

## 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, MRTPI, AICP  
DIRECTOR OF PLANNING & ZONING

### PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: October 8<sup>th</sup>, 2020

Application: CZ 1925 Lemuel H. Hickman GST Exempt Trust fbo Brenton Archut

Applicant/Owner: Lemuel H. Hickman GST Exempt Trust fbo Brenton Archut

Site Location: Northeast corner of Bayard Road (S.C.R. 84) and Double Bridges Road (S.C.R. 363)

Current Zoning: AR-1 (Agricultural Residential District)

Proposed Zoning: B-2 (Business Community District)

Comprehensive Land  
Use Plan Reference: Coastal Area

Councilmanic  
District: Mr. Rieley

School District: Indian River School District

Fire District: This parcel is split between Millville Fire Company and Roxana Fire Company, with the subject portion of the site falling within the jurisdiction of the Millville Fire Company

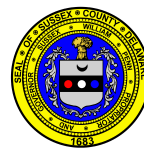
Sewer: Currently on private septic with proposed connection to the Sussex County Central Sewer System in the future

Water: Private (On-site)

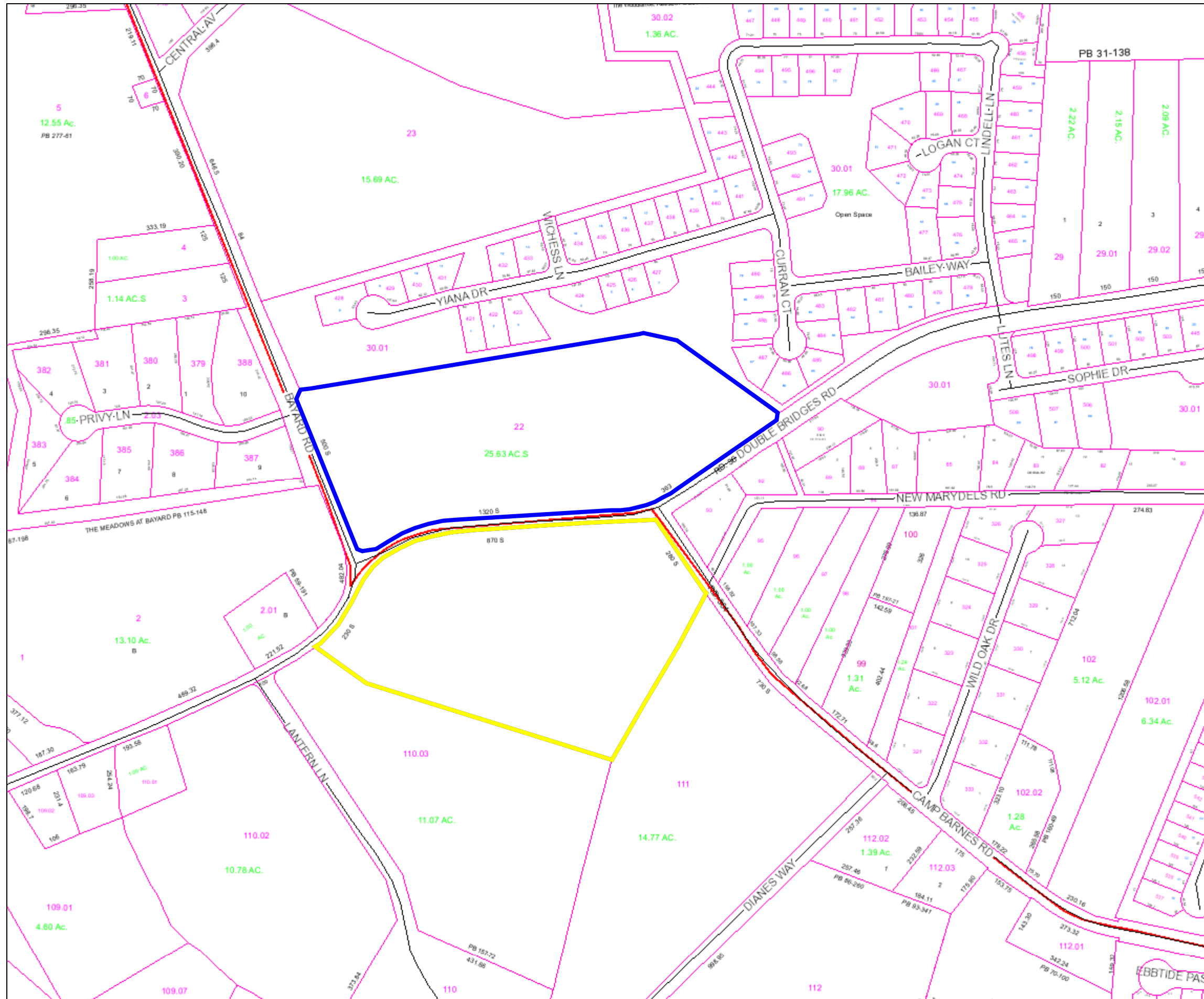
Site Area: 25.63 acres +/-

Tax Map ID.: 134-19.00-22.00





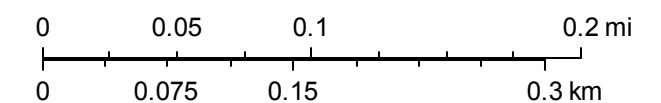
# Sussex County

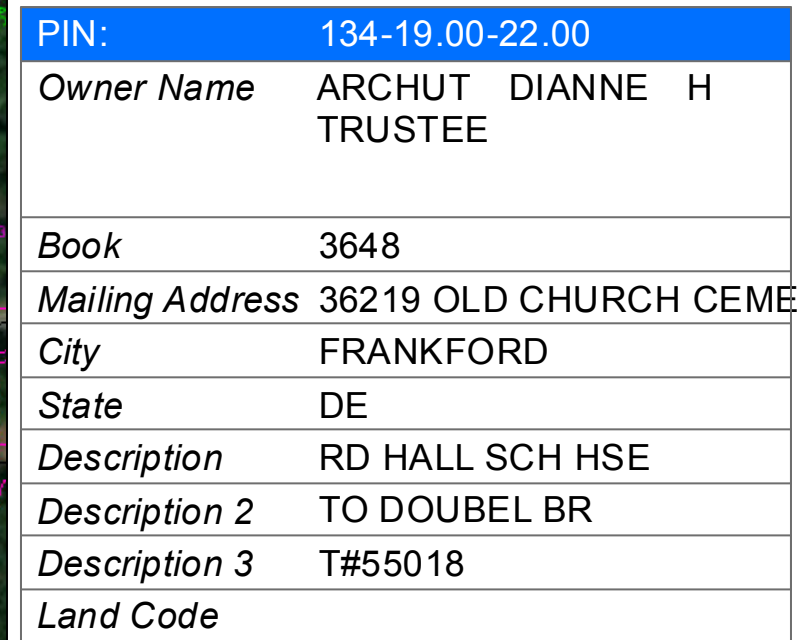


|                        |                         |
|------------------------|-------------------------|
| <b>PIN:</b>            | 134-19.00-22.00         |
| <b>Owner Name</b>      | ARCHUT DIANNE H TRUSTEE |
| <b>Book</b>            | 3648                    |
| <b>Mailing Address</b> | 36219 OLD CHURCH CEME   |
| <b>City</b>            | FRANKFORD               |
| <b>State</b>           | DE                      |
| <b>Description</b>     | RD HALL SCH HSE         |
| <b>Description 2</b>   | TO DOUBEL BR            |
| <b>Description 3</b>   | T#55018                 |
| <b>Land Code</b>       |                         |

- polygonLayer**  
Override 1
- polygonLayer**  
Override 1
- Tax Parcels
  - Streets
  - Fire Districts
  - County Boundaries

1:4,514





— Streets



# Sussex County



|                        |                         |
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## polygonLayer

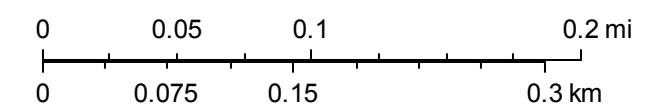
Override 1

## polygonLayer

Override 1

- Tax Parcels
- Streets
- Fire Districts
- County Boundaries

1:4,514





## Memorandum

To: Sussex County Planning Commission Members

From: Chase Phillips, Planner I

CC: Vince Robertson, Assistant County Attorney and applicant

Date: September 15, 2020

RE: Staff Analysis for CZ 1925 Lemuel H. Hickman GST Exempt Trust fbo Brenton Archut

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1925 Lemuel H. Hickman GST Exempt Trust fbo Brenton Archut to be reviewed during the October 8, 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 Tax Parcel 134-19.00-22.00 to allow for a change of zone from an Agricultural Residential (AR-1) Zoning District to a Business Community (B-2) District. The parcel is located on the northeast corner of Bayard Road (S.C.R. 84) and Double Bridges Road (S.C.R. 363). The parcel is divided by Double Bridges Road and is located at 35910 Double Bridges Road. The size of the property is approximately 25.63 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 subject property has the land use designation of "Coastal Area." Each property to the north, south, east, and west also have the "Coastal Area" designation. The Coastal Area is designated to encourage growth and development provided that environmental concerns are addressed. The Coastal Area may include various types of housing, small-scale retail and office, light commercial, and institutional land uses. Sussex County's base density of two (2) units per acre is standard. Medium and higher densities (4-12 units per acre) may be appropriate in select locations.

