		






Digital Aerial Solutions, LLC

2	2012 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		






3	2007 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		






4	2002 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		







5	1997 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		






6	1992 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		



7	1968 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		







8	1961 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		






9	1954 Orthophoto		<div><div><div></div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		

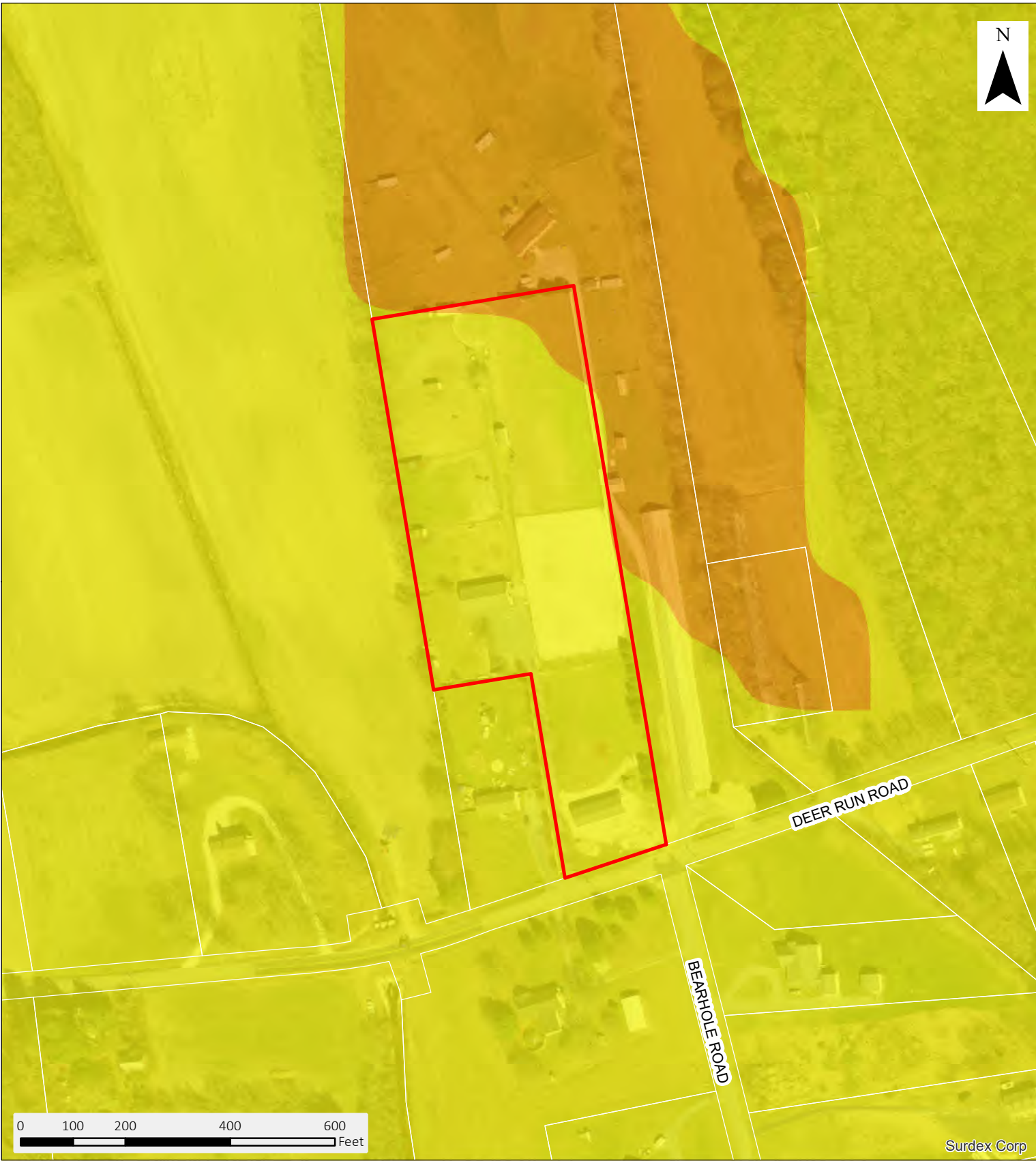



10	1937 Orthophoto		<div><div><div></div></div><div>Subject Property</div></div> <div><div></div><div>Tax Parcels</div></div>
	Sweet Meadows Riding Academy		
	SWTMW21001		



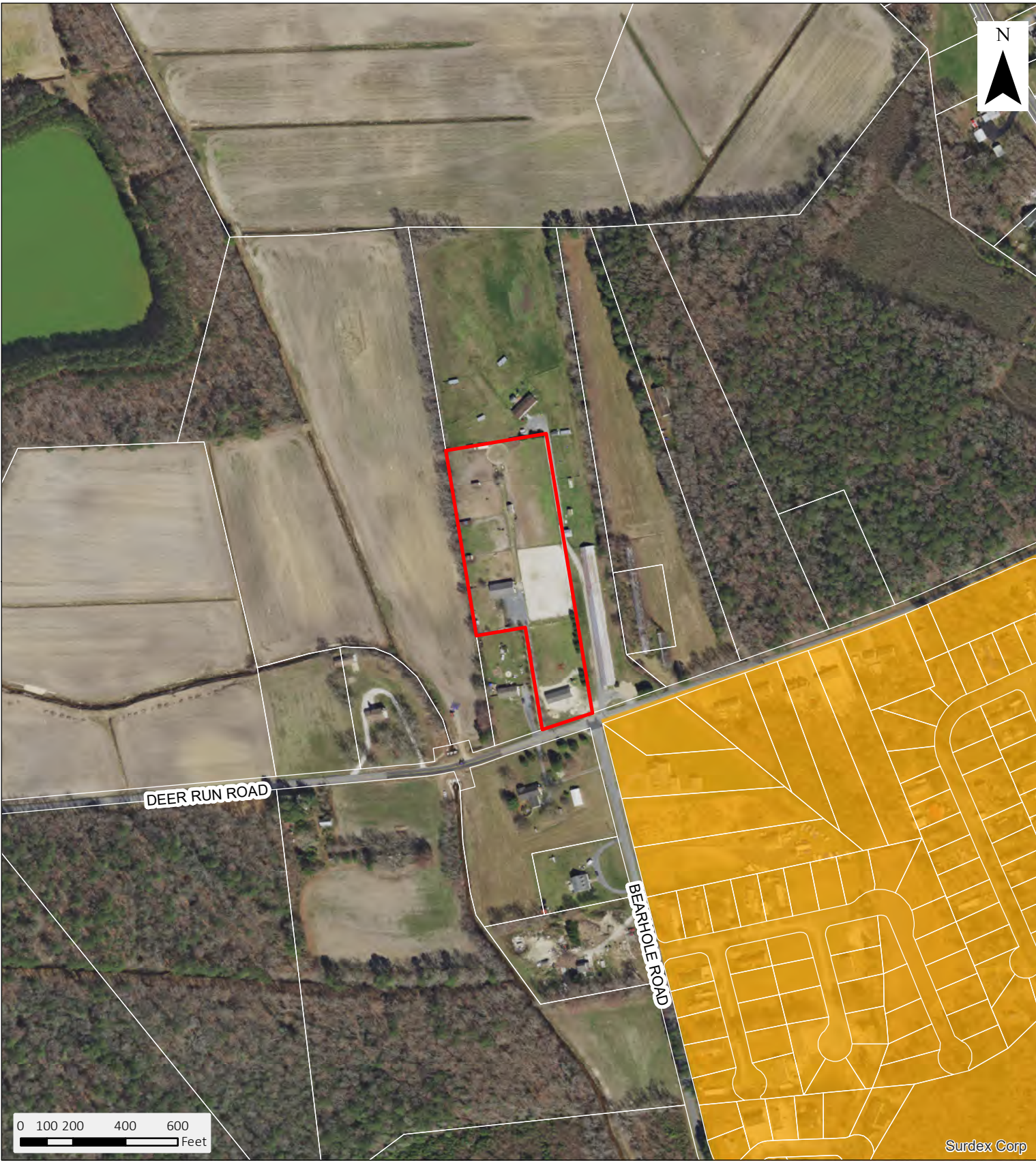
11	1926 Orthophoto		<div><div></div> Subject Property</div> <div><div></div> Tax Parcels</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		






