

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



Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



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

PLANNING & ZONING COMMISSION

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



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302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: December 16th, 2021

Application: CZ 1947 Kenneth P. Adams

Applicant: Mr. Kenneth P. Adams
25136 DuPont Boulevard
Georgetown, DE 19947

Owner: Citation 49 Farms, LLC, Joe Ann Adams, Kenneth & Tracy Adams,
Melvin L. Joseph Jr. & Virginia Kauffman, Trustee p/o (50.00) &
Melvin L. Joseph Construction Co. Inc. p/o (50.02)

Site Location: 25116 Dupont Boulevard, Georgetown. The property is lying on the
southwest side of DuPont Boulevard (Route 113), approximately 351
feet northwest of Governor Stockley Road (S.C.R. 432).

Current Zoning: Agricultural Residential (AR-1) Zoning District & General Commercial
(C-1) Zoning District

Proposed Zoning: Rezoning AR-1 portion to Heavy Commercial (C-3) Zoning District

Comprehensive Land
Use Plan Reference: Commercial Area

Councilmanic
District: Ms. Green

School District: Indian River School District

Fire District: Georgetown Fire Department

Sewer: Private (On-Site Septic)

Water: Private (On-Site Well)

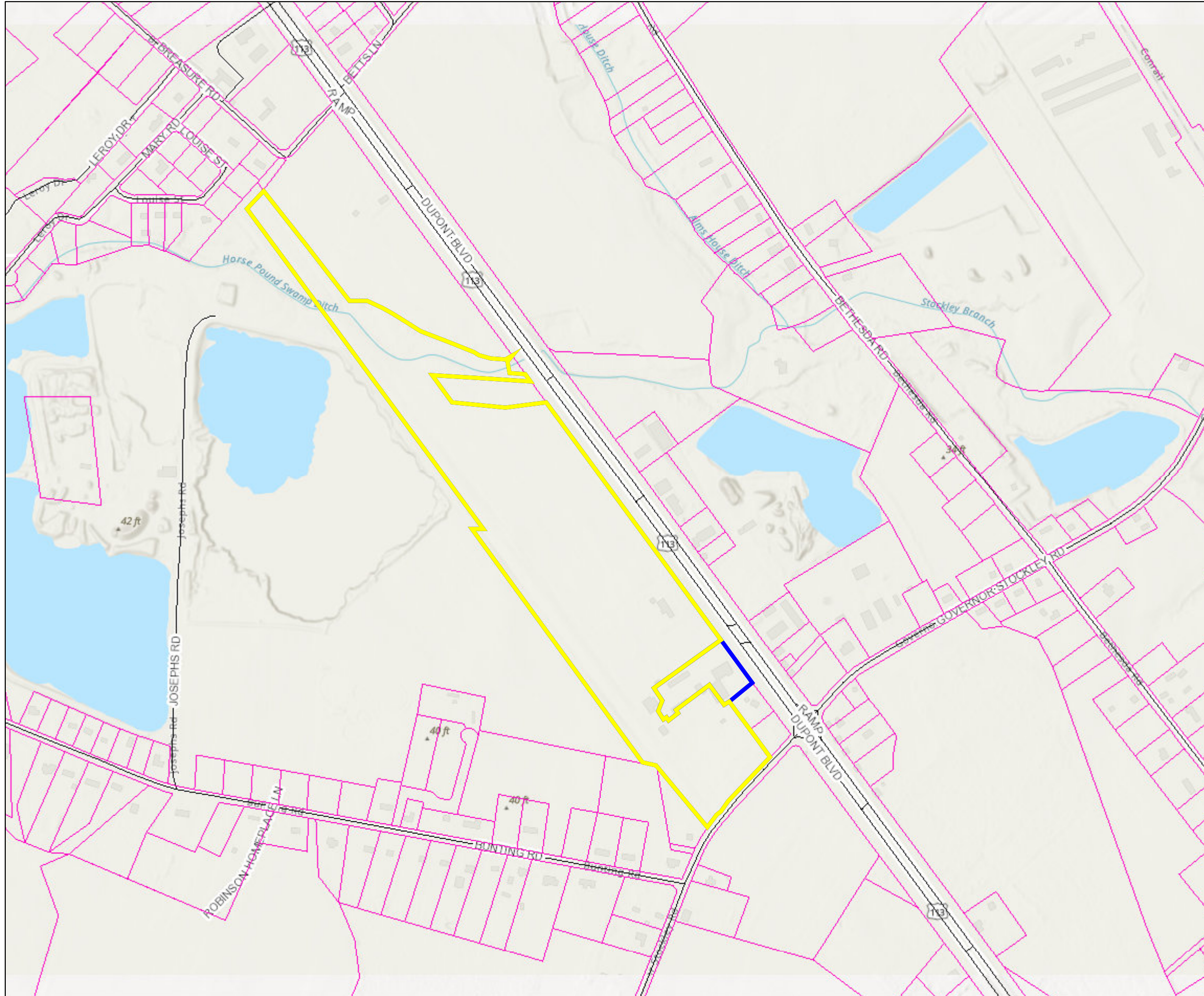
Site Area: 4.41 acres +/-

Tax Map ID.: 133-6.00-50.00 & part of 50.02





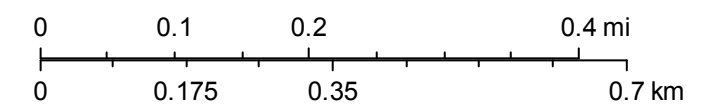
Sussex County



PIN:	133-6.00-50.00
Owner Name	CITATION 49 FARMS LLC & JOE ANN ADAMS
Book	5310
Mailing Address	25154 DUPONT BLVD
City	GEORGETOWN
State	DE
Description	W/RT 113
Description 2	687 NW/RT 432
Description 3	HOME FARM
Land Code	

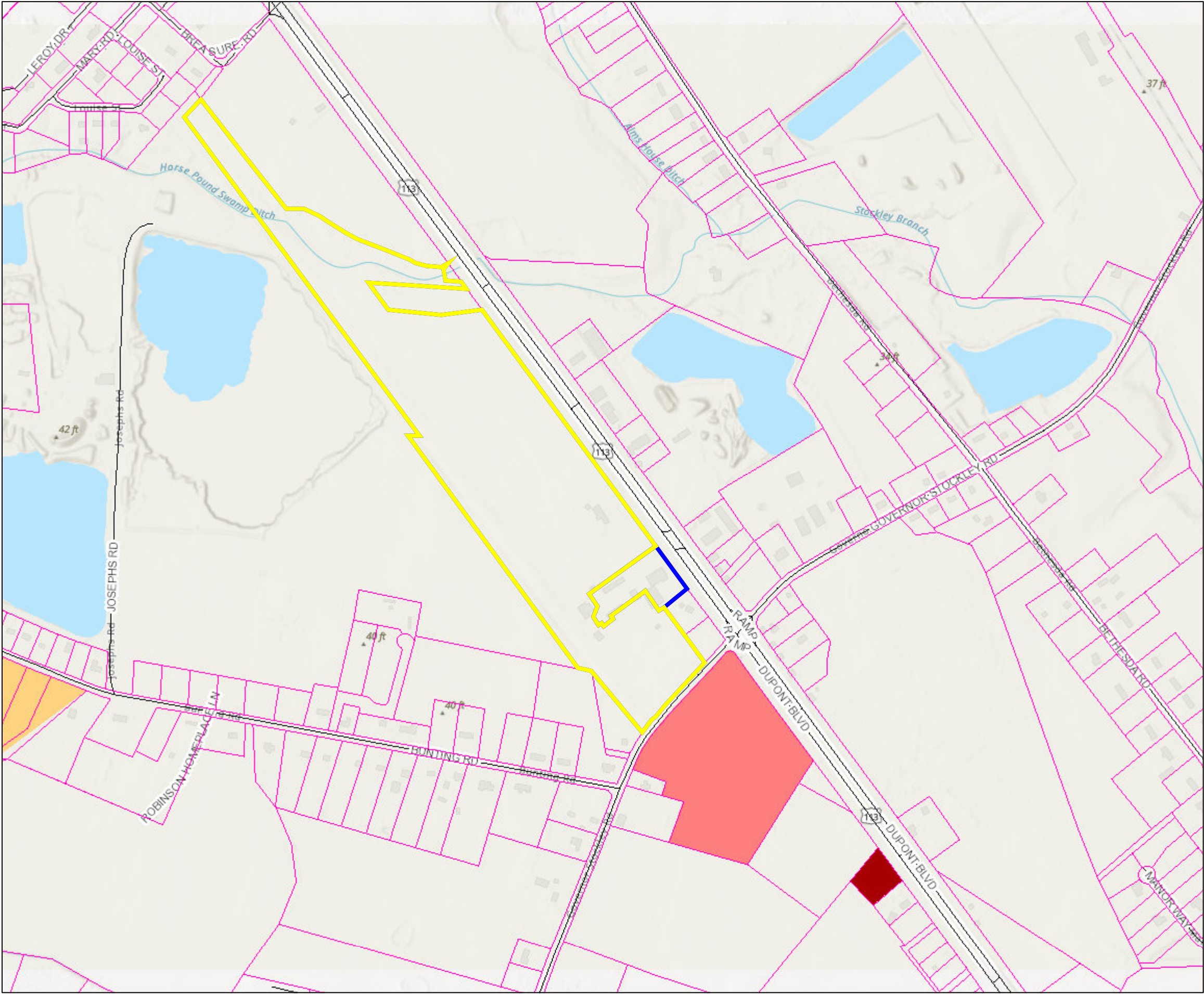
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- polygonLayer**
Override 1
- Tax Parcels
 - Streets
 - County Boundaries

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Sussex County

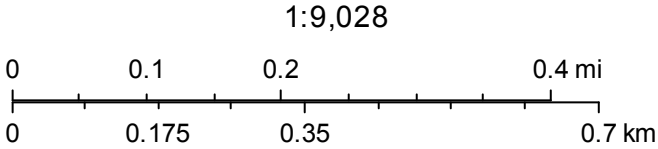


PIN:	133-6.00-50.00
Owner Name	CITATION 49 FARMS LLC & JOE ANN ADAMS
Book	5310
Mailing Address	25154 DUPONT BLVD
City	GEORGETOWN
State	DE
Description	W/RT 113
Description 2	687 NW/RT 432
Description 3	HOME FARM
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- polygonLayer

Override 1
- polygonLayer

Override 1
- Tax Parcels
- Streets





Sussex County



PIN:	133-6.00-50.00
Owner Name	CITATION 49 FARMS LLC & JOE ANN ADAMS
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Description 3	HOME FARM
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polygonLayer

Override 1

polygonLayer

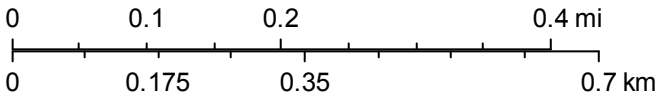
Override 1

⋯ Tax Parcels

— Streets

⋯ County Boundaries

1:9,028



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



Sussex County

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Memorandum

To: Sussex County Planning Commission Members
From: Lauren DeVore, Planner III
CC: Vince Robertson, Assistant County Attorney, and applicant
Date: December 9, 2021
RE: Staff Analysis for CZ 1947 Kenneth P. Adams

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1947 Kenneth P. Adams to be reviewed during the December 16, 2021, 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 Parcels 133-6.00-50.00 and part of 133-6.00-50.02 to allow for a change of zone from a General Commercial (C-1) Zoning District and Agricultural Residential (AR-1) Zoning District to a Heavy Commercial (C-3) District. Specifically, the Applicant wishes to rezone the portion of these properties that are currently zoned Agricultural Residential (AR-1) to Heavy Commercial (C-3). The properties are lying on the southwest side of DuPont Boulevard (Route 113), approximately 351 feet northwest of Governor Stockley Road (S.C.R. 432) at 25116, 25076 and 25136 DuPont Boulevard in Georgetown. The parcels to be rezoned contain 4.33 acres and 0.08 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 a land use designation of "Commercial Area." The properties on the opposite side of DuPont Boulevard (Route 113) also contain the Future Land Use Designation of "Commercial Area."

As outlined within the 2018 Sussex County Comprehensive Plan, Commercial Areas include concentrations of retail and service uses that are mainly located along arterials, and highways. As opposed to small, traditional downtown areas that are often historic and pedestrian-friendly, Commercial Areas include commercial corridors, shopping centers, and other medium and large commercial vicinities geared towards vehicular traffic. In addition to primary shopping destinations, this area would also be the appropriate place to locate hotels, motels, car washes, auto dealerships, and other medium and larger scale commercial uses not primarily targeted to the residents of immediately adjacent residential areas. These more intense uses should be located along main roads or near major intersections. Institutional and commercial uses may be appropriate depending on surrounding uses. Mixed-use buildings may also be appropriate for these areas.

The property is zoned General Commercial (C-1) Zoning District and Agricultural Residential (AR-1) Zoning District. Adjacent parcels to the north and west are also zoned Agricultural Residential (AR-1) Zoning District. The properties to the south on the opposite side of Governor Stockley Road (S.C.R. 432) are zoned General Commercial (C-1) and Medium Commercial (C-2) District.



To the east along DuPont Boulevard (Route 113), there are several properties that are zoned General Commercial (C-1) with the balance of the surrounding area being zoned Agricultural Residential (AR-1).

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 Heavy Commercial (C-3) Zoning District is listed as an applicable zoning district in the Commercial Area.

Since 2011, there have been two (2) Change of Zone application within a 1-mile radius of the application site. The first application is Change of Zone 1814 Stockley Tavern, LLC for a change of zone from an Agricultural Residential Zoning District (AR-1) to a Commercial Residential District (CR-1) which was recommended approval by the Planning and Zoning Commission at their meeting of Thursday, March 9, 2017. The application was also approved by the Sussex County Council on Tuesday, April 11, 2017 and adopted through Ordinance No. 2491. The second application is Change of Zone 1903 W. Wayne Baker for a change of zone from an Agricultural Residential Zoning District (AR-1) to a Medium Commercial Zoning District (C-2) which was recommended approval by the Planning and Zoning Commission at their meeting of Thursday, February 13, 2020. The application was also approved by the Sussex County Council on Tuesday, February 25, 2020 and adopted through Ordinance No. 2709.

Based on the analysis of the land use, surrounding zoning and uses, a Change of Zone from a General Commercial Zoning District (C-1) and a Agricultural Residential Zoning District (AR-1) to a Heavy Commercial Zoning District (C-3) could be considered as being consistent with the land use, based on the size, scale, zoning and surrounding uses.

File #: CZ 1947
202110751

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

25116 DUPONT BLVD, GEORGETOWN, DE 19947

Type of Conditional Use Requested:

Tax Map #: P/O 133-6.00(-50.00) AND P/O 133-6.00(-50.02) **Size of Parcel(s):** P/O (50.00) 4.33 +/- P/O (50.02) 0.08 +/-

Current Zoning: C-1 AND AR-1 **Proposed Zoning:** REZONING AR-1 Portion TO C-3 HEAVY COMMERCIAL **Size of Building:** TBD

Land Use Classification: COMMERCIAL

Water Provider: PRIVATE

Sewer Provider: PRIVATE

Applicant Information

Applicant Name: KENNETH P ADAMS

Applicant Address: 25136 DUPONT BLVD.

City: GEORGETOWN **State:** DE **Zip Code:** 19947

Phone #: (302) 856-7396 **E-mail:** KADAMS@MELVINJOSEPH.COM

Owner Information

Owner Name: CITATION 49 FARMS, LLC, JOE ANN ADAMS, KENNETH & TRACY ADAMS, MELVIN L. JOSEPH, JR. & VIRGINIA KAUFFMAN, TRUSTEE p/o (50.00) and MELVIN L. JOSEPH CONSTRUCTION CO., INC. p/o (50.02)

Owner Address: See Above

City: See Above **State:** **Zip Code:**

Phone #: (302) 856-7396 **E-mail:** KADAMS@MELVINJOSEPH.COM

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: DAVID HUTT, ESQUIRE | MORRIS JAMES MARK DAVIDSON | PENNONI

Agent/Attorney/Engineer Address: 107 WEST MARKET ST. 18072 DAVIDSON DR.

City: GEORGETOWN, DE 19947 MILTON, DE 19968

Phone #: (302) 856 0018 DRUTT@MORRISJAMES.COM

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.**
- ✓ **DelDOT Service Level Evaluation Request Response**
- ✓ **PLUS Response Letter** (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

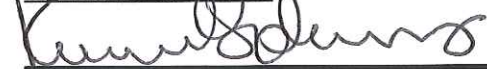
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney



Date: 6/8/21

Signature of Owner



Date: 6/8/21

For office use only:

Date Submitted: 7/16/21
Staff accepting application: JB
Location of property: _____

Fee: \$500.00 Check #: 62193
Application & Case #: 202110751

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____

Mailing List Application Form

For Applications Requiring a Public Hearing in Sussex County

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

Application Information:

Site Address: 25116 DuPont Blvd., Georgetown, DE 19947

Parcel #: P/O 133-6.00-50.00

Site Address: 25136 DuPont Blvd., Georgetown, DE 19947

Parcel #: P/O 133-6.00-50.02

Applicant Name: Kenneth P. Adams

Owner Name: Melvin L. Joseph, Jr., Kenneth & Tracy Adams, Citation 49 Farms, LLC,
Virginia Kauffman, Trustee, Joe Ann Adams & Melvin L. Joseph Construction Co, Inc.

Type of Application:

Conditional Use: ☐
Change of Zone: ☒
Subdivision: ☐
Board of Adjustment: ☐

Date Submitted: 7/16/21

For office use only:

Date of Public Hearing: _____

File #: _____

Date list created: _____

Date letters mailed: _____

List created by: _____

Letters sent by: _____



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

NICOLE MAJESKI
SECRETARY

June 23, 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 **Kenneth P. Adams** proposed land use application, which we received on June 8, 2021. This application is an assemblage of two parcels totaling 68.53-acre with an approximately 4.90-acre portion being rezoned (Tax Parcels: 133-6.00-50.00 and 50.02). The subject land is located on the north side of Gov. Stockley Road (Sussex Road 432) with the remainder of the parcels having frontage on DuPont Boulevard (US 113). The subject land is currently zoned AR-1 (Agriculture Residential) and C-1 (General Commercial) with a proposed zoning of C-3 (Heavy Commercial) for the AR-1 portion.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Gov. Stockley Road from DuPont Boulevard to Hardscrabble Road (Sussex Road 20) is 1,417.

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.



Mr. Jamie Whitehouse
Page 2 of 2
June 23, 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: Kenneth P. Adams, Applicant
Russell Warrington, Sussex County Planning & Zoning
David Edgell, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Fumato, Project Engineer, Development Coordination

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **12/3/2021**

APPLICATION: **CZ 1947 Kenneth P. Adams**

APPLICANT: **Mr. Kenneth P. Adams**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **133-6.00-50.00 & 50.02**

LOCATION: **25116 DuPont Blvd., Georgetown. Lying on the southwest side of DuPont Blvd. (Rt. 113), approximately 351 northwest of Governor Stockley Rd. (SCR 432).**

NO. OF UNITS: **Upzone AR-1 portion to C-3 (Heavy Commercial)**

GROSS
ACREAGE: **4.41**

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 3**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **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? **No**
- ☐ 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? **No**
- (8). Comments: **The proposed Change of Zone is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



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

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

PARTICULAR DESCRIPTION

**LANDS NOW OR FORMERLY OF CITATION 49 FARMS, LLC, JOE ANN
ADAMS, KENNETH AND TRACY ADAMS, ET AL
TO BE CONVEYED TO KENNETH P ADAMS
DAGSBORO HUNDRED HUNDRED
SUSSEX COUNTY, DELAWARE**

TAX MAP 133.6.00-PORION OF 50.00 AND 50.02

All that certain lot, piece, and parcel of land, located along North side of Governor Stockley Road and West Side of Dupont Highway, situate in Dagsboro Hundred, Sussex County, State of Delaware, and being more particularly described as follows:

BEGINNING, for the purpose of rezoning the above-described tax parcel number the following description:

- 1) North 55 degrees, 02 minutes, 40 seconds East, 260.28 feet to a point,
- 2) South 36 degrees, 28 minutes, 01 seconds East, 101.06 feet to a point,
- 3) South 20 degrees, 25 minutes, 22 seconds West, 47.16 feet to a point,
- 4) South 32 degrees, 29 minutes, 09 seconds East, 57.15 feet to a point,
- 5) North 54 degrees, 18 minutes, 57 seconds East, 19.54 feet to a point,
- 6) South 35 degrees, 13 minutes, 29 seconds East, 20.36 feet to a point,
- 7) North 53 degrees, 54 minutes, 25 seconds East, 24.37 feet to a point,
- 8) South 36 degrees, 28 minutes, 01 seconds East, 589.94 feet to a point,
- 9) South 42 degrees, 09 minutes, 47 seconds West, 56.94 feet to a point,
- 10) With a curve to the left, said curve having a radius of 1008.54 feet, an arc of 160.94 and a delta of 009 degrees, 08 minutes, 36 seconds to a point,
- 11) North 37 degrees, 18 minutes, 45 seconds West, 489.45 feet to a point,
- 12) North 79 degrees, 16 minutes, 43 seconds West, 60.72 feet to a point,
- 13) North 36 degrees, 41 minutes, 50 seconds West, 324.06 feet to a point,

said point being the **Point of Beginning** for this description.

Lands now or Formerly of Citation 49 Farms, LLC, Joe Ann Adams, Kenneth and Tracy Adams.

Tax Map 133-6.00- portion of 50.00 and 50.02

Particular Description

Said property shown on a plat prepared by Pennoni Associates Inc. and entitled "Rezoning Site Plan" dated 05/14/2021 containing _____ square feet more or less (4.33 acres more or less).

PARTICULAR DESCRIPTION

**LANDS NOW OR FORMERLY OF M. L. JOSEPH CONSTRUCTION CO.
TO BE CONVEYED TO KENNETH P ADAMS
DAGSBORO HUNDRED
SUSSEX COUNTY, DELAWARE**

TAX MAP 133.6.00-PORION OF 50.00 AND 50.02

All that certain lot, piece, and parcel of land, located along North side of Governor Stockley Road and West Side of Dupont Highway, situate in Dagsboro Hundred, Sussex County, State of Delaware, and being more particularly described as follows:

BEGINNING, for the purpose of rezoning the above-described tax parcel number the following description:

- 1) North 20 degrees, 25 minutes, 22 seconds East, 47.16 feet to a point,**
- 2) South 36 degrees, 28 minutes, 01 seconds, East, 103.54 feet to a point,**
- 3) South 53 degrees 54 minutes 25 seconds West, 24.37 feet to a point,**
- 4) North 35 degrees, 13 minutes, 29 seconds West, 20.36 feet to a point,**
- 5) South 54 degrees, 18 minutes, 57 seconds West, 19.54 feet to a point,**
- 6) North 32 degrees, 29 minutes, 09 seconds, West, 57.15 feet to a point,**

said point being the **Point of Beginning** for this description.

Said property shown on a plat prepared by Pennoni Associates Inc. and entitled "Rezoning Site Plan" dated 05/14/2021 containing _____ square feet more or less (0.08 acres more or less).

Morris James LLP

David C. Hutt
302.856.0018
dhutt@morrisjames.com

July 16, 2021

BY HAND DELIVERY

Jamie Whitehouse, Director
Sussex County Planning & Zoning Office
2 The Circle, P.O. Box 417
Georgetown, DE 19947

RE: Change of Zone Application
SCTP Nos. P/O 133-6.00-50.00 & 50.02

Dear Mr. Whitehouse:

Kindly find the enclosed Change of Zone Application for Applicants Citation 49 Farms, LLC, Joe Ann Adams, Kenneth and Tracy Adams, Melvin L. Joseph, Jr., Virginia Kauffman, Trustee and Melvin L. Joseph Construction Co. Inc. The enclosed documents for the application are as follows:

- Planning & Zoning Commission Application;
- Legal Descriptions of the area of the Zoning Map amendment;
- Eight (8) copies of the Change of Zone Survey;
- DelDOT's June 23, 2021 response to the Service Level Evaluation Request;
- Mailing List Application Form; and
- Check No. 62193 in the amount of \$500.00.

I will also email a pdf version of the application to your office. Please let me know if you have any questions.

Very Truly Yours,

MORRIS JAMES LLP


David C. Hutt, Esquire

Enclosures

**CITATION 49 FARMS, LLC,
JOE ANN ADAMS,
KENNETH P. AND TRACY ADAMS,
MELVIN L. JOSEPH, JR. AND
VIRGINIA KAUFFMAN, TRUSTEE,
M.L. JOSEPH CONSTRUCTION CO.
CASE NO. CZ1947**

OWNER:

CITATION 49 FARMS LLC,
JOE ANN ADAMS, KENNETH P. AND TRACY ADAMS,
MELVIN L. JOSEPH, JR & VIRGINIA KAUFFMAN, TRUSTEE,
AND M.L. JOSEPH CONSTRUCTION CO.
25136 DUPONT BLVD GEORGETOWN, DE 19947

DEVELOPER:

KENNETH P. ADAMS
25136 DUPONT BLVD
GEORGETOWN, DE 19947

LEGAL:

MORRIS JAMES LLP
107 W. MARKET STREET
GEORGETOWN, DE 19947
DAVID C. HUTT, ESQUIRE

PLANNER/ENGINEER/SURVEYOR:

PENNONI
18072 DAVIDSON DRIVE
MILTON, DE 19968
MARK H. DAVIDSON, PRINCIPAL LAND PLANNER
ALAN DECKTOR, PE., ENV SP
ERIC W. WAHL RLA, ASLA
JOHN W. HAUPT, PLS

ENVIRONMENTAL:

PENNONI & ACCENT ENVIRONMENTAL
WILLIAM J. GANGLOFF, PhD. PROFESSIONAL SOIL
SCIENTIST

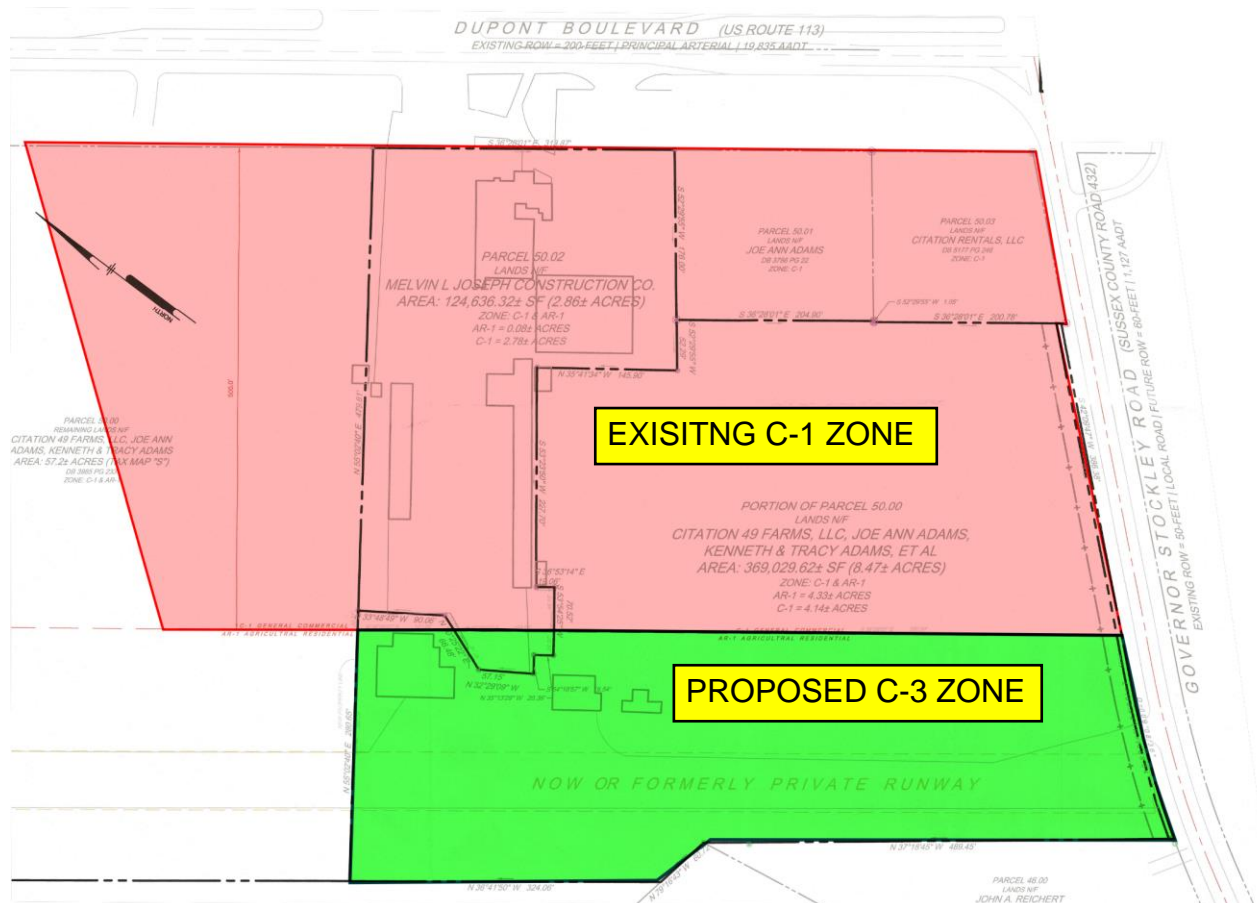


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- a. REZONING APPLICATION
- b. CITATION 49 FARMS LLC DESCRIPTION
- c. M.L. JOSEPH CONSTRUCTION CO DESCRIPTION
- d. SFR RESPONSE

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- a. REZONING PLAN S & S
- b. AREA COMMERCIAL MAP
- c. SUSSEX COUNTY ZONING MAP
- d. SUSSEX COUNTY 2019 FUTURE LAND USE MAP
- e. SUSSEX COUNTY CONDITIONAL USE MAP
- f. BOUNDARY ADJUSTMENT PLAN
- g. SUSSEX COUNTY AG PRESERVATION DISTRICT MAP
- h. FEMA NATIONAL FLOOD HAZARD MAP

TAB 3 MAPS

- a. 2017, 2012, 2007, 2002, 1997, 1992, 1968, 1961, 1954, AND 1937 ORTHOPHOTO, 2020 STATE STRATEGIES, COUNTY ZONING, LAND USE LAND COVER, NRCS SOILS MAPPING, STATE WETLANDS, FEMA FLOODPLAIN, GROUNDWATER RECHARGE, USGS TOPOGRAPHIC AND AREA COMMERCIAL MAP

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**

25116 DUPONT BLVD, GEORGETOWN, DE 19947

Type of Conditional Use Requested:

Tax Map #: P/O 133-6.00(-50.00) AND P/O 133-6.00-(-50.02) **Size of Parcel(s):** P/O (50.00) 4.33 +/- P/O (50.02) 0.08 +/-

Current Zoning: C-1 AND AR-1 **Proposed Zoning:** REZONING AR-1 Portion TO C-3 HEAVY COMMERCIAL **Size of Building:** TBD

Land Use Classification: COMMERCIAL**Water Provider:** PRIVATE**Sewer Provider:** PRIVATE**Applicant Information****Applicant Name:** KENNETH P ADAMS**Applicant Address:** 25136 DUPONT BLVD.**City:** GEORGETOWN **State:** DE **Zip Code:** 19947**Phone #:** (302) 856-7396 **E-mail:** KADAMS@MELVINJOSEPH.COM**Owner Information**

Owner Name: CITATION 49 FARMS, LLC, JOE ANN ADAMS, KENNETH & TRACY ADAMS, MELVIN L. JOSEPH, JR. & VIRGINIA KAUFFMAN, TRUSTEE p/o (50.00) and MELVIN L. JOSEPH CONSTRUCTION CO., INC. p/o (50.02)

Owner Address: See Above**City:** See Above **State:** _____ **Zip Code:** _____**Phone #:** (302) 856-7396 **E-mail:** KADAMS@MELVINJOSEPH.COM**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: DAVID HUTT, ESQUIRE | MORRIS JAMES MARK DAVIDSON | PENNONI

Agent/Attorney/Engineer Address: 107 WEST MARKET ST. 18072 DAVIDSON DR.

