

PLANNING & ZONING COMMISSION

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



Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date July 09, 2020.

Application: (CZ 1917) 33175 Lighthouse Road, Selbyville. (Iacchetta Development Corporation)

Applicant: Dino Iacchetta
33195 Lighthouse Road
Selbyville, DE 19975

Owner: Iacchetta Development Corporation
33195 Lighthouse Road
Selbyville, DE 19975

Site Location: Located on the northern side of Lighthouse Road approximately 327 feet west of the intersection of West Line Road and Lighthouse Road (Route 54) in Selbyville, Delaware.

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

Proposed Zoning: Medium Commercial (C-2) Zoning District

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Rieley

School District: Indian River School District

Fire District: Roxana Fire District (90)

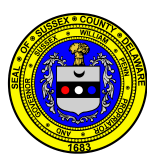
Sewer: Tier 1- County Unified Sanitary Sewer

Water: Private, On-Site

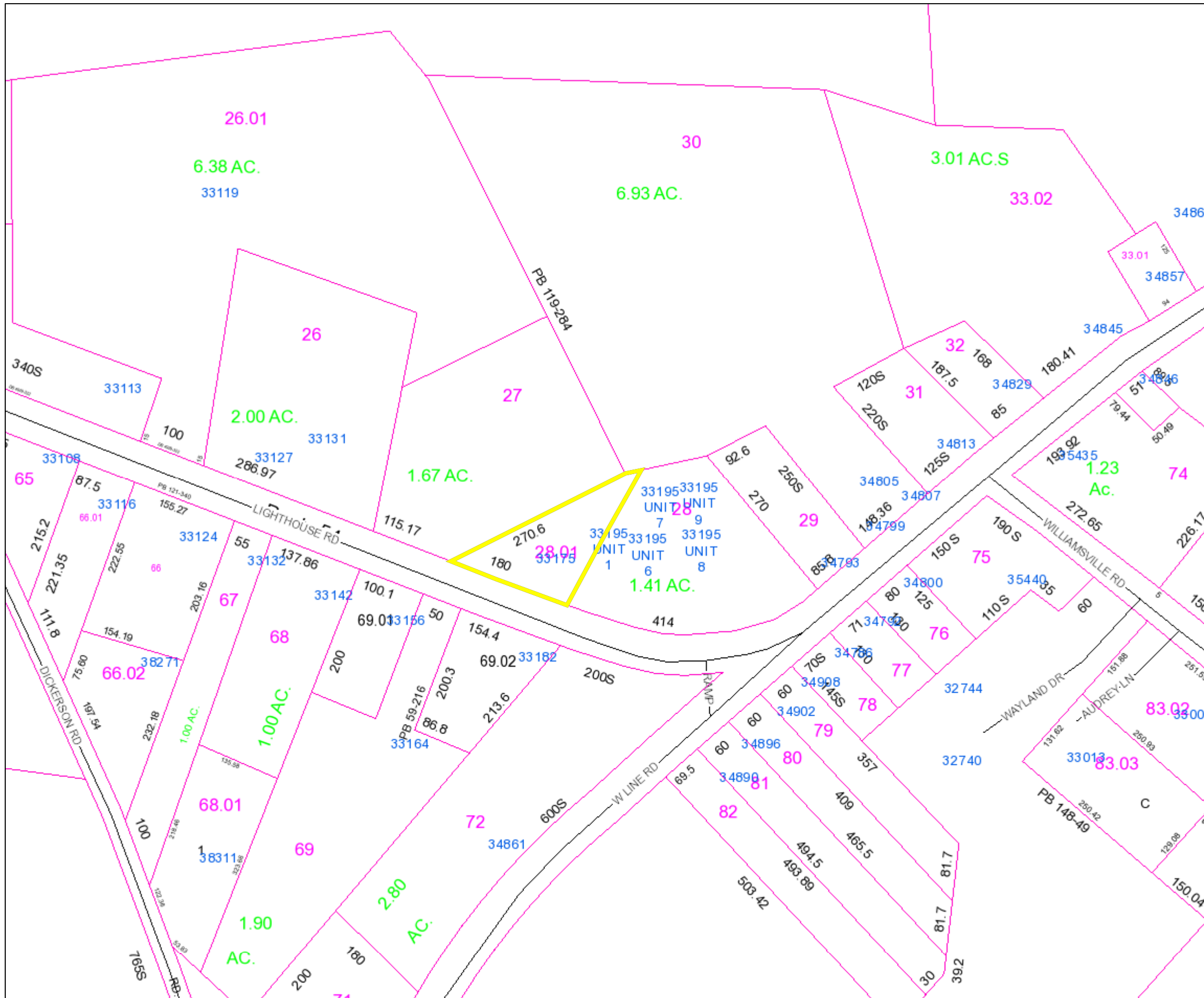
Site Area: 0.504 acres +/-

Tax Map ID.: 533-18.00-28.01





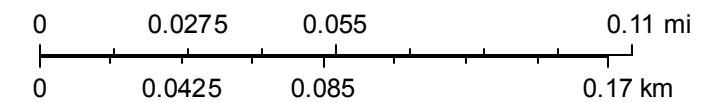
Sussex County

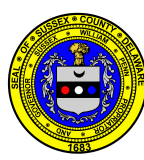


PIN:	533-18.00-28.01
Owner Name	IACCHETTA DEVELOPMENT CORPORATION
Book	2473
Mailing Address	33195 LIGHTHOUSE RD UN
City	SELBYVILLE
State	DE
Description	RT. 54
Description 2	LOT W/IMP.
Description 3	
Land Code	

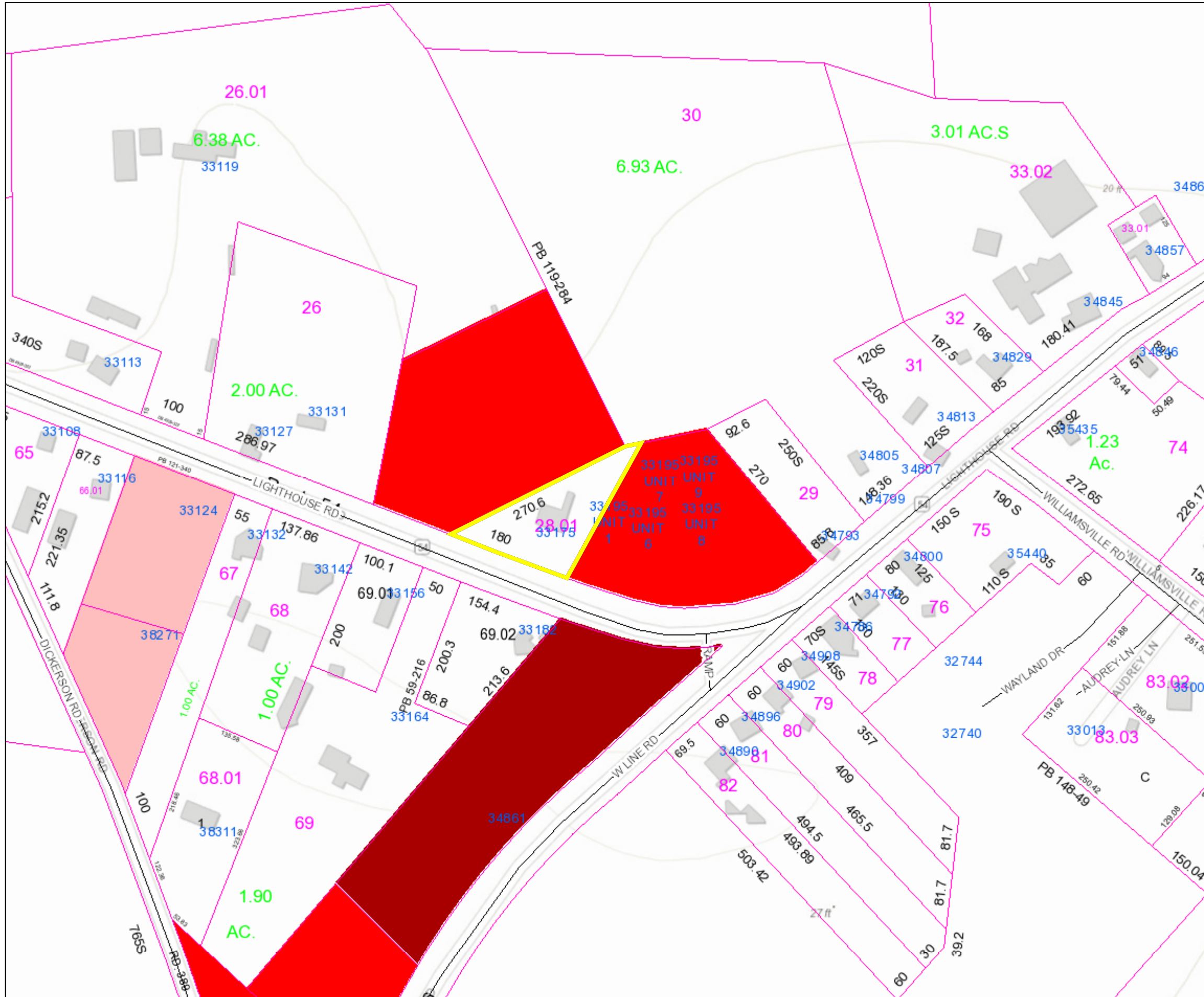
- | | |
|--------------|-------------------|
| polygonLayer | Override 1 |
| polygonLayer | Override 1 |
| | Tax Parcels |
| | 911 Address |
| | Streets |
| | County Boundaries |