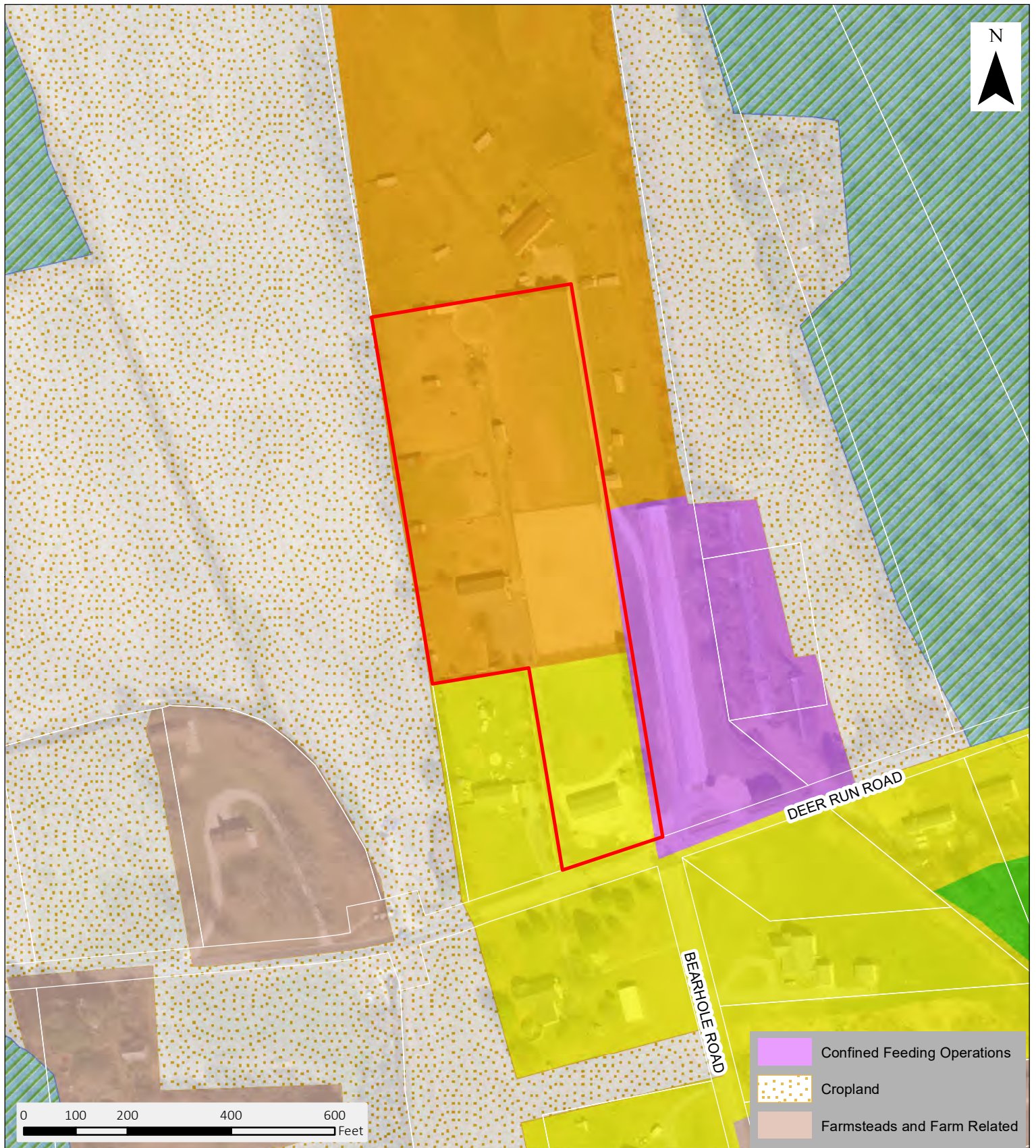
12	2020 State Strategies & Investment Levels		<div><div>Level 2</div><div>Level 3</div></div>
	Sweet Meadows Riding Academy		
	SWTMW21001		





13	County Zoning Map		<div><div></div>AR-1 (Unshaded)</div> <div><div></div>GR</div>
	Sweet Meadows Riding Academy		
	SWTMW21001		