City: GEORGETOWN, DE 19947 MILTON, DE 19968

Phone #: (302) 856 0018 (302) 684 8030

E-mail: DHUTT@MORRISJAMES.COM 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: 6/8/21

Signature of Owner



Date: 6/8/21

For office use only:

Date Submitted: _____

Fee: \$500.00 Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____

PARTICULAR DESCRIPTION

**LANDS NOW OR FORMERLY OF CITATION 49 FARMS, LLC, JOE ANN
ADAMS, KENNETH AND TRACY ADAMS, ET AL
TO BE CONVEYED TO KENNETH P ADAMS
DAGSBORO HUNDRED HUNDRED
SUSSEX COUNTY, DELAWARE**

TAX MAP 133.6.00-PORION OF 50.00 AND 50.02

All that certain lot, piece, and parcel of land, located along North side of Governor Stockley Road and West Side of Dupont Highway, situate in Dagsboro Hundred, Sussex County, State of Delaware, and being more particularly described as follows:

BEGINNING, for the purpose of rezoning the above-described tax parcel number the following description:

- 1) North 55 degrees, 02 minutes, 40 seconds East, 260.28 feet to a point,**
- 2) South 36 degrees, 28 minutes, 01 seconds East, 101.06 feet to a point,**
- 3) South 20 degrees, 25 minutes, 22 seconds West, 47.16 feet to a point,**
- 4) South 32 degrees, 29 minutes, 09 seconds East, 57.15 feet to a point,**
- 5) North 54 degrees, 18 minutes, 57 seconds East, 19.54 feet to a point,**
- 6) South 35 degrees, 13 minutes, 29 seconds East, 20.36 feet to a point,**
- 7) North 53 degrees, 54 minutes, 25 seconds East, 24.37 feet to a point,**
- 8) South 36 degrees, 28 minutes, 01 seconds East, 589.94 feet to a point,**
- 9) South 42 degrees, 09 minutes, 47 seconds West, 56.94 feet to a point,**
- 10) With a curve to the left, said curve having a radius of 1008.54 feet, an arc of 160.94 and a delta of 009 degrees, 08 minutes, 36 seconds to a point,**
- 11) North 37 degrees, 18 minutes, 45 seconds West, 489.45 feet to a point,**
- 12) North 79 degrees, 16 minutes, 43 seconds West, 60.72 feet to a point,**
- 13) North 36 degrees, 41 minutes, 50 seconds West, 324.06 feet to a point,**

said point being the **Point of Beginning** for this description.

Lands now or Formerly of Citation 49 Farms, LLC, Joe Ann Adams, Kenneth and Tracy Adams.

Tax Map 133-6.00- portion of 50.00 and 50.02

Particular Description

Said property shown on a plat prepared by Pennoni Associates Inc. and entitled "Rezoning Site Plan" dated 05/14/2021 containing _____ square feet more or less (4.33 acres more or less).

PARTICULAR DESCRIPTION

**LANDS NOW OR FORMERLY OF M. L. JOSEPH CONSTRUCTION CO.
TO BE CONVEYED TO KENNETH P ADAMS
DAGSBORO HUNDRED
SUSSEX COUNTY, DELAWARE**

TAX MAP 133.6.00-PORITION OF 50.00 AND 50.02

All that certain lot, piece, and parcel of land, located along North side of Governor Stockley Road and West Side of Dupont Highway, situate in Dagsboro Hundred, Sussex County, State of Delaware, and being more particularly described as follows:

BEGINNING, for the purpose of rezoning the above-described tax parcel number the following description:

- 1) North 20 degrees, 25 minutes, 22 seconds East, 47.16 feet to a point,**
- 2) South 36 degrees, 28 minutes, 01 seconds, East, 103.54 feet to a point,**
- 3) South 53 degrees 54 minutes 25 seconds West, 24.37 feet to a point,**
- 4) North 35 degrees, 13 minutes, 29 seconds West, 20.36 feet to a point,**
- 5) South 54 degrees, 18 minutes, 57 seconds West, 19.54 feet to a point,**
- 6) North 32 degrees, 29 minutes, 09 seconds, West, 57.15 feet to a point,**

said point being the **Point of Beginning** for this description.

Said property shown on a plat prepared by Pennoni Associates Inc. and entitled "Rezoning Site Plan" dated 05/14/2021 containing _____ square feet more or less (0.08 acres more or less).



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

NICOLE MAJESKI
SECRETARY

June 23, 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 **Kenneth P. Adams** proposed land use application, which we received on June 8, 2021. This application is an assemblage of two parcels totaling 68.53-acre with an approximately 4.90-acre portion being rezoned (Tax Parcels: 133-6.00-50.00 and 50.02). The subject land is located on the north side of Gov. Stockley Road (Sussex Road 432) with the remainder of the parcels having frontage on DuPont Boulevard (US 113). The subject land is currently zoned AR-1 (Agriculture Residential) and C-1 (General Commercial) with a proposed zoning of C-3 (Heavy Commercial) for the AR-1 portion.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Gov. Stockley Road from DuPont Boulevard to Hardscrabble Road (Sussex Road 20) is 1,417.

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.



Mr. Jamie Whitehouse

Page 2 of 2

June 23, 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: Kenneth P. Adams, Applicant
Russell Warrington, Sussex County Planning & Zoning
David Edgell, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination

TAB 2

EXHIBITS

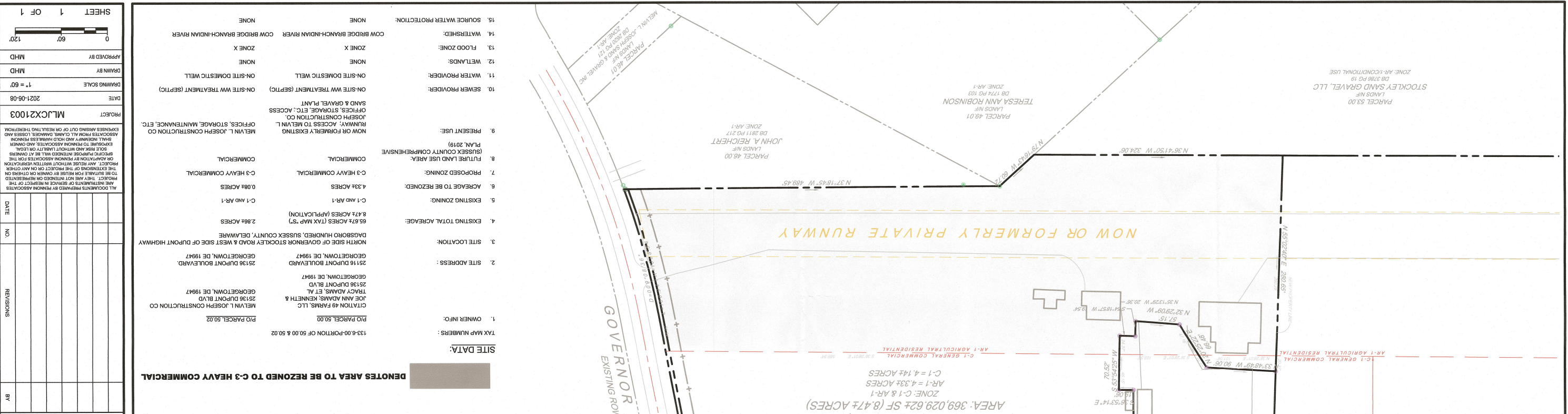
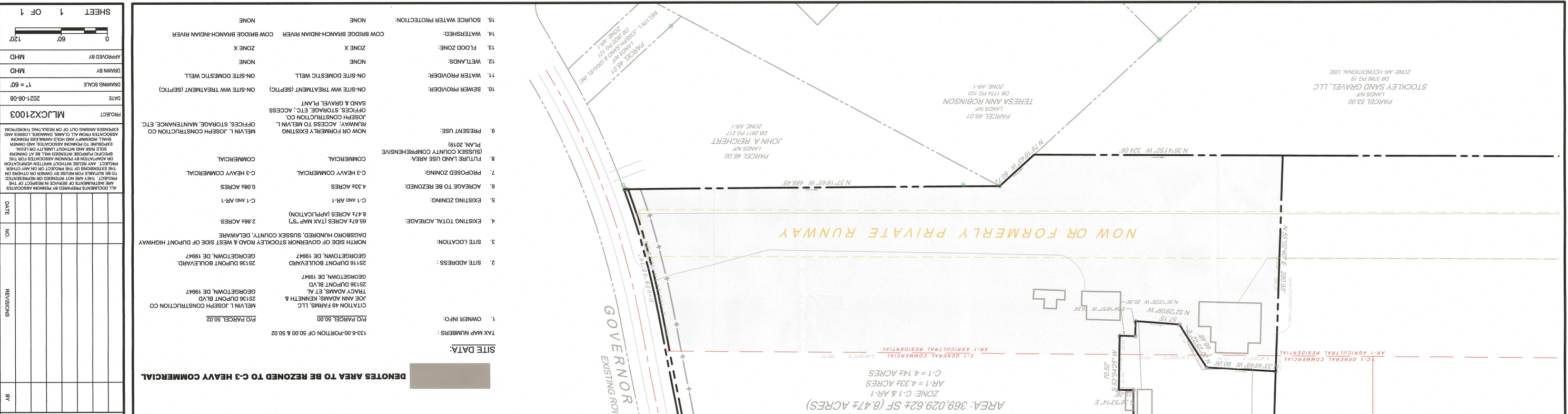
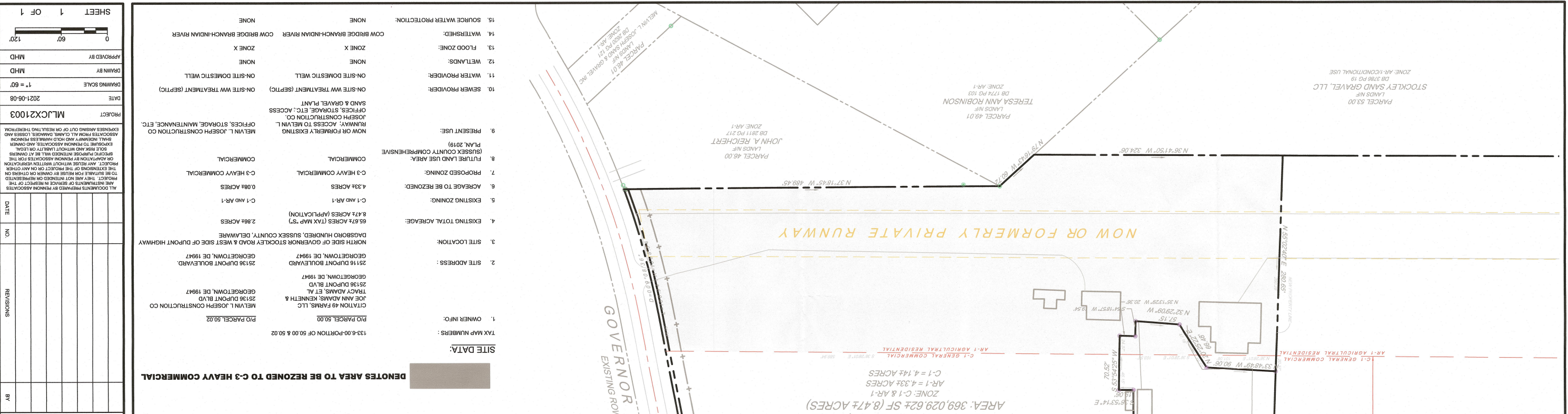
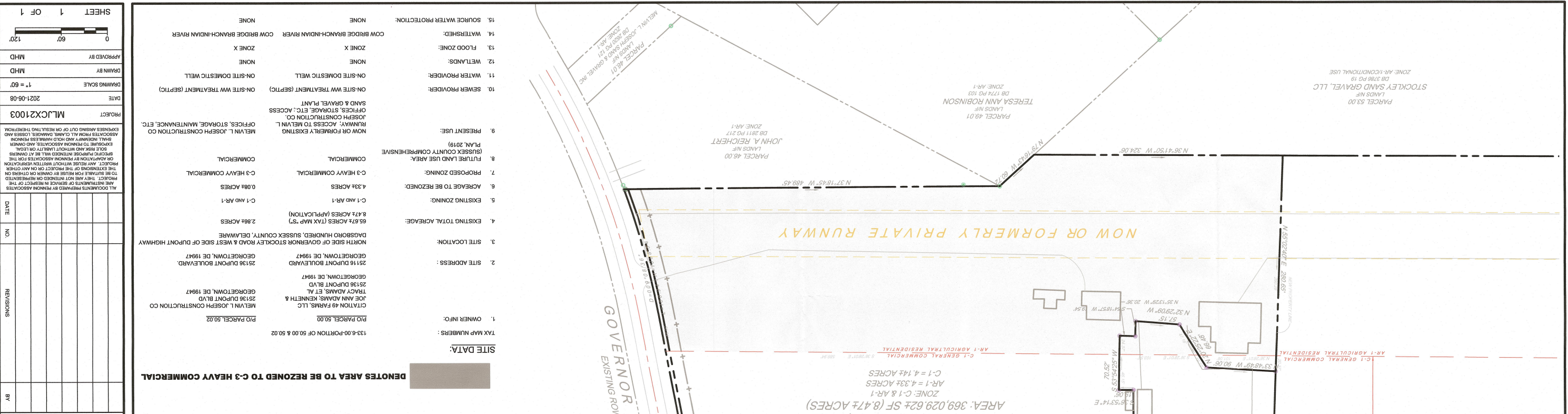
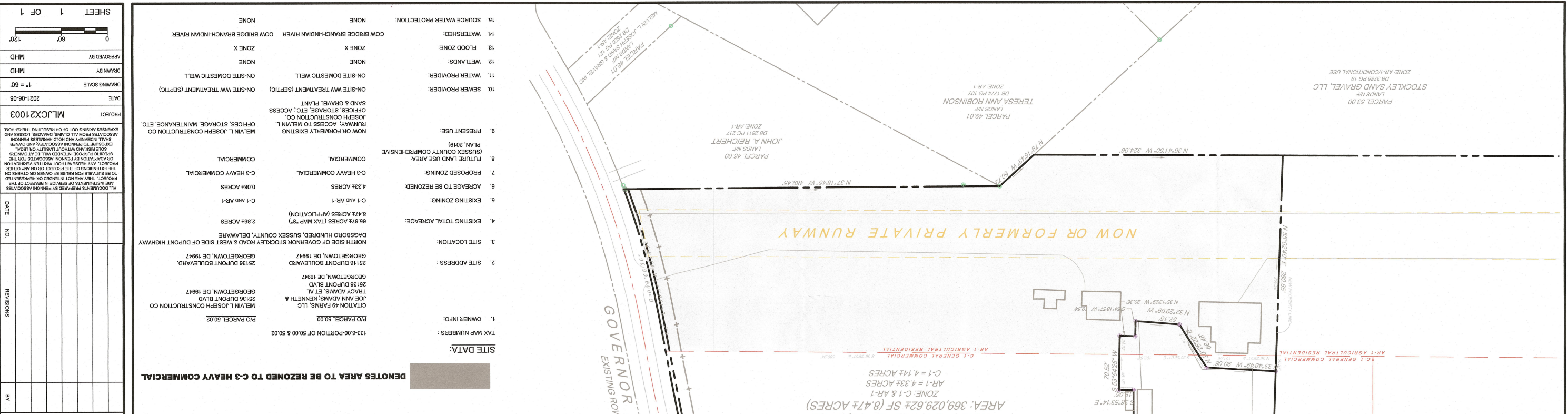
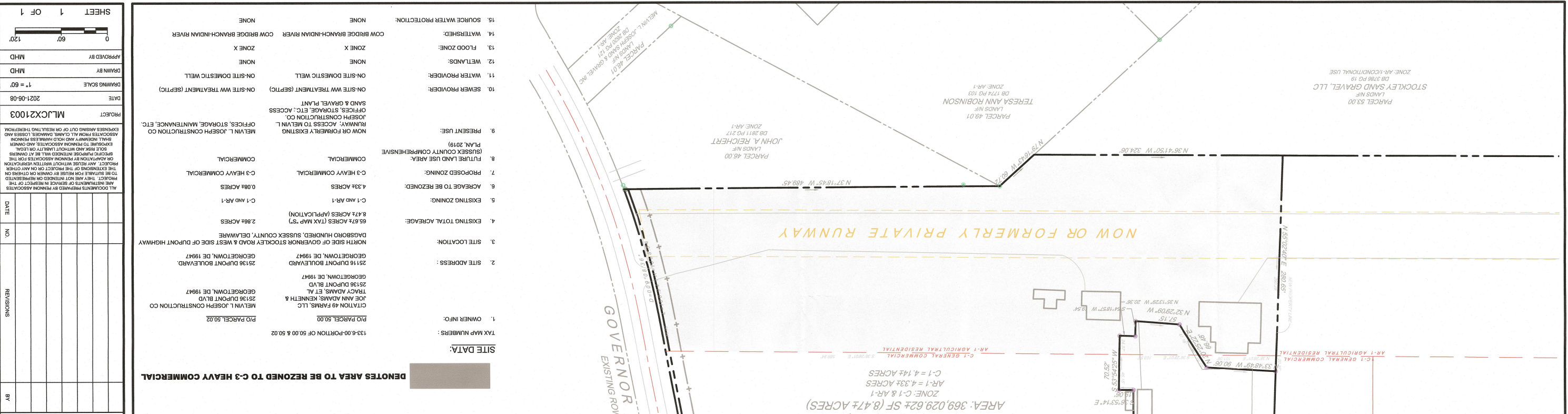
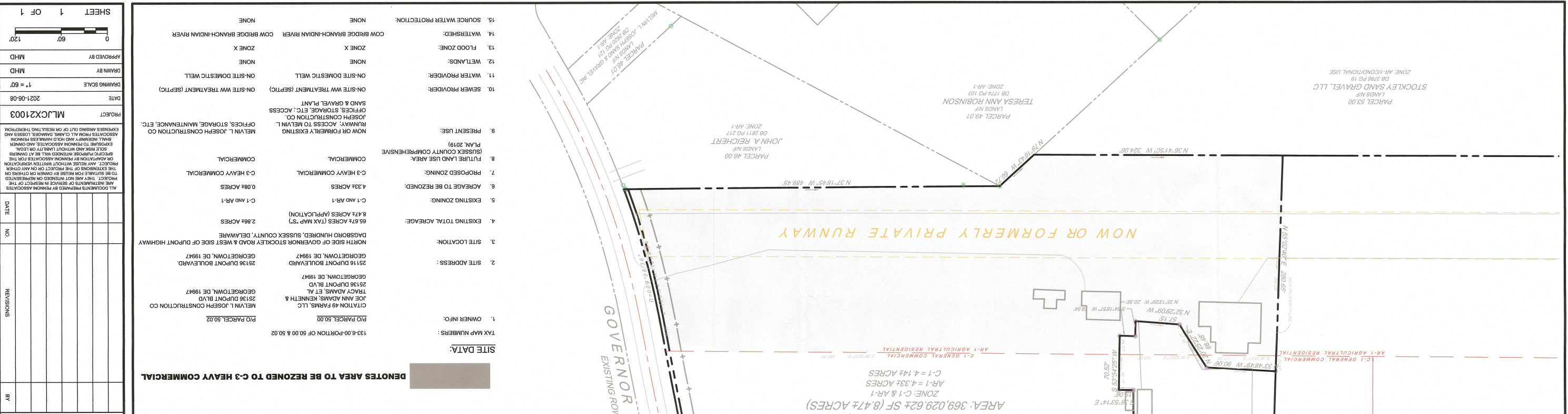
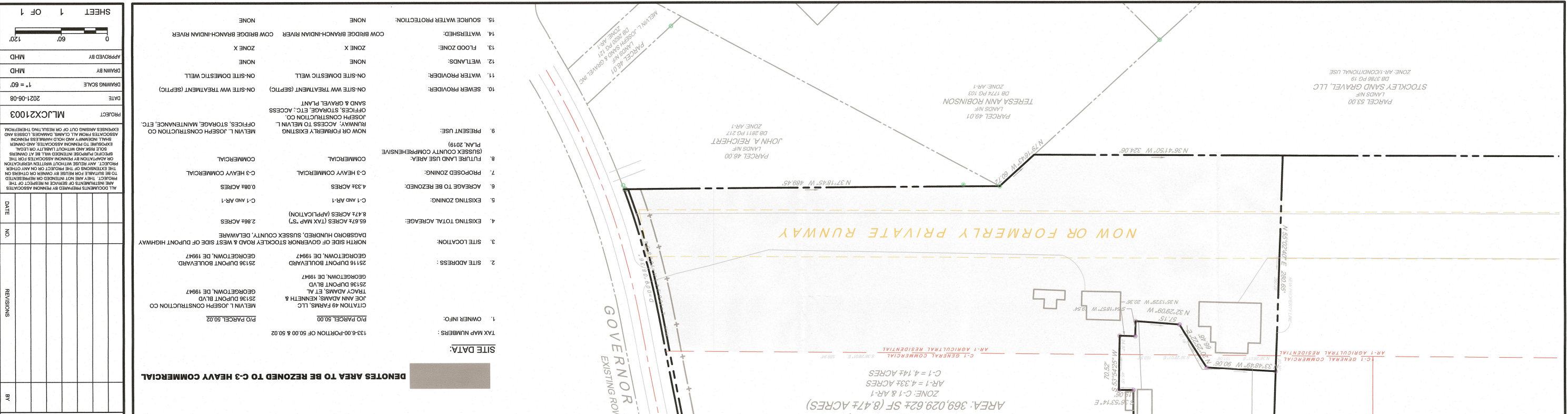
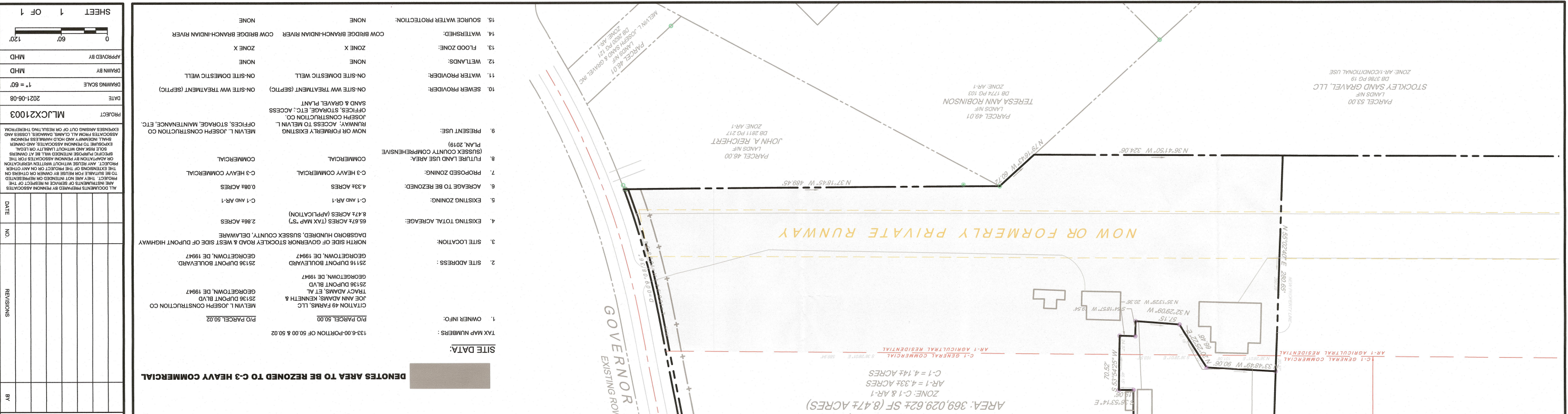
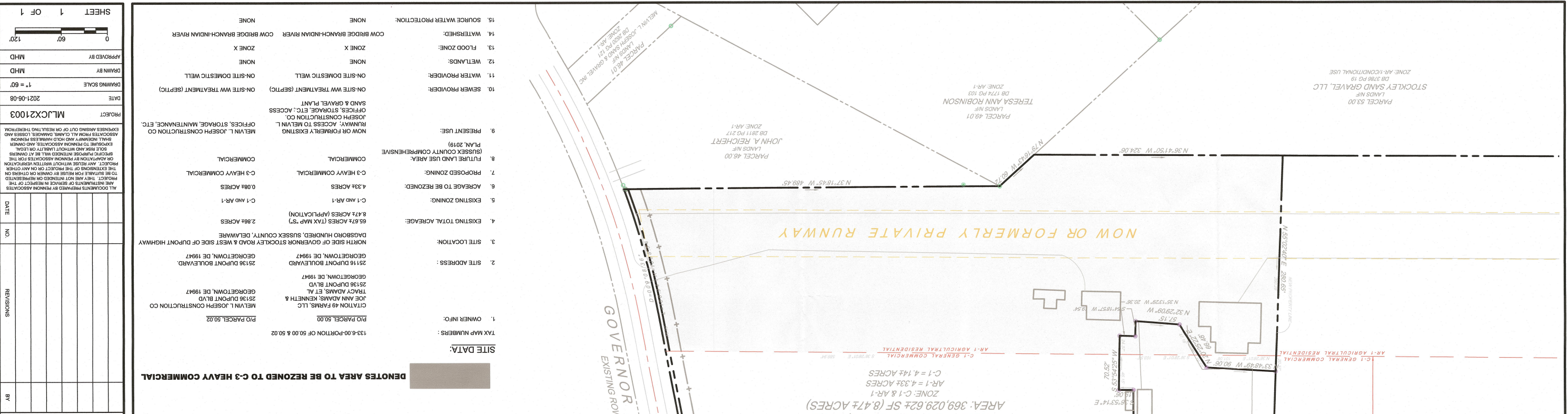
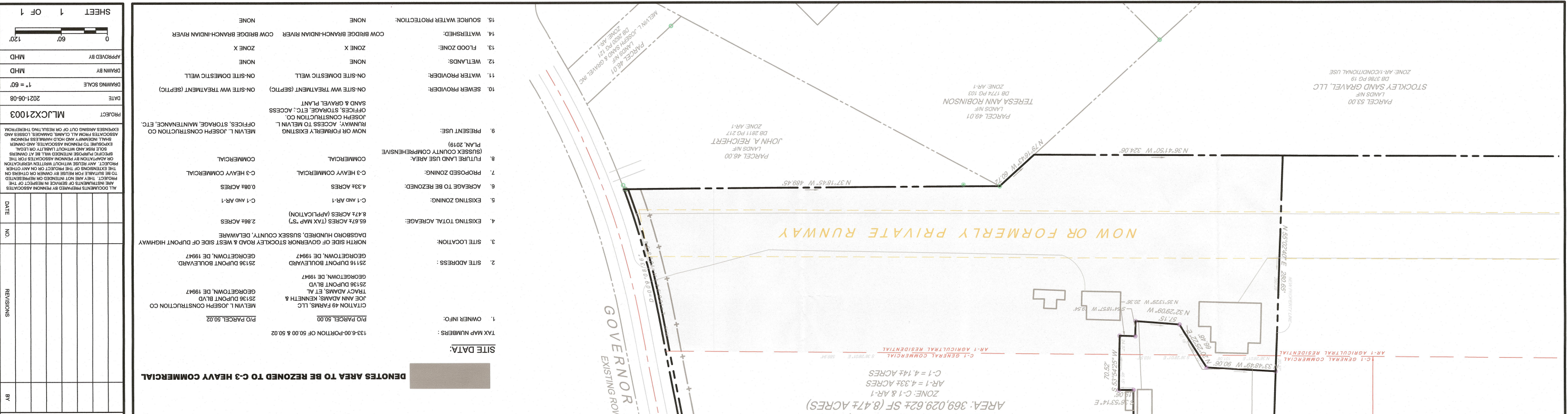
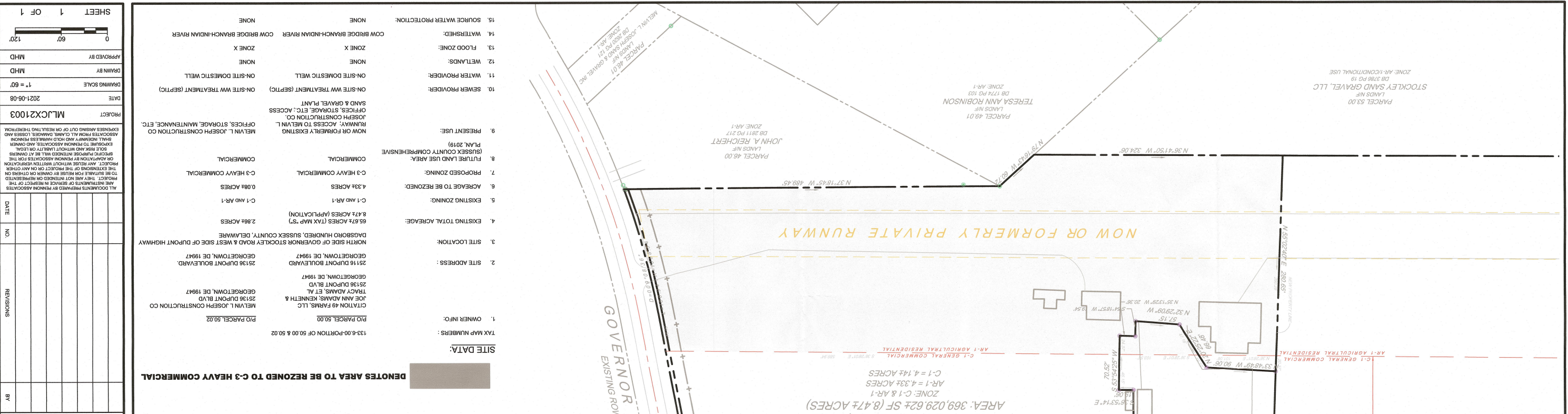
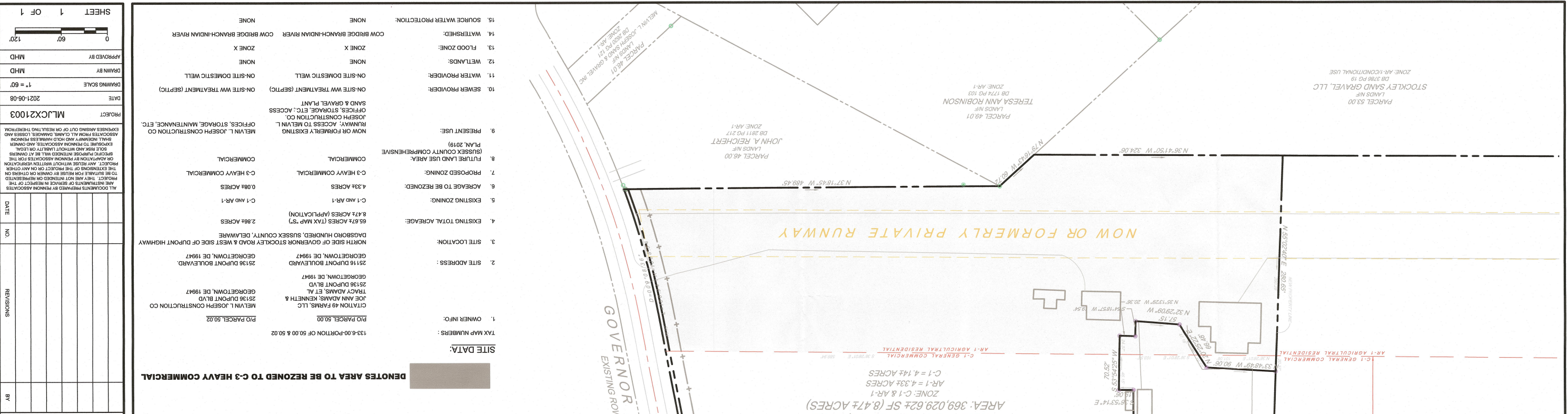
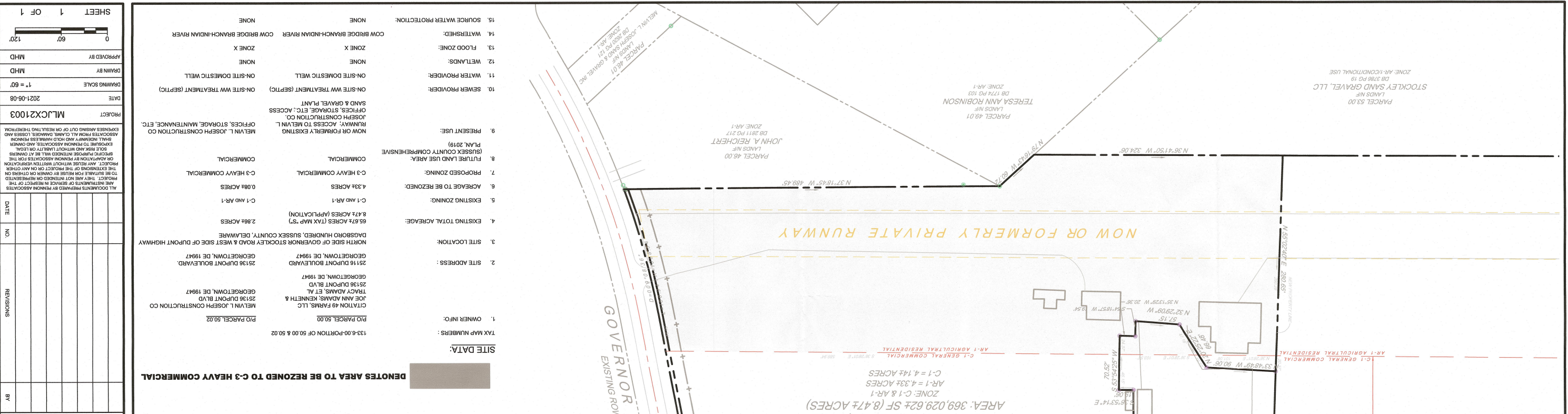
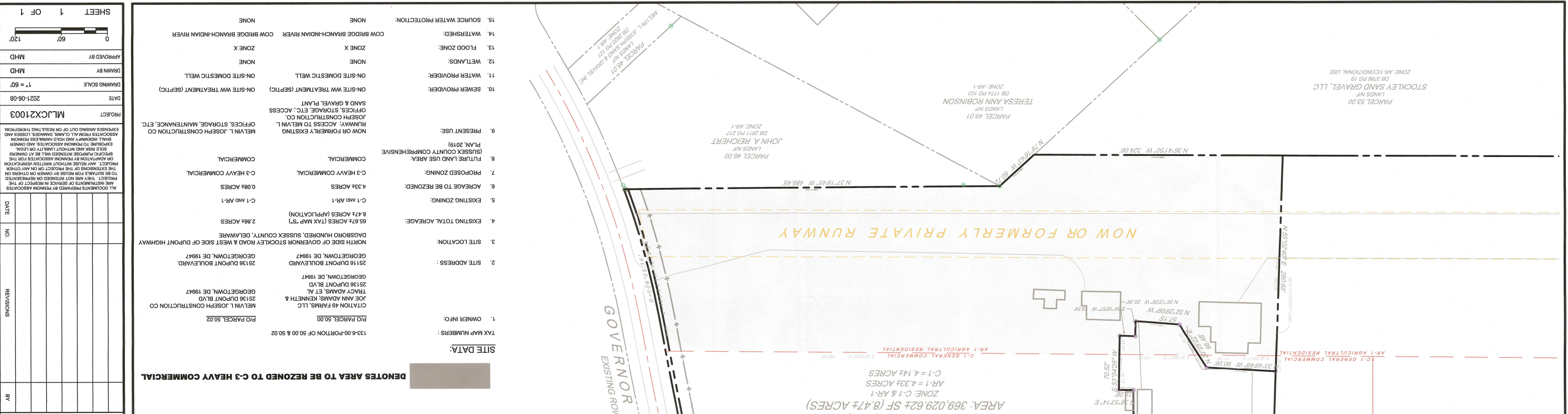
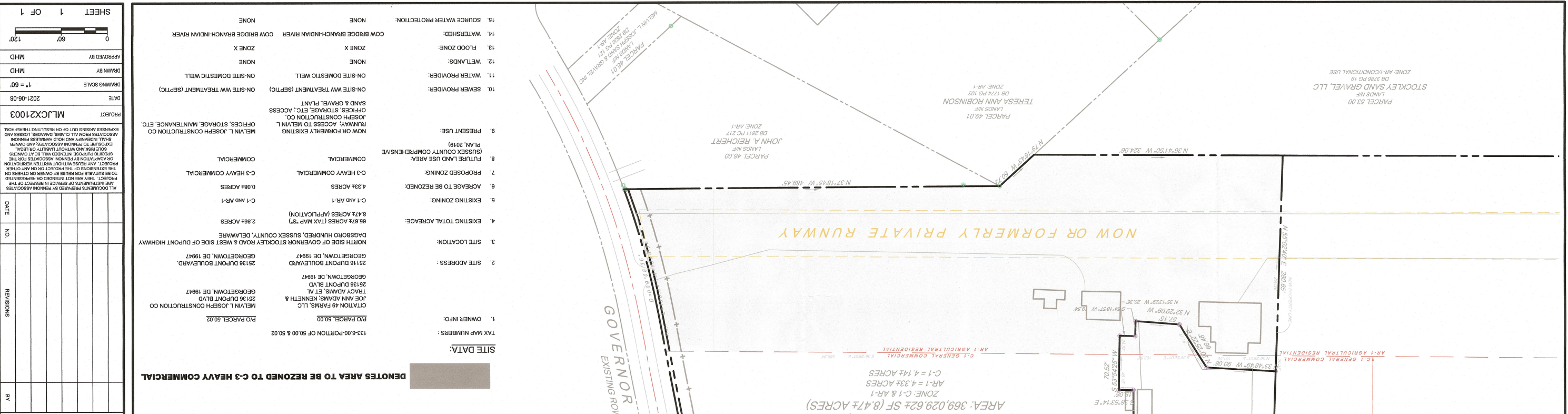
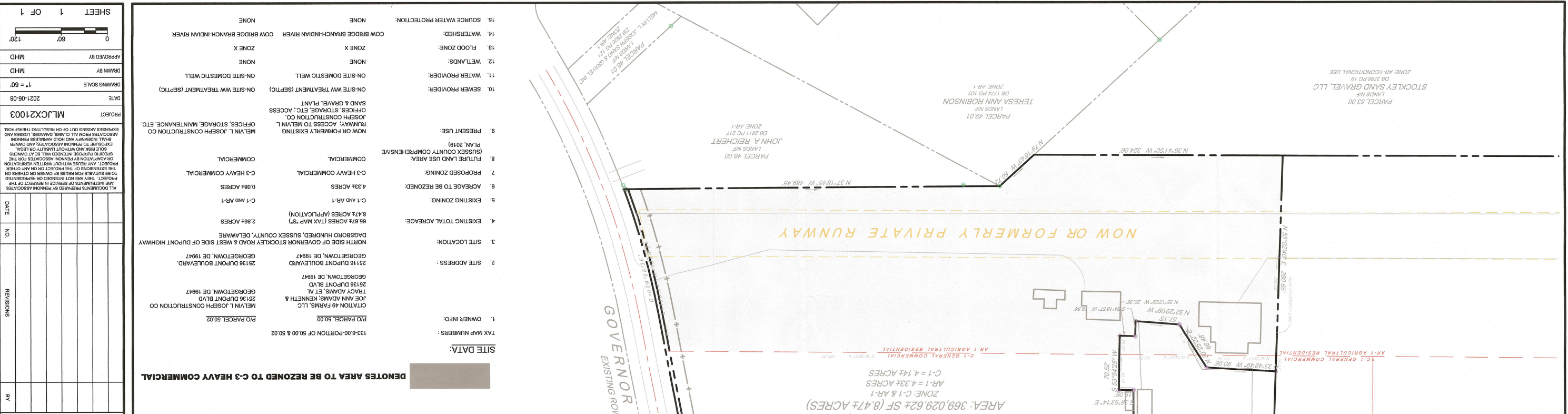
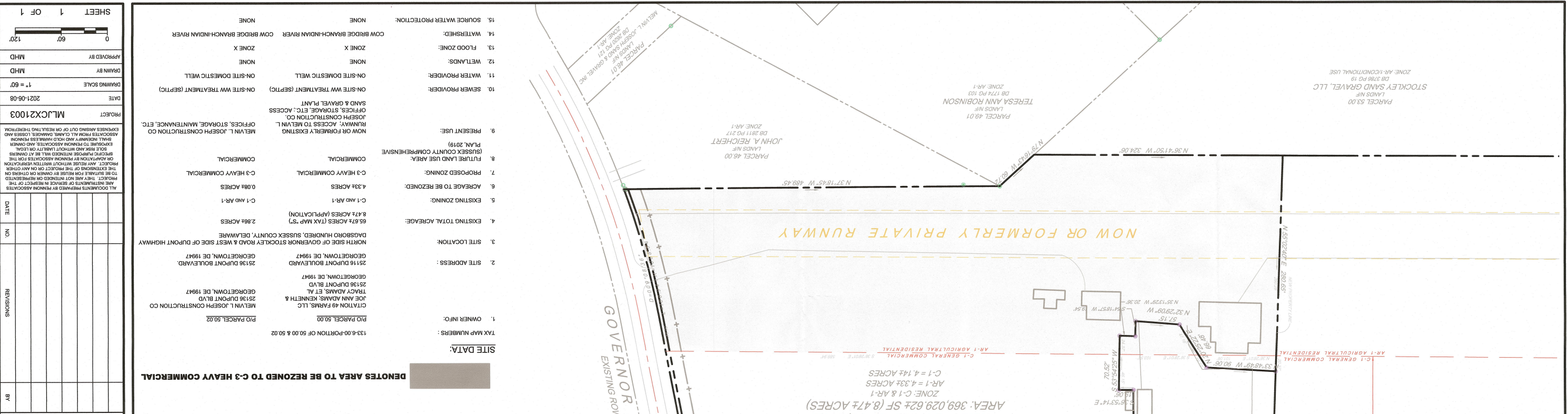
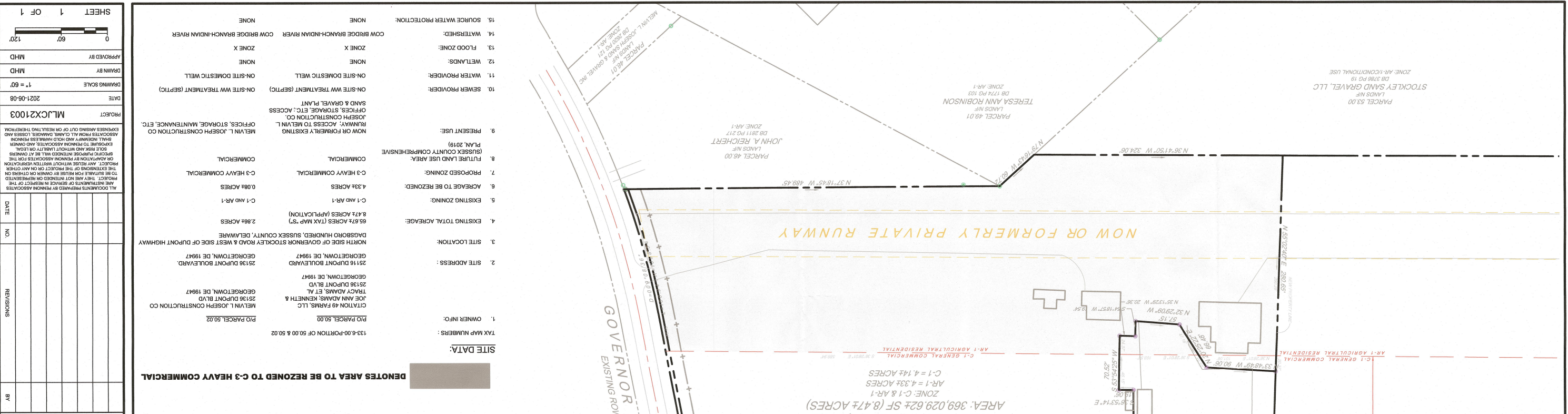
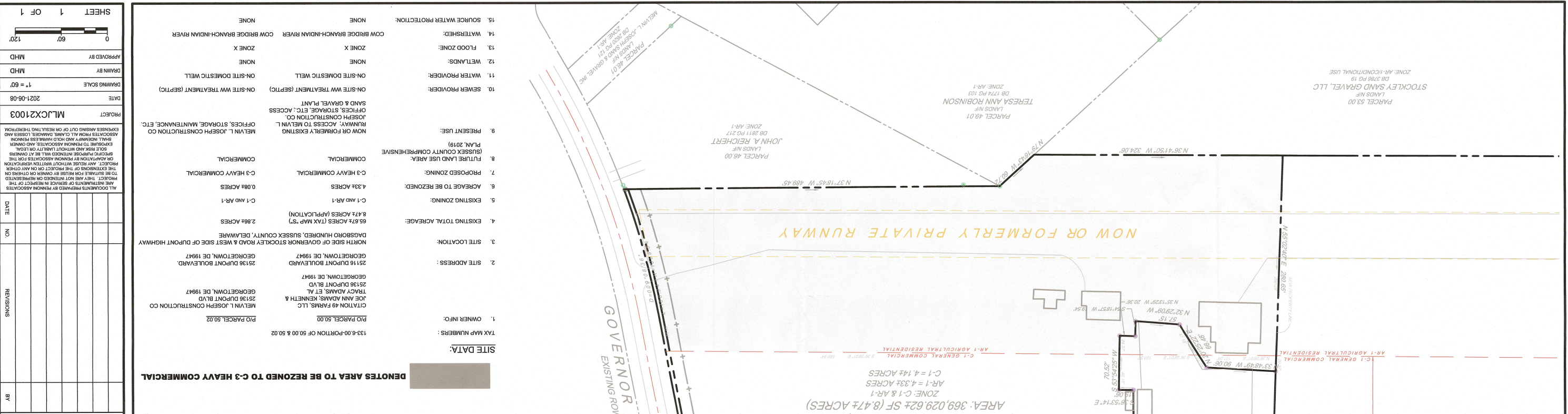
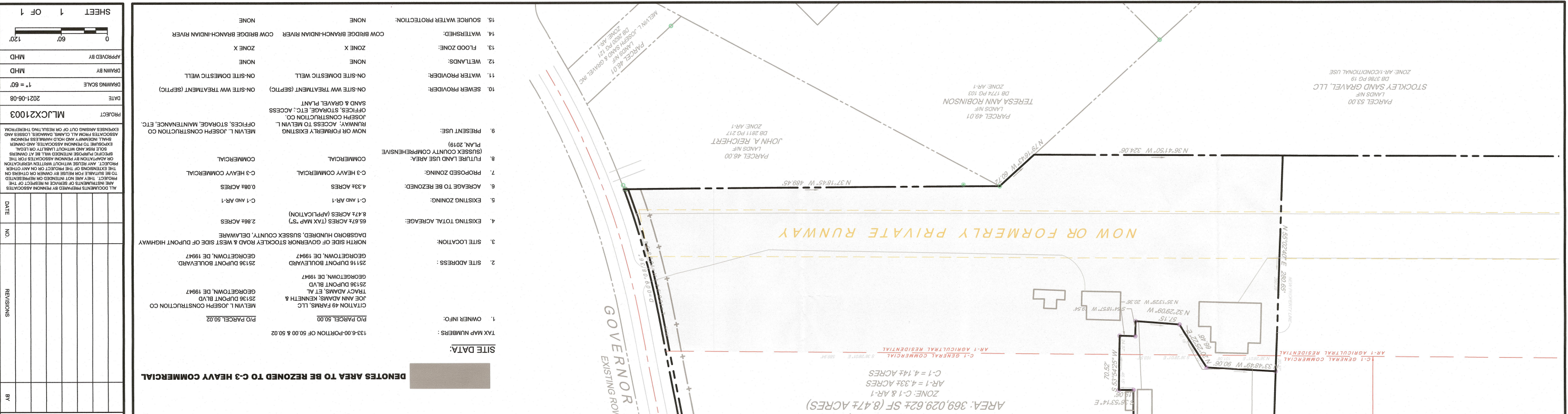
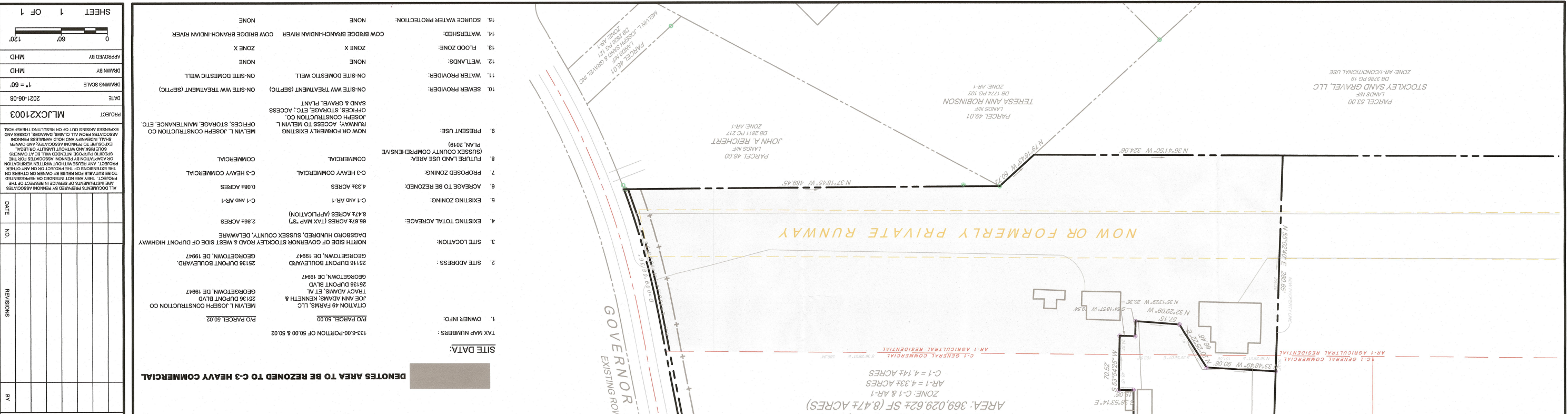