1:2,257





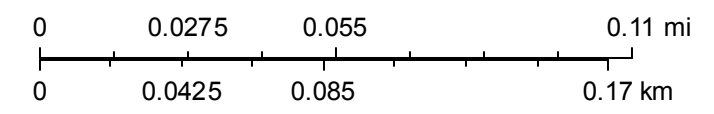
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- polygonLayer**
Override 1
- polygonLayer**
Override 1
- Tax Parcels
- 911 Address
- Streets

1:2,257



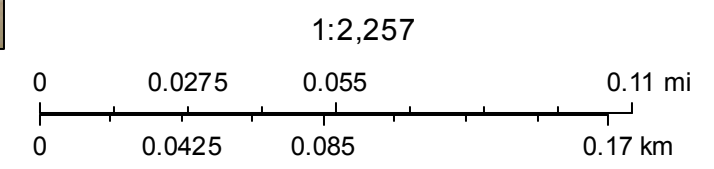


Sussex County



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



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



Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Chase Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney and Applicant
Date: June 16, 2020
RE: Staff Analysis for CZ 1917 Iacchetta Development Corporation

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1917 to be reviewed during the July 09, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Change of Zone for parcel 533-18.00-28.01 from an Agricultural Residential District (AR-1) to a Medium Commercial District (C-2). The parcel is located on the north side of Lighthouse Road (Route 54), approximately 293.7 feet west of West Line Road in Selbyville, Delaware. The size of the property is 0.504 acres +/-.

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 property has the land use designation of "Coastal Area."

The areas to the north, south, east and west are also designated "Coastal Areas." Coastal Areas are areas that can accommodate development provided special environmental concerns are addressed. The Coastal Area also supports a range of housing types including single-family homes, townhomes, and multi-family units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Mixed-use development may also be permitted in select locations.

The Medium Commercial (C-2) Zoning District is listed as an applicable zoning district for the Coastal Area under Table 4.5-2 "Zoning Districts Applicable to Future Land Use Categories" of the 2018 Sussex County Comprehensive Plan.