The 2018 Sussex County Comprehensive Plan outlines Zoning Districts by their applicability to each Future Land Use category. Under Table 4.5-2 "Zoning Districts Applicable to Future Land Use Categories", the Community Business (B-2) Zoning District is listed as an applicable zoning district in the "Coastal Area."

Additionally, the subject property is currently within an Agricultural Residential (AR-1) Zoning District. Each parcel to the north, south, east, and west is also within the Agricultural Residential Zoning District.

Since 2011, there have been two Change of Zone applications within a one-mile radius of the subject property. Change of Zone No. 1841 was a previous Change of Zone application for the subject site (i.e. this same tax parcel). It was denied by the Sussex County Council on January 30, 2018. Change of Zone No. 1761, which proposed a change from a General Commercial (C-1)



District to an Agricultural Residential (AR-1) District, was approved by the Sussex County Council on November 18, 2014. It was adopted through Ordinance No. 2373.

Based on the analysis of the surrounding zoning and uses, a Change of Zone to a Community Business (B-2) Zoning District could be considered as being consistent with the land use, area zoning and surrounding uses.

# Sussex County

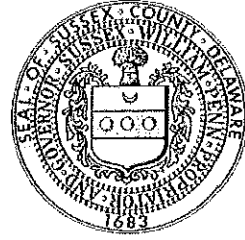
## DELAWARE PLANNING & ZONING DEPARTMENT

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

302-855-7878 T

302-854-5079 F

JAMIE WHITEHOUSE, AICP, MRTPI  
DIRECTOR



### SETBACK INFORMATION REQUEST

Date of Request 07/23/2020 Zoning District GR

Customer Name Mr. Willis Miller

Customer Contact wrmillerllc@gmail.com 302-272-8084

Tax Parcel ID 234-12.18-41.00 Lot/Unit Number 20

Parcel Address 22928 Pine Road, Lewes

Front Yard Setback / See Notes

Side Yard Setback / See Notes

Rear Yard Setback / See Notes

Corner Front Yard Setback -

Maximum Height 42'

☐ The Customer was provided general zoning setbacks, as a specific parcel was not identified. Therefore, the setbacks provided may not be for a specific parcel. The setbacks could be different based on the specific nature of the property.

#### Additional Notes:

\*\*\*Revised setbacks (see Chase)

This request is for setbacks for an accessory structure that is proposed to be 24X25 which is to equal 600 square feet precisely.

151-185(F) states that "accessory buildings and structures which are not a part of the main buildings may be constructed in a rear yard provided that such accessory building does not contain more than 600 square feet of area, and may be located five feet from a side lot line and five feet from a rear lot line."

Subject to any potential HOA regulations (Angola Neck Park; Lot 20)

Name of Staff Member Chase Phillips, Planner I

Checked By

*Chase Phillips*

This proposed accessory structure is suggested to be in compliance with setbacks as long as it does not encroach the five (5) foot setbacks.

Revised 11/8/2019

*CP*



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

JENNIFER COHAN  
SECRETARY

April 21, 2020

Mr. Jamie Whitehouse, Director  
Sussex County Planning & Zoning  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr. Whitehouse:

This letter is to revise and replace my letter earlier today regarding the **Brenton Archut** rezoning application, which we received on March 23, 2020. While the letter referenced the correct parcel number, the information describing the location and acreage of the parcel incorrectly referred to another parcel. The letter is being revised to correctly describe the location and acreage of parcel 134-19.00-22.00. A copy of our previous letter is attached.

This revised application is for a 3.00-acre portion of a 25.63-acre parcel (Tax Parcel 134-19.00-22.00). The subject land is located on the northeast and southeast corners of the intersection of Bayard Road (Sussex Road 84) and Double Bridges Road (Sussex Road 363). The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking to rezone the land to B-2 (Neighborhood Business) to develop a 7,500 square-foot office / retail complex.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Bayard Road where the subject land is located, which is from Double Bridges Road (Sussex Road 363) to South Ocean View Limits, is 3,060 vehicles per day. As the subject land also has frontage along Double Bridges Road, the annual average daily traffic volume on that road segment, which is from Bayard Road to Camp Barnes Road (Sussex Road 364), is 3,645 vehicles per day.

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.



Mr. Jamie Whitehouse

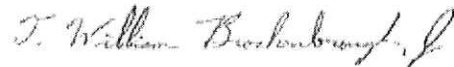
Page 2 of 2

April 21, 2020

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.

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

Enclosure

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Brenton Archut, Applicant  
J. Marc Coté, Director, DelDOT Planning  
Gemez Norwood, South District Public Works Manager, Maintenance & Operations  
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andrescavage, Subdivision Manager, Development Coordination  
James Argo, South District Project Reviewer, Maintenance & Operations  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **9/21/2020**

APPLICATION: **CZ 1925 Lemuel H. Hickman GST Exempt Trust fbo Brenton Archut.**

APPLICANT: **Lemuel H. Hickman GST Exempt Trust fbo Brenton Archut**

FILE NO: **SPS-5.04**

TAX MAP &  
PARCEL(S): **134-19.00-22.00**

LOCATION: **Northeast corner of Bayard Road (SCR 84), and Double Bridges Road (SCR 363).**

NO. OF UNITS: **Upzone from AR-1 to B-2**

GROSS  
ACREAGE: **25.63 +/-**

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

**SEWER:**

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?  
Yes ☐ No ☒
- a. If yes, see question (2).  
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 2**
- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A.**
- (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? **N/A.** Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **Choose an item.** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**
- ☒ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **Yes**
- (8). Comments: **The proposed Change of Zone is contiguous to the Sussex County Unified Sanitary Sewer District and shall connect to said sewer system.**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-1299 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

UTILITY PLANNING APPROVAL:



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John J. Ashman  
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.  
Jayne Dickerson  
Noell Warren

## Policy for Extending District Boundaries

1. Property owner (developer) and/or his representative shall make a request to the Utility Planning Division for a Sewer System Concept Evaluation.
2. Property owner (developer) and/or his representative shall meet with the applicable planning and zoning agency to determine if zoning is appropriate for the development being planned.
3. With appropriate zoning, property owner (developer) and/or his representative shall send a letter (with appropriate application fee as listed below) requesting the Sussex County Council to consider extending the water and/or sanitary sewer district boundaries. (Sussex County Code)

| Application Fees          |            |
|---------------------------|------------|
| Less than 2 acres         | \$500.00   |
| 2.1 - 9.99 acres          | \$750.00   |
| 10 - 150.00 acres         | \$1,500.00 |
| Greater than 150.00 acres | \$2,500.00 |

4. The Sussex County Engineering Department shall present, for Sussex County Council's consideration, posting of notices for the proposed extension of the district boundaries.
5. The Sussex County Council approves posting notices for the proposed extension of the boundaries. (If approval to post the notices is not given, the appropriate fee is refunded.)
6. Within ninety days of the posting of the notices, the Sussex County Council approves/disapproves extending the boundaries.
7. The Sussex County Council approves/disapproves of the extension of the water and/or sanitary sewer pipelines under the appropriate Sussex County Ordinance.

RUSSELL & MICHELLE HALL

33363 Hall Way  
Frankford, DE 19945

September 28, 2020

Mr. Jamie Whitehouse, Planning Director  
Sussex County Planning and Zoning Commission  
2 The Circle  
P.O. Box 417  
Georgetown, DE 19947  
302-855-7878

Re: C/Z 1925 - Brenton Archut  
Change of Zone  
Tax Parcel 134-19.00-22.00

Dear Mr. Whitehouse,

As nearby property owners, we are writing to express our support of the above referenced application. Our primary residence is located just over a mile from the parcel in question and we travel past the site on a daily basis.

Watching our area grow over the last 30+ years we have seen thousands upon thousands of new single family homes being developed with limited corresponding commercial development. The inland area between Bethany Beach and Fenwick Island is in need of sensibly limited commercial development to support the continued residential growth. The site in question lies at what is currently a significant crossroad along the most direct inland route between Bethany Beach and Fenwick Island, making it ideal for supporting a commercial parcel.

In addition to the suitability of the parcel for commercial use, the owner's intent should be taken into account. We have known Mr. Archut for 20 years. He and his family have owned several agricultural and commercial parcels in coastal Sussex County for generations. While many of the old farming families have sold their land to developers and walked away from the area, Mr. Archut and his family have retained their land, and developed it sensibly with care for the local community while continuing to farm the majority of it. They are the type of landowners Sussex County needs behind development like this.

Sincerely yours,



Russell & Michelle Hall

**SUPPORT EXHIBIT**

RECEIVED

OCT 01 2020

SUSSEX COUNTY  
PLANNING & ZONING

**Hickman Trust f/b/o Brenton Archut  
CZ #1925**

Jamie Whitehouse  
Director of Planning and Zoning  
2 The Circle  
P.O. 417  
Georgetown, DE 19947

Date: September 25, 2020

Re: CZ #1925

Dear Mr. Whitehouse,

Attached is a booklet to support the application to amend the Comprehensive Zoning Map from AR-1 Agricultural Residential District to B-2 Business Community District for 2.99 Acres, more or less in Baltimore Hundred.

We believe the request will:

1. Provide a convenient location for services needed by our growing area;
2. Reduce congestion on area roads and streets by providing nearby services;
3. Provide opportunities for local businesses and local business owners; and
4. Meet the goals outlined in the Sussex County Land Use Plan.

We look forward to presenting this application for public consideration.