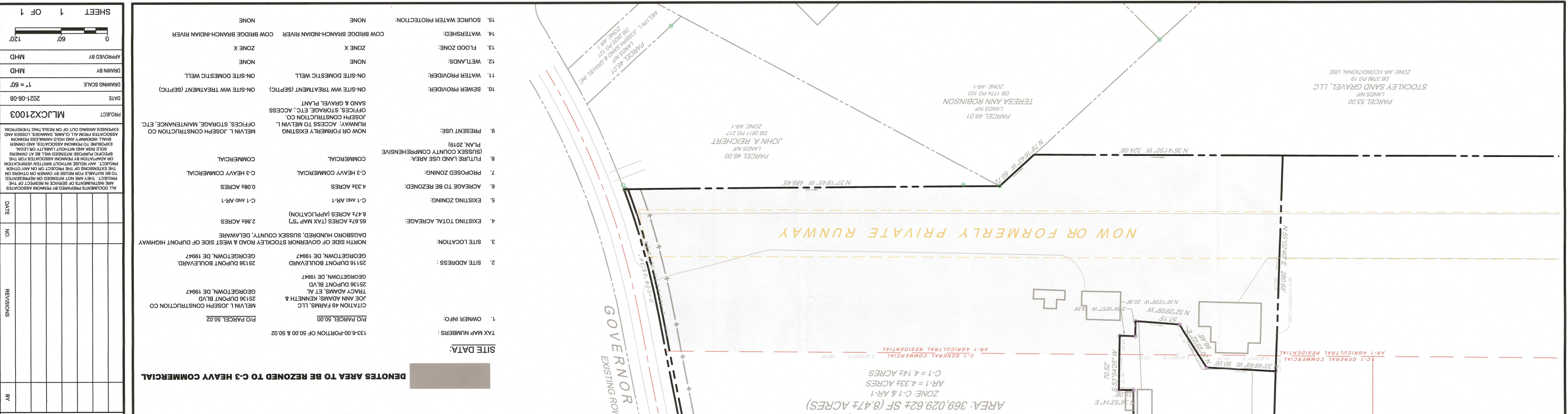
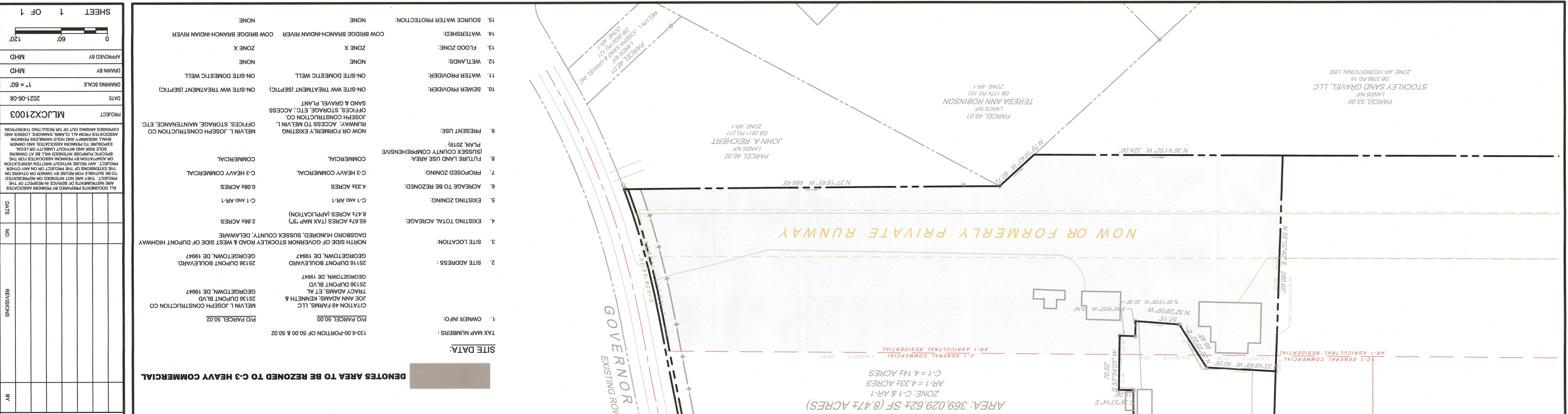
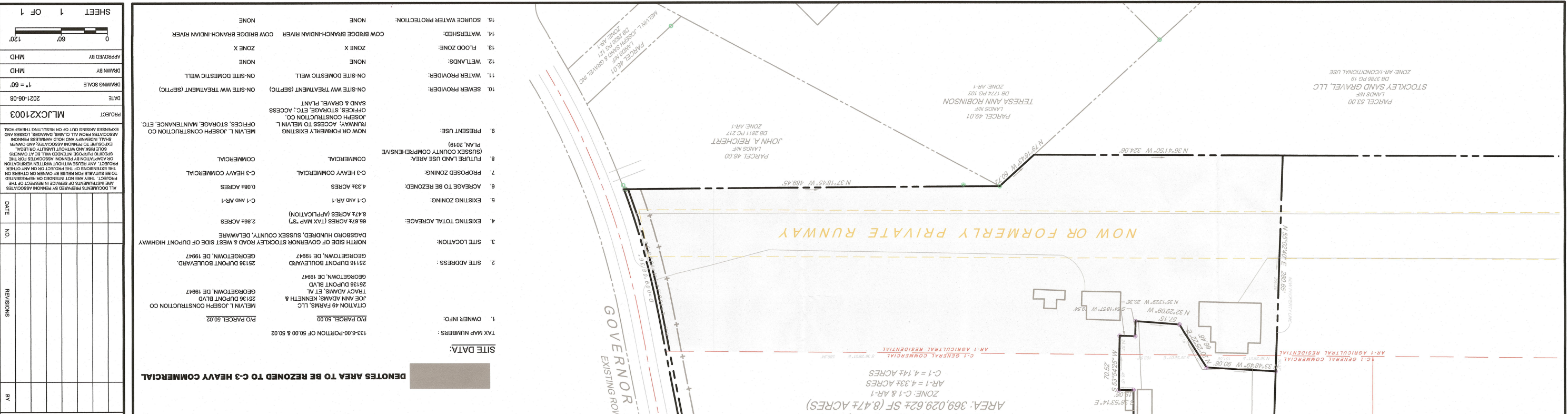
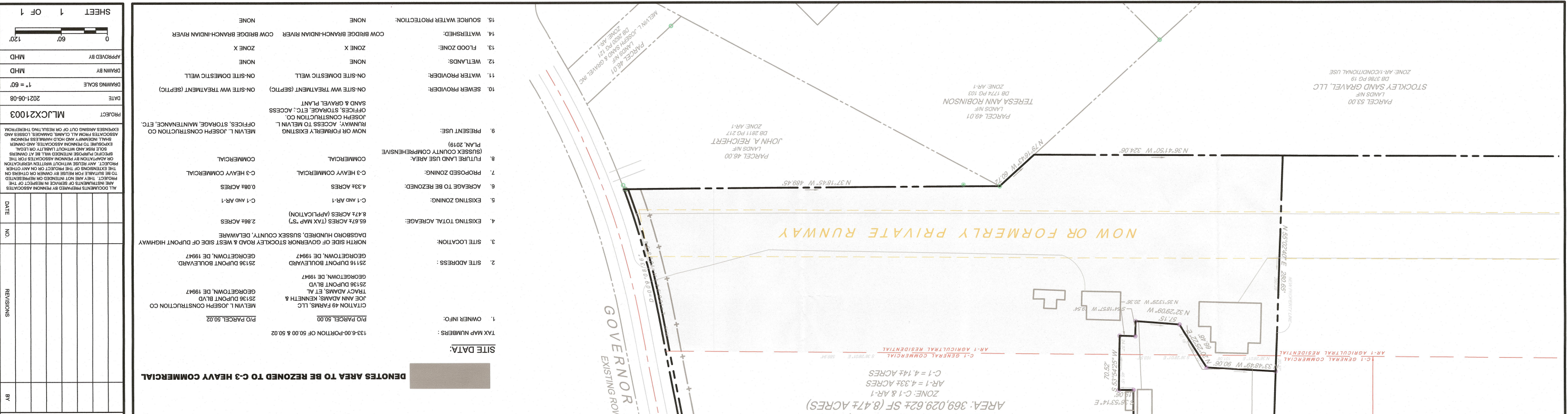
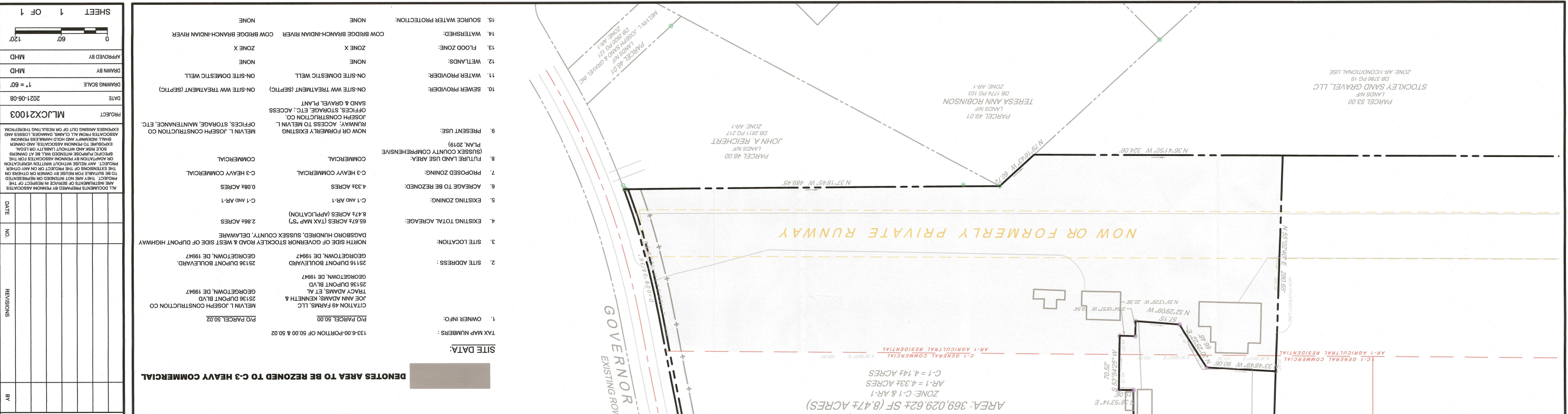
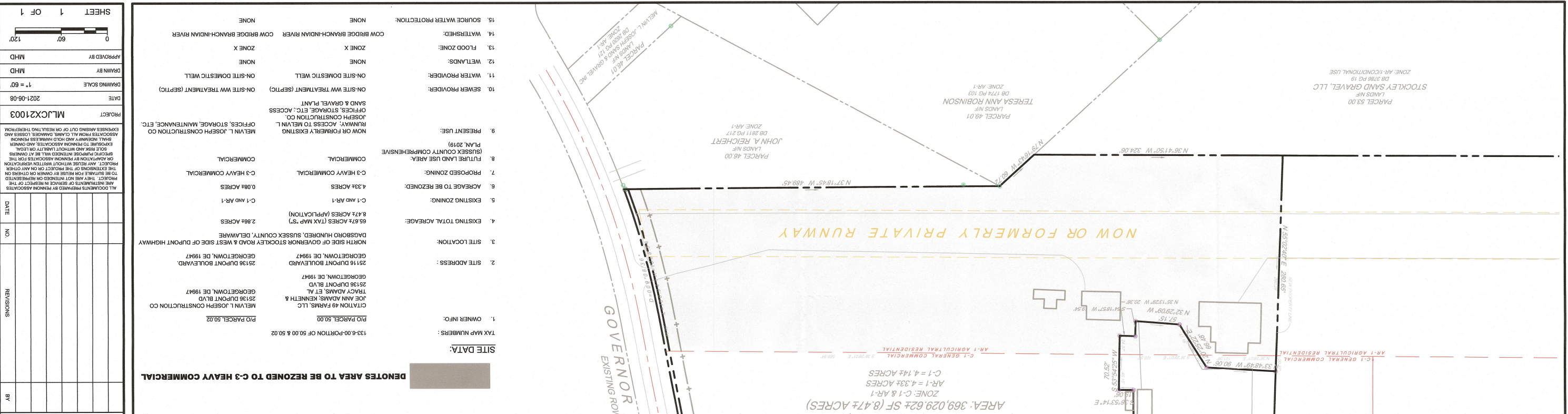
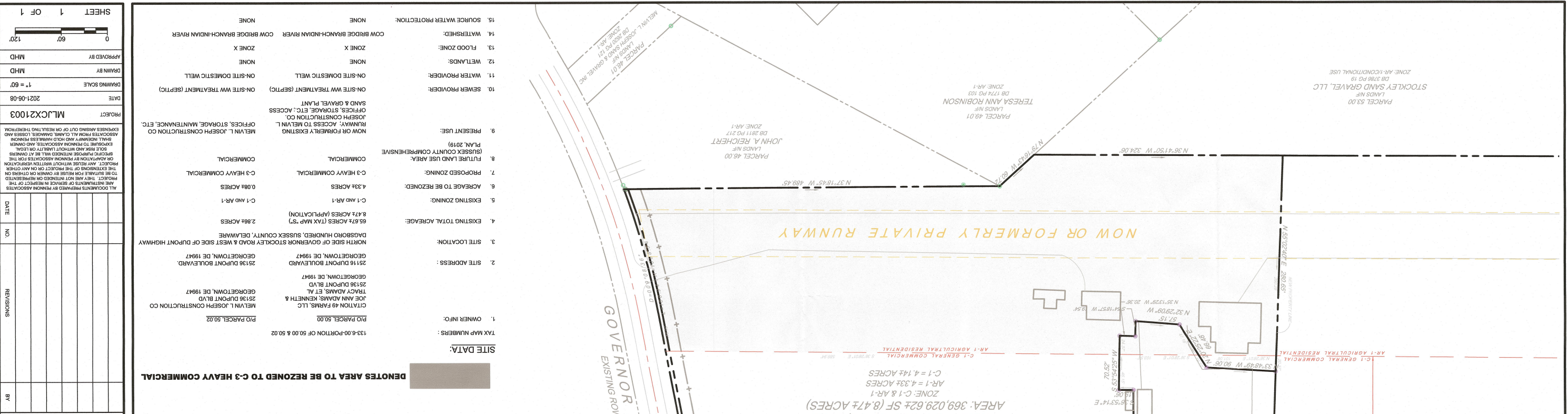
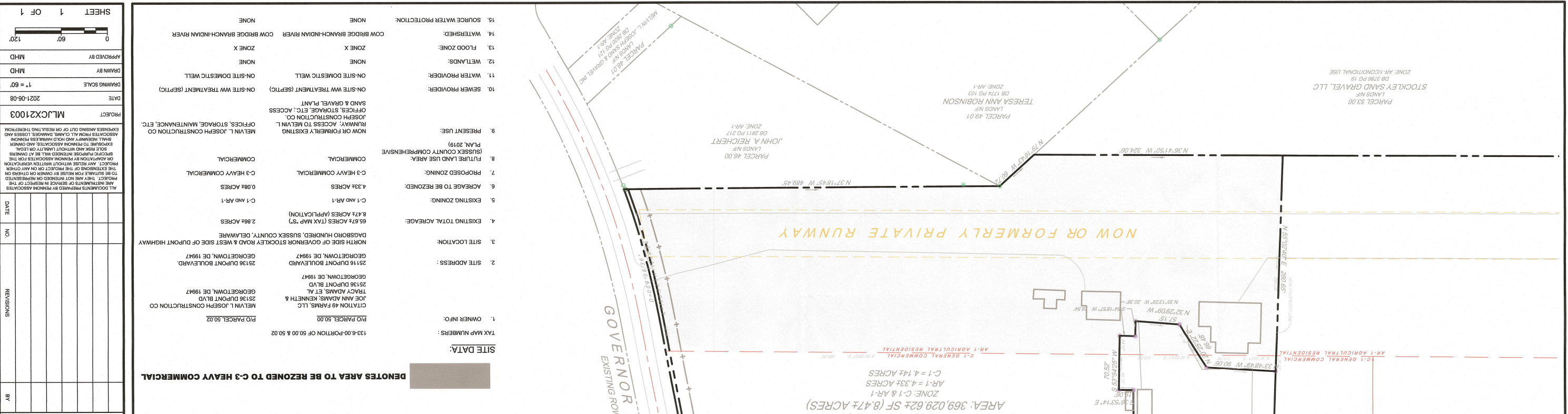
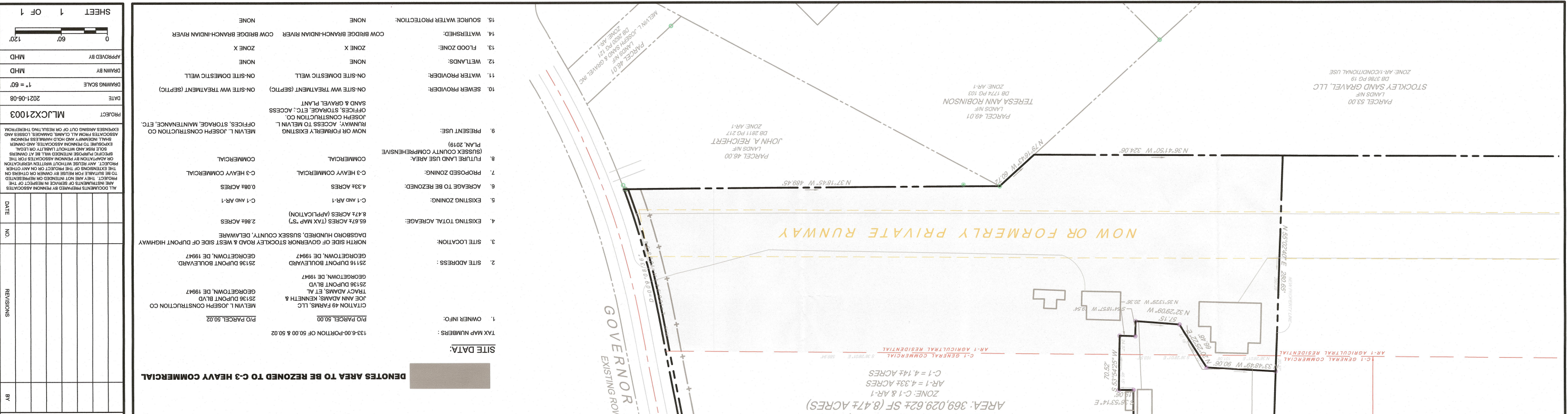
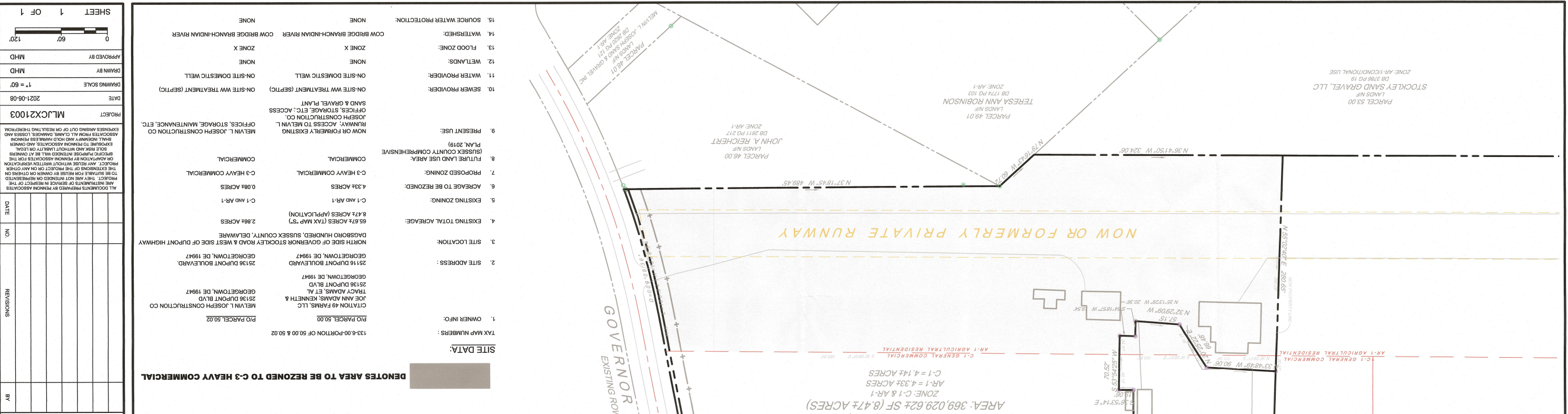
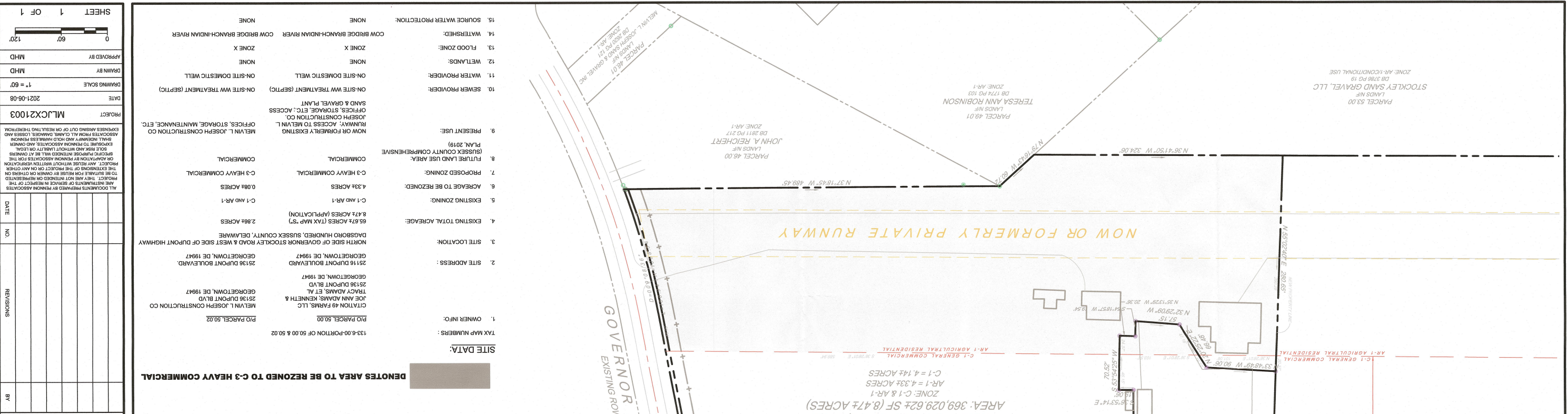
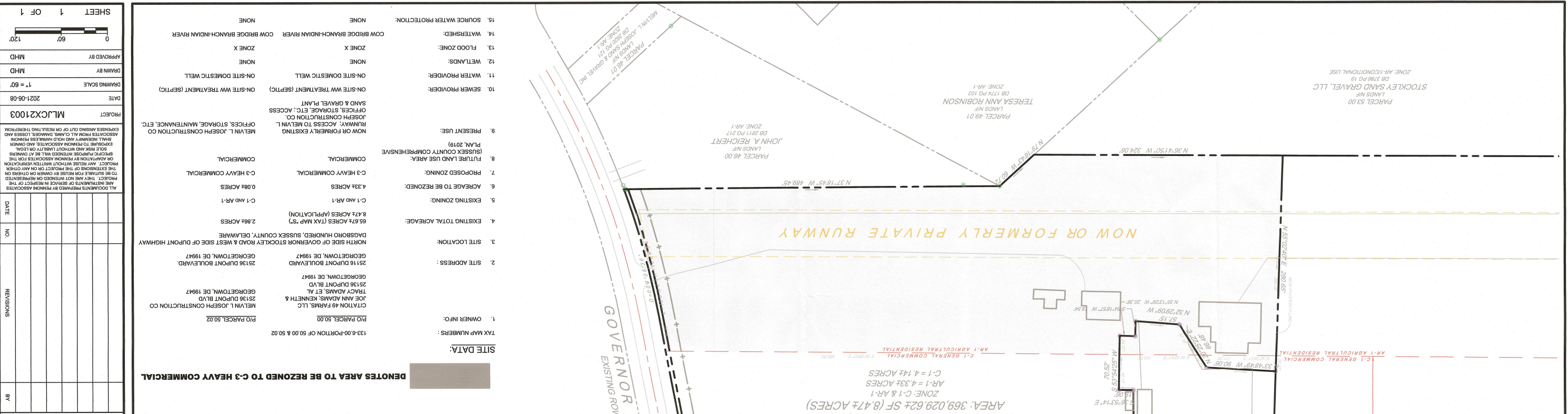
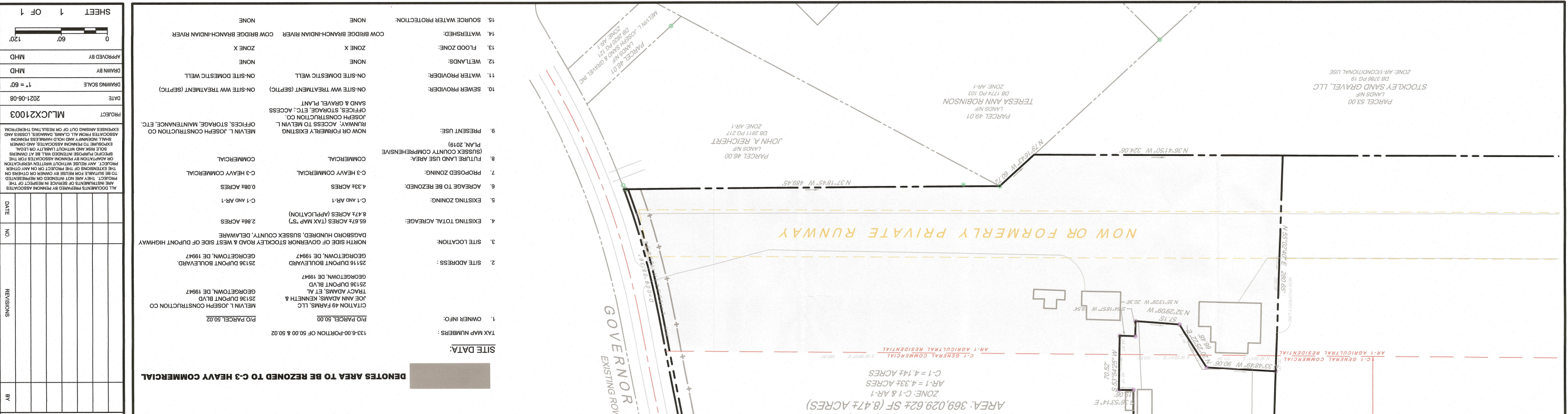
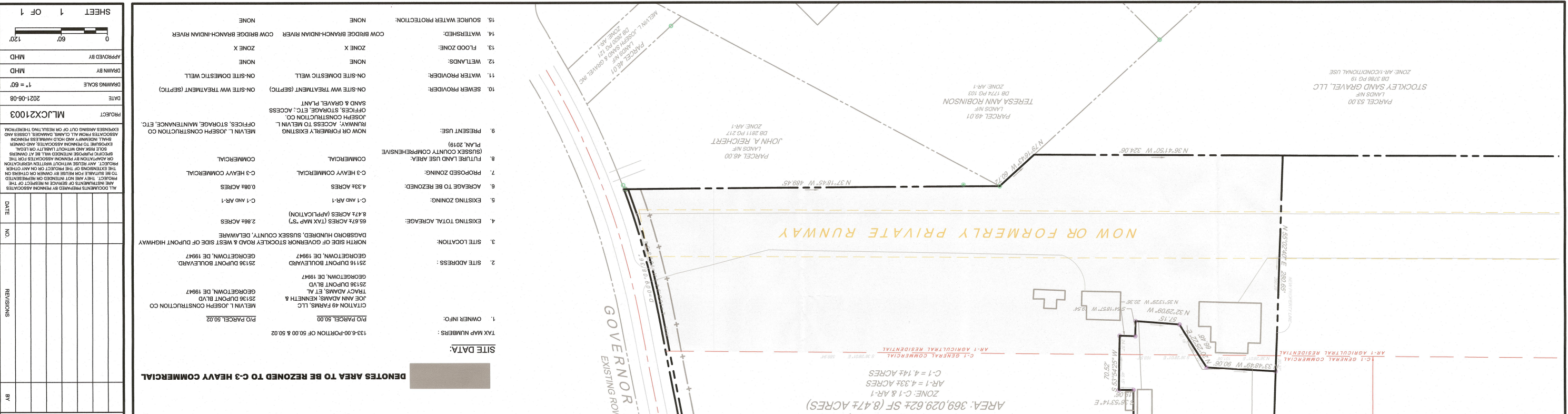
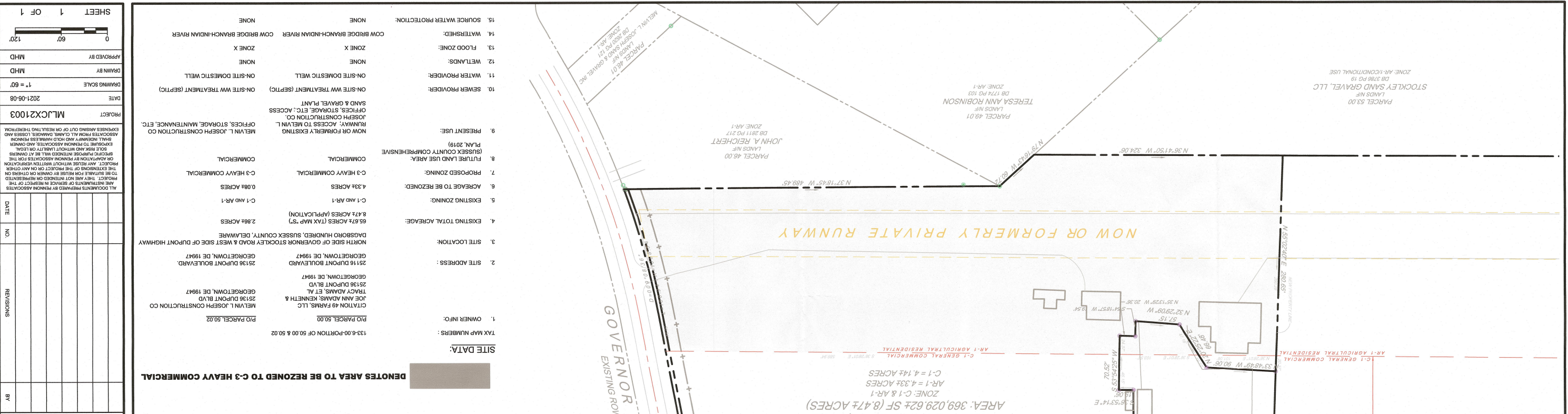
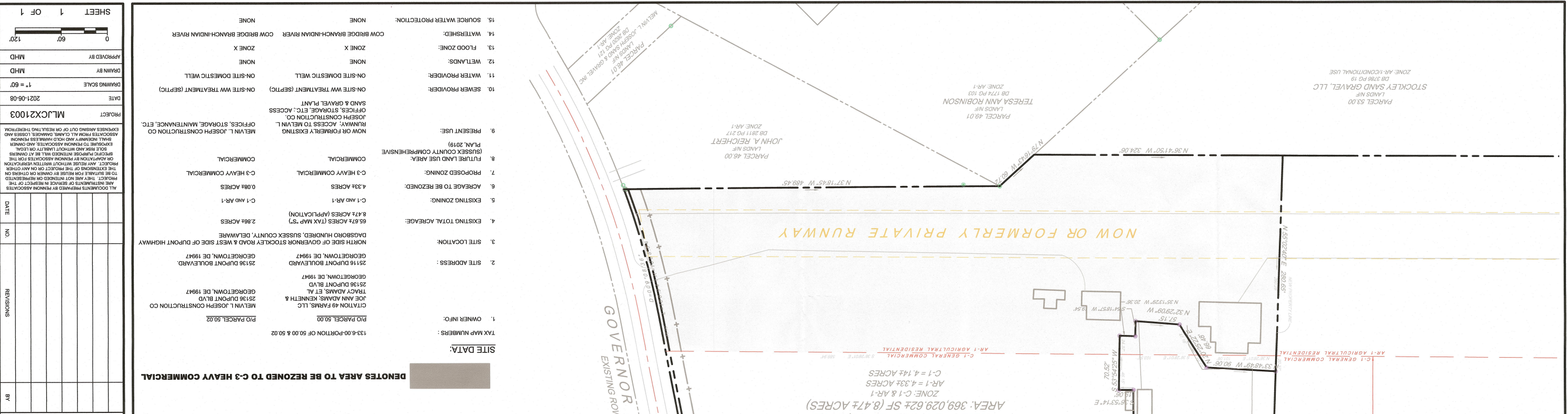
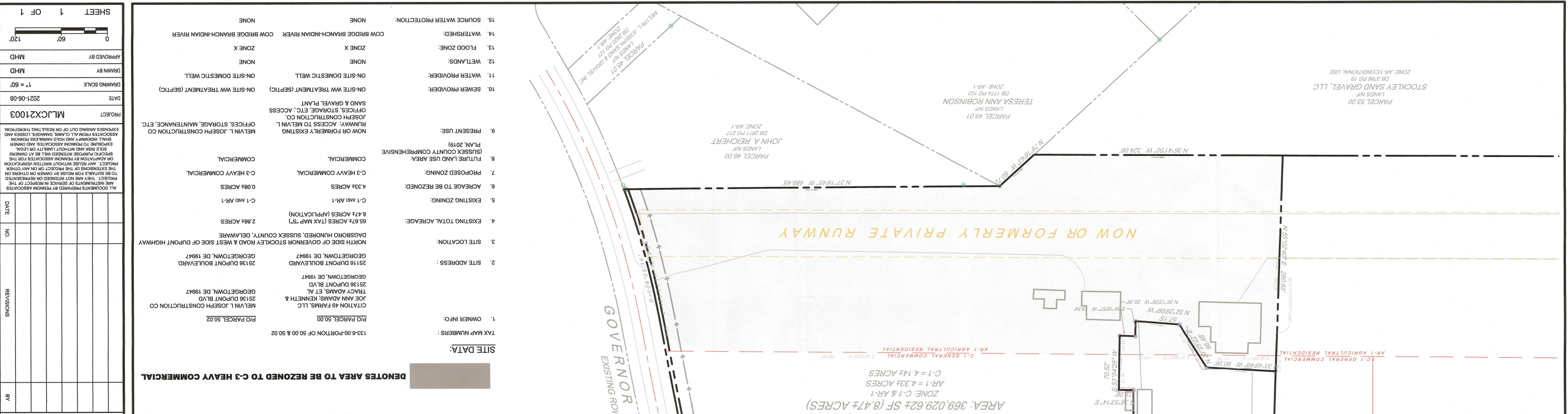
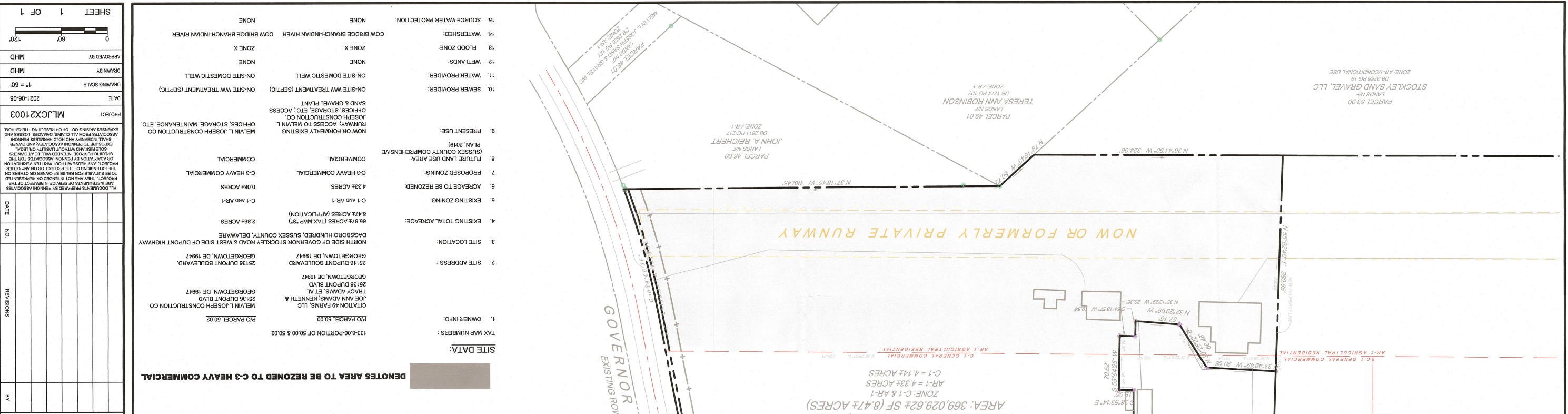
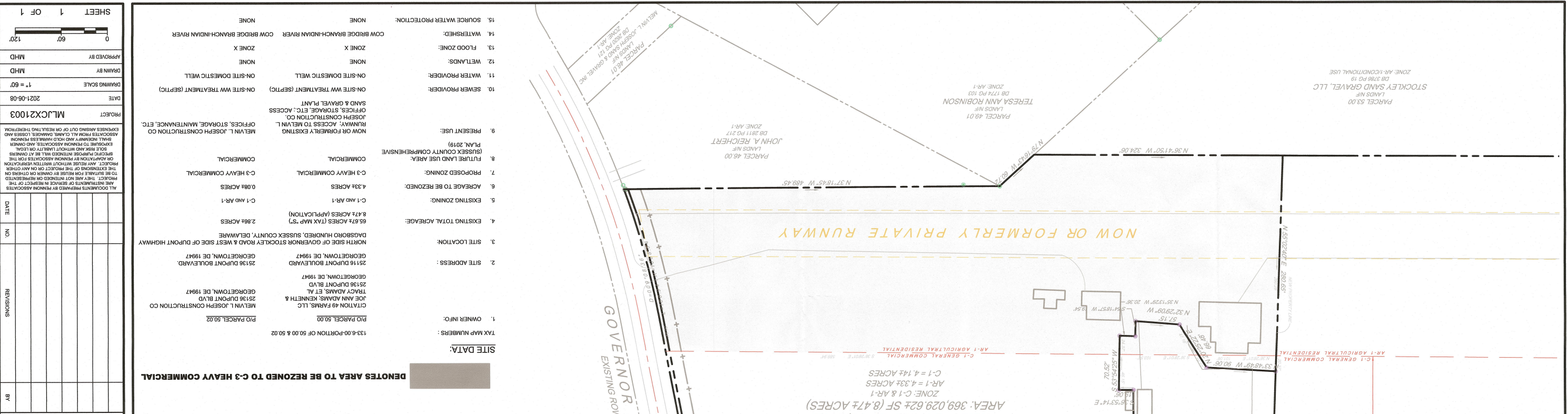
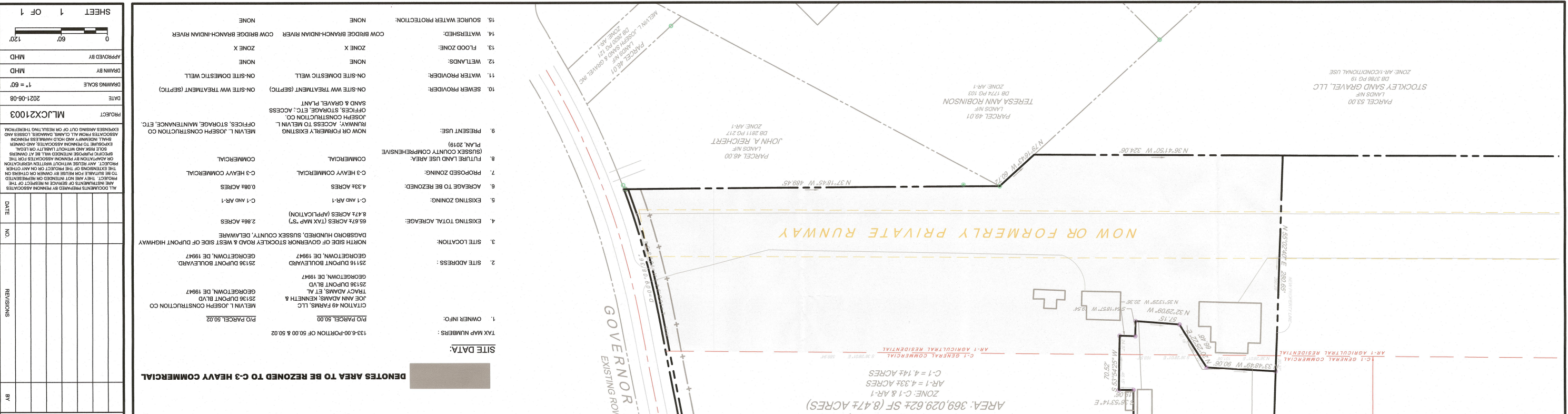
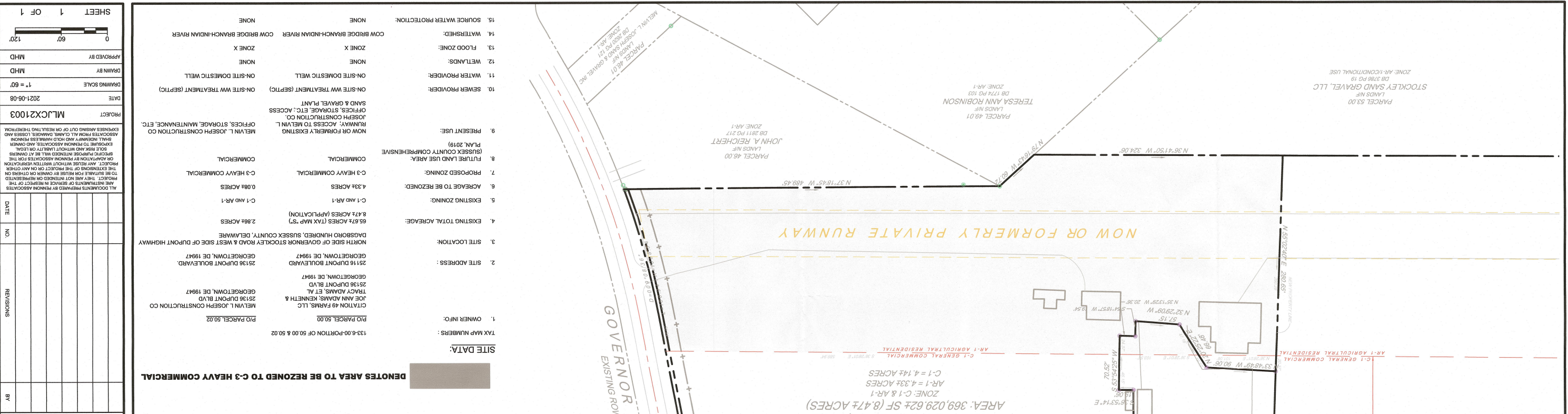
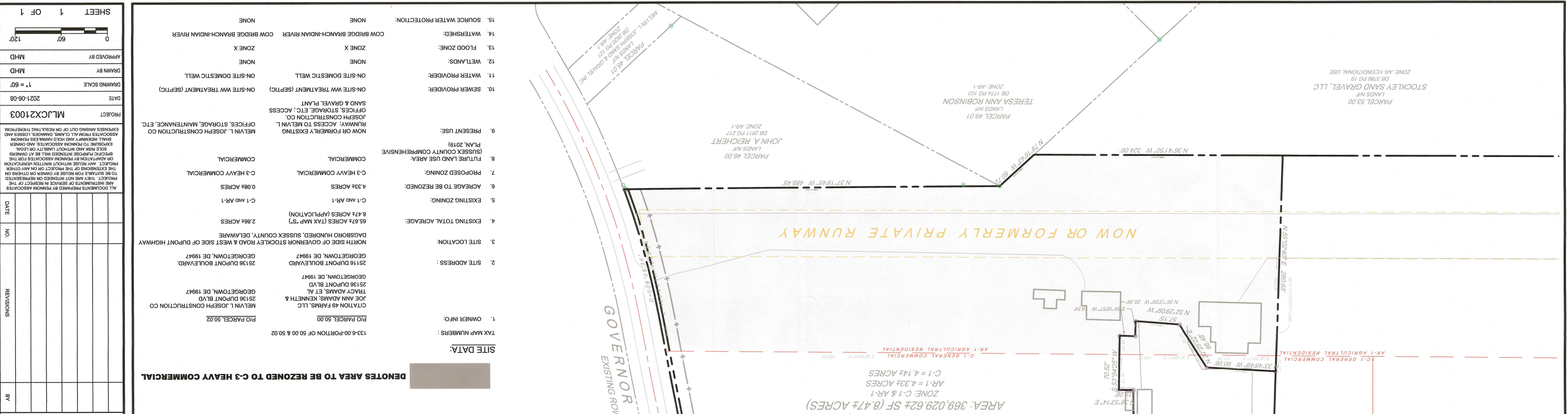
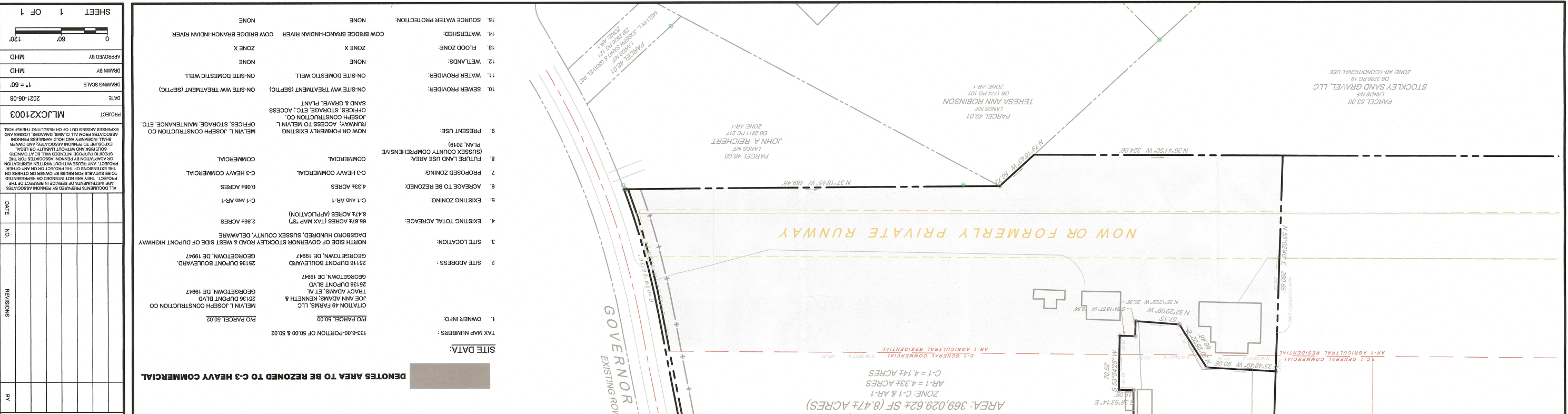