The property is currently within an Agricultural Residential (AR-1) Zoning District. The adjacent properties that lie on the east and west sides of the subject site are both zoned Medium Commercial (C-2). The parcel to the north is zone Agricultural Residential (AR-1). Parcels to the south which exist on south side of Lighthouse Road, are zoned Agricultural Residential (AR-1). The parcel to the southeast, which lies on the corner of Lighthouse Road and West Line Road is zoned Commercial Residential (C-3).

Since 2011, there have been two Change of Zones within a one-mile radius of the subject site. CZ 1711 proposed a change from a General Commercial (C-1) Zoning District to a Commercial Residential (C-3) Zoning District. It was approved on February 14, 2012 and adopted by County



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

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
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jamie.whitehouse@sussexcountyde.gov



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Council through Ordinance No. 2241. This parcel lies on the southwest corner of Lighthouse Road (Route 54) and West Line Road (S.C.R. 396). CZ 1804 proposed a change from an Agricultural Residential (AR-1) Zoning District to a Neighborhood Business (B-1) Zoning District. It was approved on August 30, 2016 and adopted through Ordinance No. 2461. This parcel exists approximately 0.2 miles northeast of the subject side on the south side of Lighthouse Road.

Based on the analysis of the land use, surrounding zoning and uses, a change of zone to allow for a property to be zoned Medium Commercial (C-2) could be considered as being consistent with the land use, area zoning, and surrounding uses.



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

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

33175 Lighthouse Road Selbyville, DE 19975

Type of Conditional Use Requested:

Tax Map #: 533-18.00-28.01 Size of Parcel(s): 21,959 sq. ft.

Current Zoning: AR-1 Proposed Zoning: C-2 Size of Building: 5,148 sq. ft.

Land Use Classification: _____

Water Provider: _____ Sewer Provider: _____

Applicant Information

Applicant Name: Dino Iacchetta
Applicant Address: 33195 Lighthouse Road
City: Selbyville State: DE Zip Code: 19975
Phone #: 302-436-4525 E-mail: dino@iacchetabuilders.com

Owner Information

Owner Name: Iacchetta Development Corporation
Owner Address: 33195 Lighthouse Road
City: Selbyville State: DE Zip Code: 19975
Phone #: 302-436-4525 E-mail: dino@iacchetabuilders.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Russell T. Hammond Surveying LLC
Agent/Attorney/Engineer Address: 10310 Hotel Road
City: Bishopville State: MD Zip Code: 21813
Phone #: 410-352-5674 E-mail: russell@rthsurvey.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

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

___ Provide Fee \$500.00

___ Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

___ Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

___ 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

Dino O. Farketta

Date: 1-7-2020

Signature of Owner

Dino O. Farketta

Date: 1-7-2020

For office use only:

Date Submitted: 1/7/2020

Staff accepting application: cel

Location of property: _____

Fee: \$500.00 Check #: 3290

Application & Case #: 2020 00226

Subdivision: _____

Date of PC Hearing: _____

Date of CC Hearing: _____

Recommendation of PC Commission: _____

Decision of CC: _____



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

JENNIFER COHAN
SECRETARY

July 11, 2019

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Iacchetta Development, Inc.** rezoning application, which we received on June 19, 2019. This application is for an approximately 0.68-acre parcel (Tax Parcel: 533-18.00-28.01). The subject land is located on the north side of Delaware Route 54, approximately 250 feet west of the intersection of Delaware Route 54 and W. Line Road (Sussex Road 396), east of Selbyville. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking to rezone the land to C-2 (Medium Commercial) to provide additional parking spaces to serve the existing development occupying the contiguous parcel (Tax Parcel: 533-18.00-28.00) located on the east side of the subject parcel.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Delaware Route 54 where the subject land is located, which is from Hudson Road (Sussex Road 387) to W. Line Road, are 5,471 and 7,041 vehicles per day, respectively.