14

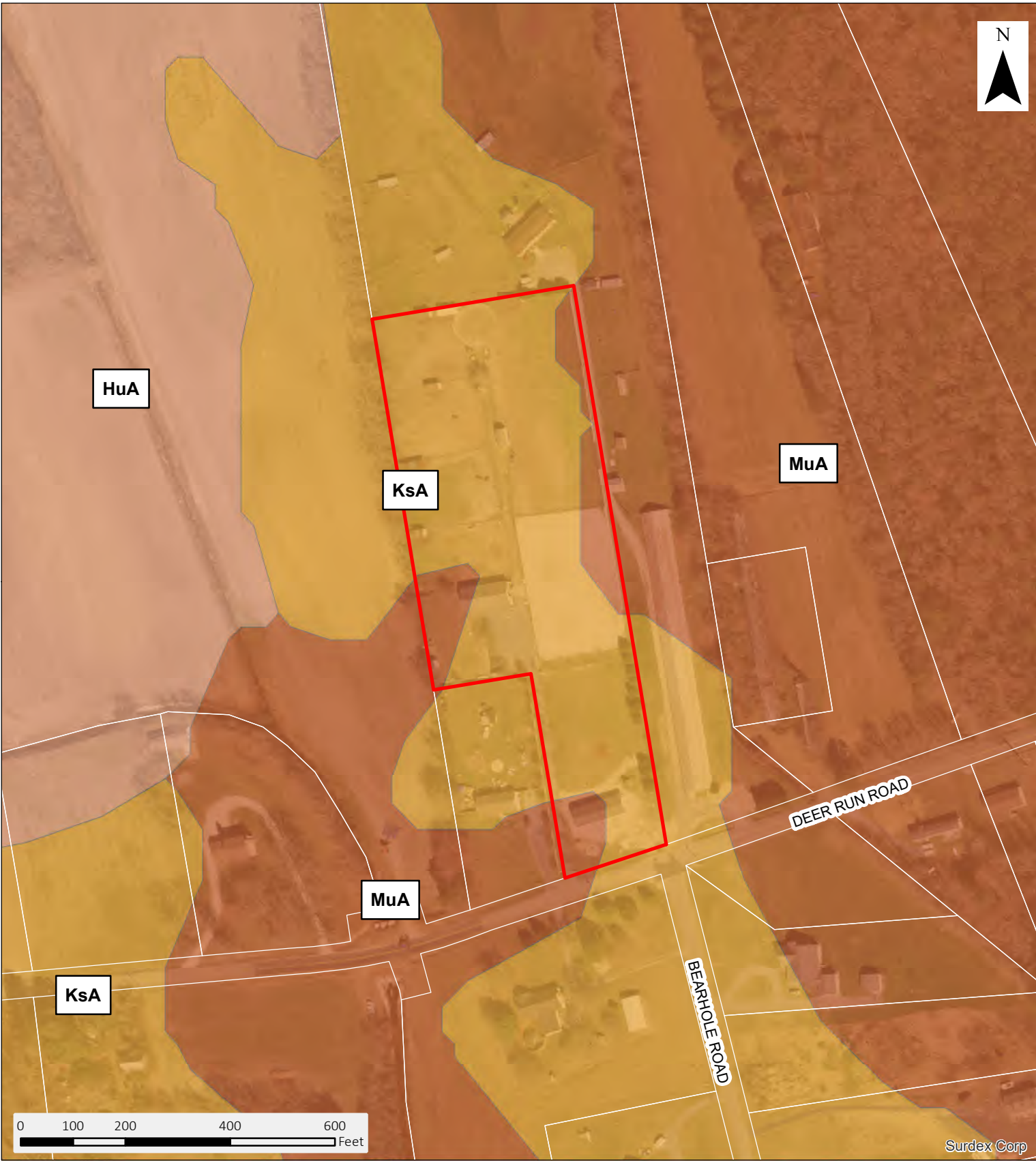
## 2007 Land Use Land Cover Revised


Sweet Meadows Riding Academy

SWTMW21001

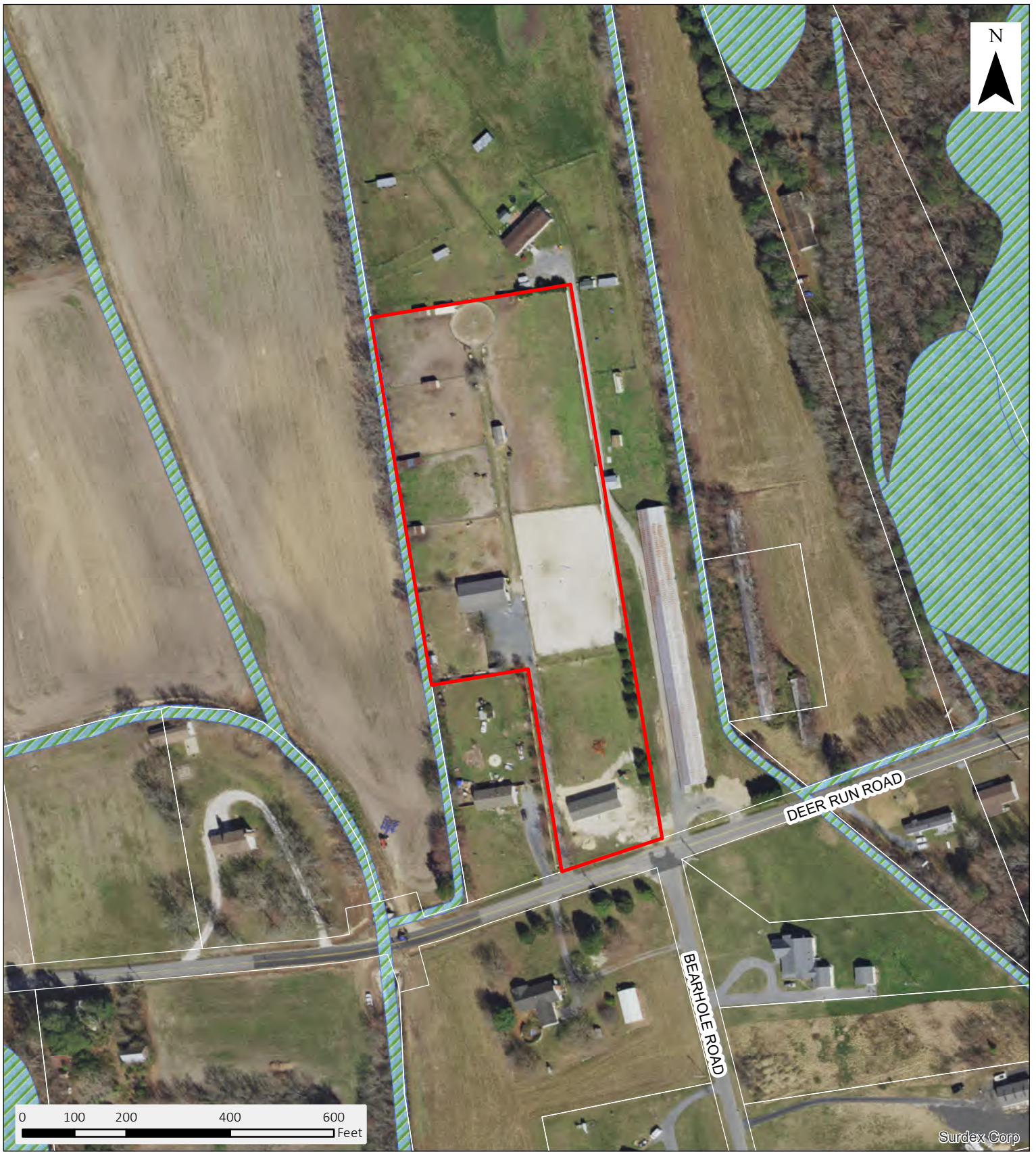






15	NRCS Soils Mapping		Soil Types: KsA - Klej loamy sand, Group A/D MuA - Mullica-Berryland complex, Group A/D
	Sweet Meadows Riding Academy		
	SWTMW21001		






16	State Wetlands Mapping		
	Sweet Meadows Riding Academy		
	SWTMW21001		





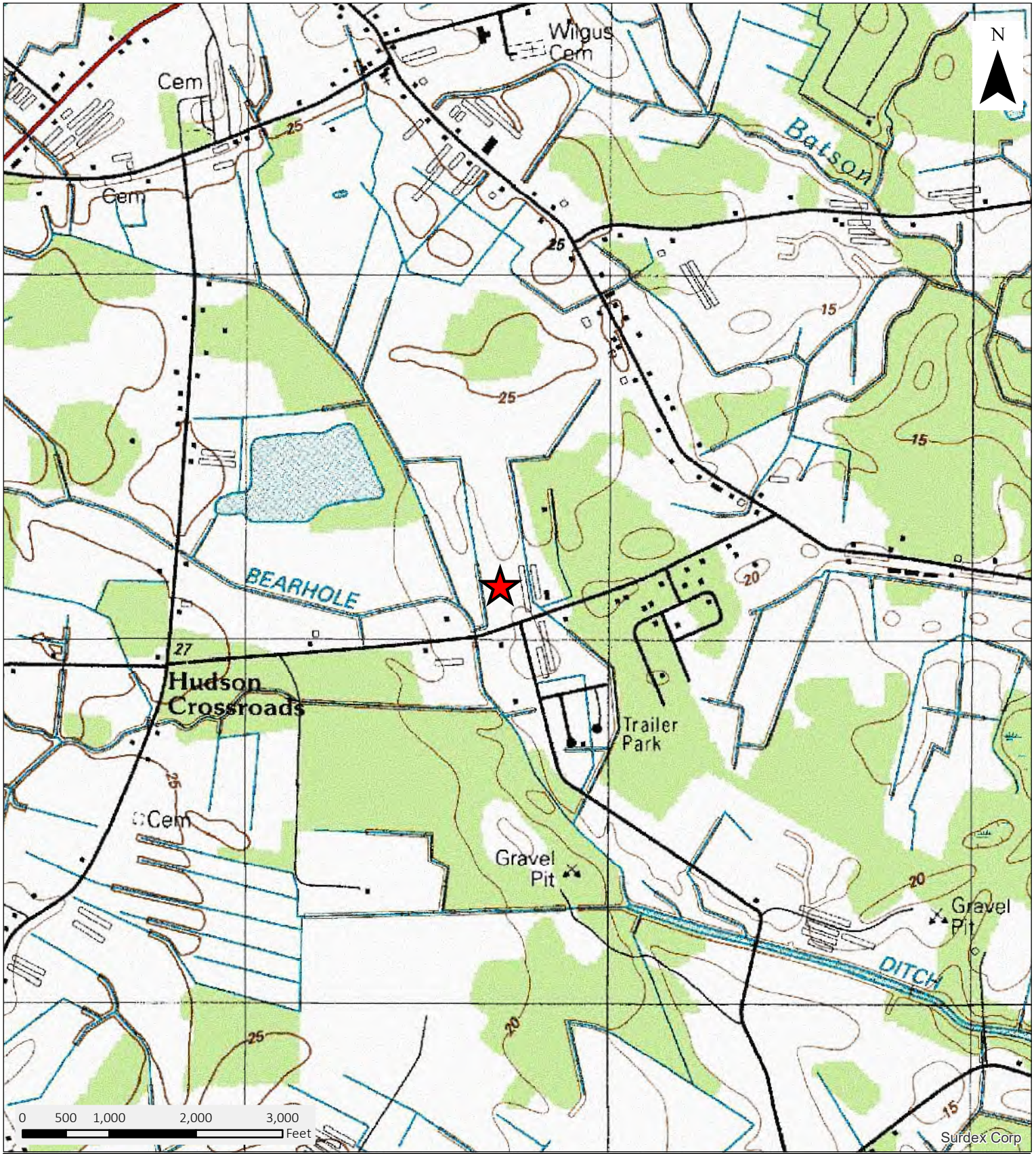
17	FEMA Floodplain Mapping		<div><div></div>Zone X</div> <p>Flood Map Reference: #10005C0635K (3/16/15)</p>
	Sweet Meadows Riding Academy		
	SWTMW21001		