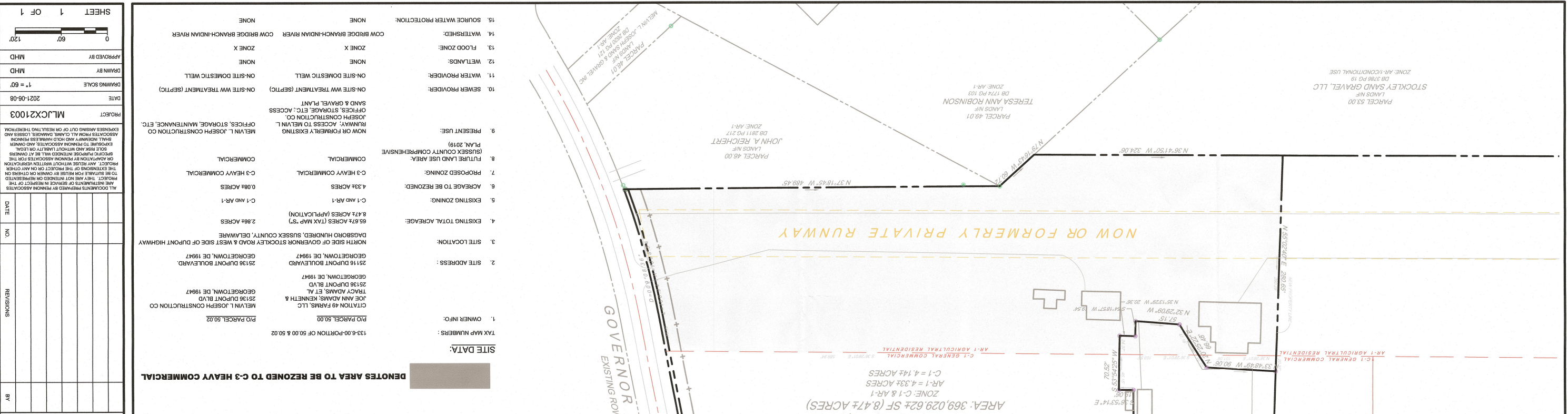
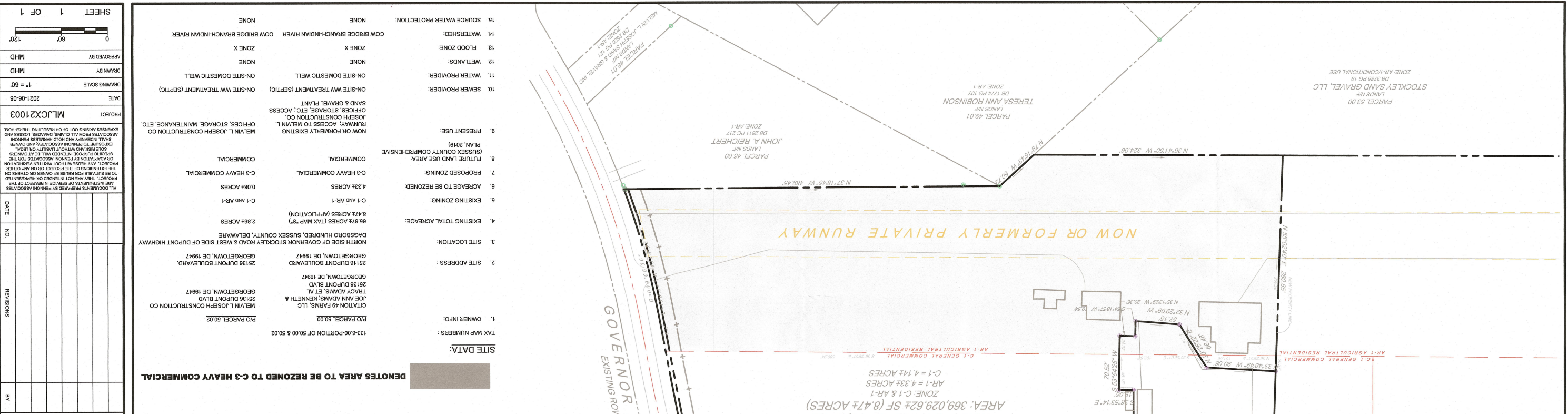
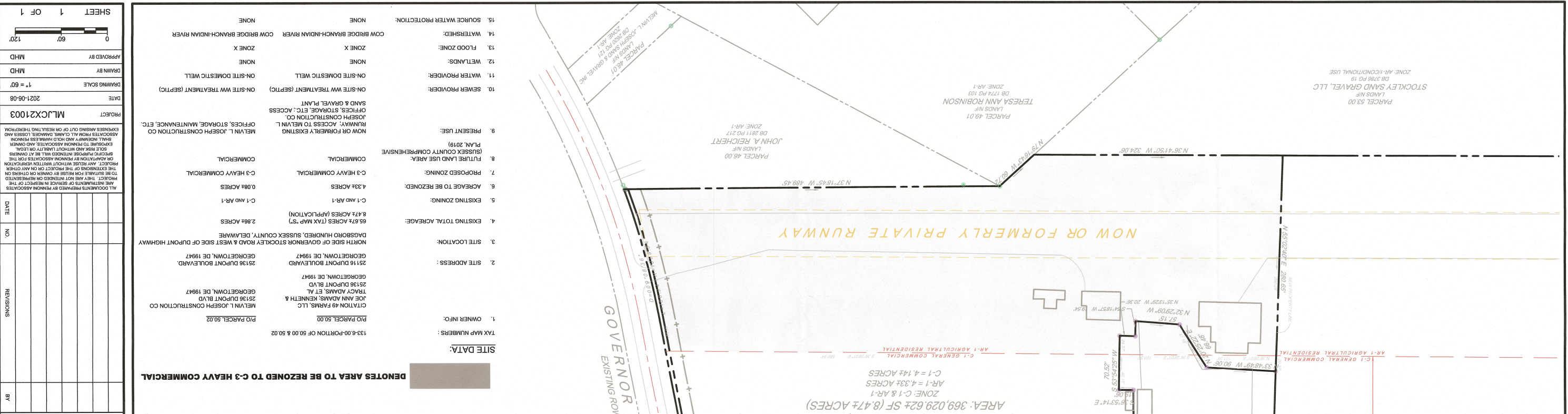
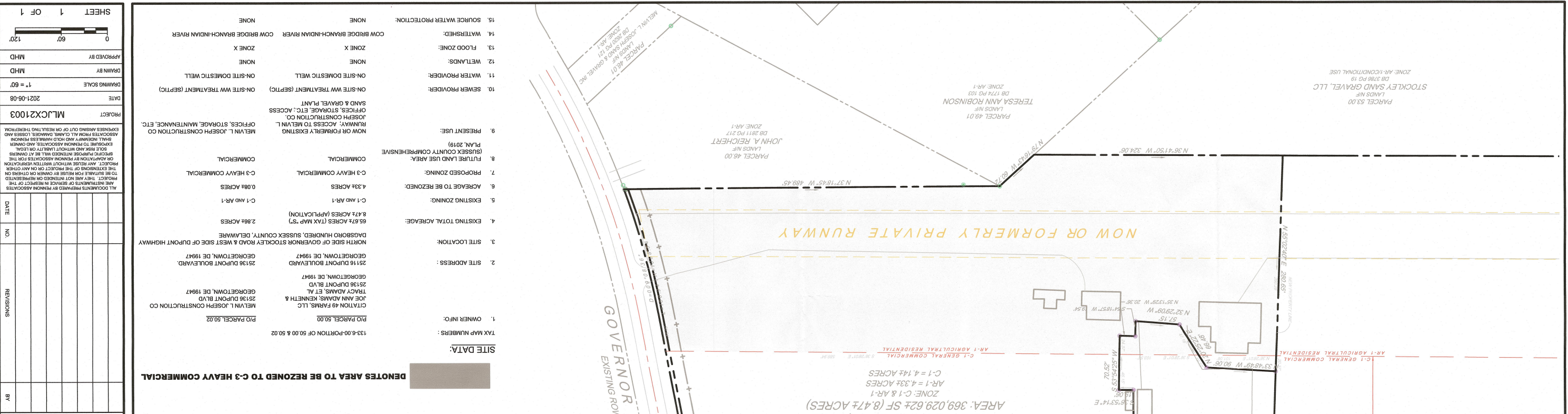
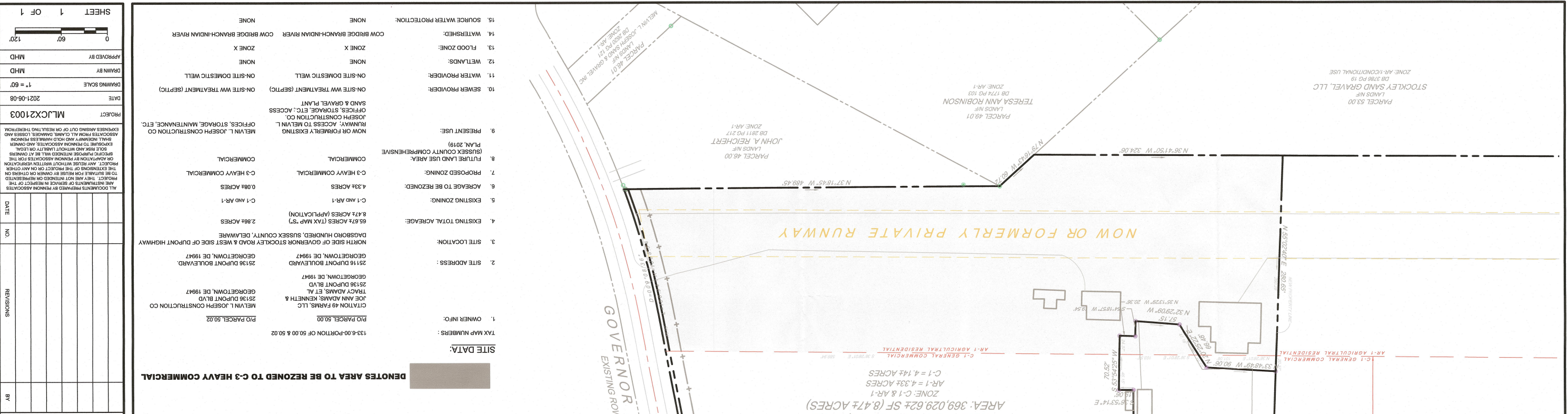
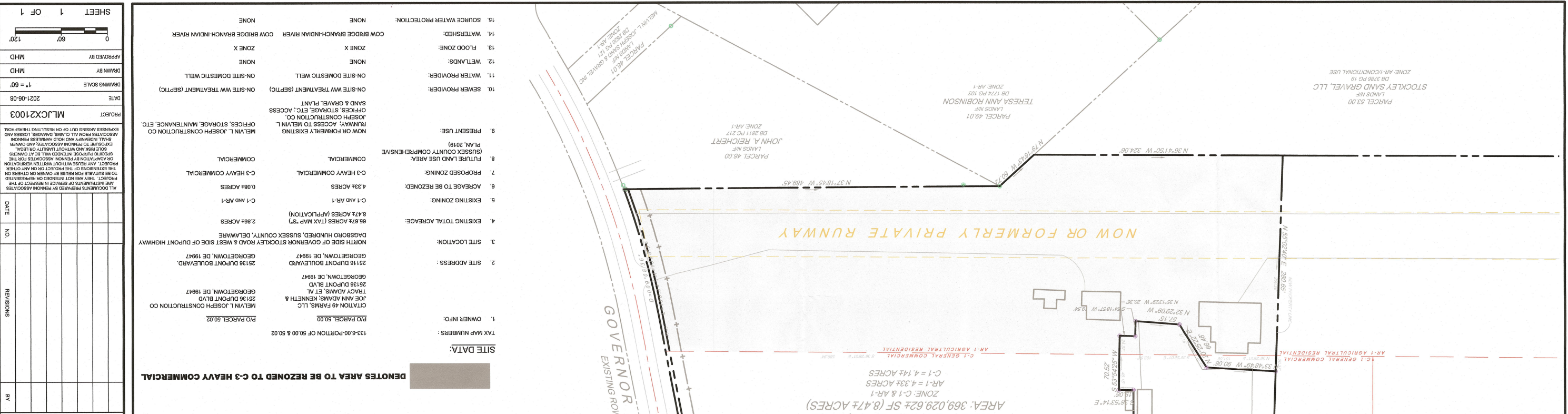
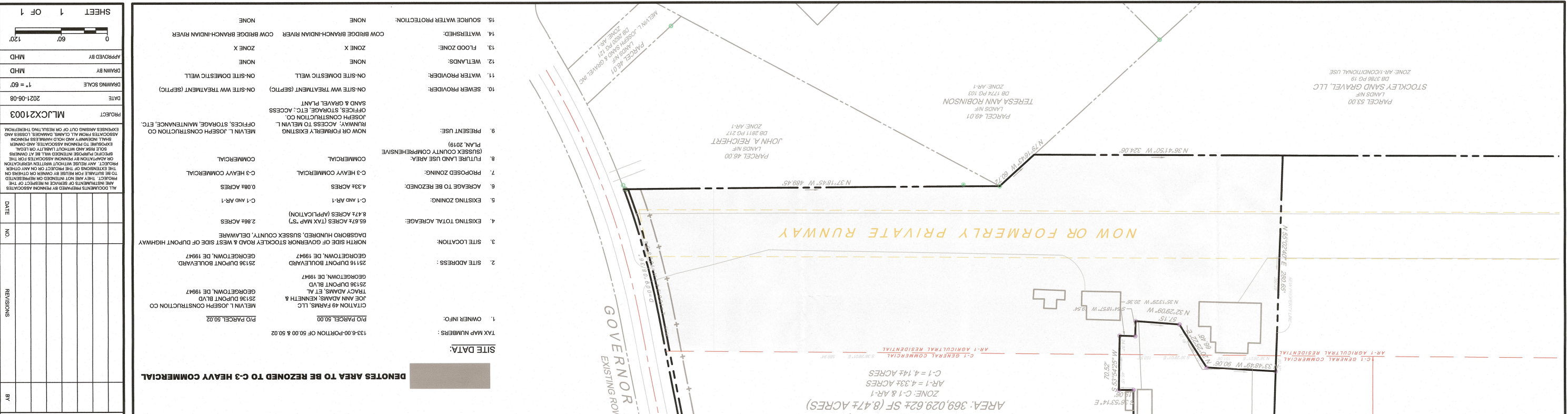
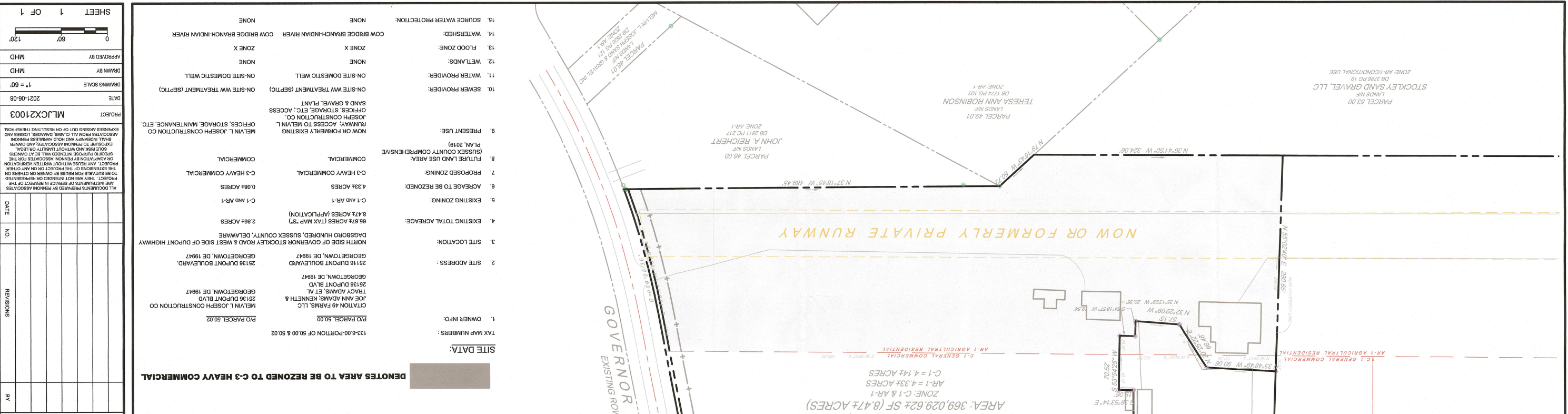
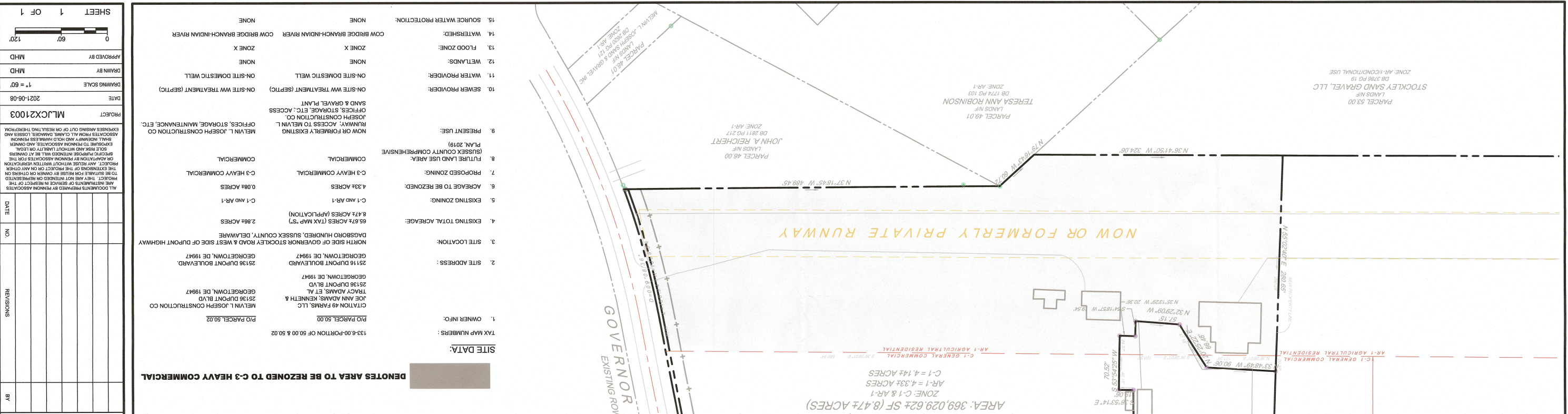
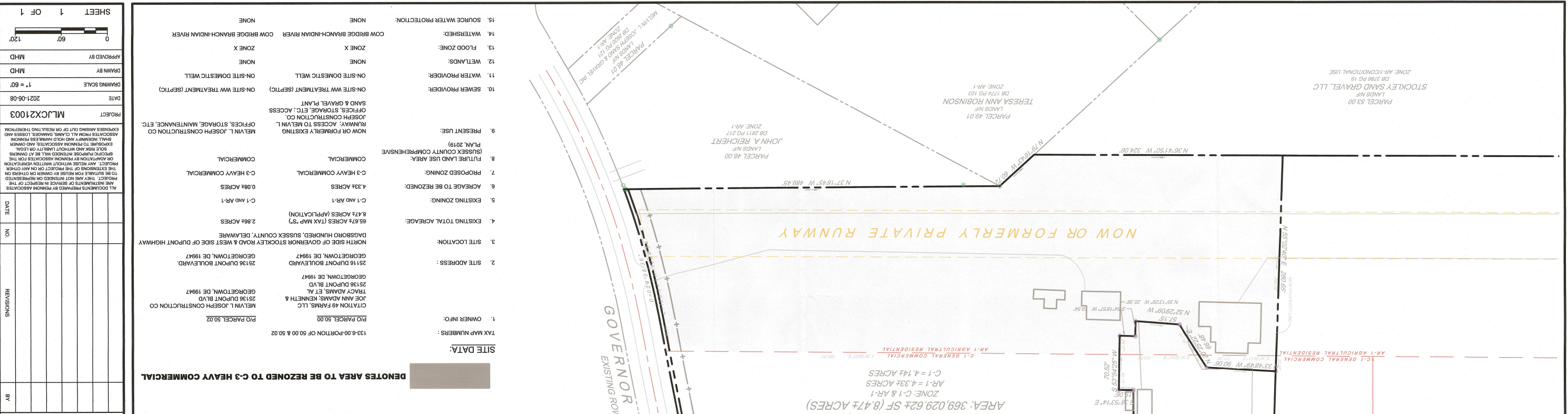
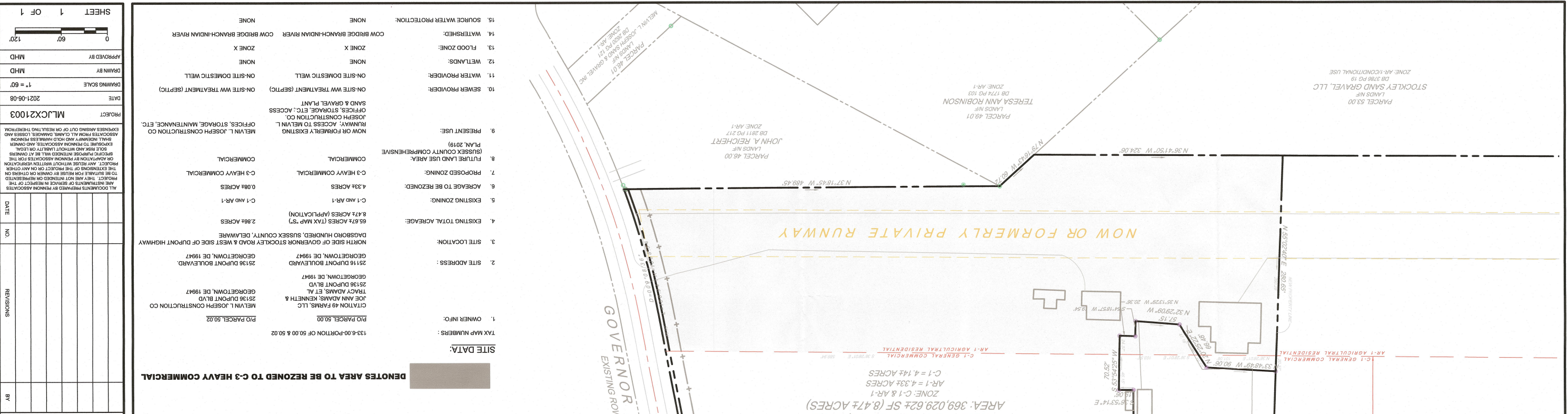
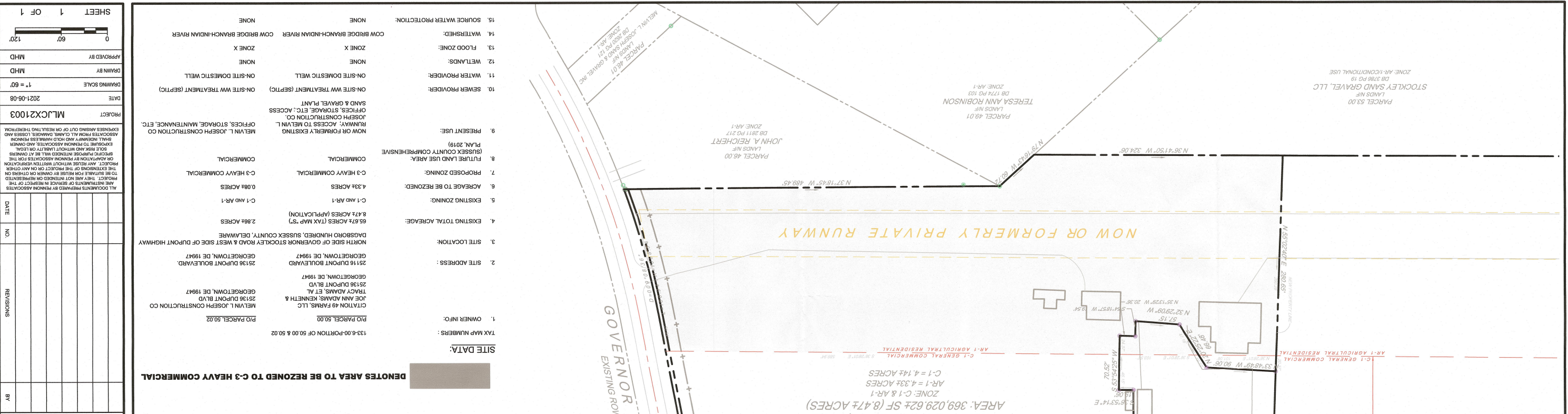
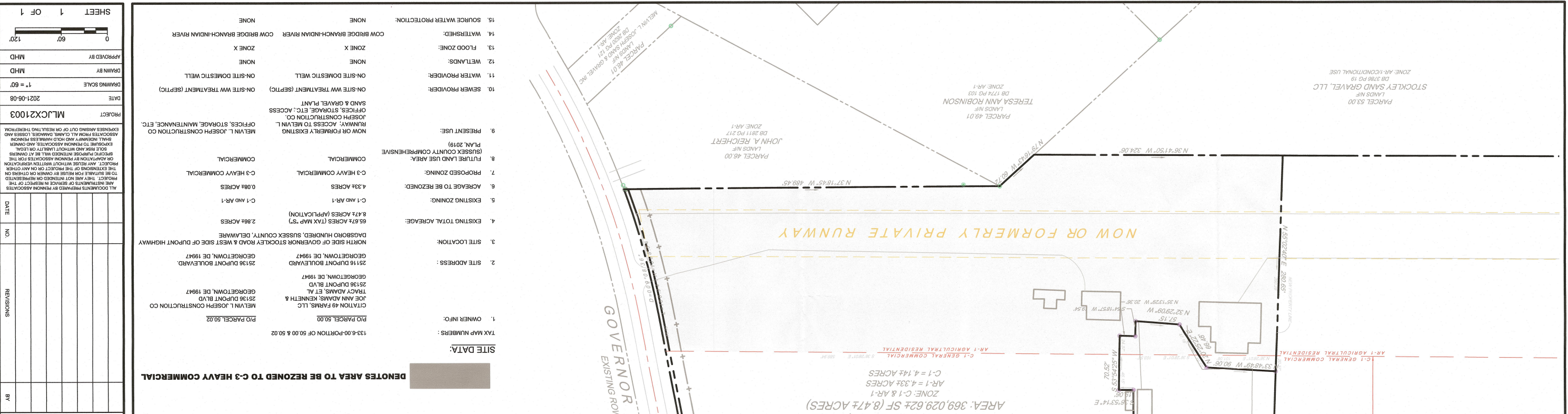
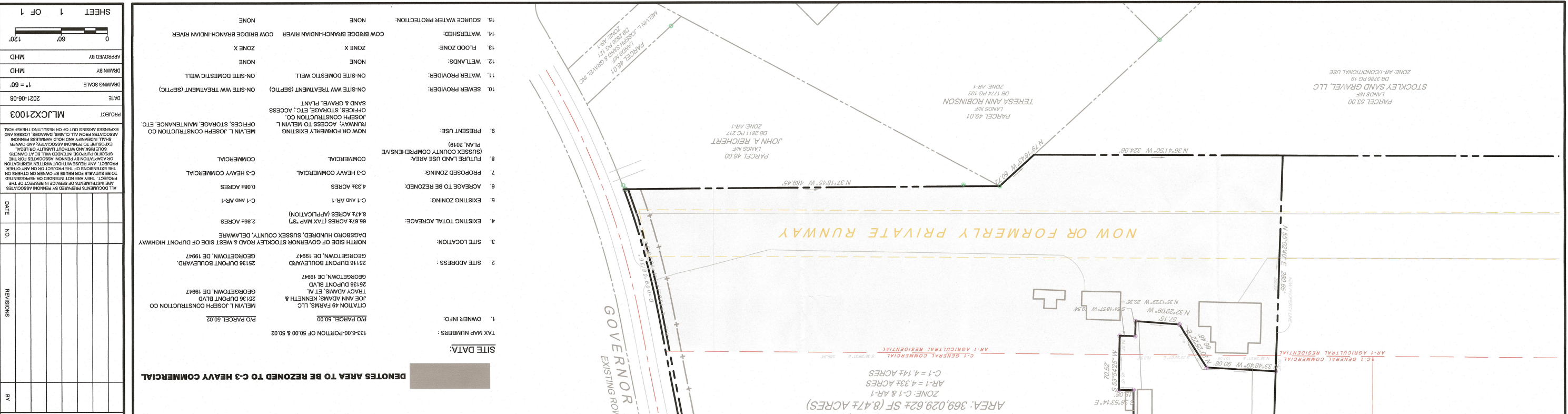
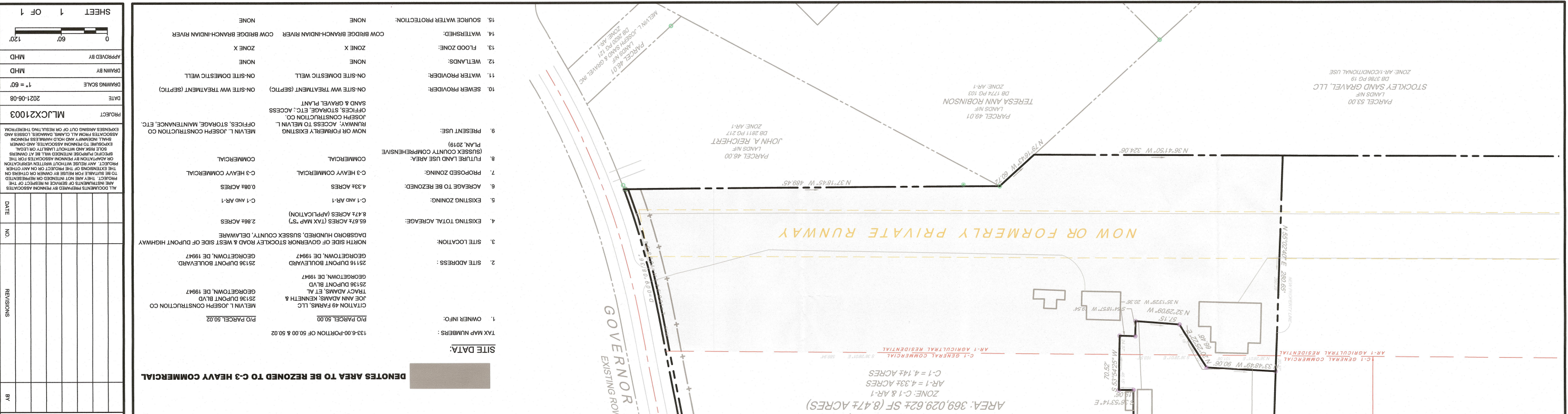
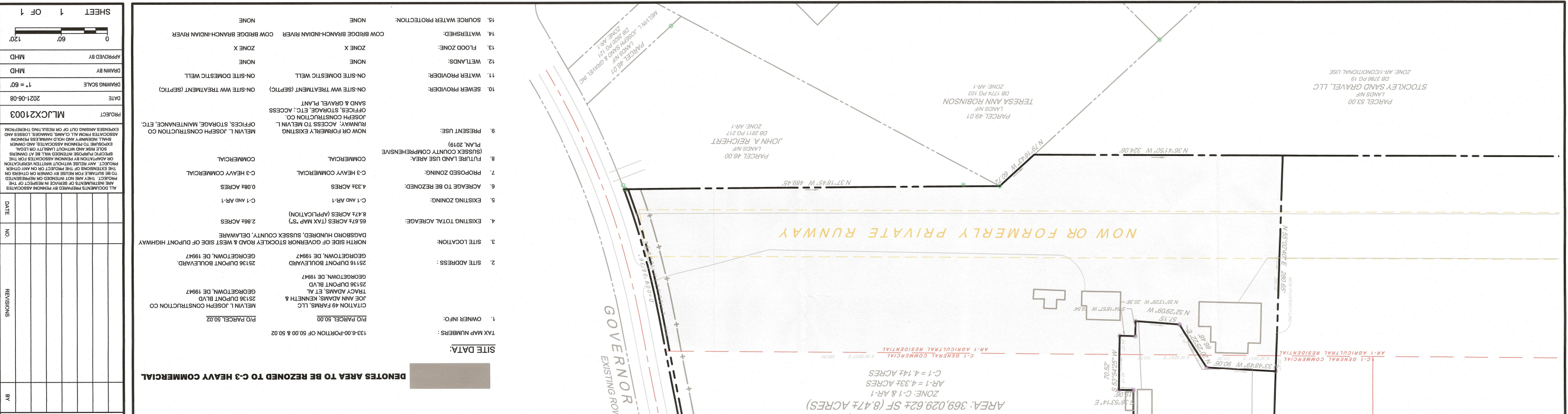
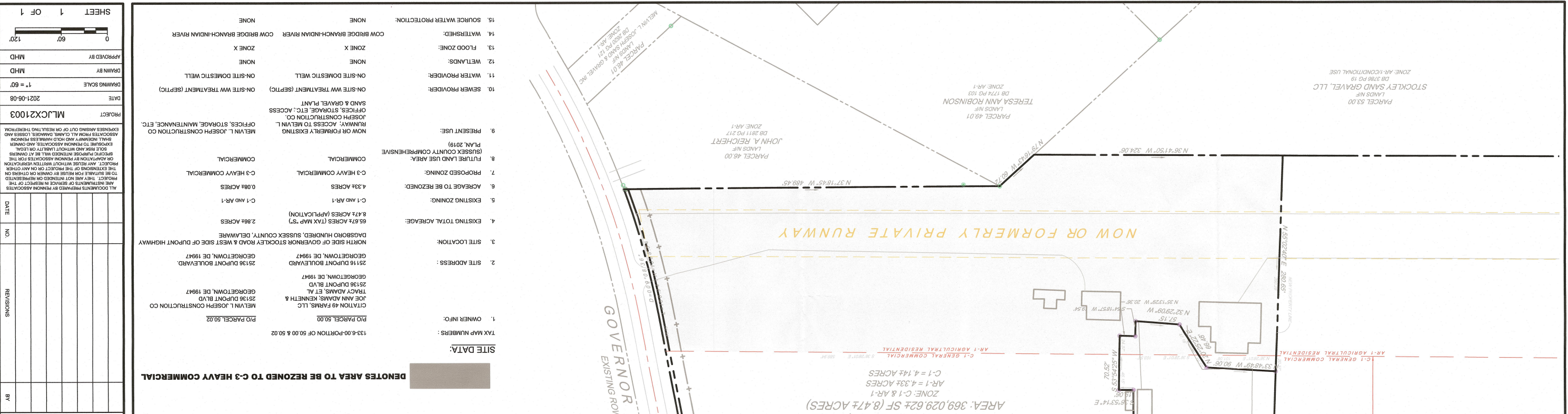
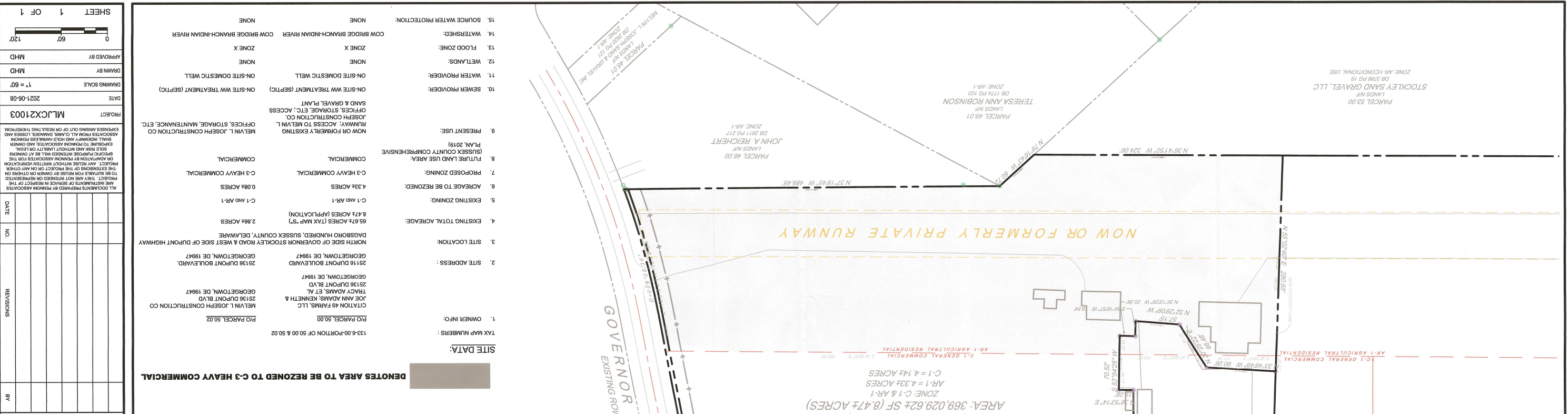
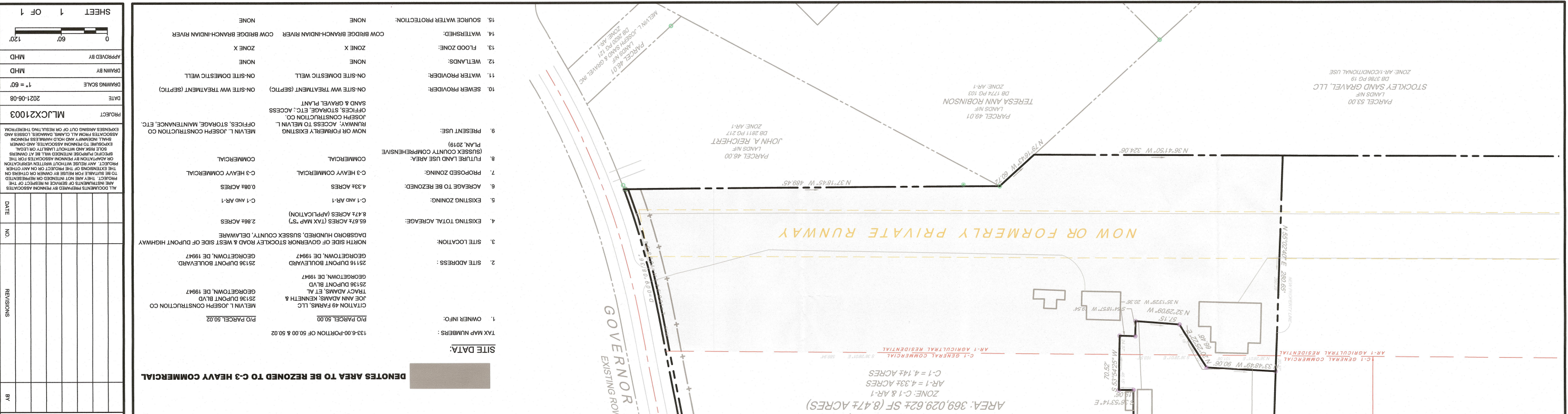
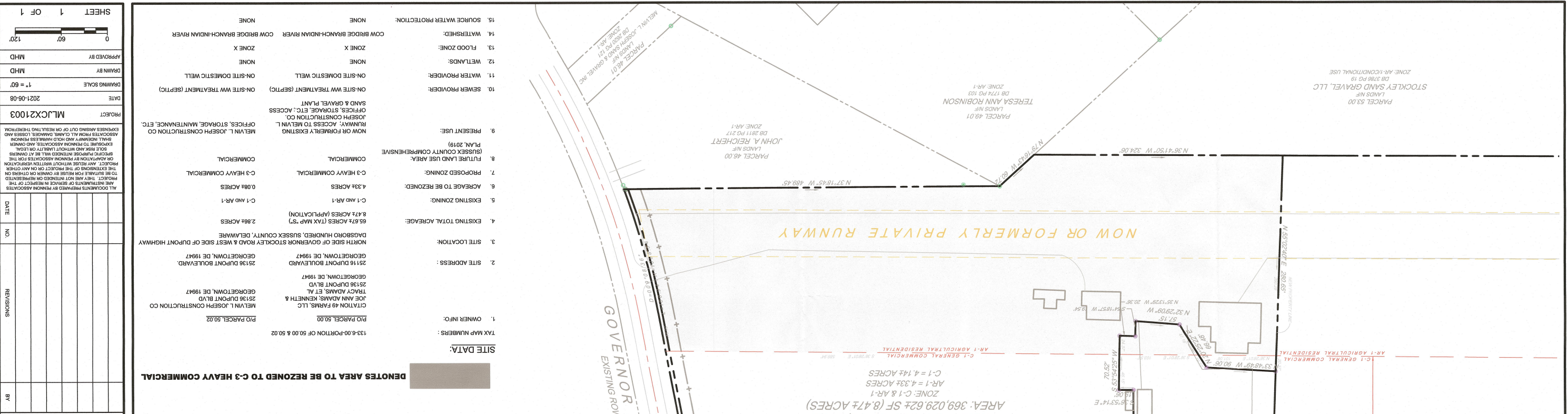
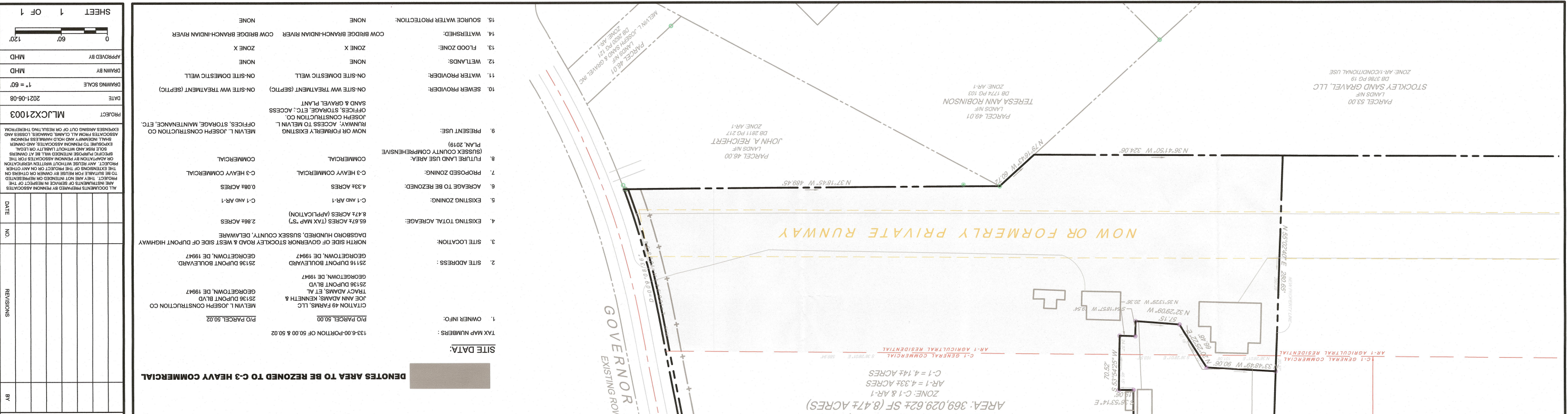
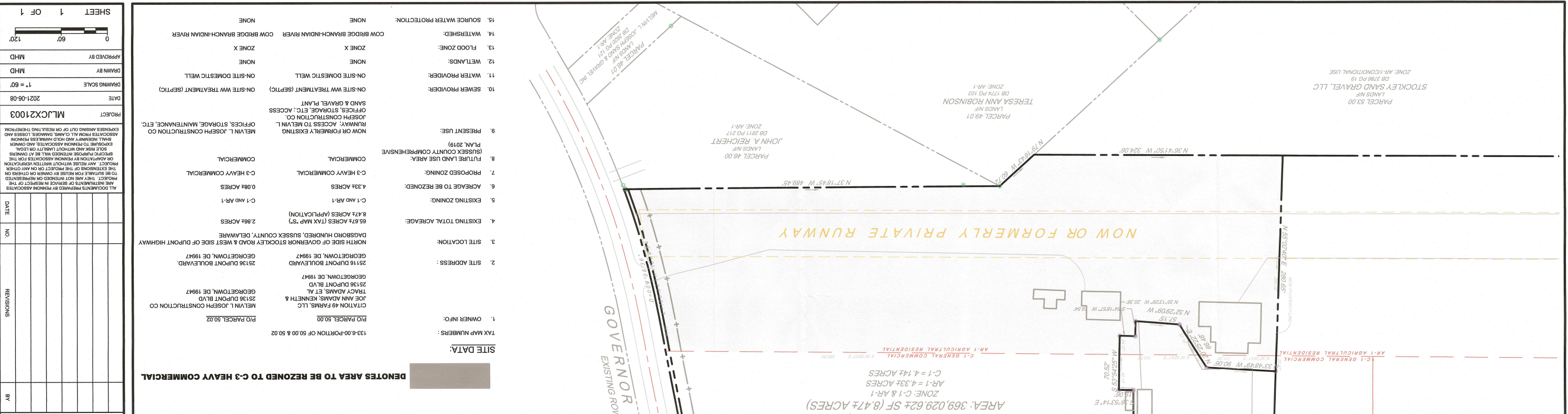
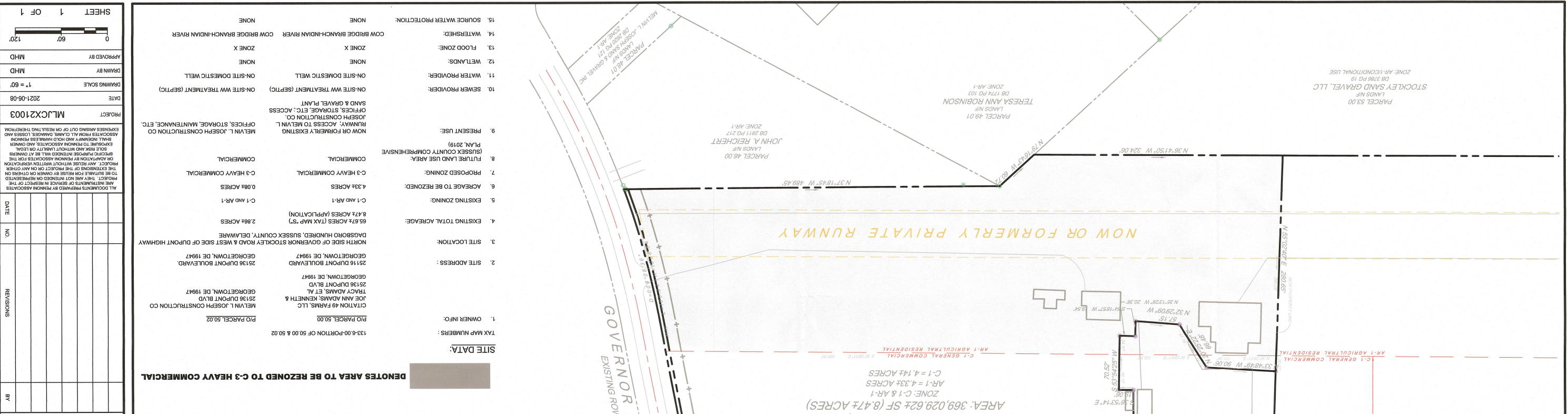