Our volume-based criteria for requiring a traffic impact study (TIS), addressed in Section 2.2.2.1 of the Development Coordination Manual, are that a development generates more than 500 trips per day or 50 trips during a weekly peak hour. While it seems that the above criteria could be met, we presently cannot predict the site's trip generation with enough accuracy to make a TIS useful. Thus, we recommend that this rezoning application be considered without a TIS and that the need for a TIS be evaluated when a subdivision or land development plan is proposed.

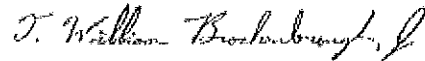
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Ms. Janelle M. Cornwell
Page 2 of 2
June 11, 2019

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

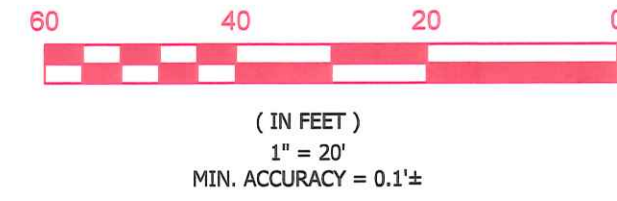


T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Iacchetta Development, Inc., Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andreascavage, Subdivision Manager, Development Coordination
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

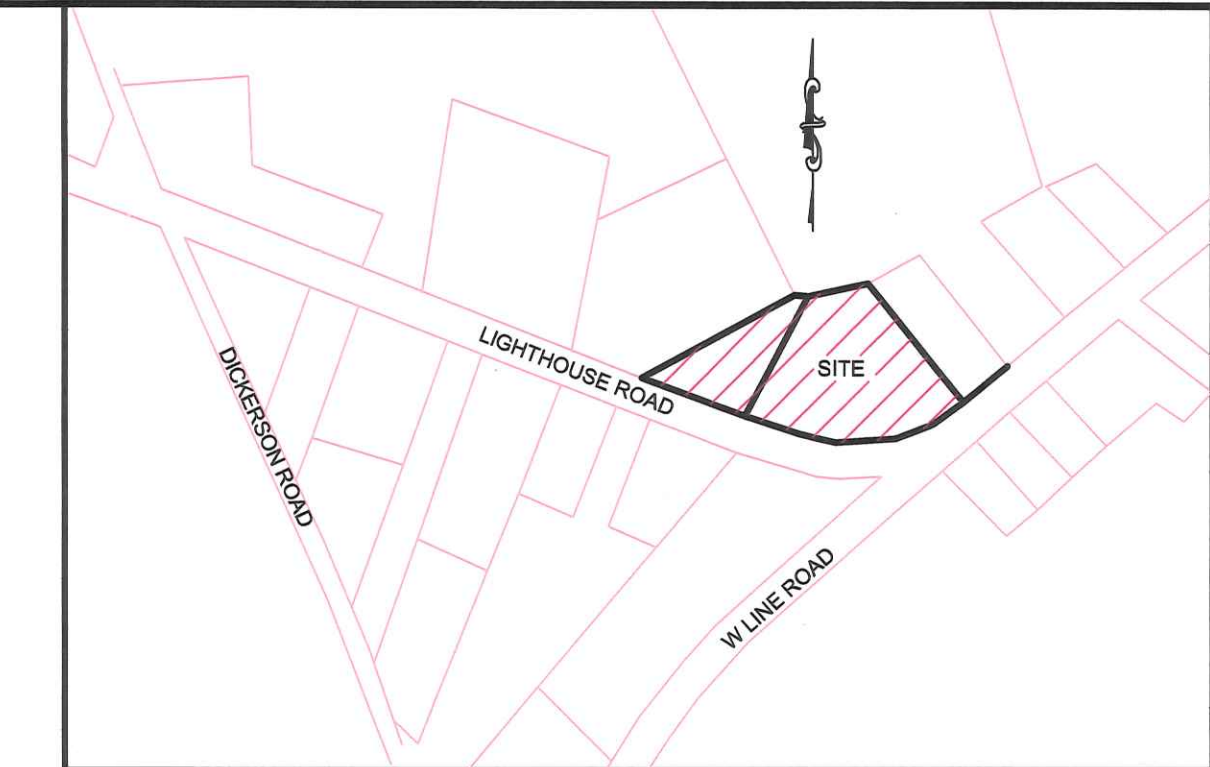


LANDS NOW OR FORMERLY OF
RUBY ANN QUILLEN
TAX ID: 533-18.00-30.00
DEED BOOK 2788 FOLIO 272
CURRENT ZONING: AR-1
CURRENT USE: AGRICULTURAL FARM FIELD

LANDS NOW OR FORMERLY OF
JDL INVESTMENTS LLC
TAX ID: 533-18.00-27.00
DEED BOOK 4718 FOLIO 38
CURRENT ZONING: C-1
CURRENT USE: BOAT STORAGE YARD

TAX ID: 533-18.00-28.01
CURRENT ZONING: AR-1
PROPOSED ZONING: C-2
TOTAL AREA = 21,959 S.F.

TAX ID: 533-18.00-28.00
CURRENT ZONING: C-1
TOTAL AREA = 62,112 S.F.



VICINITY MAP - NOT TO SCALE