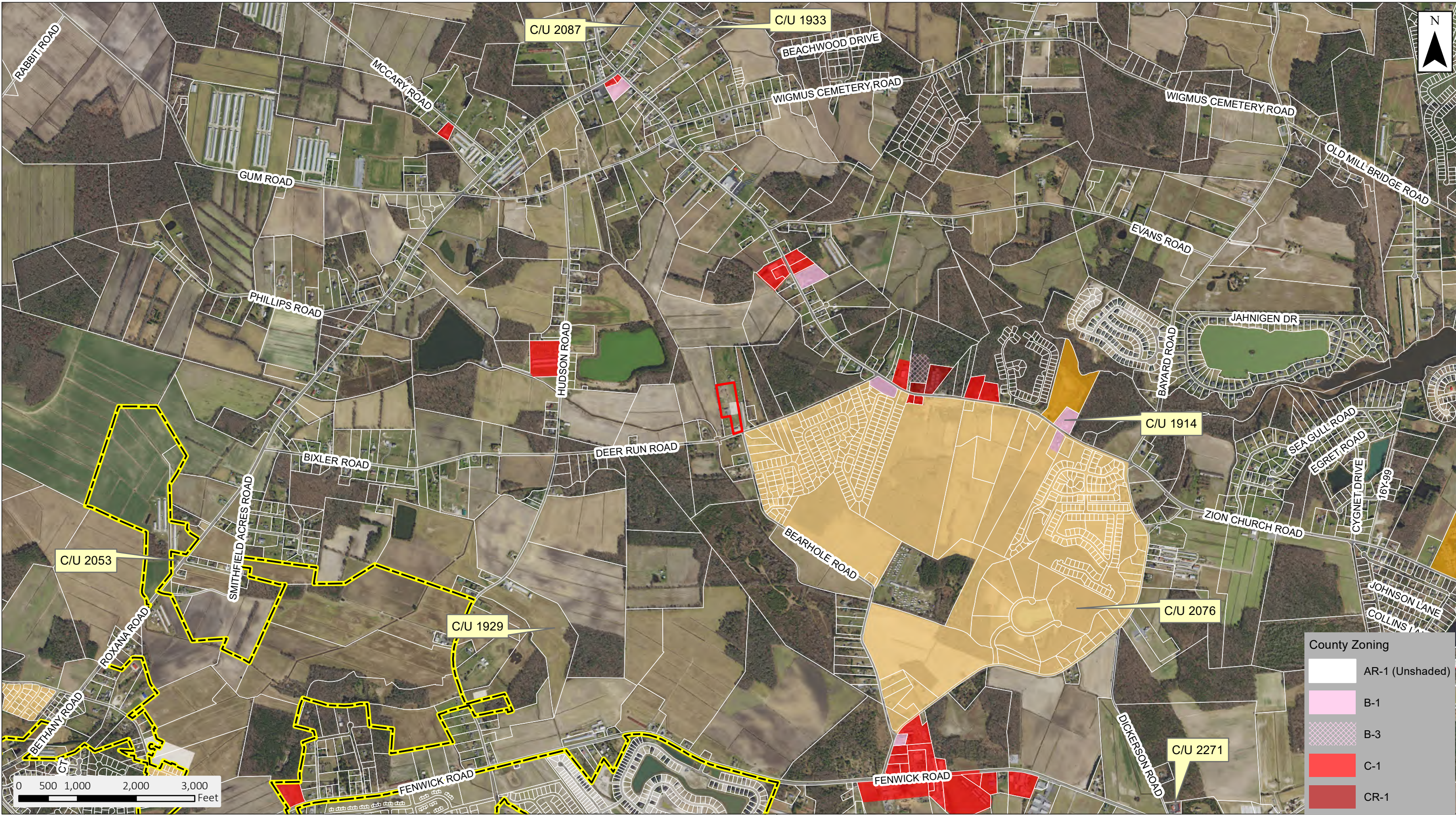
18	Groundwater Recharge Potential		<div> <div>Fair</div> <div>Poor</div> </div>
	Sweet Meadows Riding Academy		
	SWTMW21001		