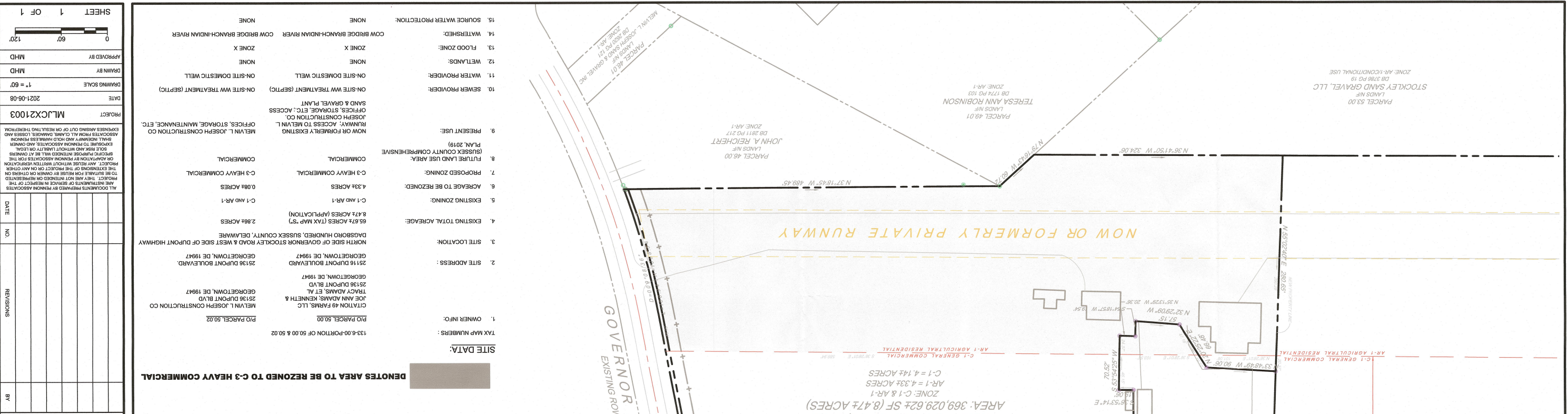
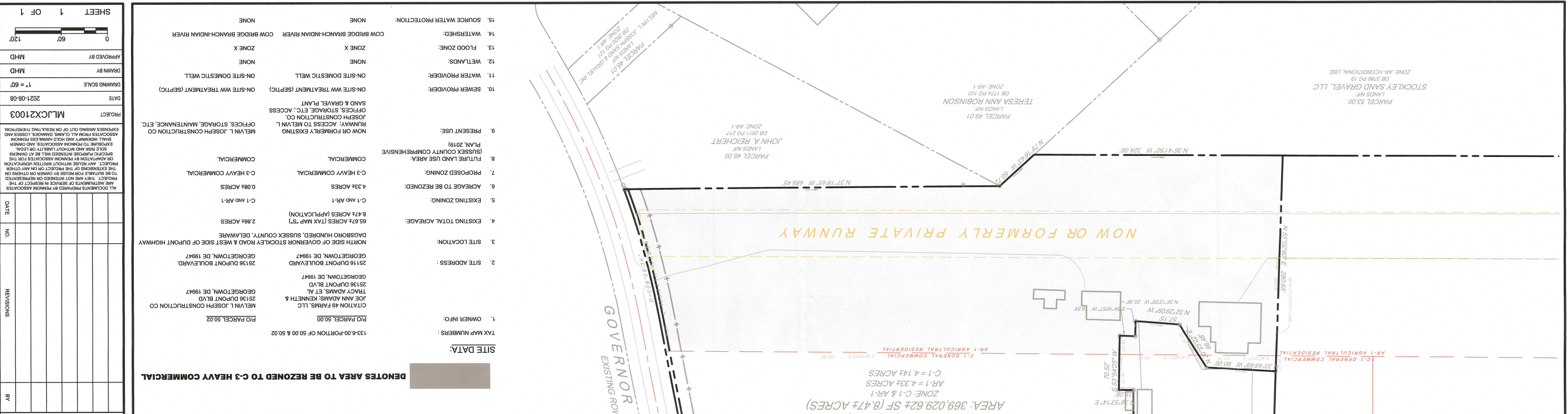
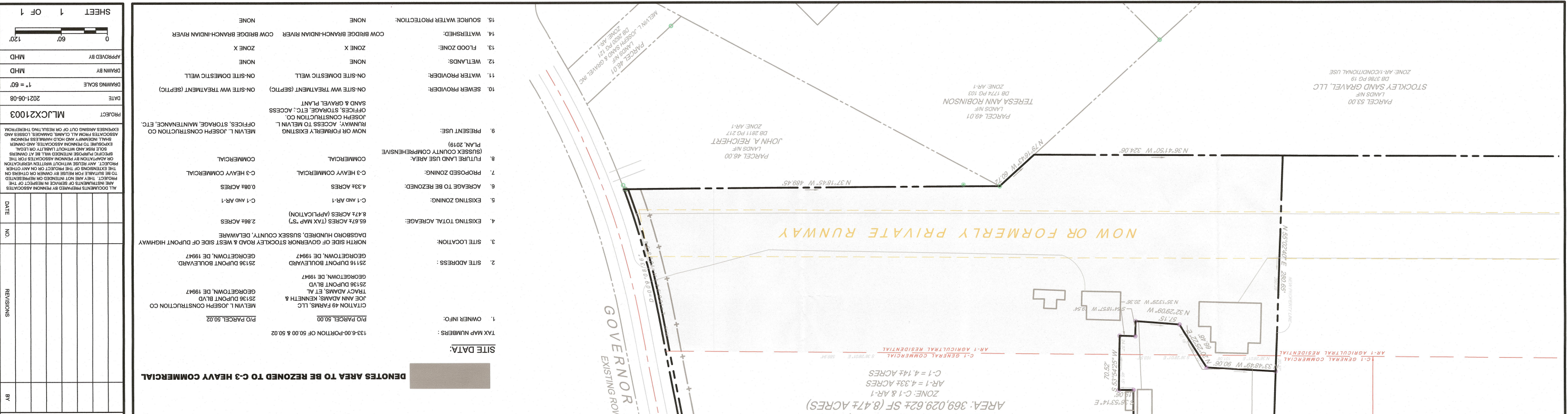
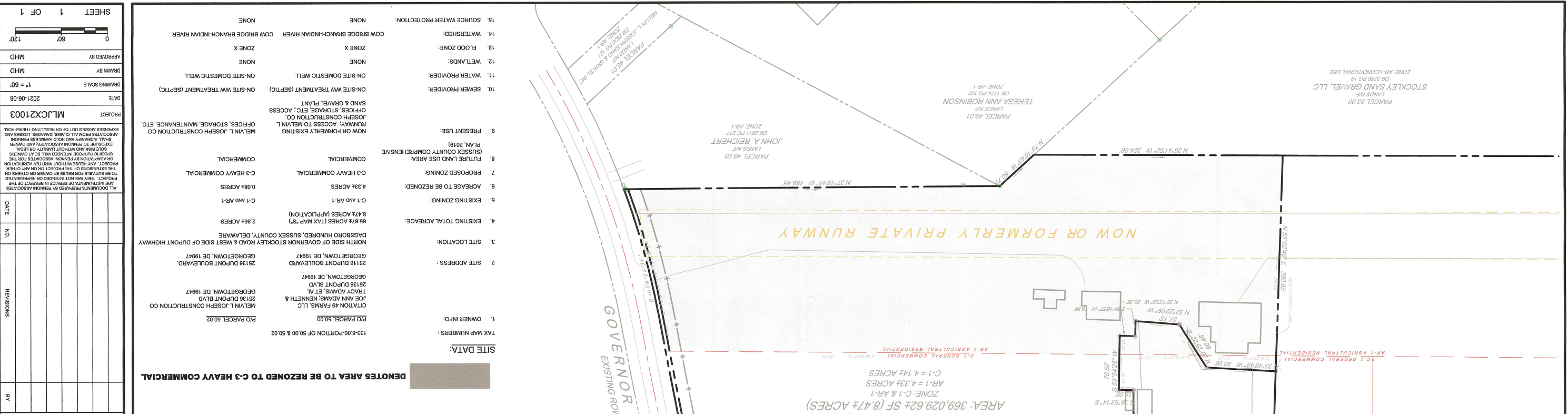
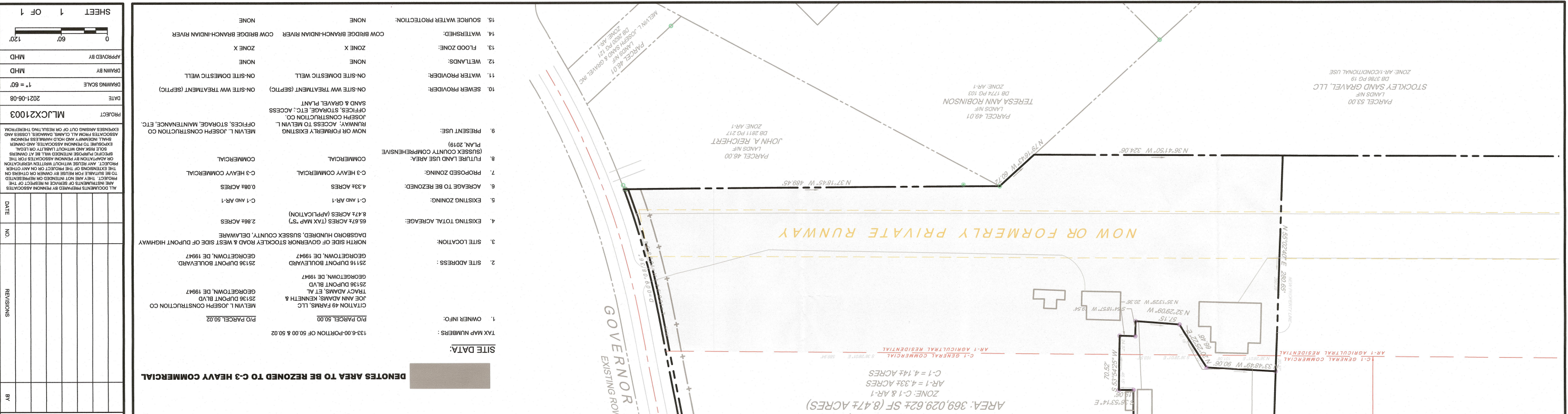
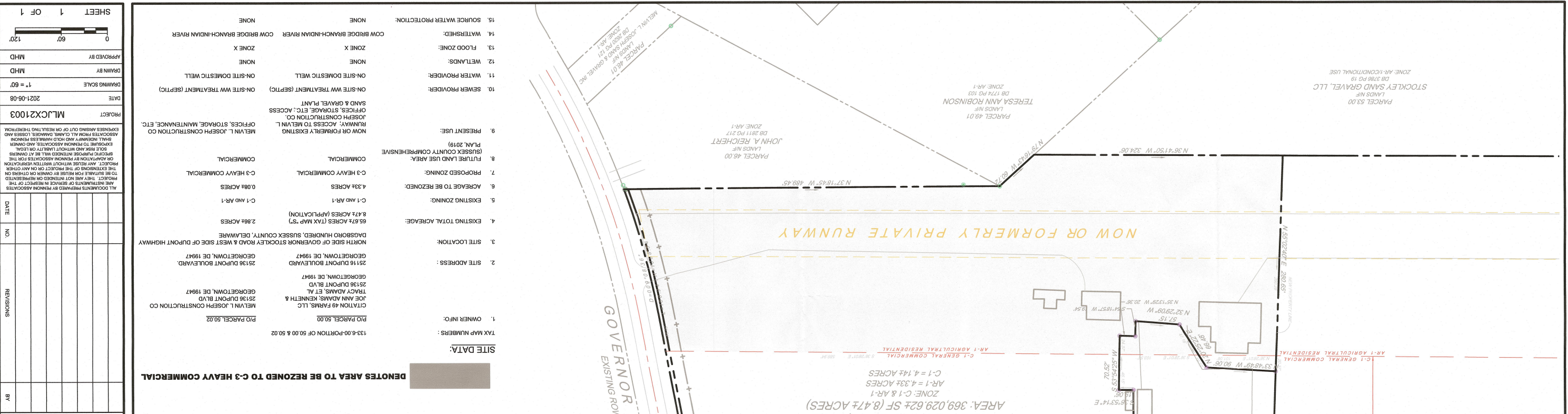
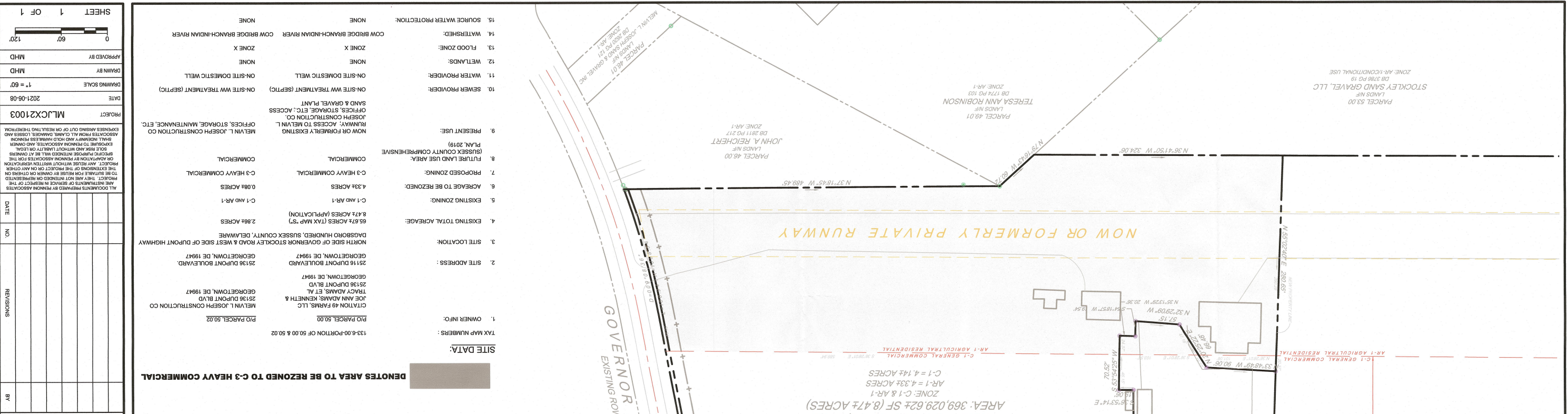
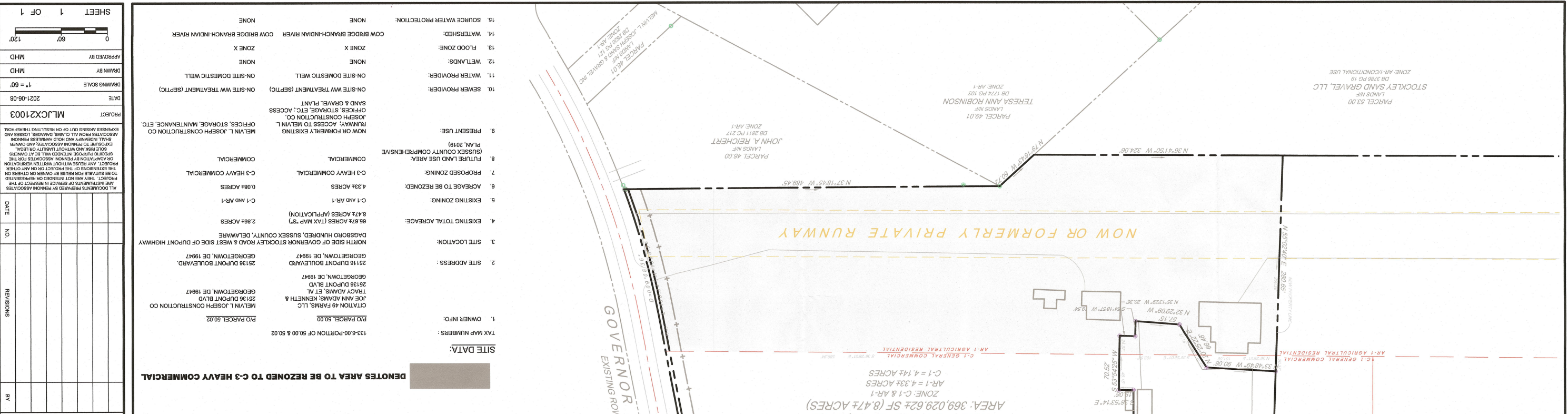
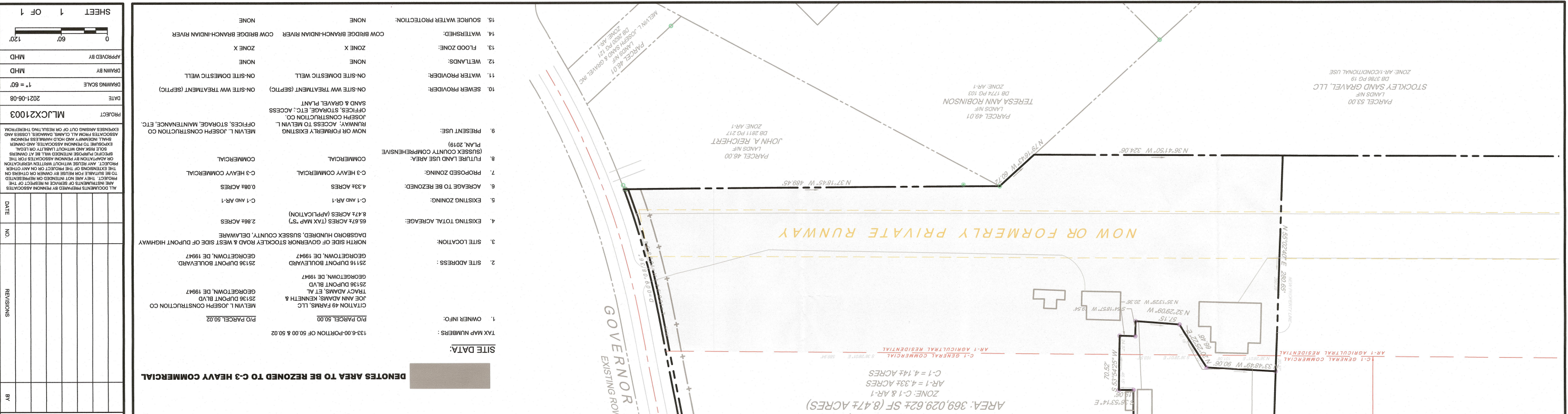
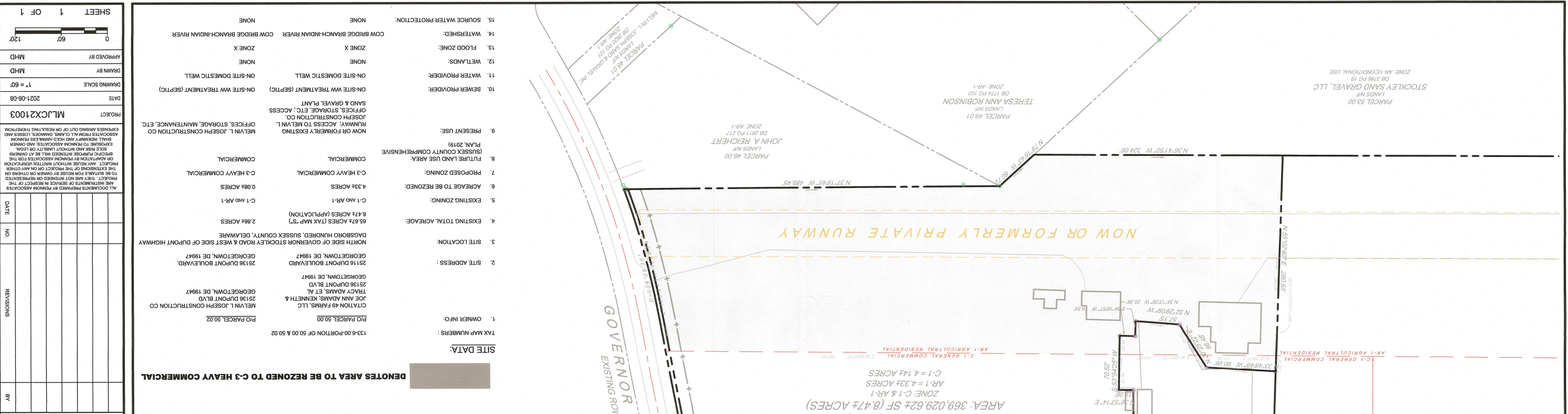
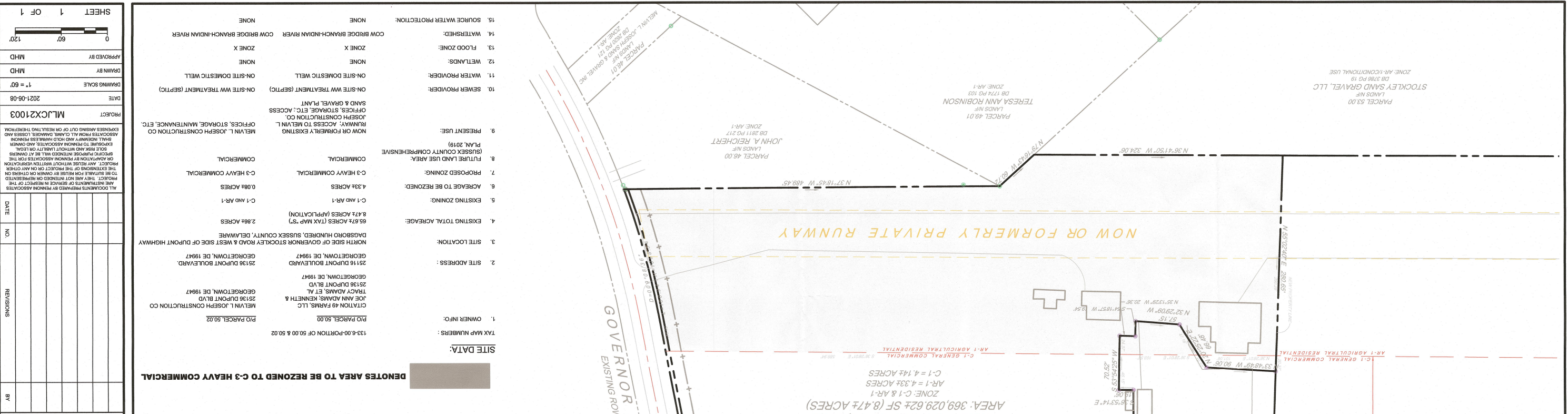
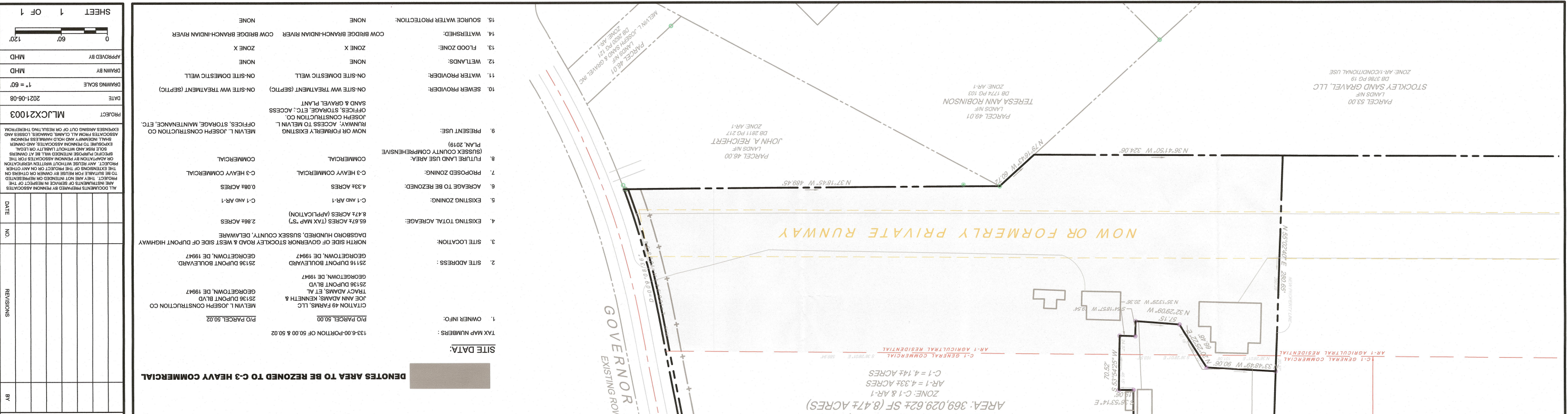
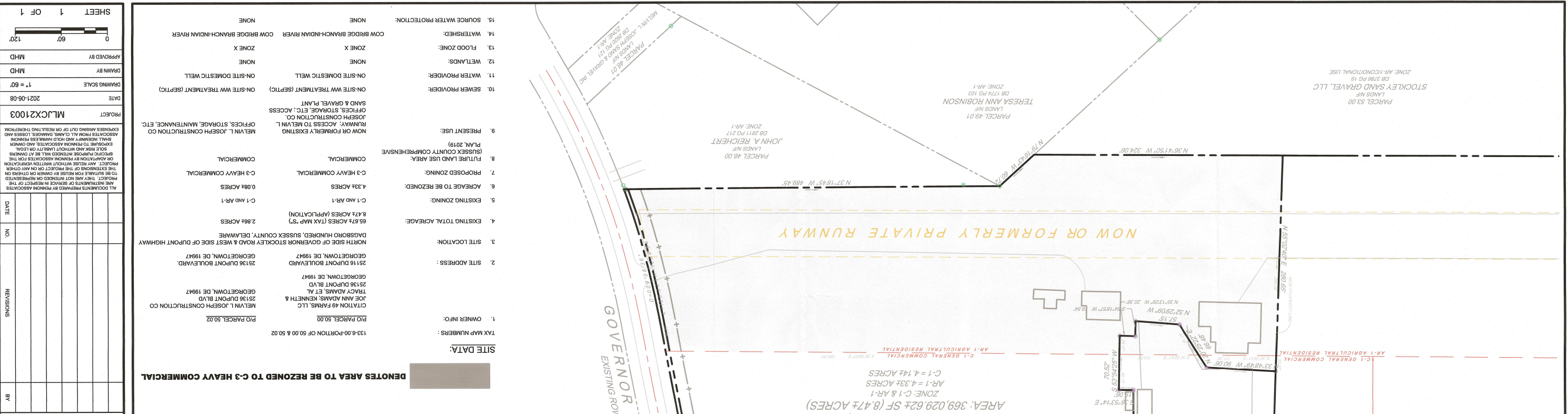
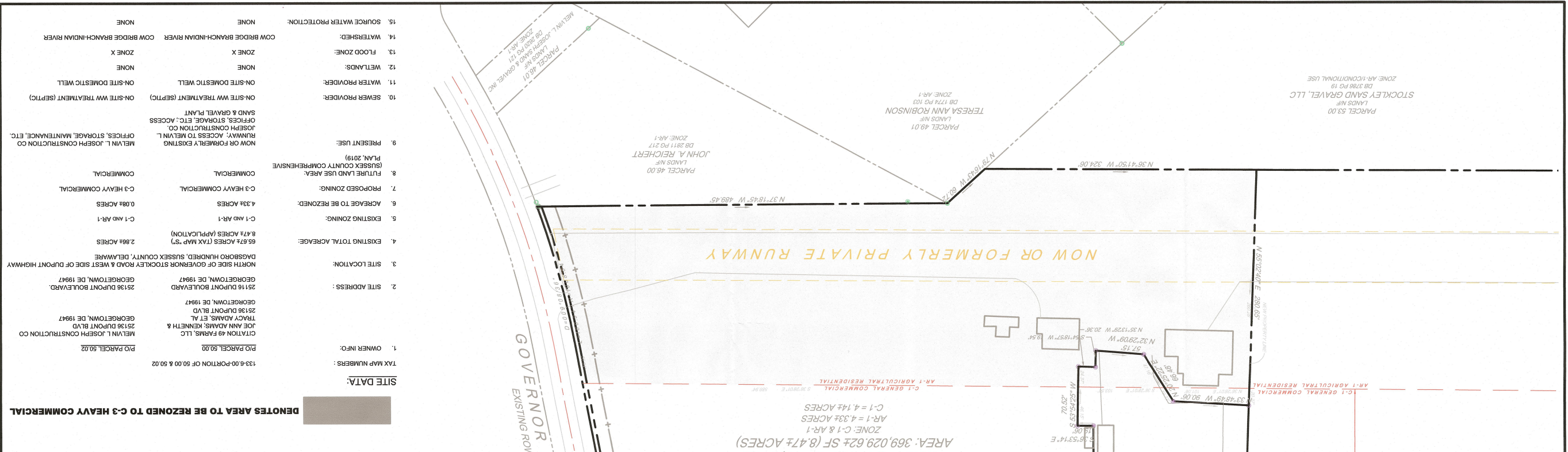
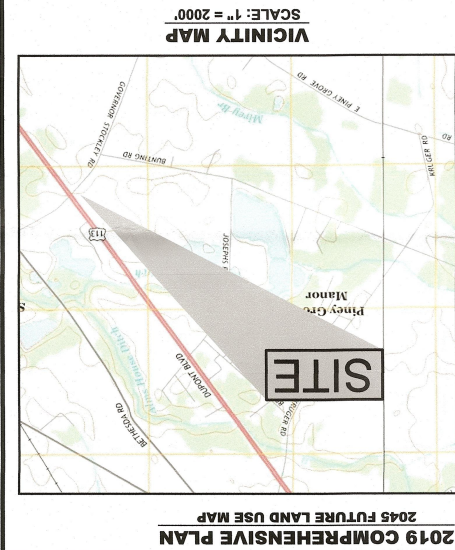
ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE
AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION
AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE
SIGNATURE: *Alan M. Decker* DATE: 6/10/21
ALAN M. DECKER, P.E., ENV. SR.
PENNONI ASSOCIATES, INC. 18072 DAVIDSON DRIVE MILTON, DE 19966