GENERAL NOTES:

OWNER: IACCHETTA DEVELOPMENT CORPORATION
33195 LIGHTHOUSE ROAD
SELBYVILLE, DE 19975

SITE ADDRESS: 533-18.00-28.00 - 33195 LIGHTHOUSE ROAD
533-18.00-28.01 - 33175 LIGHTHOUSE ROAD

LOT AREA: 533-18.00-28.00 AREA = 62,112 S.F.
533-18.00-28.01 AREA = 21,959 S.F.
TOTAL AREA = 84,071 S.F.

EX. ZONING:
533-18.00-28.00: C-1
ZONING SETBACKS:
FRONT: 60', SIDES: 20', REAR: 30' (ADJOINING RESIDENTIAL DISTRICT)

533-18.00-28.01: AR-1
ZONING SETBACKS:
FRONT: 60', SIDES: 15', REAR: 20'

PROPOSED ZONING: 533-18-28.01 - C-2
ZONING SETBACKS:
FRONT: 60', SIDES: 5', REAR: 30' (ADJOINING RESIDENTIAL DISTRICT)

NOTE: THERE SHALL BE A SIDE YARD NOT LESS THAN 20 FEET IN WIDTH ON THE SIDE OF THE LOT ADJOINING A RESIDENTIAL DISTRICT.

NOTE: THERE SHALL BE A REAR YARD NOT LESS THAN 30 FEET IN DEPTH ON THE REAR SIDE OF A LOT ADJOINING A RESIDENTIAL DISTRICT.

PARCELS ARE SERVED BY PUBLIC WATER AND SEWER

NO NEW ACCESS TO LIGHTHOUSE ROAD IS PROPOSED AT THIS TIME. IT IS INTENDED THERE WILL BE PERPETUAL INTERCONNECTIVITY BETWEEN PARCEL 28.00 AND 28.01.

PARKING SPACES: 533-18.00-28.00 = 46 SPACES EXISTING
533-18.00-28.01 = 21 SPACES (PROPOSED)
TOTAL PARKING SPACES = 67 SPACES

PARKING SPACES SHALL BE MARKED BY PAINTED LINES TO INDICATE INDIVIDUAL SPACES. SIGNS OR MARKERS SHALL BE USED AS NECESSARY TO ENSURE EFFICIENT TRAFFIC OPERATION OF THE LOT.

NOTE: PARKING IN THE FRONT OF PARCEL 28.01 IS CURRENTLY PROPOSED HOWEVER REQUIRES APPROVAL BY COMMISSION.

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 100029 0635 K, DATED MARCH 16, 2005. THIS SITE IS LOCATED IN ZONE X.