Respectfully Submitted,

Brenton H. Archut



**Hickman Trust**  
CZ #1925

Table of Contents

1. Application
2. Aerial Photo of the site (about 2017)
3. Survey and Concept Plan
4. Copy of Deed to the Property
5. SCED (sewer) service letter
6. Sewer easement
7. Tidewater Utilities (water) service letter
8. DeIDOT Service Level Evaluation Request Response letter
9. Sussex County Future Land Use map
10. Current zoning and non-residential uses in the area
11. Map showing historical provision of general services to the  
area
12. Examples of Light Commercial Service Centers
13. Is Selling the only option?
14. Planning and Zoning Staff Analysis Report
15. CZ #1925 application informational summary



File #: 021925  
202007855

## 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

Northeast Corner at the Intersection of Bayard Rd and Double Bridges Rd

#### Type of Conditional Use Requested:

RECEIVED  
JUL 10 2020  
SUSSEX COUNTY  
PLANNING & ZONING

Tax Map #: 134-19.00-22.00(p/o) Size of Parcel(s): 2.99 a +/-

Current Zoning: AR-1 Proposed Zoning: B-2 Size of Building: Total 7,056 +/-

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

Water Provider: On-Site Sewer Provider: SCED

#### Applicant Information

Applicant Name: Lemuel H. Hickman GST Exempt Trust fbo Brenton Archut  
Applicant Address: 36219 Old Church Cemetery Rd  
City: Frankford State: DE Zip Code: 19945  
Phone #: (302)-245-3056 E-mail: barchut@hbplaza.com

#### Owner Information

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

#### Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Tom Ford  
Agent/Attorney/Engineer Address: 53 Atlantic Ave Oak Square Suite 3  
City: Ocean View State: DE Zip Code: 19970  
Phone #: (302)-537-1919 E-mail: tjford51@aol.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

Brenton H. Archut

Date: 7/10/2020

Signature of Owner (Trustee)

Diane H. Archut

Date: 7/10/2020

For office use only:

Date Submitted: 7/10/2020

Staff accepting application: CEH

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

Fee: \$500.00 Check #: 115

Application & Case #: 202007885 / CZ 1925

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

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

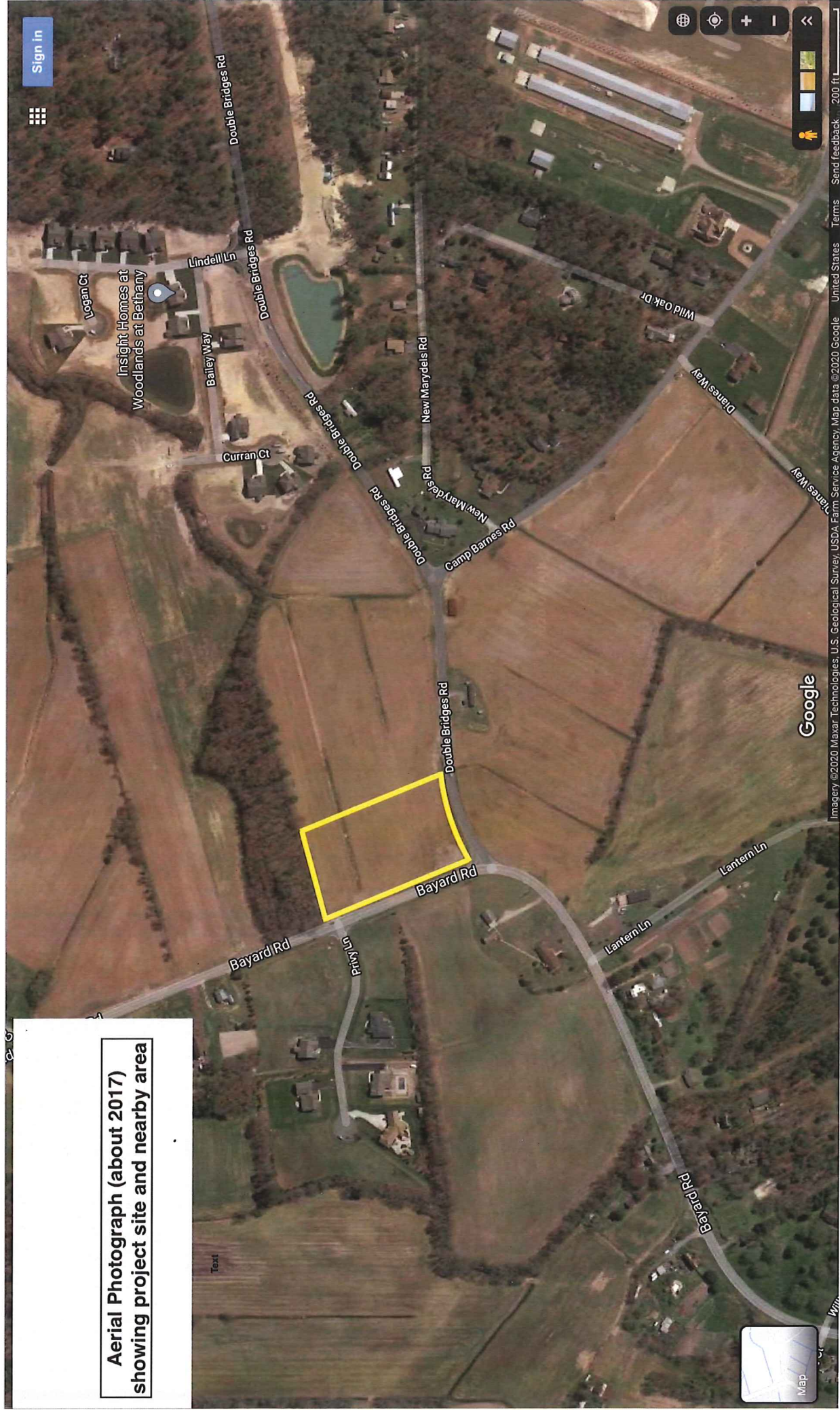
Date of CC Hearing: \_\_\_\_\_

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

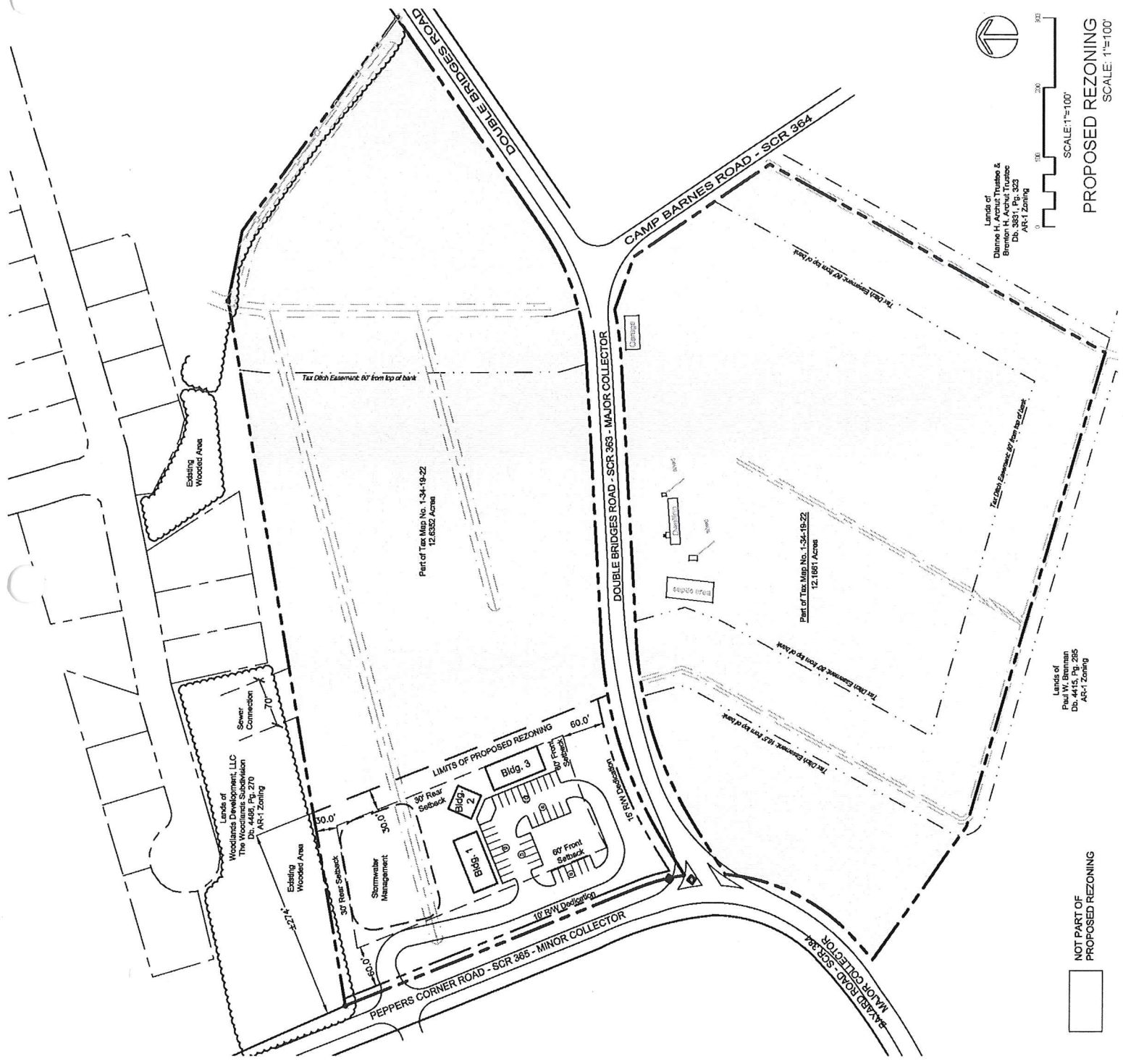
Decision of CC: \_\_\_\_\_



Aerial Photograph (about 2017)  
showing project site and nearby area









827  
BK: 3648 PG: 165

Tax Parcel No: 1-34-19.00-22.00

Prepared by and Return to:  
Mark D. Olson, Esquire  
Morris James LLP  
500 Delaware Avenue, Suite 1500  
P.O. Box 2306  
Wilmington, DE 19899