19	USGS Topographic Map		
	Sweet Meadows Riding Academy		
	SWTMW21001		



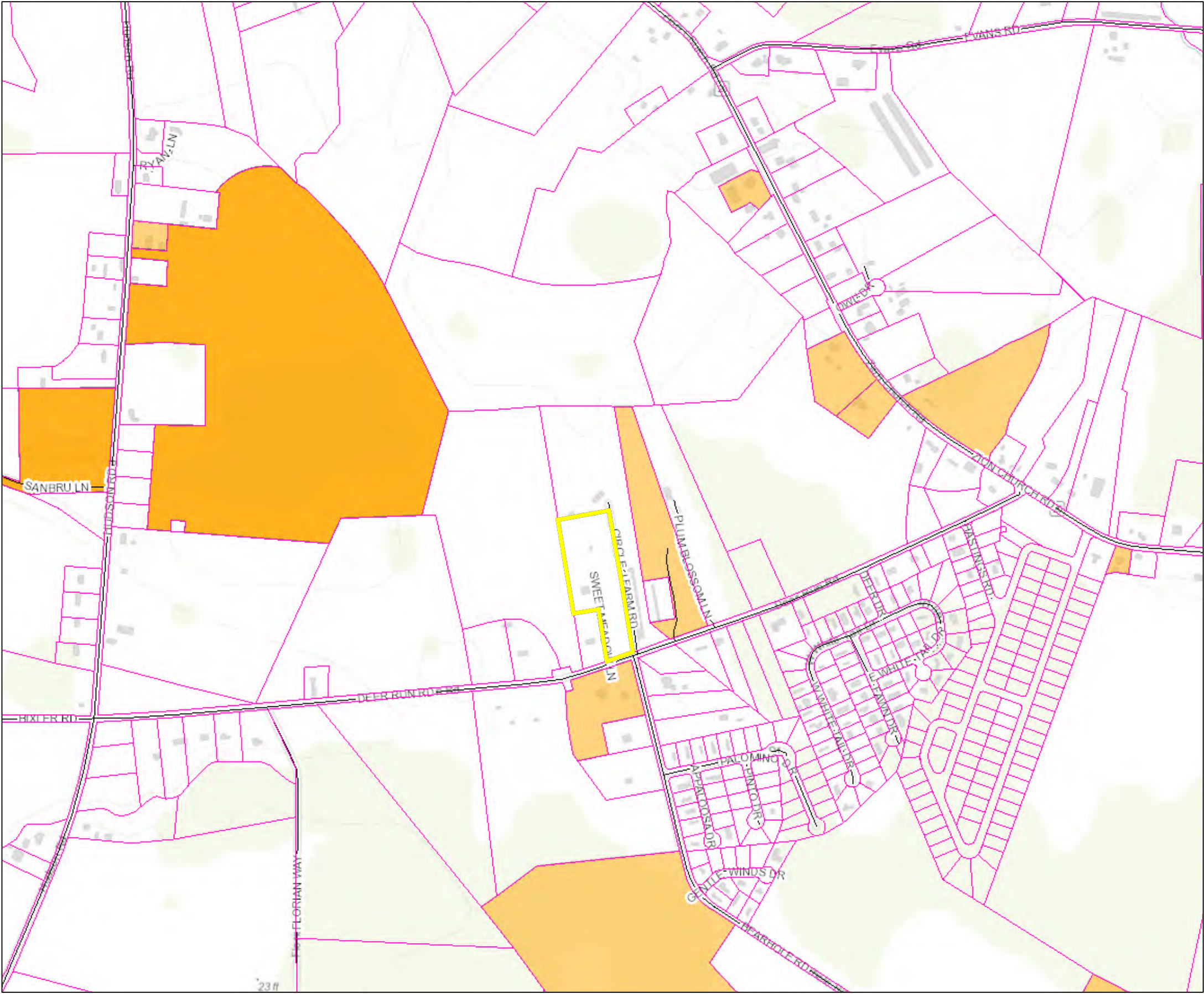


20	Approved Area Conditional Uses & Zoning			 Subject Property	 Tax Parcels
	Sweet Meadows Riding Academy			 Town of Selbyville	
	SWTMW21001				





Sussex County

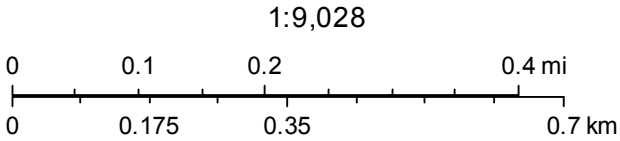


PIN: 533-11.00-27.04		
Owner Name	WRIGHT LYNN	SHELLY
Book	2914	
Mailing Address	37033 SWEET MEADOW LN	
City	SELBYVILLE	
State	DE	
Description	N/RD 388	
Description 2	LOT 6 CT	
Description 3		
Land Code		

- polygonLayer

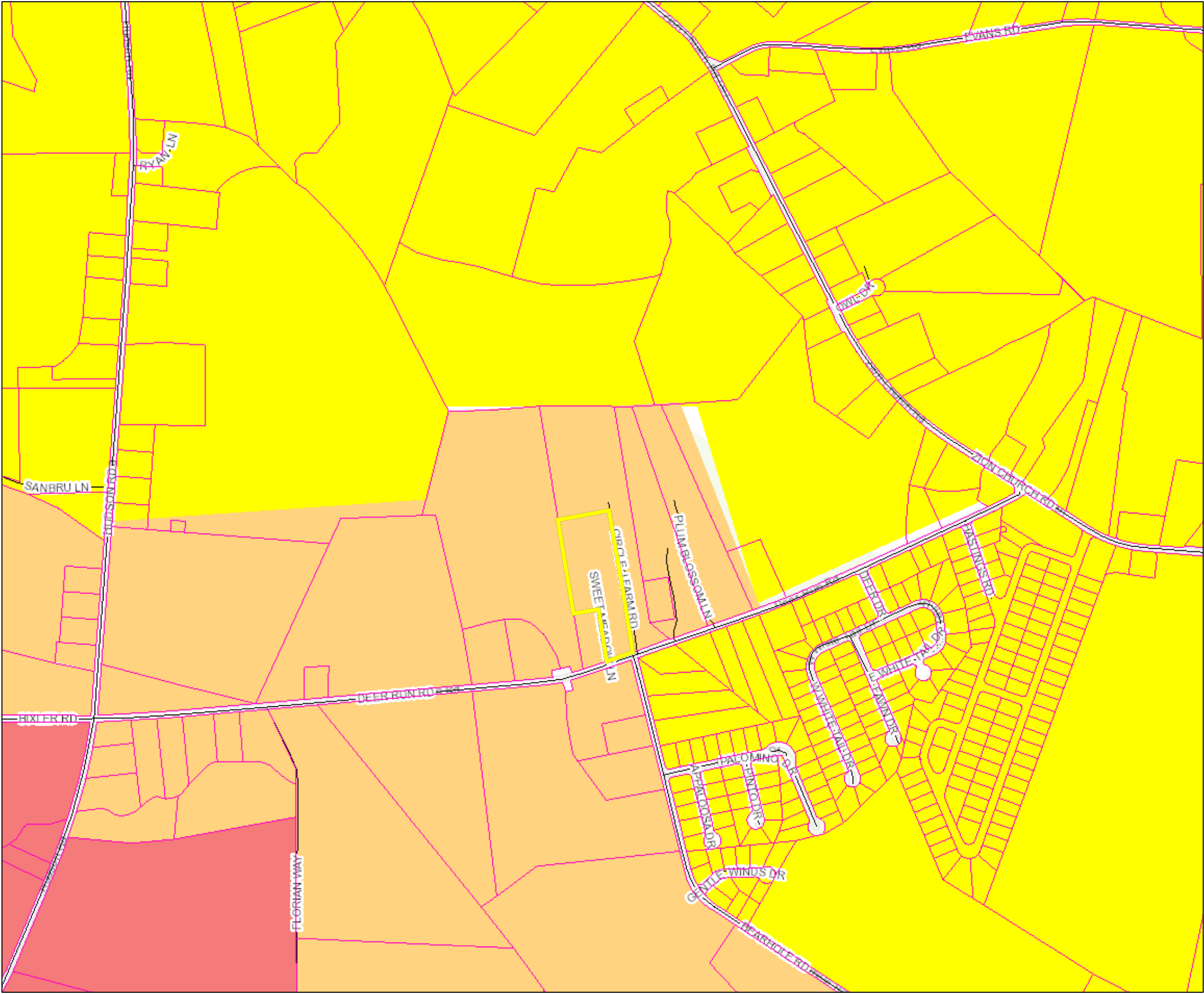
Override 1
- polygonLayer

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





Sussex County



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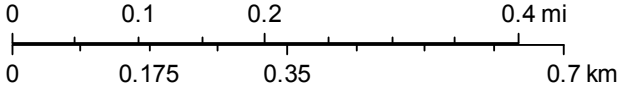
- polygonLayer