☼ DENOTES PROPOSED LIGHTING FIXTURE - 36,000 LUMENS 300 WATT WITH TYPE III LIGHT DISTRIBUTION MOUNTED ON 20' LIGHT POLE

▨ DENOTES AREA TO BE RE-ZONED TO C-2

① DENOTES EXISTING PARKING SPACE

② DENOTES PROPOSED PARKING SPACE

➔ DENOTES TRAFFIC FLOW

A = 313.15'
R = 311.87'
Δ = 7°31'52"

CONCEPTUAL SITE PLAN
LANDS OF IACCHETTA DEVELOPMENT COMPANY
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

RUSSELL T. HAMMOND
Surveying, LLC

SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410) 726-8076

DESIGNED BY	N/A	SURVEYED BY	FILE #
DRAWN BY	R.T.Hammond	DATE	2019-2514
CHECKED BY	R.T.Hammond	SCALE	1" = 20'
			SHEET 1 OF 1

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF DELAWARE. LICENSE NO. 56-0000791, EXPIRATION DATE: 06/30/2021.

#	REVISION	DATE	CHKD

3028545079

ELC

LEGEND
■ POLYD CONCRETE MONUMENT
○ SET FROM PIPE

COMMERCIAL SITE PLAN

IACCHETTA BUILDERS, INC.

WILLIAMSVILLE, DELAWARE
BALTIMORE HUNDRED
SUSSEX COUNTY, DE.:WARE

DATE 7-30-91 REVISED 5-29-92, 5-14-93, 9-20-93

SCALE 1" = 20'

Prepared by
G ADAMS-KEMP ASSOCIATES, P.C.
Professional Land Surveyors
and Planners
44 West Market Street
Georgetown, Delaware 19347-4437
1-800-892-4337

OWNER
IACCHETTA BUILDERS, INC.
PO BOX 79
WILLIAMSVILLE, DELAWARE 19375
PH 302-435-4529

REV 10-29-93

900538-D

3024481457
TY
cell

ATTN: Jamie Whitehouse
from Dino Iacchetta
4 pages



89°56'00" E

60'

SEPTIC AREA

25' DRIVE

LANE FIRE

137.08'

COMMERCIAL BUILDING

(FIRST FLOOR FOR STORAGE SPACE & RECEPTION AREA)

31.71'

60'

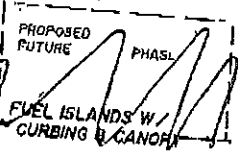
N.T. D. MAREE
1985/290

PROPOSED FENCE & BARRIER

25' DRIVE

LANE FIRE

25' LANE FIRE



EXISTING SIGN TO BE MOVED OR MODIFIED SO SIGHT LINES CAN BE MAINTAINED

7-10X20 PARKING SPACES

NEW CURBING

EXISTING CURBING

STATE ROUTE 54

311.07'

Δ = 57°37'55"

Δ = 313.15'

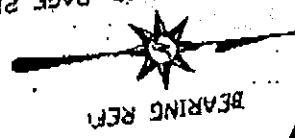
CH = N 87°56'57" W 300.16'

EVELOPMENT SURVEY PLAN
CORPORATION

STATE ROUTE 54
180,807
33178
CASE 'B', SUBURBAN SURVEY

ARC COORDINATES:
R = 311.07'
A = 313.15'
Δ = 57°31'55"
CH = N87°56'57"W 300.16'