NO TITLE SEARCH OR SURVEY WAS REQUESTED OR PERFORMED

THIS CORRECTIVE DEED, made this 24 day of December, 2008 by and between:

LEMUEL H. HICKMAN MARITAL TRUST URTA dated APRIL 6, 1992, DIANNE H. ARCHUT, TRUSTEE, DIANNE H. ARCHUT, individually, and DIANNE H. ARCHUT REVOCABLE TRUST u/a dated MAY 3, 2006, DIANNE H. ARCHUT, TRUSTEE, hereinafter referred to as the "Grantors",

and

LEMUEL H. HICKMAN GST EXEMPT TRUST f/b/o BRENTON ARCHUT URTA dtd APRIL 6, 1992, DIANNE H. ARCHUT, TRUSTEE, of 36219 Old Church Cemetery Road, Frankford, Delaware 19945, hereinafter referred to as the "Grantee",

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00), current lawful money of the United States of America, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lemuel H. Hickman Marital Trust hereby grants and conveys unto Grantee, its successors and assigns, and Dianne H. Archut, individually and as Trustee of the Dianne H. Archut Revocable Trust, hereby quitclaims unto the Grantee, its successors and assigns:

ALL THAT parcel, piece or tract of land being and lying on the East side of the County Road leading from Hall School House to the Double Bridges adjoining lands now or formerly of Eustice Murray, Harry Evans and Charles Holloway in Baltimore Hundred, County of Sussex and State of Delaware, described as follows to wit:

BEGINNING at a Holly Tree a corner for this land and the lands of Charles Holloway, thence running Northerly until it comes to a County Road thence running Easterly to a Red Oak;



thence commencing and running in a Westerly direction to the center of the County Road leading from Hall School House to the house of John D. Furnaus; thence running Southerly with said road to the lands of Charles Holloway then with the lands of Charles Holloway to the place of beginning, and is said to contain thirty acres be the same more or less.

BEING the same lands conveyed to Dianne H. Archut by deed of Lemuel H. Hickman Marital Trust u/a dtd April 6, 1992, Dianne H. Archut, Trustee, dated January 1, 2008 and of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 3551, Page 80, *et seq.*

ALSO BEING the same lands conveyed to Dianne H. Archut Revocable Trust u/a dated May 3, 2006, Dianne H. Archut, Trustee, by deed of Dianne H. Archut dated January 1, 2008 and of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 3551, Page 82, *et seq.*

LEMUEL H. HICKMAN MARITAL TRUST  
URTA DATED APRIL 6, 1992

Witness

By: Dianne H. Archut, Trustee (SEAL)  
Dianne H. Archut, Trustee

Witness

By: Dianne H. Archut (SEAL)  
DIANNE H. ARCHUT

DIANNE H. ARCHUT REVOCABLE TRUST  
U/A DATED MAY 3, 2006

Witness

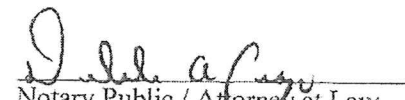
By: Dianne H. Archut, Trustee (SEAL)  
Dianne H. Archut, Trustee



STATE OF DELAWARE }  
SUSSEX COUNTY } SS.  
}

BE IT REMEMBERED, That on this 24 day of 12, 2008, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, DIANNE H. ARCHUT, Trustee of the Lemuel H. Hickman Marital Trust URTA dated April 6, 1992, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

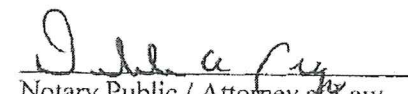
  
Notary Public / Attorney at Law  
State of Delaware

STATE OF DELAWARE }  
SUSSEX COUNTY } SS.  
}

DEBBIE A. CRAGO  
Notary Public - State of Delaware  
My Comm. Expires Feb. 23, 2010

BE IT REMEMBERED, That on this 24 day of 12, 2008, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, DIANNE H. ARCHUT, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

  
Notary Public / Attorney at Law  
State of Delaware

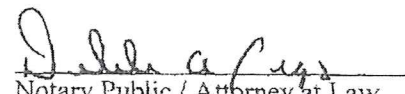
DEBBIE A. CRAGO  
Notary Public - State of Delaware  
My Comm. Expires Feb. 23, 2010



STATE OF DELAWARE }  
                              } SS.  
SUSSEX COUNTY }

BE IT REMEMBERED, That on this 24 day of 12, 2008, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, DIANNE H. ARCHUT, Trustee of the Dianne H. Archut Revocable Trust UA dated May 3, 2006, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

  
Notary Public / Attorney at Law  
State of Delaware

DEBBIE A. CRAGO  
Notary Public - State of Delaware  
My Comm. Expires Feb. 23, 2010

**RECEIVED**

JAN 09 2009

**ASSESSMENT DIVISION  
OF SUSSEX COUNTY**

Recorder of Deeds  
John F. Brady  
Jan 09, 2009 10:43A  
Sussex County  
Doc. Surcharge Paid

Consideration: .00

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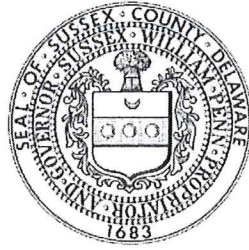
|        |     |
|--------|-----|
| County | .00 |
| State  | .00 |
| Town   | .00 |
| Total  | .00 |

Received: Kara S Jan 09, 2009



## ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718  
AIRPORT & INDUSTRIAL PARK (302) 855-7774  
ENVIRONMENTAL SERVICES (302) 855-7730  
PUBLIC WORKS (302) 855-7703  
RECORDS MANAGEMENT (302) 854-5033  
UTILITY ENGINEERING (302) 855-7717  
UTILITY PERMITS (302) 855-7719  
UTILITY PLANNING (302) 855-1299  
FAX (302) 855-7799



## Sussex County

DELAWARE  
sussexcountyde.gov

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

JOHN J. ASHMAN  
DIRECTOR OF UTILITY PLANNING

September 21, 2020

Mr. Russell Archut  
36219 Old Church Cemetery Road  
Frankford, Delaware 19945

REF: SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT (BAYARD  
PLANNING AREA)  
TAX MAP 134-19.00-22.00  
ABILITY TO SERVE  
FILE: SPS-5.03BK

Dear Mr. Archut:

This is response to your request for a letter confirming Sussex County's ability to provide wastewater service for a project on the above-mentioned parcel. The parcel is in a Tier 2 service area for Sussex County and is contiguous to the existing sewer district boundary.

Sussex County does have the ability and is willing to provide sewer service for parcel 22.00 noted above. In order for the parcel to receive sewer service certain administrative procedures must be completed. First, the developer must receive preliminary site plan approval, then submit a written request for annexation along with the appropriate fee based on the acreage of the parcel. The Engineering Department will then establish a date and time for a Public Hearing before County Council. If County Council approves the annexation the developer would then need to install the necessary pipelines to the approved connection point. System connection charges will apply to the parcel after annexation, the current rate is \$6,360.00 per equivalent dwelling unit.

Should you have additional needs or questions, please call (302) 855-1299.

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

John J. Ashman  
Director of Utility Planning





T.M. No. 1-34-19.00-22.00  
PREPARED BY & RETURN TO:  
MORRIS JAMES, LLP  
P.O. Box 690  
Georgetown DE 19947

**DEED OF EASEMENT**

**THIS DEED OF EASEMENT**, Made this 12<sup>th</sup> day of March, A.D. 2019

**B E T W E E N**

**ACTA, LLC**, of 11001 Huntover Drive Rockville, Maryland 20852 party of the first part,  
hereinafter referred to as Grantor,

- A N D -

**LEMUEL H. HICKMAN GST EXEMPT TRUST f/b/o BRENTON ARCHUT** *urta*  
**DATED April 6, 1992**, of 36219 Old Church Cemetery Road, Frankford DE 19945, party of the  
second part, hereinafter referred to as the Grantee.

*W I T N E S S E T H :*

**FOR AND IN CONSIDERATION** of the sum of ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the Grantor has this day bargained and sold, and by these presents does bargain, sell, convey, transfer, and deliver unto the Grantee a permanent easement and right-of-way, including the perpetual right to enter upon the real estate herein after described, at any time that it may seem fit and construct, maintain and repair underground pipelines and/or mains for the purpose of conveying sewage and/or water over, across, through and under the lands of the Grantor, together with the right to excavate and the duty to refill ditches and/or trenches for the location of said pipelines and/or mains; the right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said pipelines and/or mains; and to keep the area within permanent easement perpetually free and clear of all construction including garages, storage sheds, fences, etc., that would obstruct in any way the repair or replacement of said pipeline.