Override 1
- polygonLayer

Override 1
- Tax Parcels
- Streets
- County Boundaries
- 2019 Future Land Use

Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center

1:9,028





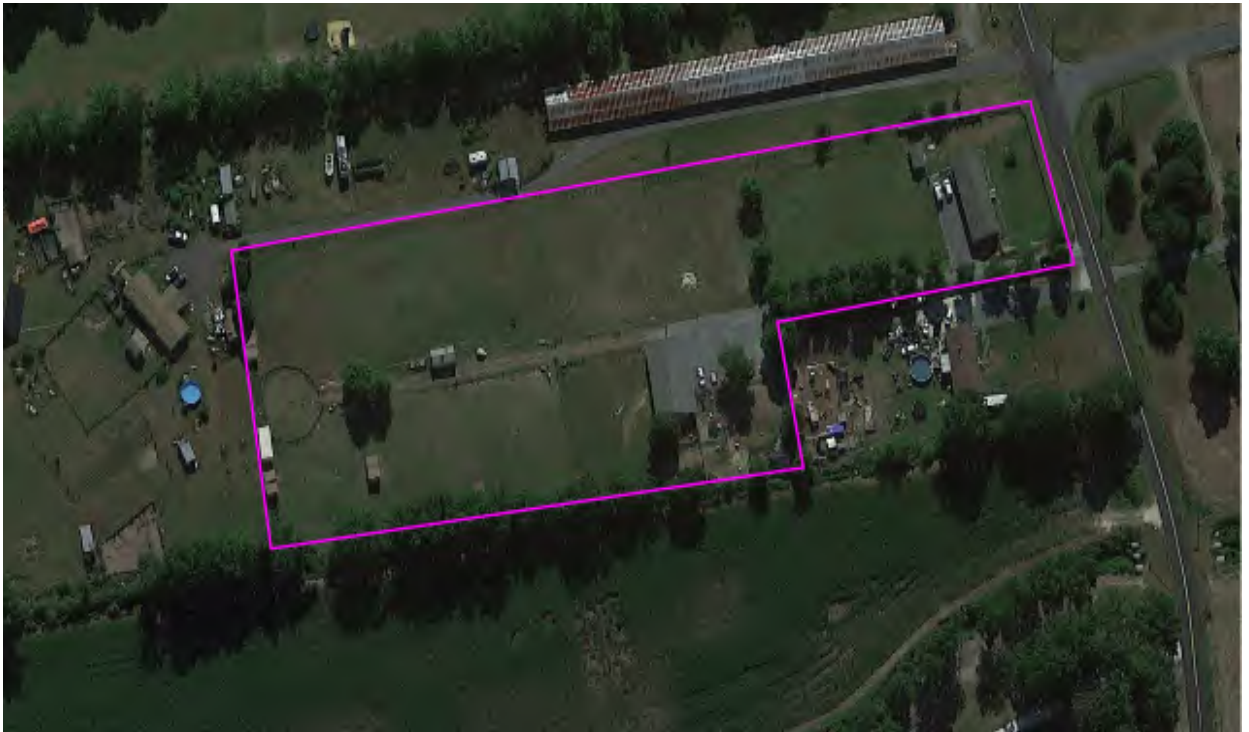
## **TAB 6**

## **FINDINGS**

**SWEET MEADOWS RIDING ACADEMY**  
**SHELLEY LYNN WRIGHT**  
**CONDITIONAL USE #2331**

**FINDINGS OF FACT**

1. This is an application to grant a conditional use of lands in an AR-1 Agricultural Residential District located on 5.0 acres, more or less, being in the Baltimore Hundred of Sussex County with an address 37033 Sweet Meadow Lane, Selbyville Delaware, located on the north side of Deer Run Road Road Sussex County Road 388 and directly across the road from Bearhole Road (SCR 390). Also being known as Sussex County Tax District 533-11.00 Parcel 27.04



2. The subject property is owned by Mrs. Shelley Lynn Wright, who is the owner and operator of Sweet Meadow Riding Academy.



3. Sweet Meadow Riding Academy was founded by Mrs. Wright in 2003 on the subject parcel and has been operating under an existing Special Use Exception Case Number 8287 -2003 as approved unanimously by the Sussex County Board of Adjustment back on August 18, 2003. The use was approved for a Riding Academy for the purpose of boarding horses and teaching equestrian skills.
4. Sweet Meadow Riding Academy property consists of an existing dwelling where Mrs. Wright, her husband and three children currently reside on the property with a separate address of 37024 Sweet Meadow Lane, Selbyville DE. There is the office with its address of 37033 Sweet Meadow Lane, Selbyville DE; there are existing barns, sheds, run-ins, lean-to's, parking and pastures. The facility is currently gated.
5. The animals currently on site are 2 horses; 1 mini-horse; 1 alpaca; 2 goats; 1 Highland Bull; 6 chickens and 1 peacock.
6. Mrs. Wright proposes to expand her use to be a Horse-Riding Academy with Overnight Accommodations and Associated Agricultural Activities.
7. The Overnight Accommodations would consist of up to 10 individual style guest accommodations for temporary occupancy for persons engaged only with the specific use of the Horse-Riding Academy. Specifically, (4) Cabins, (2) Yurts, (3) Tents- "A"-frame Style Huts and (1) barn style sleeping quarters is being proposed.
8. A bathhouse will be provided for the overnight guests of the facility. All cabins will have bathroom facilities.

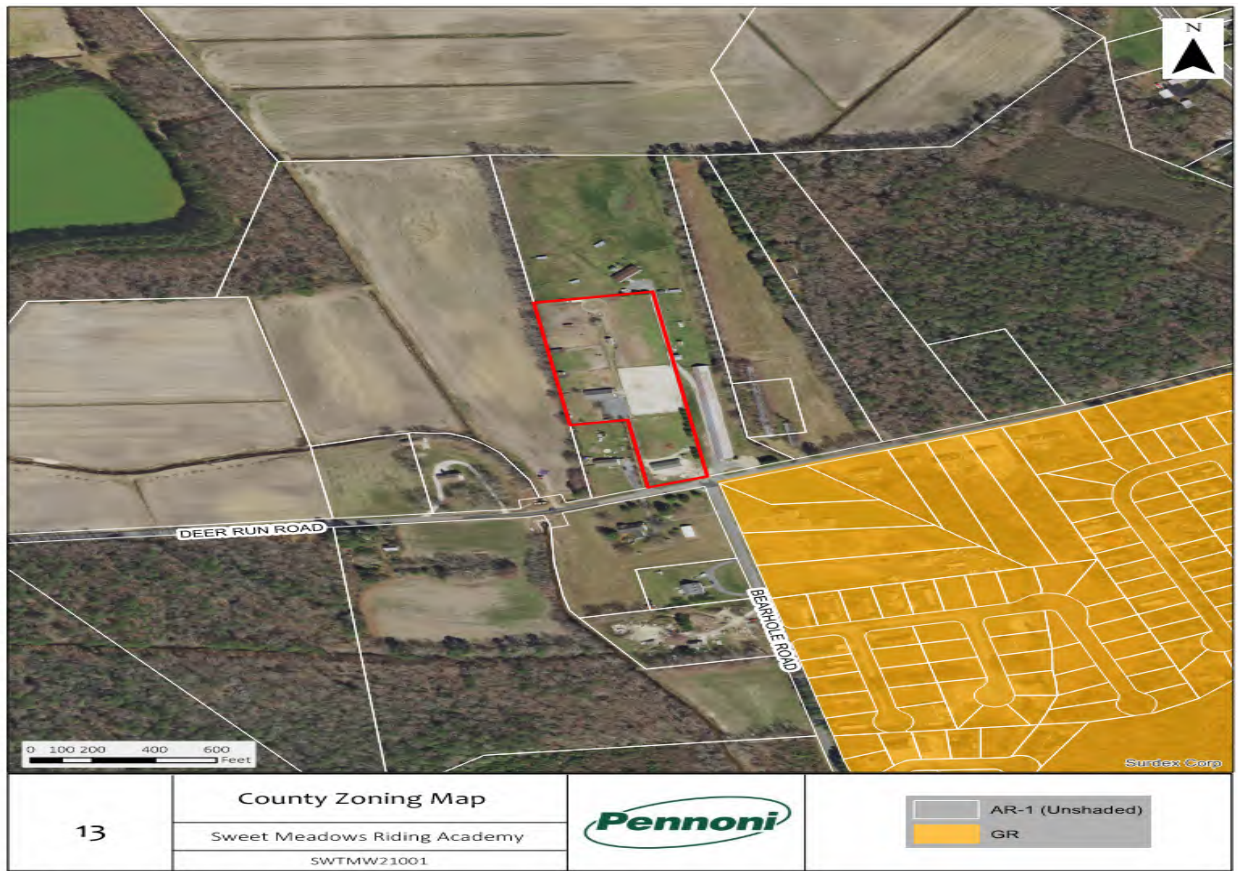
9. The Horse-Riding Academy and Associated Agricultural Activities will be centered around horsemanship for visiting guests that will offer education and unforgettable farm like experiences. Some of the activities the students and guests would expect:
- a. Classes on care for horses and other farm animals
  - b. Daily chore schedule
  - c. Dude Ranch living, ranch life and riding
  - d. Pony ride lessons for young children
  - e. Horse lessons for all ages
  - f. Horse whispering sessions
  - g. Equine based craft time
  - h. Country critters petting area
  - i. Equine based demonstrations
  - j. After school cowboy club
  - k. English riding academy
  - l. Limited farm specific events
  - m. Summer riding program
  - n. 4H/ boy and Girl Scouts programs
  - o. Animal yoga/ meditation
  - p. Guided walking farm tours
10. The properties are bordered on:
- a. North and East by an existing residential dwelling and a once used chicken house;
  - b. South and West by an existing residential dwelling;
  - c. And on the West by a vacant agricultural field.
11. An existing vegetated buffer has been proffered and planted by the applicant along North and East property lines with Tax Parcel 27.02.