Handwritten notes: 53540000, 53540000, 53540000

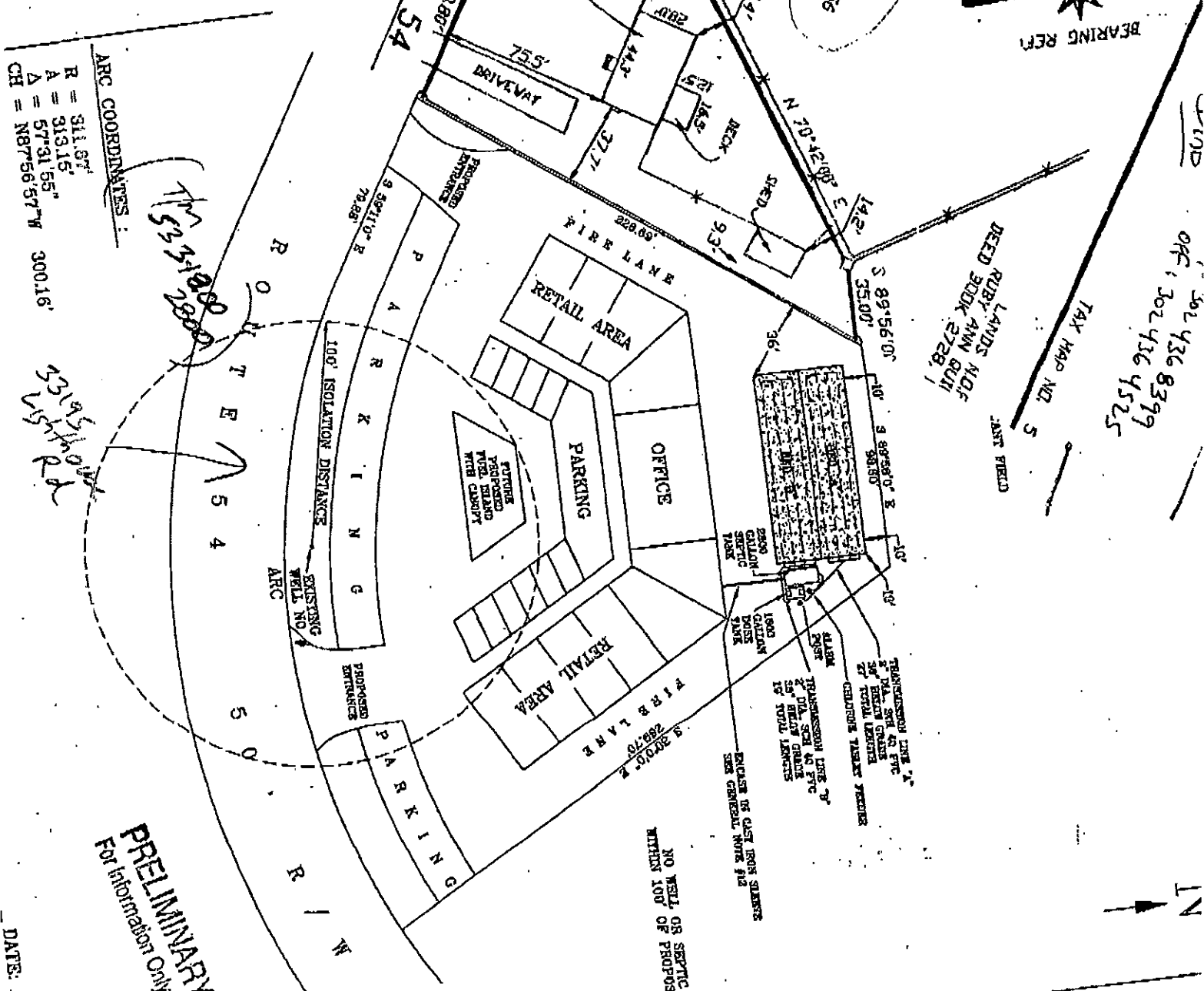


DEED BOOK 2473, PAGE 210

DEED BOOK 2476, PAGE 156
LANDS N.O.F.
D. LAUER, JR.

DEED BOOK 2728, 1
LANDS N.O.F.
RUBY ANN QUINN

TAX MAP NO. 5
OFF: 302 436 8399
302 436 4525



100' ISOLATION DISTANCE
EXISTING WELL NO. 1
ARC

NO WELL OR SEPTIC WITHIN 100' OF PROPOSED

PRELIMINARY
For Information Only

DATE:

1/4/19