A permanent easement is hereby granted, more particularly described as follows:

ALL those certain tract, piece or parcel of land, lying and being situate in Baltimore Hundred,



Sussex County, State of Delaware, more particularly designated and described as follows, to wit: a 20' wide proposed utility easement for a proposed force main to the lands of Grantee beginning at MH 15 in Yianna Drive and running in a southerly direction to the lands of the Grantee (TM No. 1-34-19.00-22.00) as more particularly shown on Utility Easement Plan for Sussex County File S.P.S.-5.03bj The Woodlands Subdivision Phase 3, prepared by Civil Engineering Associates, LLC, dated March 24, 2017, and last revised August 6, 2019, at attached hereto as Exhibit A and made a part hereof.

BEING a portion of those lands conveyed unto the above named Grantors by deed of ACTA, LLC, dated December 17, 2015, and of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 4486, at page 270.

At the termination of any construction, repair, or restoration, the Grantee agrees to restore said areas of construction to its present condition and otherwise agrees to pay reasonable costs of restoration.

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

ACTA, LLC

Nancy E. Smith  
Witness

By: [Signature] (SEAL)  
Member/Manager  
E.C. Yegen Jr.



STATE OF DELAWARE :  
: ss.  
COUNTY OF SUSSEX :

BE IT REMEMBERED, That on the 12<sup>th</sup> day of March, A.D. 2019,  
personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid,  
E.C. Yegen Jr., Member/Manager of ACTA, LLC, party to this indenture,  
known to me personally to be such, and acknowledged this Indenture to be his act and deed and the  
act and deed of he company.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

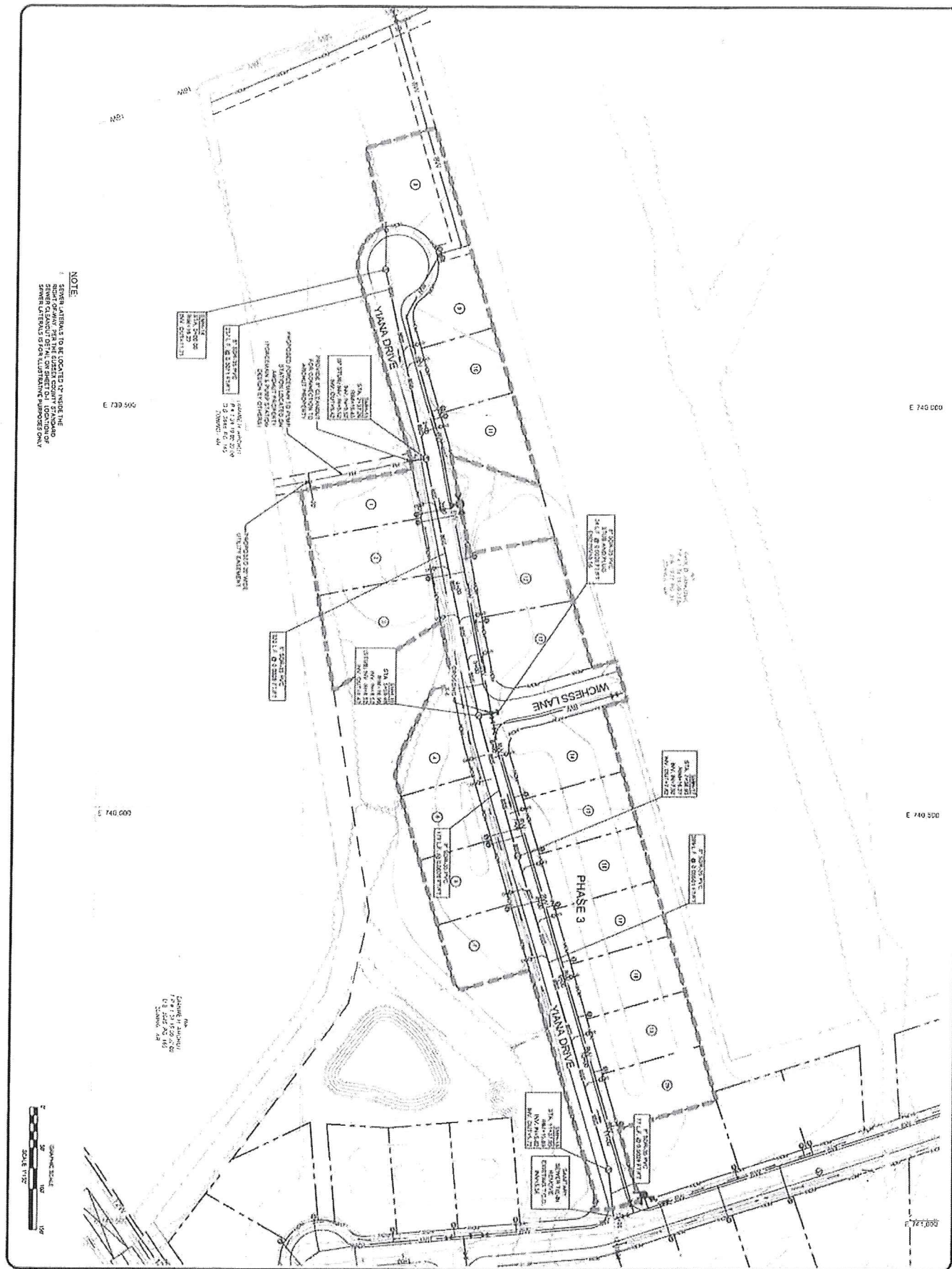


Nancy Ellen Smith  
Notary Public  
Nancy Ellen Smith  
(Printed or typewritten name)

My Commission Expires: January 13, 2022



# Exhibit A





September 16, 2020

Sent Via E-Mail  
Dianne H. Archut Trustee  
c/o Brenton Archut  
Assistant Manager  
Hickman Beach Plaza

**RE: Willing & Able Letter – Parcel 134-19.00-22.00**

Dear Mr. Archut:

Tidewater Utilities, Inc. (Tidewater) is willing and able to serve public water to the following parcel, identified as Tax Map & Parcel 134-19.00-22.00 based on the terms and conditions of a water service agreement to be negotiated and agreed upon by Tidewater and the owner(s) of these parcels. This parcel is located outside of Tidewater's Certificate of Public Convenience and Necessity (CPCN) franchised area. Thus, in order to serve water to this parcel, TUI must apply for and receive a CPCN from the Public Service Commission. Once the CPCN is granted and a water service agreement is finalized, TUI is legally able to provide water service to this parcel.

Enclosed please find a sheet entitled "Petition for Inclusion in Tidewater Utilities, Inc. Water Service Territory". Please have the current owner(s) of parcels 134-19.00-22.00 sign the petition and return the original to Tidewater, Attn: Joe Cuccinello. The signed petition from the landowner is an important and necessary first step in the CPCN application submittal process.

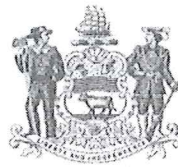
Please feel free to contact me at 302-747-1308 if you should have any questions.

Sincerely,



Joseph C. Cuccinello  
CPCN Coordinator





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

JENNIFER COHAN  
SECRETARY

April 21, 2020

Mr. Jamie Whitehouse, Director  
Sussex County Planning & Zoning  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr. Whitehouse:

This letter is to revise and replace my letter earlier today regarding the **Brenton Archut** rezoning application, which we received on March 23, 2020. While the letter referenced the correct parcel number, the information describing the location and acreage of the parcel incorrectly referred to another parcel. The letter is being revised to correctly describe the location and acreage of parcel 134-19.00-22.00. A copy of our previous letter is attached.

This revised application is for a 3.00-acre portion of a 25.63-acre parcel (Tax Parcel 134-19.00-22.00). The subject land is located on the northeast and southeast corners of the intersection of Bayard Road (Sussex Road 84) and Double Bridges Road (Sussex Road 363). The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking to rezone the land to B-2 (Neighborhood Business) to develop a 7,500 square-foot office / retail complex.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Bayard Road where the subject land is located, which is from Double Bridges Road (Sussex Road 363) to South Ocean View Limits, is 3,060 vehicles per day. As the subject land also has frontage along Double Bridges Road, the annual average daily traffic volume on that road segment, which is from Bayard Road to Camp Barnes Road (Sussex Road 364), is 3,645 vehicles per day.

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.





Mr. Jamie Whitehouse  
Page 2 of 2  
April 21, 2020

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.