OWNER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER 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: *Joe Ann Adams* DATE: 6/10/21
CITATION 49 FARMS, LLC, JOE ANN ADAMS,
KENNETH & TRACY ADAMS, ET AL.
25136 DUPONT BOULEVARD
GEORGETOWN, DELAWARE 19947

OWNER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER 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: *Melvin L. Joseph* DATE: 6/10/21
MELVIN L. JOSEPH SAND AND GRAVEL, CO. INC.,
25136 DUPONT BOULEVARD
GEORGETOWN, DELAWARE 19947



SITE DATA:		TAX MAP NUMBERS:	
1. OWNER INFO:	133.6-00-PORTION OF 50.00 & 50.02	P/O PARCEL 50.00	
2. SITE ADDRESS:	25136 DUPONT BOULEVARD GEORGETOWN, DE 19947	CITATION 49 FARMS, LLC JOE ANN ADAMS, KENNETH & TRACY ADAMS, ET AL. 25136 DUPONT BLVD GEORGETOWN, DE 19947	MELVIN L. JOSEPH CONSTRUCTION CO 25136 DUPONT BLVD GEORGETOWN, DE 19947
3. SITE LOCATION:	NORTH SIDE OF GOVERNOR STOCKLEY ROAD & WEST SIDE OF DUPONT HIGHWAY DAGSBORO HUNDRED, SUSSEX COUNTY, DELAWARE	25136 DUPONT BOULEVARD GEORGETOWN, DE 19947	25136 DUPONT BLVD GEORGETOWN, DE 19947
4. EXISTING TOTAL ACREAGE:	65.674 ACRES (TAX MAP 'S')	8.474 ACRES (APPLICATION)	2.864 ACRES
5. EXISTING ZONING:	C-1 AND AR-1	0.084 ACRES	C-3 HEAVY COMMERCIAL
6. ACREAGE TO BE REZONED:	4.334 ACRES	0.084 ACRES	C-3 HEAVY COMMERCIAL
7. PROPOSED ZONING:	COMMERCIAL	COMMERCIAL	COMMERCIAL
8. FUTURE LAND USE AREA: (SUSSEX COUNTY COMPREHENSIVE PLAN, 2019)	NOW OR FORMERLY EXISTING RUNWAY, ACCESS TO MELVIN L. JOSEPH CONSTRUCTION CO.	OFFICES, STORAGE, MAINTENANCE, ETC.	OFFICES, STORAGE, MAINTENANCE, ETC.
9. PRESENT USE:	NOW OR FORMERLY EXISTING RUNWAY, ACCESS TO MELVIN L. JOSEPH CONSTRUCTION CO.	OFFICES, STORAGE, MAINTENANCE, ETC.	OFFICES, STORAGE, MAINTENANCE, ETC.
10. SEWER PROVIDER:	ON-SITE WW TREATMENT (SEPTIC)	ON-SITE WW TREATMENT (SEPTIC)	ON-SITE WW TREATMENT (SEPTIC)
11. WATER PROVIDER:	ON-SITE DOMESTIC WELL	ON-SITE DOMESTIC WELL	ON-SITE DOMESTIC WELL
12. WETLANDS:	NONE	NONE	NONE
13. FLOOD ZONE:	ZONE X	ZONE X	ZONE X
14. WATERSHED:	COW BRIDGE BRANCH-INDIAN RIVER	COW BRIDGE BRANCH-INDIAN RIVER	COW BRIDGE BRANCH-INDIAN RIVER
15. SOURCE WATER PROTECTION:	NONE	NONE	NONE



Area Commercial Uses & Rezoning

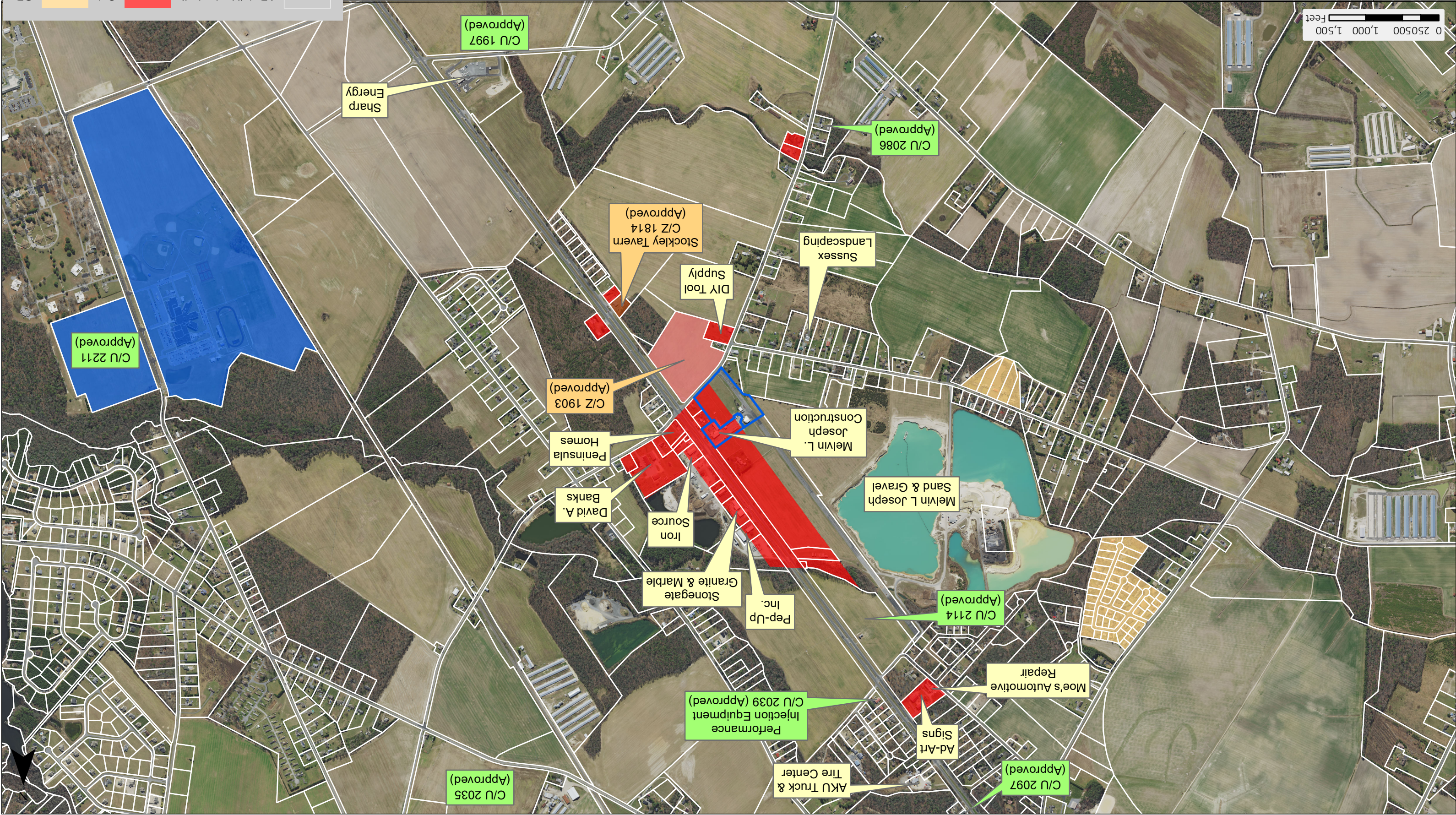
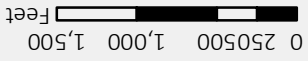
Melvin Joseph Construction Company