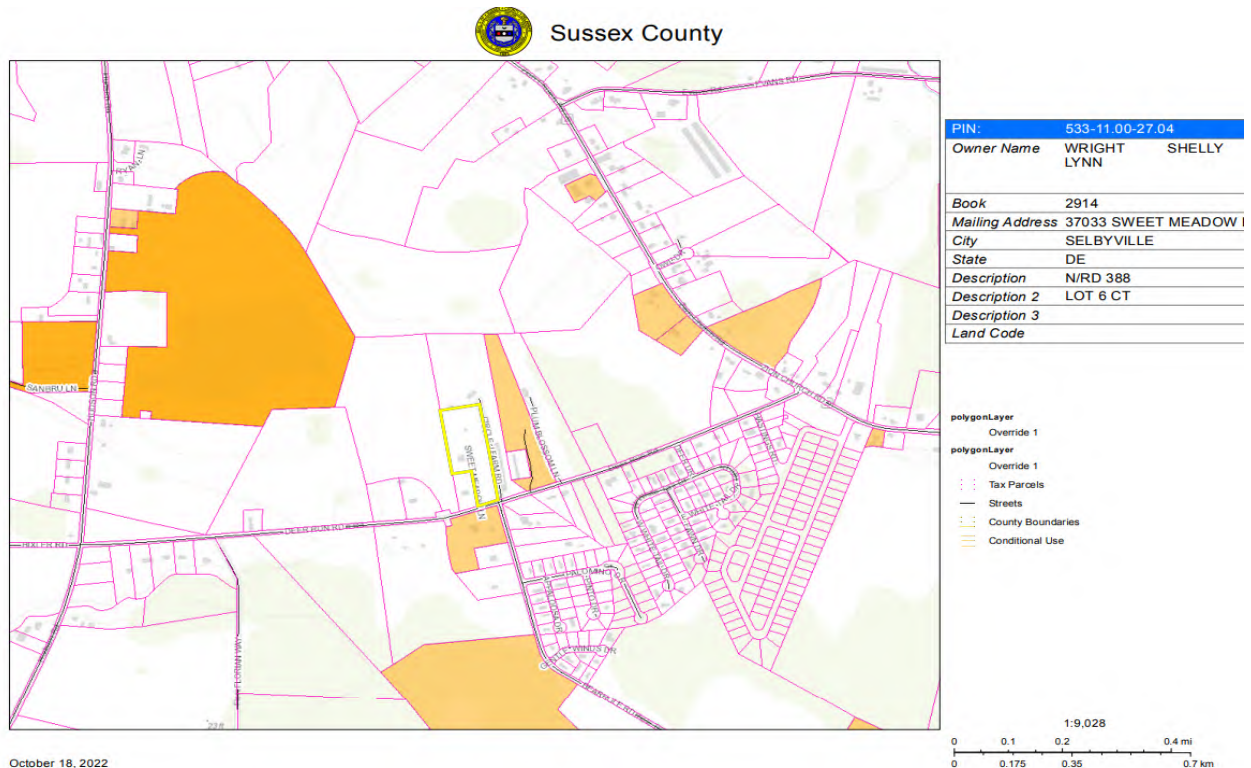
A 6-foot-tall privacy fence has been proffered and installed along the South and West property lines with Tax Parcel 27.06.

No buffer is proposed along the property line shared with Parcel 28.00 given the existing vegetation along this section of the property line as well as the Agricultural relationship between the properties that serves as a visual character for the use of the facility.

12. The immediate surrounding area to this property is a mixture of AR-1 Agricultural Residential zoned lands and GR General Residential zoned lands.



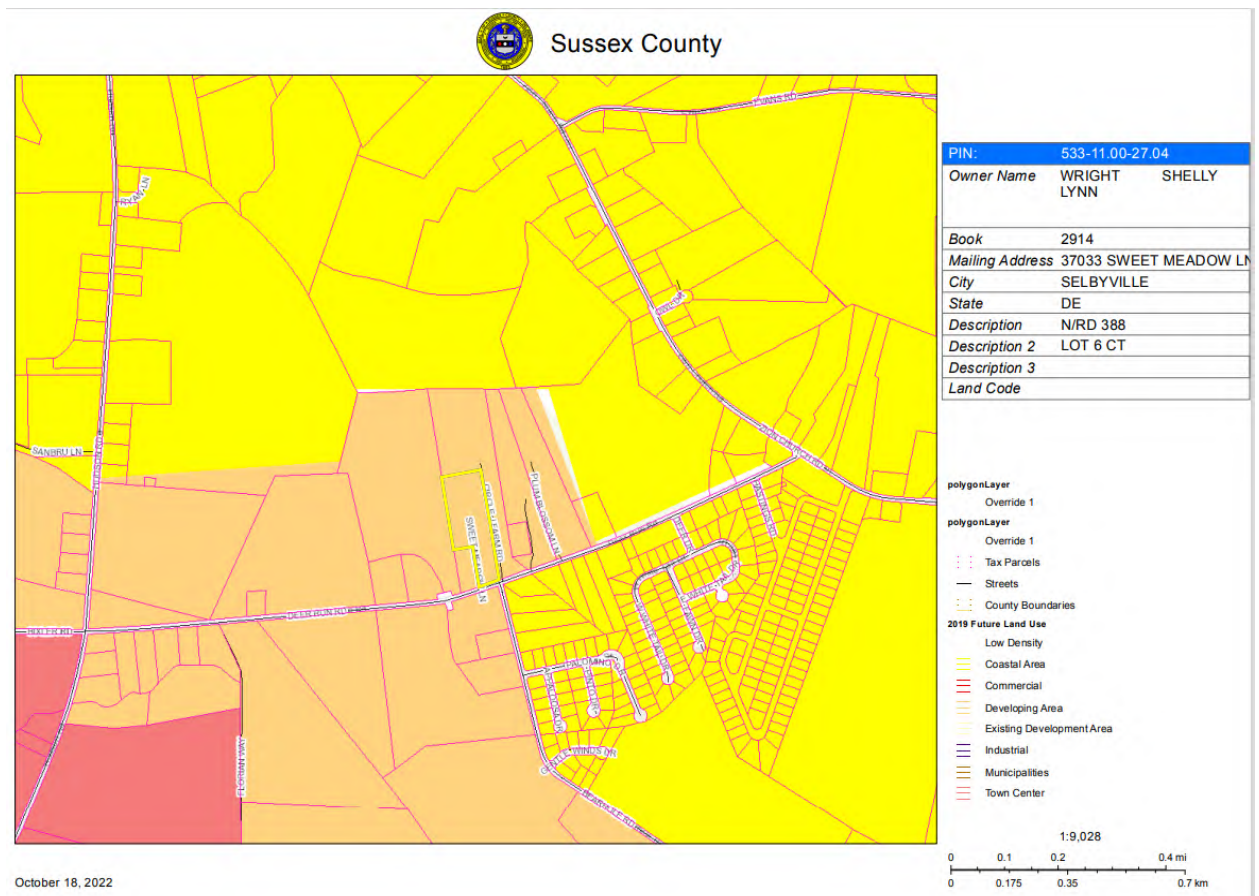
13. The Conditional Use request is not out of character with the neighborhood as there are several other Conditional Use properties in the vicinity of this property.