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  
Enclosure

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Brenton Archut, Applicant  
J. Marc Coté, Director, DelDOT Planning  
Gemez Norwood, South District Public Works Manager, Maintenance & Operations  
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andrescavage, Subdivision Manager, Development Coordination  
James Argo, South District Project Reviewer, Maintenance & Operations  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination





## THE SUSSEX PLAN

### 2045 Future Land Use Map

#### Growth Areas

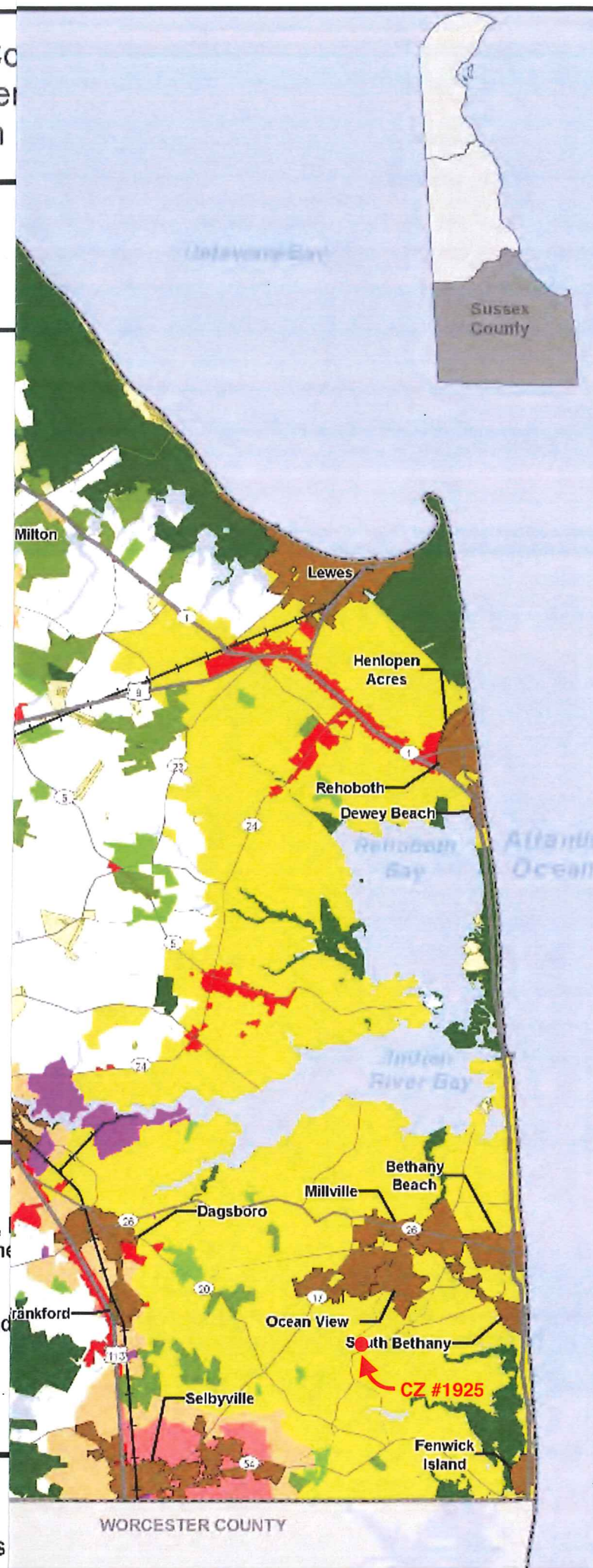
- Municipalities
- Town Center
- Developing Area
- Existing Development Area
- Coastal Area
- Commercial
- Industrial Area

#### Rural Areas

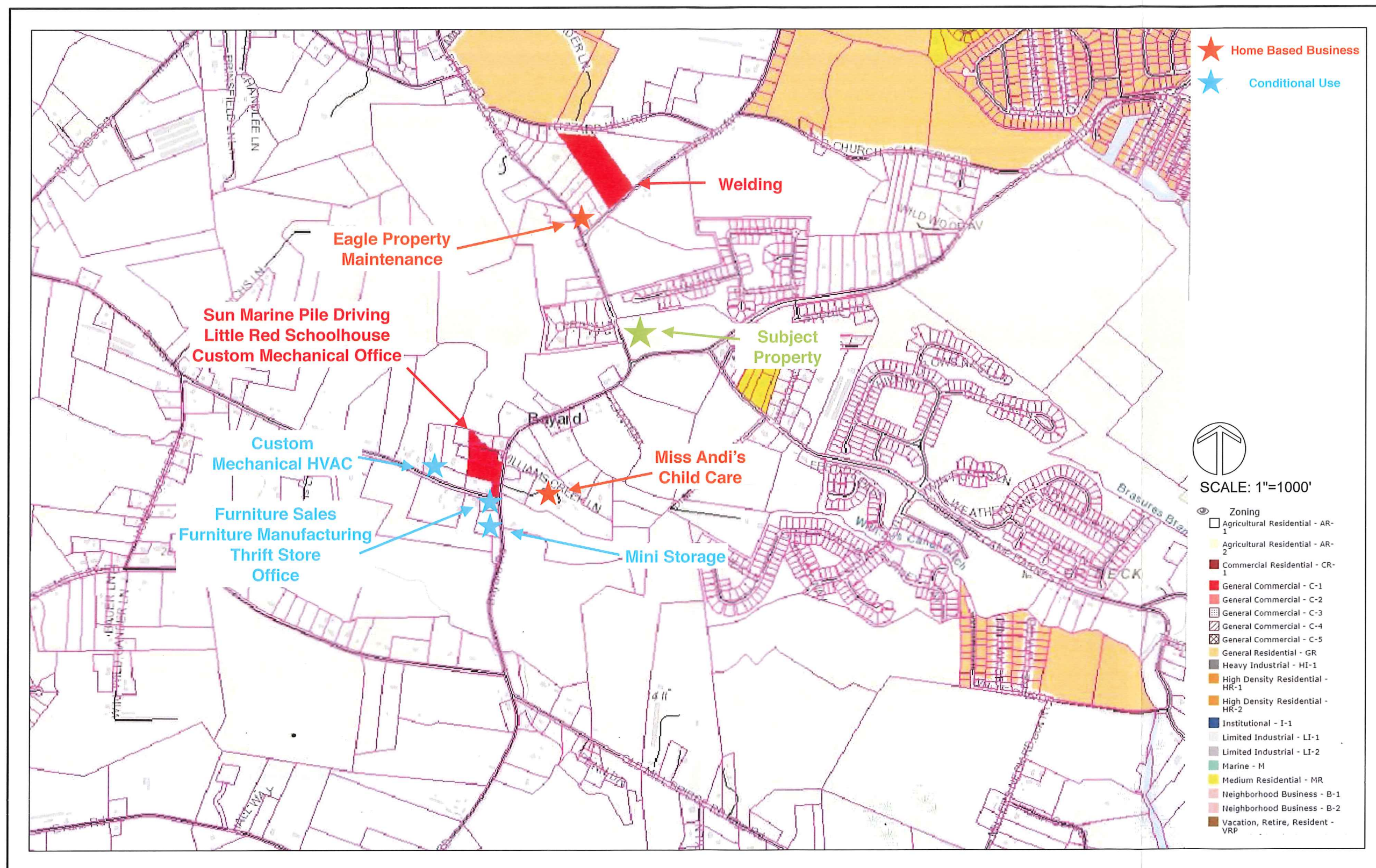
- Low Density
- Protected Land
- Ag. Preservation District
- Ag. Preservation Easement

Sources: DE FirstMap, Sussex County Mapping Dept.  
Land Use Data from 2008, State Forest Data from 2013,  
Conservation Easements Data from 2016, Municipal Annexation  
Areas 2016

\*The official depiction of the protected lands can be found on  
the Protected Land Map (Figure 5.2-1)











Map showing location of previous  
businesses providing general services  
to the area from Mid-1800s to about 2000

SCALE: 1"=1000'



Examples of Light Commercial  
Service Centers



Williamsville Country Plaza Shopping Center



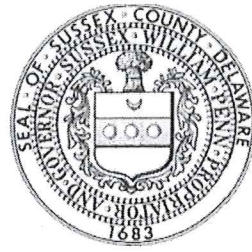
Derrickson Plaza Shopping Center



## The Trend in Our Area







## Memorandum

To: Sussex County Planning Commission Members  
From: Chase Phillips, Planner I  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: September 15, 2020  
RE: Staff Analysis for CZ 1925 Lemuel H. Hickman GST Exempt Trust fbo Brenton Archut

---

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1925 Lemuel H. Hickman GST Exempt Trust fbo Brenton Archut to be reviewed during the October 8, 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 Tax Parcel 134-19.00-22.00 to allow for a change of zone from an Agricultural Residential (AR-1) Zoning District to a Business Community (B-2) District. The parcel is located on the northeast corner of Bayard Road (S.C.R. 84) and Double Bridges Road (S.C.R. 363). The parcel is divided by Double Bridges Road and is located at 35910 Double Bridges Road. The size of the property is approximately 25.63 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 subject property has the land use designation of "Coastal Area." Each property to the north, south, east, and west also have the "Coastal Area" designation. The Coastal Area is designated to encourage growth and development provided that environmental concerns are addressed. The Coastal Area may include various types of housing, small-scale retail and office, light commercial, and institutional land uses. Sussex County's base density of two (2) units per acre is standard. Medium and higher densities (4-12 units per acre) may be appropriate in select locations.

The 2018 Sussex County Comprehensive Plan outlines Zoning Districts by their applicability to each Future Land Use category. Under Table 4.5-2 "Zoning Districts Applicable to Future Land Use Categories", the Community Business (B-2) Zoning District is listed as an applicable zoning district in the "Coastal Area."

Additionally, the subject property is currently within an Agricultural Residential (AR-1) Zoning District. Each parcel to the north, south, east, and west is also within the Agricultural Residential Zoning District.

Since 2011, there have been two Change of Zone applications within a one-mile radius of the subject property. Change of Zone No. 1841 was a previous Change of Zone application for the subject site (i.e. this same tax parcel). It was denied by the Sussex County Council on January 30, 2018. Change of Zone No. 1761, which proposed a change from a General Commercial (C-1)



District to an Agricultural Residential (AR-1) District, was approved by the Sussex County Council on November 18, 2014. It was adopted through Ordinance No. 2373.

Based on the analysis of the surrounding zoning and uses, a Change of Zone to a Community Business (B-2) Zoning District could be considered as being consistent with the land use, area zoning and surrounding uses.



## Change of Zone #1925 Summary

**Ownership:** Lemuel H. Hickman GST Exempt Trust f/b/o Brenton H. Archut. It is a third generation locally owned property.

**Property description and location:** 24.8 acres located at the intersection of Double Bridges Road (County Road 363) and Bayard Road (County Road 84), near Bayard, Delaware.

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

**Current Use:** Farmland with an existing single family dwelling

**Proposed Zoning Request:** Business Community District (B-2) for a portion of the parcel.

**Purpose of B-2 Zoning:** To provide primarily for office, retail shopping, and personal service uses, to be developed either as a unit or on an individual parcel, to serve the needs of a relatively small area, primarily nearby rural, low-density, or medium density residential neighborhoods.

**Amount of land to be rezoned:** 2.99 acres, or 12% of the parcel.

**Proposed Use:** Light retail and office to provide convenience goods and services to nearby residents and business opportunities for local business owners. Less than 7,500 square feet of rentable space is proposed.

**Land Use Plan designation:** Coastal Area, which is considered a "Growth Area" where where additional considerations should be taken into account.

**Comprehensive Plan criteria (Future Land Use):**

- Coastal Area section
  - states "Retail and office uses are appropriate."
  - states "careful mixtures of homes with light commercial office and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home."
- Low Density Rural Areas section
  - encourages maintaining the rural landscape and sustaining reasonable development rights
  - emphasizes that retail and office uses in Low Density Areas should be providing convenience goods and services to nearby residents

**Sewer availability:** Per the Sussex County Engineering Department, it is in a sewer planning area and contiguous to an existing sanitary sewer district boundary.

**Water availability:** Tidewater Utilities has provided an Ability to Serve letter. Water lines are currently located along the property frontage.

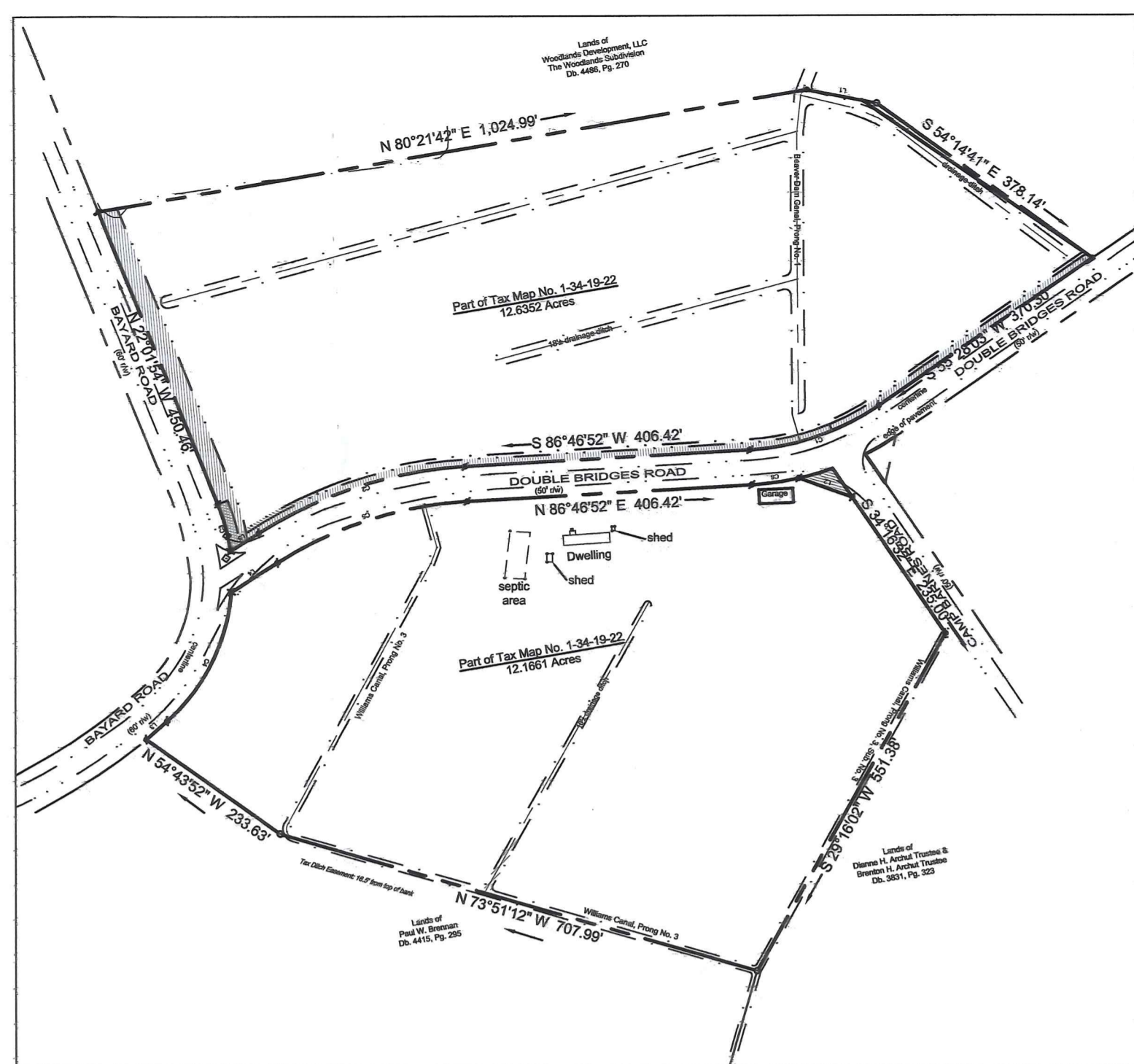
**Approved Development within a 1 mile radius:**

- Number of new and approved homes since 2008 - 1000+
- Number of potential homes in near future - 135

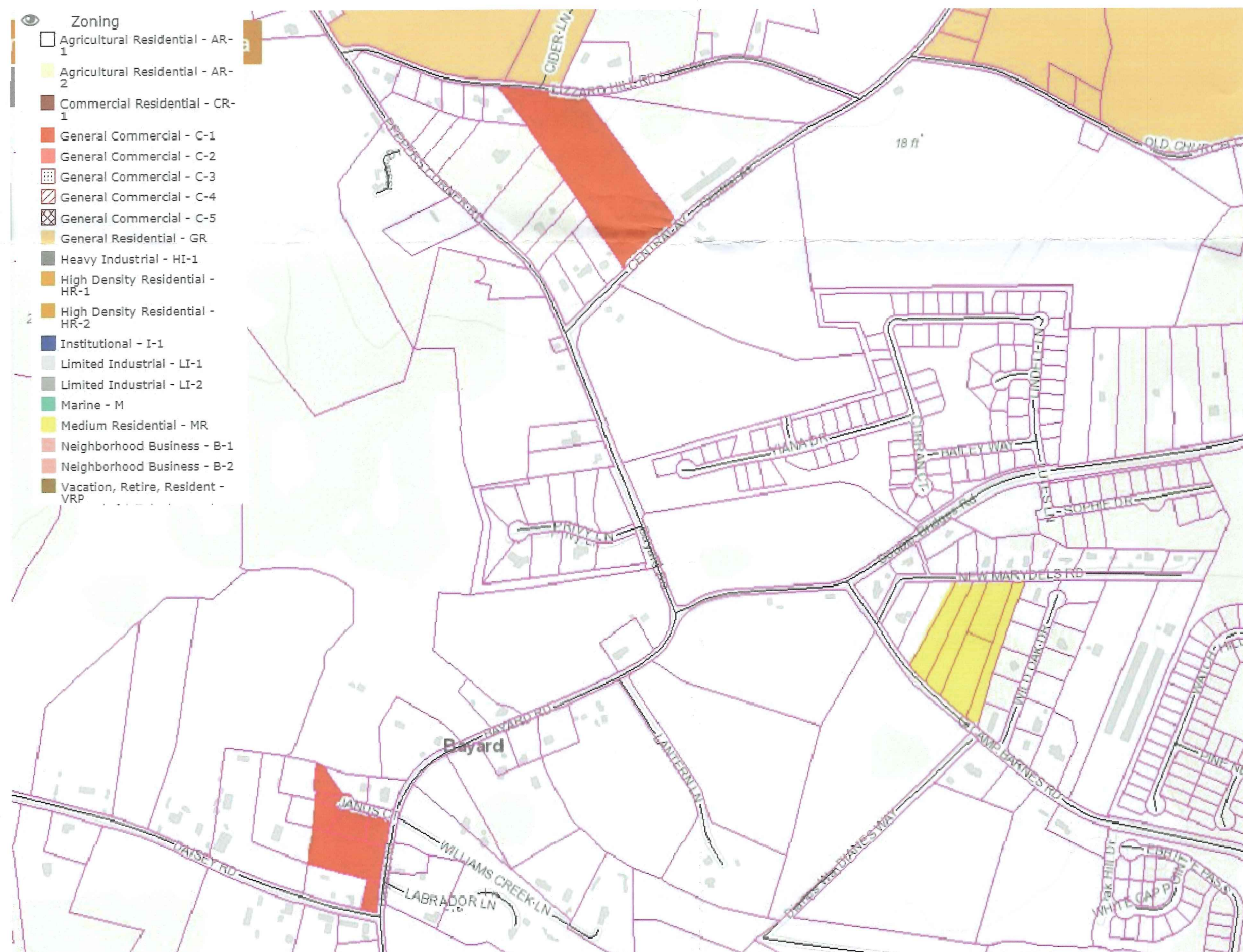




BAYARD, SUSSEX COUNTY DELAWARE  
VICINITY MAP  
NOT TO SCALE



EXISTING CONDITIONS  
SCALE: 1"=200'