14. This conditional use application is subject to the provisions of Articles IV through XXIV, and § 115-22 of the Zoning Code.
15. The purpose of a Conditional Use is to provide for certain uses which cannot otherwise be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations.
16. A horse-riding academy with overnight accommodations and associated agricultural activities use is generally of a public or semipublic character and is essential and desirable for the general convenience and welfare but, because of the nature of the use, the importance of its relationship to the Comprehensive Plan and possible impact on neighboring properties, requires the exercise of planning judgment on location and site plan.



17. In the 2019 Sussex County Comprehensive Plan – the area for the proposed Conditional Use is identified to be in a Developing Area which is considered one of the seven types of Growth Areas. The property is surrounded by areas designated on the Future Land Use Map as being within the Coastal Area and in close proximity of areas being in the Commercial Area. The development is consistent with the purposes and goals of the Sussex County Comprehensive Plan Update and is beneficial and desirable for the general convenience and welfare of Sussex County and its residents because it promotes tourism and related services, economic growth in a designated development area, offers employment opportunities, significant economic benefits to area businesses, and is consistent with the character of the zoning and development in the area; and that there will be no negative impact on schools or other similar public facilities.



18. The 2019 Comprehensive Plan states that permitted uses in the form of mixed-use development with a careful mixture of homes with light commercial is appropriate to provide for convenient services and allow people to work close to home.
19. Section 9.2.1 of the Sussex County Comprehensive Plan states that *agriculture is an important sector for the overall economy of Sussex County, and it provides a strong economic foundation* and further states that *given the importance of agriculture to Sussex County, it is important to have an understanding of the size of the industry and to look at recent trends in the industry*. Given the size of the agriculture industry, there is a large potential for agri-tourism in the County – Page 9-10.
20. Sweet Meadows is listed under agritourism with the Delaware Department of Agriculture.

Delaware Department of  
Agriculture

## Buy Local Delaware: Agritourism

### Sweet Meadow Stable

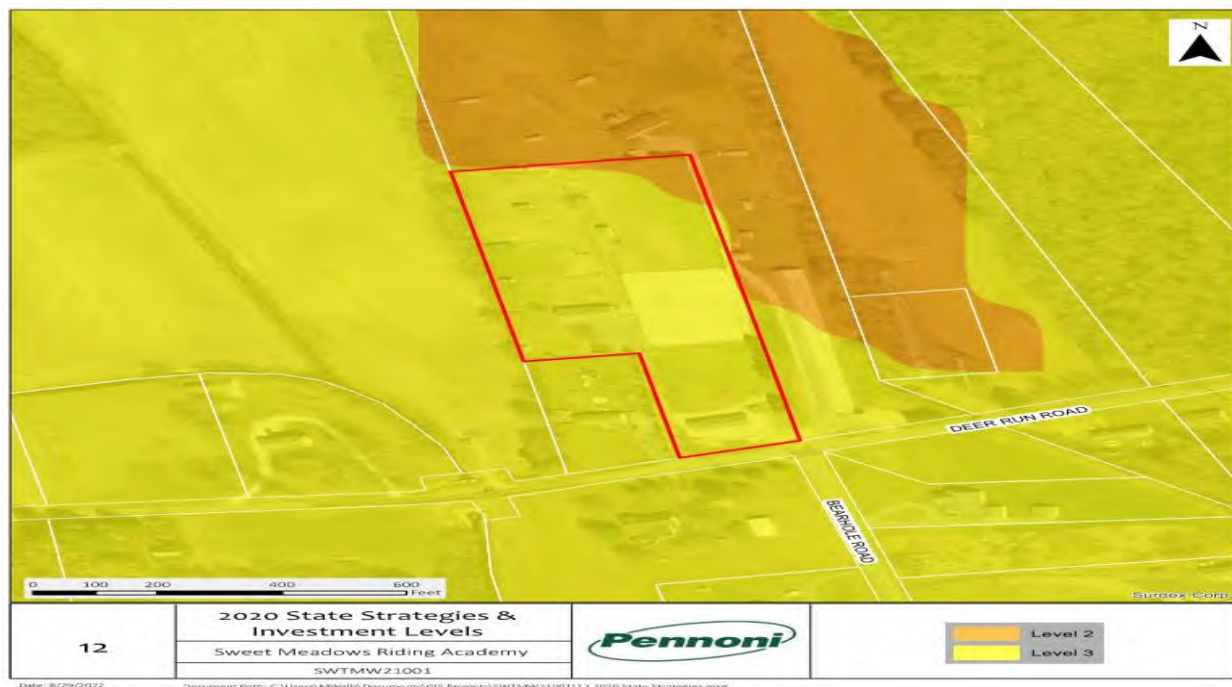
37033 Sweet Meadow Lane

Selbyville, DE 19975

(302) 396-0564 (tel:(302) 396-0564)



21. The 2020 Strategies for State Policies and Spending Map identifies the area as Investment 3.



22. The property and use will have access from Deer Run Road (Sussex County Road 388) using Existing Sweet Meadow Lane. Deer Run Road is classified as a Local Road according to DelDOT's highway functional classification map. Right-of-way dedications and permanent easement dedications will be required.

23. The proposed conditional use will not adversely affect the congestion of roads as confirmed by DelDOT, which determined that the horse-riding academy with overnight accommodations and associated agricultural uses would generate fewer than 50 vehicle trips per day and considers the development traffic impact to diminutive in the context of the agreement with Sussex County. No Traffic Impact Study (TIS) was required for this application.

24. No Wetlands are located on the property.

25. There are no threatened or endangered species on the property.

26. The property is in the Tier 1 – Sussex County Unified Sanitary Sewer District and currently has sewer to the property.
27. Water for Domestic Use is provided through private commercial wells servicing the property.
28. The property is not located within an excellent groundwater recharge area or well head protection area.
29. The property is not within a floodplain based upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) dated March 16, 2015, Map Number 10005C0635K, which shows the property located in an area designated as Zone “X” (unshaded), which is an area determined to be outside the 500-year floodplain, or in an area with less than 0.2% annual probability of flooding.
30. The property is located in the Roxana Fire Department (90) service area for fire protection.
31. The project will be subject to the “Conditions of Approval” which have been submitted as a part of this application.
32. The proposed conditional use meets the general purpose of the Zoning Ordinance being located in an appropriate location meeting the purpose of this district and the comprehensive plan by providing sufficient space in appropriate locations for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations, which is essential and desirable for the general convenience, orderly growth, prosperity and welfare of the County.



### **Conditional Use 2331 – Conditions of Approval**

Approval is subject to the following conditions:

1. The use shall be limited to the Horse-Riding Academy with Overnight Accommodations and Associated Agricultural Uses as described in the Findings of Fact.
2. The maximum number of overnight accommodations will be ten (10) individual style guest accommodations for temporary occupancy for persons engaged only with the specific use of the horse-riding academy and associated agricultural uses.
3. To enhance the general character of the district and its compatibility with its residential and agricultural surroundings, one indirectly illuminated on-premises sign, not to exceed 32 square feet of sign area per side shall be permitted for the business.
4. The entire facility shall be open all year round and will have “Quiet Hours” from 8:00 pm – 7:00 am each day.
5. All security lighting shall be screened so that it does not shine on neighboring properties or roadways.
6. All buffers as mentioned in the Findings of Fact number 10, as attached to this application, will be maintained by the applicant as depicted. With the exception, that if Tax Parcel 28.00, were to be developed into residential homes along the shared property line, then a vegetated buffer will be required to be planted by the applicant within their boundary.
7. The applicant shall comply with all DelDOT requirements, including any entrance or roadway improvements
8. The applicant shall comply with all State and County Stormwater and Erosion and Sediment Control Regulations. The project will meet or exceed stormwater management

system regulations set forth by the Sussex Conservation District and DNREC through the combination of Best Management Practices (BMP) and Best Available Technologies (BAT). The final site plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.

9. Sanitary sewer service will be provided by Sussex County.
10. Potable water service will be provided by onsite commercial wells as regulated by DNREC.
11. All trash container areas shall be screened and be located within the minimum building restriction lines.
12. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.