EXISTING ZONING

| CURVE | RADIUS    | ARC LENGTH | CHORD LENGTH | CHORD BEARING      | DELTA ANGLE |
|-------|-----------|------------|--------------|--------------------|-------------|
| C1    | R=380.00' | L=188.72'  | CH=104.31'   | BRG= S 71°07'28" W | =31°11'06"  |
| C2    | R=615.72' | L=313.81'  | CH=310.42'   | BRG= S 72°10'50" W | =29°12'05"  |
| C3    | R=275.00' | L=69.85'   | CH=69.84'    | BRG= N 14°49'28" W | =14°49'28"  |
| C4    | R=275.00' | L=69.85'   | CH=69.84'    | BRG= N 29°38'52" E | =43°50'13"  |
| C5    | R=685.72' | L=288.33'  | CH=288.22'   | BRG= N 72°10'50" E | =29°12'05"  |
| C6    | R=410.00' | L=67.83'   | CH=67.56'    | BRG= N 82°03'20" E | =9°27'05"   |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 78°58'36" E | 101.63'  |
| L2   | S 70°11'45" E | 60.80'   |
| L3   | N 48°32'02" E | 39.87'   |
| L4   | N 57°34'47" E | 77.71'   |
| L5   | S 57°34'47" W | 47.63'   |

LEGEND:  
○ POINT  
● 3/4" PIPE (FD)  
x 5/8" REBAR (SET)  
x PK NAIL (SET)

PROPERTY LINE  
RIGHT-OF-WAY DEDICATION  
LIMITS OF PROPOSED REZONING  
DRAINAGE DITCH  
EXISTING TREES

#### I. SITE DATA:

1. TAX PARCEL: 1-34-19-22  
OWNER/DEVELOPER: LEMUEL H. HICKMAN GST EXEMPT TRUST  
DIANNE H ARCHUT TRUSTEE  
36219 OLD CEMETERY ROAD  
FRANKFORD, DE 19945  
LOCATION: DOUBLE BRIDGES ROAD (SCR 363)  
AT BAYARD ROAD (SCR 84)  
2. PRESENT ZONING: AR-1  
PRESENT LAND USE: AGRICULTURAL  
3. SITE AREA: ±24.80 AC.  
4. STATE STRATEGIES CLASSIFICATION: INVESTMENT LEVEL 3

#### NOTES:

1. SITE IS IN FLOOD ZONE X AS SHOWN PER FEMA MAPS #10005C0495K & 10005C0513K DATED MARCH 16, 2016.  
2. SCR 363 AND SCR 384 CLASSIFIED AS MAJOR COLLECTORS (80' R/W REQUIRED), SCR 365 CLASSIFIED AS MINOR COLLECTOR (60' R/W REQUIRED) PER DELDOT FUNCTIONAL CLASSIFICATION INTERACTIVE MAP.  
3. BOUNDARY SURVEY AND EXISTING SITE CONDITIONS PROVIDED BY SIMPLER SURVEYING AND ASSOCIATE, INC. FROM SURVEY DATED 8/18/16, ENTITLED "LANDS OF DIANNE H ARCHUT TRUSTEE".

#### II. PROPOSED LAND PLAN DATA:

1. PROPOSED REZONING AREA: 2.99 AC.  
PROPOSED ZONING: B-2  
PROPOSED LAND USE: ±7056 SqFt. RETAIL/ OFFICE  
2. PARKING : REQUIRED: 36 PARKING SPACES REQUIRED (7200 S.F. MAX. RETAIL/ OFFICE)  
1 LOADING SPACE  
PROPOSED: 36 PARKING SPACES INCLUDING 3 HC SPACES  
1 LOADING SPACE  
3. INFRASTRUCTURE: SEWER: SUSSEX COUNTY SEWER  
WATER: TIDEWATER UTILITIES  
4. SETBACKS & BULK AREA CRITERIA:  
FRONT: 60'  
SIDE: 5'  
REAR: 30"  
MAX. BLDG. HEIGHT: 42'  
\* DUE TO NUMBERED ROAD

Wetlands Certification:  
I, Edward M. Launay, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM Delineated UPON THIS PLAN IN THE AREA OF PROPOSED REZONING, HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND MANUAL, ATLANTIC GULF COAST REGIONAL SUPPLEMENT, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8)), WATERS OF THE U.S. DEFINITION/CECWOR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECWOR 9-26-1990, RGL 90-7/CECWOR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR THE USDA PROGRAM OR AGRICULTURAL PURPOSES. NO STATE REGULATED WETLANDS HAVE BEEN IDENTIFIED IN ACCORDANCE WITH THE DNR/REC TIDAL WETLANDS MAPS.

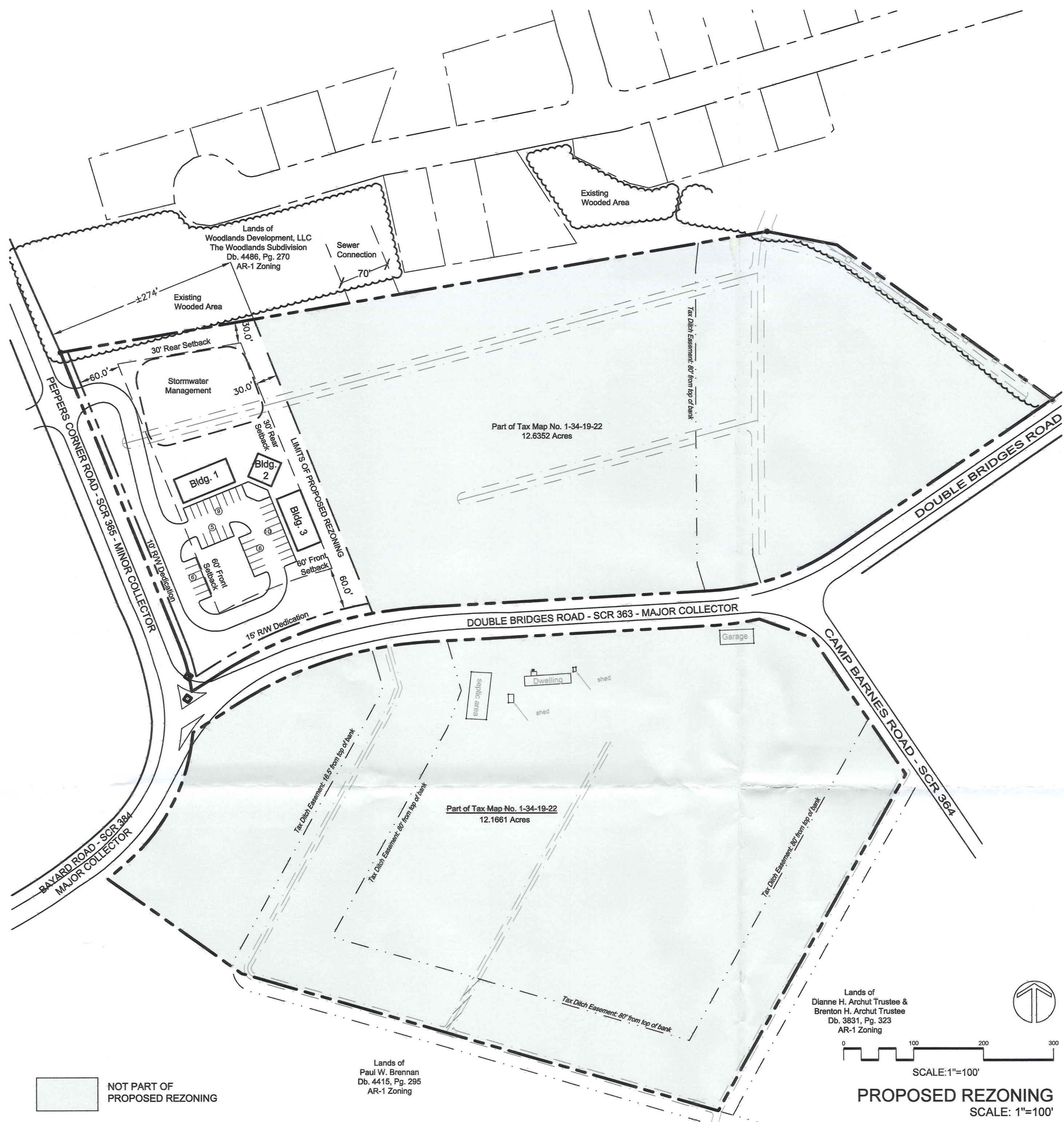
EDWARD M. LAUNAY  
PROFESSIONAL WETLAND SCIENTIST No. 875  
SOCIETY OF WETLAND SCIENTISTS  
CORPS OF ENGINEERS, CERTIFIED WETLAND  
DELINEATOR WDOP93MD0510036B

OWNER CERTIFICATION:  
I, AS OWNER OF THE PROPERTY SHOWN, HEREBY CERTIFY THAT I AM IN AGREEMENT WITH THE IMPROVEMENTS AS DEPICTED ON THIS PLAN.

DIANNE H. ARCHUT  
DATE

LANDSCAPE ARCHITECT'S STATEMENT:  
I certify that the proposed site plan was compiled under my supervision.

Thomas J. Ford  
DERLA 117  
DATE



PROPOSED REZONING  
SCALE: 1"=100'

## REZONING PLAN

### REVISIONS



REZONING PLAN  
**ARCHUT PROPERTY**  
DOUBLE BRIDGES RD. AT BAYARD RD.  
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

SITE PLAN: TJF  
DRAWING: RWB  
REVIEW: SLF  
SHEET  
1  
OF 1 SHEETS

DATE  
7/6/20