MLUCX21003

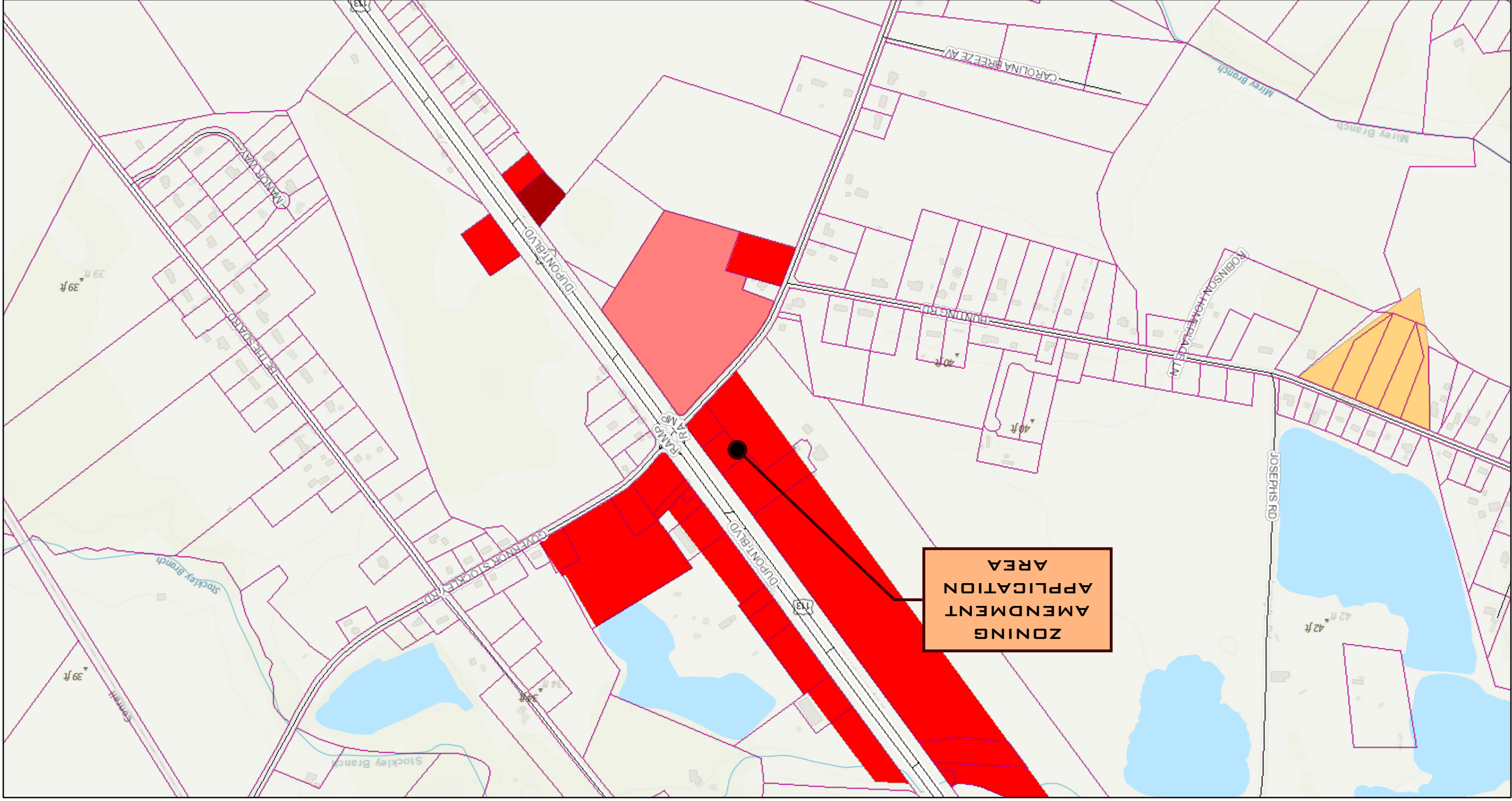


County Zoning

- AR-1 (Unshaded)
- C-1
- C-3
- CR-1
- GR
- I-1

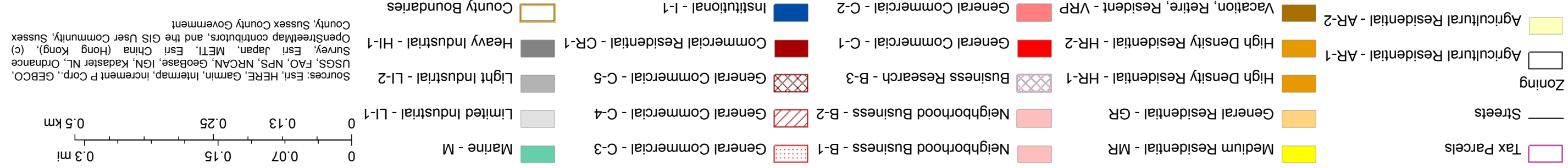


Sussex County

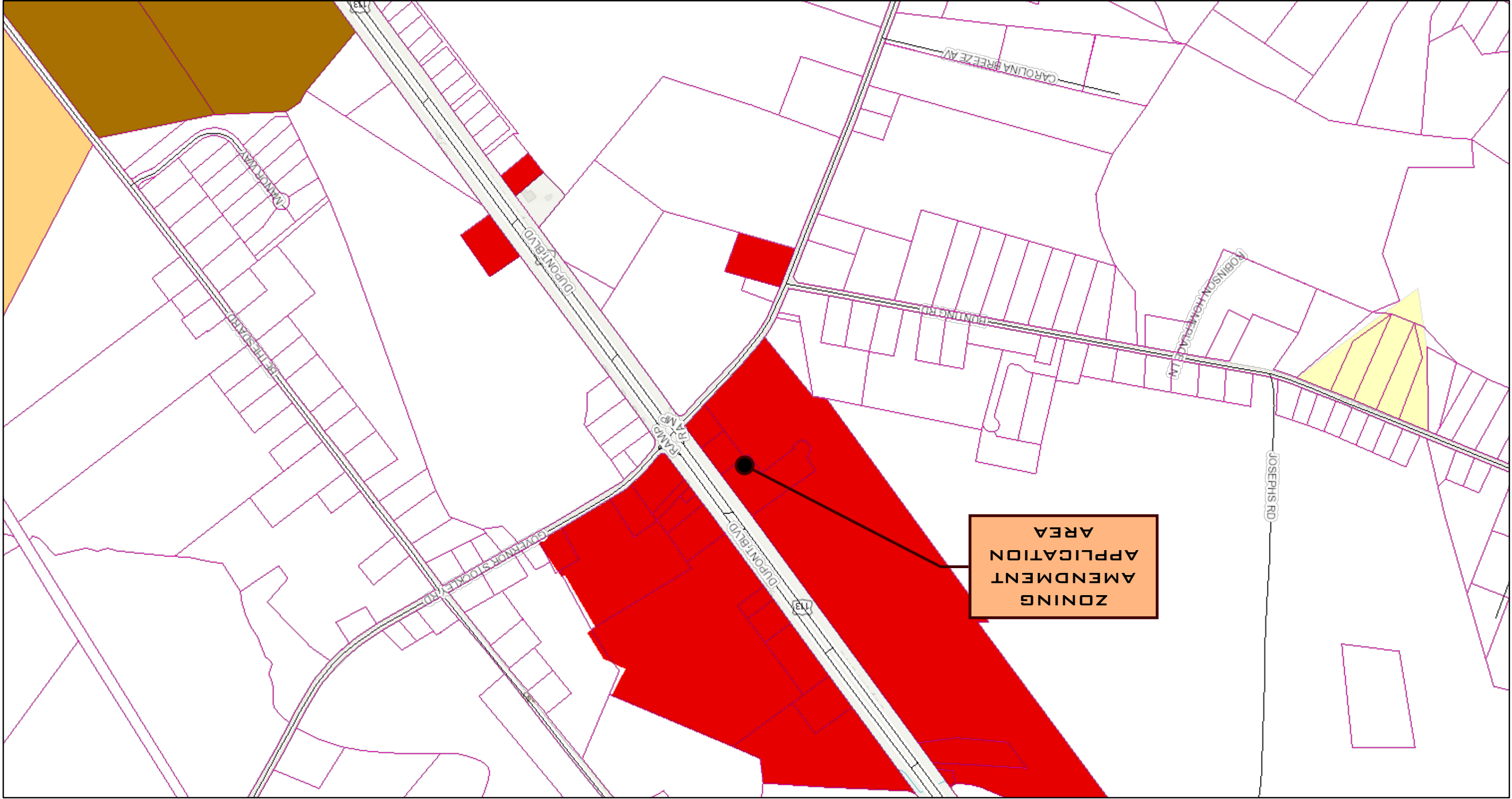


November 10, 2021

1:9,028

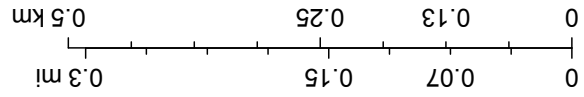


Sussex County



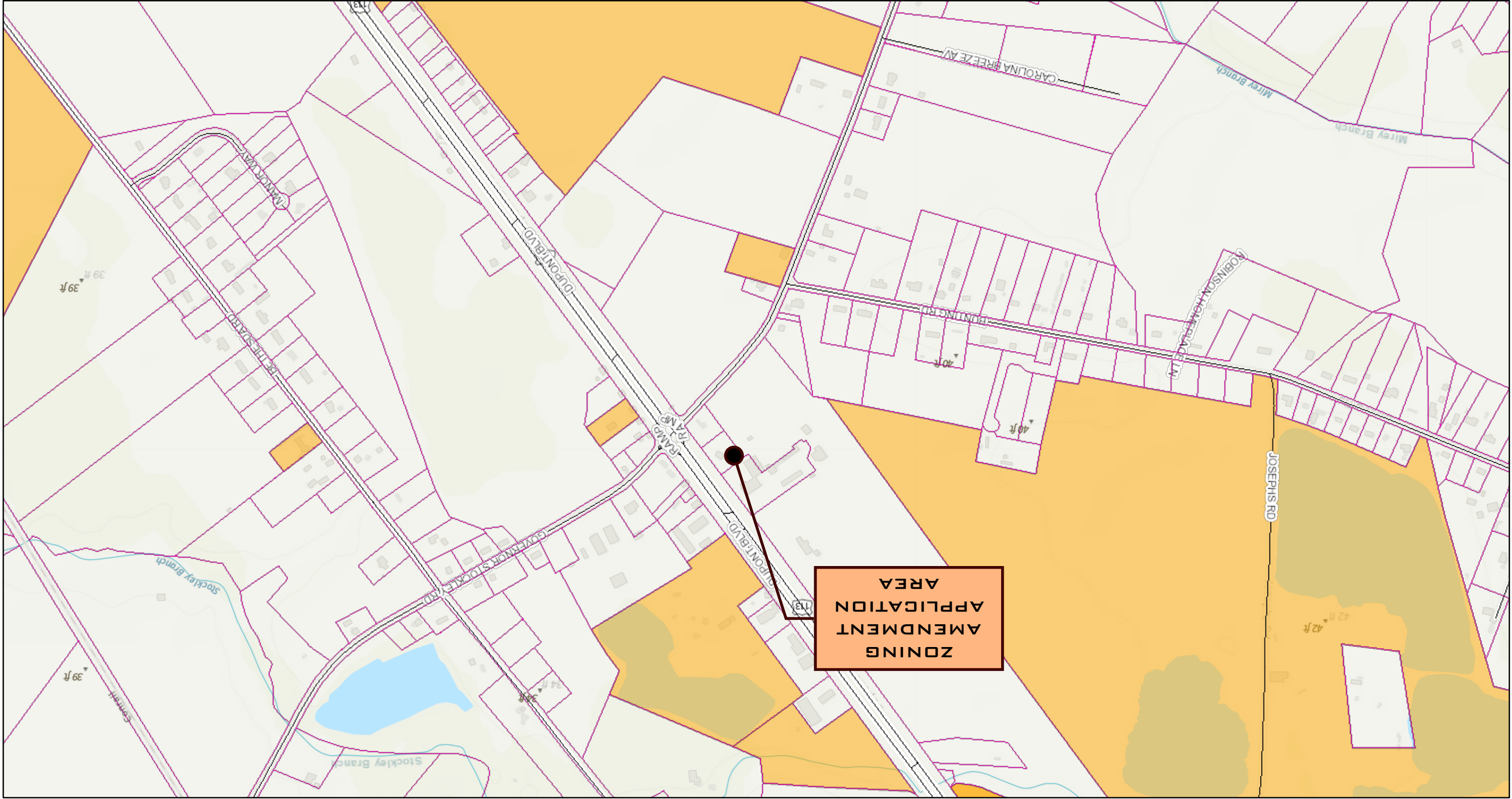
November 10, 2021

- County Boundaries
- Streets
- Tax Parcels
- 2019 Future Land Use
- Commercial
- Industrial
- Developing Area
- Municipalities
- Coastal Area
- Low Density
- Existing Development Area
- Town Center



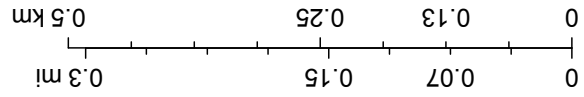
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government

Sussex County



November 10, 2021

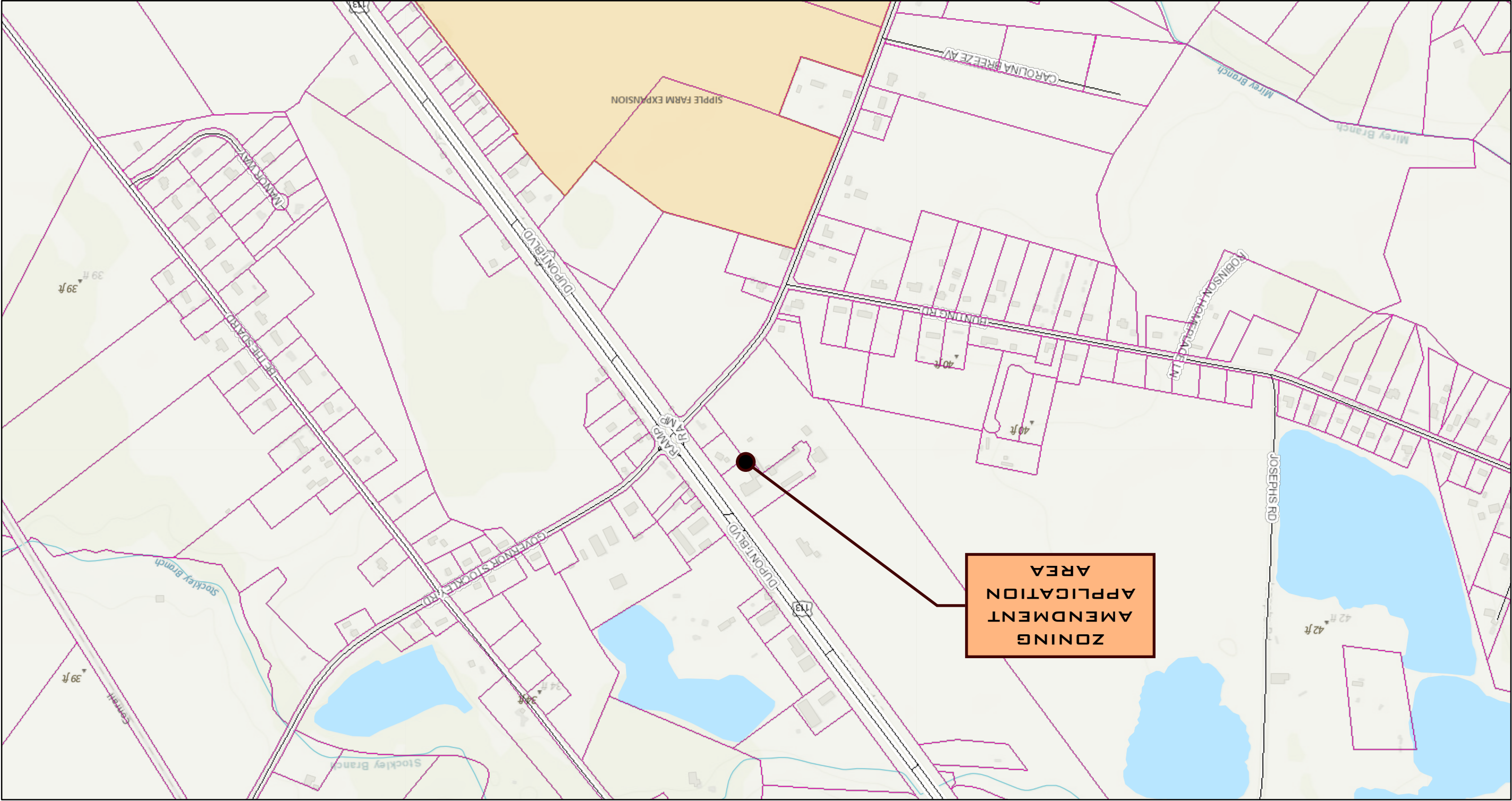
- Conditional Use
- County Boundaries
- Streets
- Tax Parcels



1:9,028

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government

Sussex County



November 10, 2021

Tax Parcels

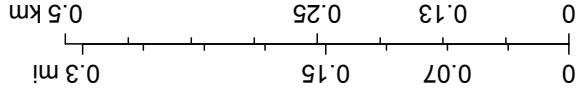
Streets

County Boundaries

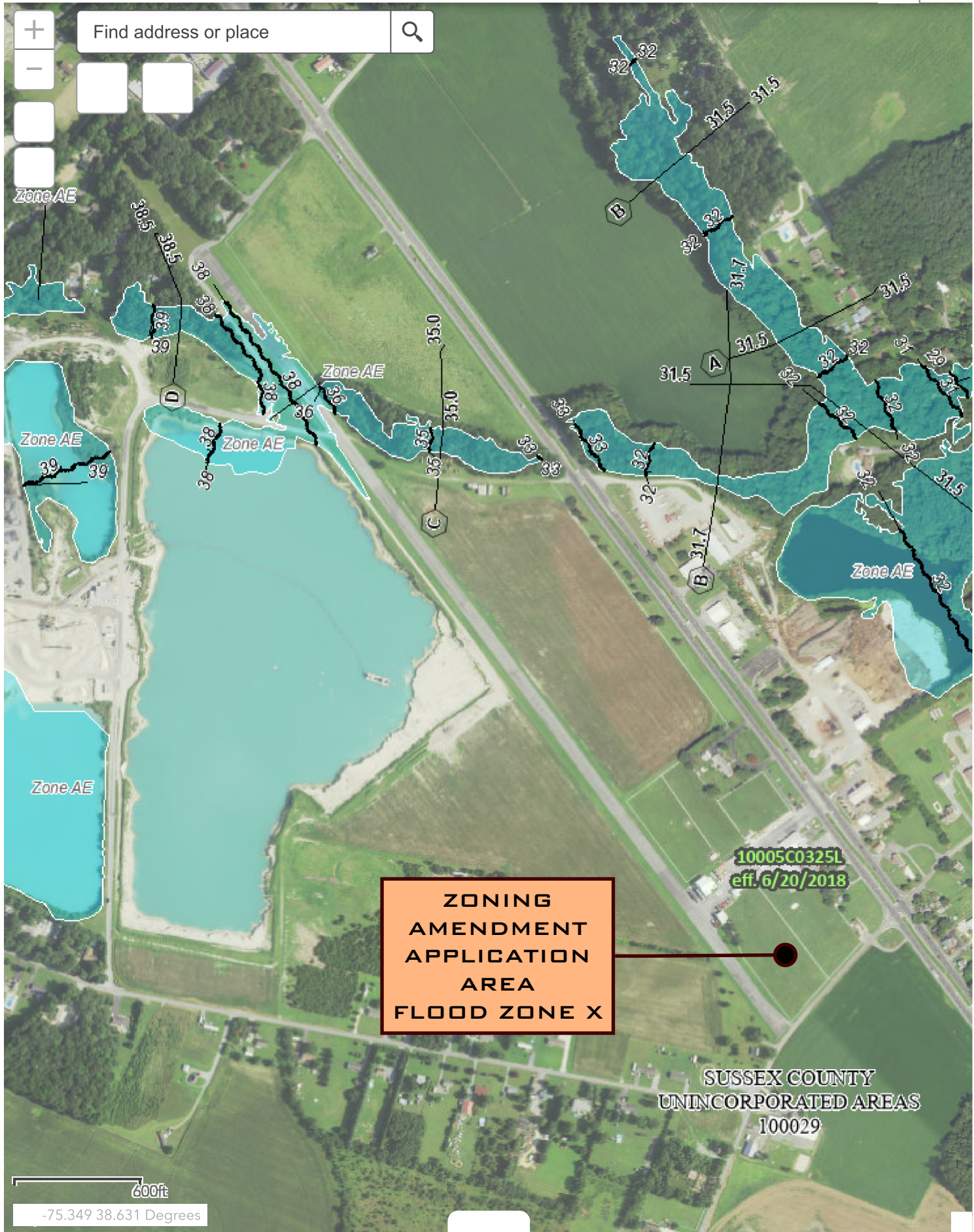
Aglands Preservation Districts

Expansion

1:9,028



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government



TAB 3

MAPS



<p>Figure 1 of 20.</p> <p>1</p>	<p>2017 Orthophoto</p> <p>Melvin Joseph Construction Company</p> <p>MLJCX21003</p>		<div data-bbox="1156 1837 1242 1885" style="display: inline-block; width: 50px; height: 20px; border: 2px solid red; background-color: #cccccc;"></div> Subject Parcels <div data-bbox="1156 1900 1242 1948" style="display: inline-block; width: 50px; height: 20px; border: 1px solid #cccccc; background-color: #cccccc;"></div> Other Tax Parcels
---------------------------------	--	--	--



Figure 2 of 20. 2	2012 Orthophoto		 Subject Parcels  Other Tax Parcels
	Melvin Joseph Construction Company		
	MLJCX21003		



Figure 3 of 20. 3	2007 Orthophoto		 Subject Parcels  Other Tax Parcels
	Melvin Joseph Construction Company		
	MLJCX21003		



Figure 4 of 20. 4	2002 Orthophoto		<div><div></div> Subject Parcels</div> <div><div></div> Other Tax Parcels</div>
	Melvin Joseph Construction Company		
	MLJCX21003		



Figure 5 of 20. 5	1997 Orthophoto		<div><div></div> Subject Parcels</div> <div><div></div> Other Tax Parcels</div>
	Melvin Joseph Construction Company		
	MLJCX21003		



Figure 6 of 20. 6	1992 Orthophoto		<div><div></div> Subject Parcels</div> <div><div></div> Other Tax Parcels</div>
	Melvin Joseph Construction Company		
	MLJCX21003		



Figure 7 of 20. 7	1968 Orthophoto		<div><div></div> Subject Parcels</div> <div><div></div> Other Tax Parcels</div>
	Melvin Joseph Construction Company		
	MLJCX21003		



Figure 8 of 20. 8	1961 Orthophoto		<div><div></div> Subject Parcels</div> <div><div></div> Other Tax Parcels</div>
	Melvin Joseph Construction Company		
	MLJCX21003		



Figure 9 of 20. 9	1954 Orthophoto		 Subject Parcels  Other Tax Parcels
	Melvin Joseph Construction Company		
	MLJCX21003		



Figure 10 of 20. 10	1937 Orthophoto		<div><div></div> Subject Parcels</div> <div><div></div> Other Tax Parcels</div>
	Melvin Joseph Construction Company		
	MLJCX21003		



<p>Figure 11 of 20.</p> <p>11</p>	<p>2020 State Strategies & Investment Levels</p> <p>Melvin Joseph Construction Company</p> <p>MLJCX21003</p>		<p>Investment Level</p> <p> Level 3</p> <p> Level 4 (Unshaded)</p>
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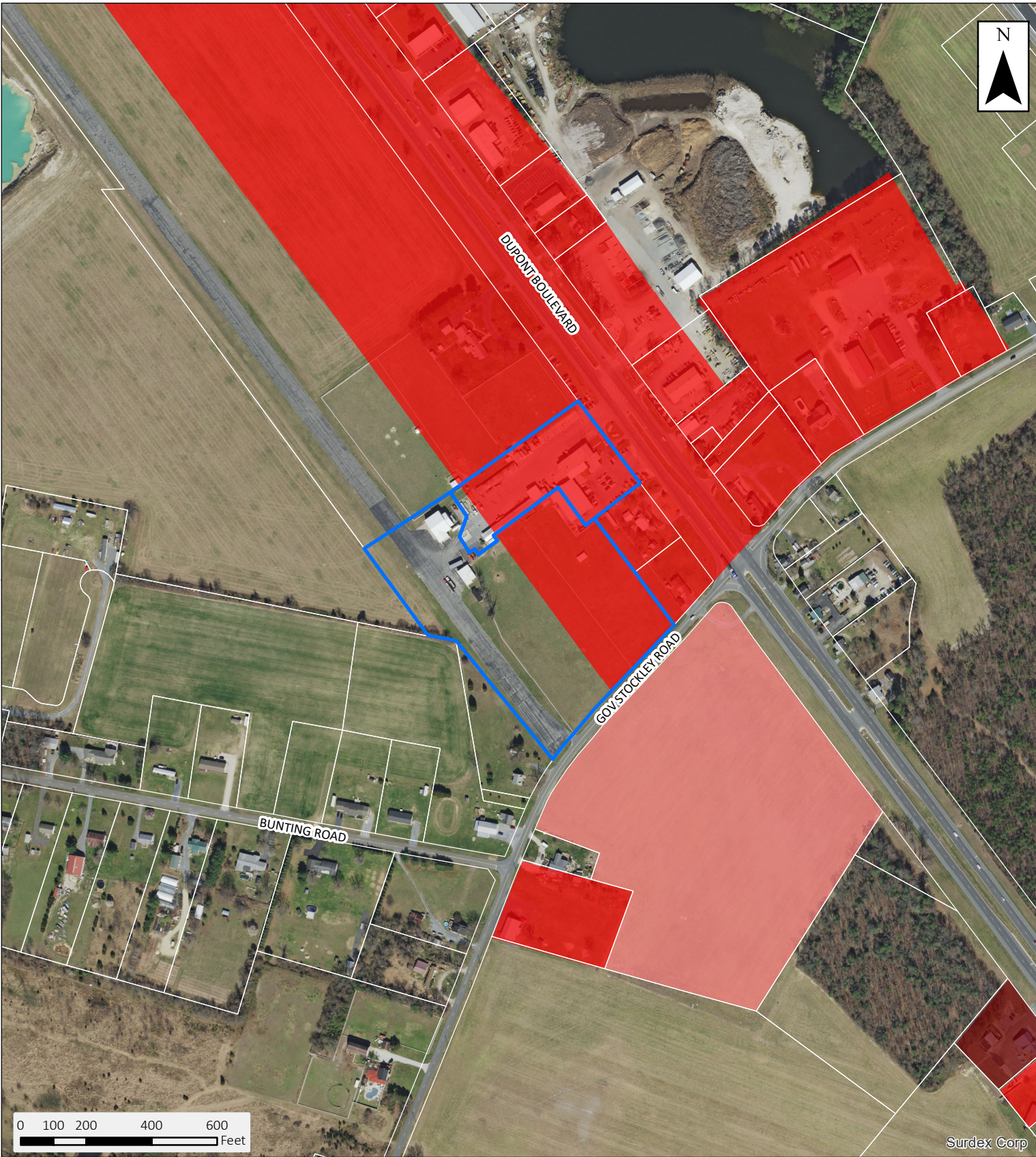


Figure 12 of 20. 12	County Zoning Map		<table border="1"><tr><td></td><td>AR-1 (Unshaded)</td><td></td><td>C-1</td></tr><tr><td></td><td>CR-1</td><td></td><td>C-2</td></tr></table>		AR-1 (Unshaded)		C-1		CR-1		C-2
				AR-1 (Unshaded)		C-1					
				CR-1		C-2					
Melvin Joseph Construction Company											
MLJCX21003											

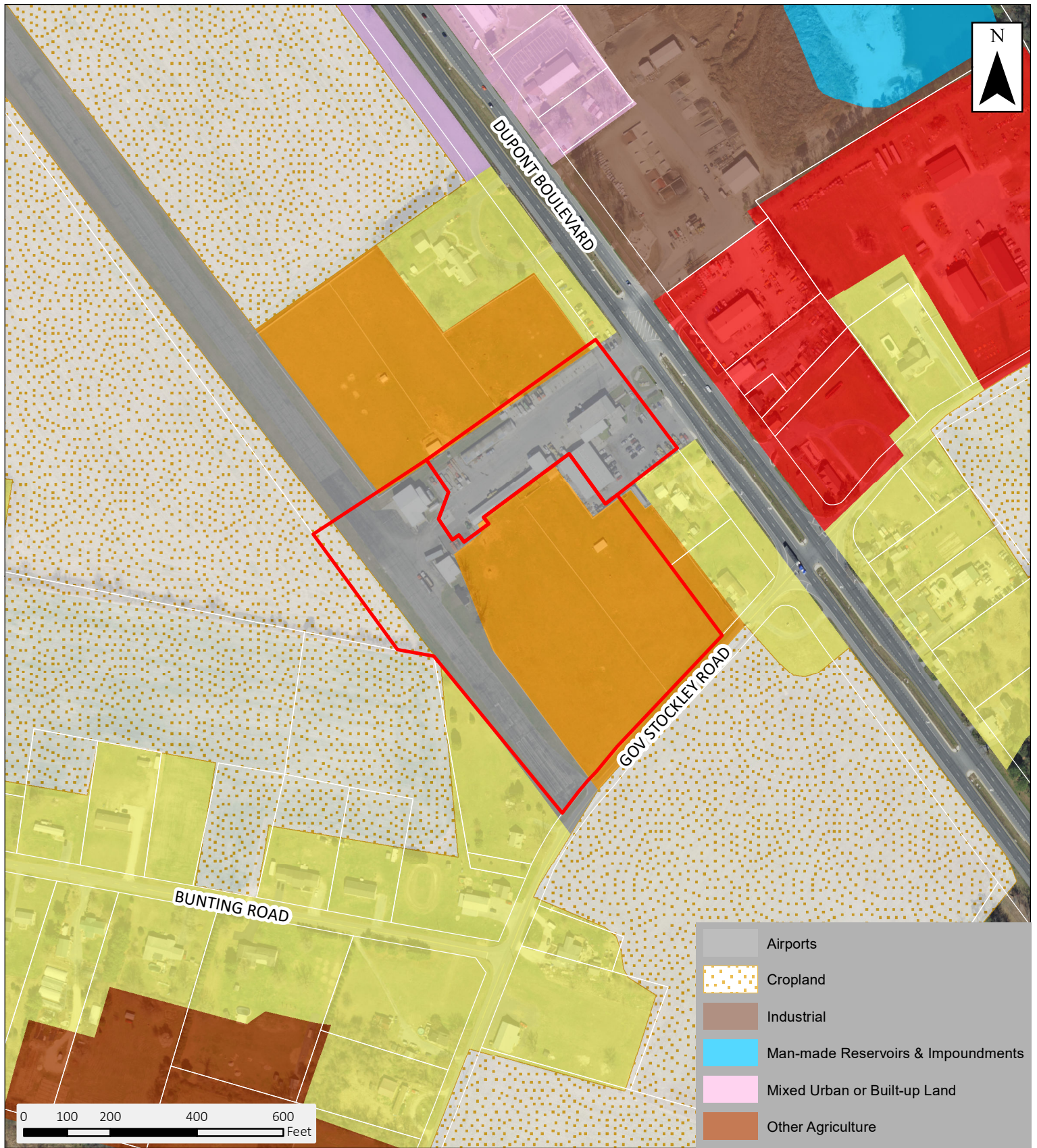


Figure 13 of 20.

13

2012 Land Use Land Cover

Melvin Joseph Construction Company

MLJCX21003



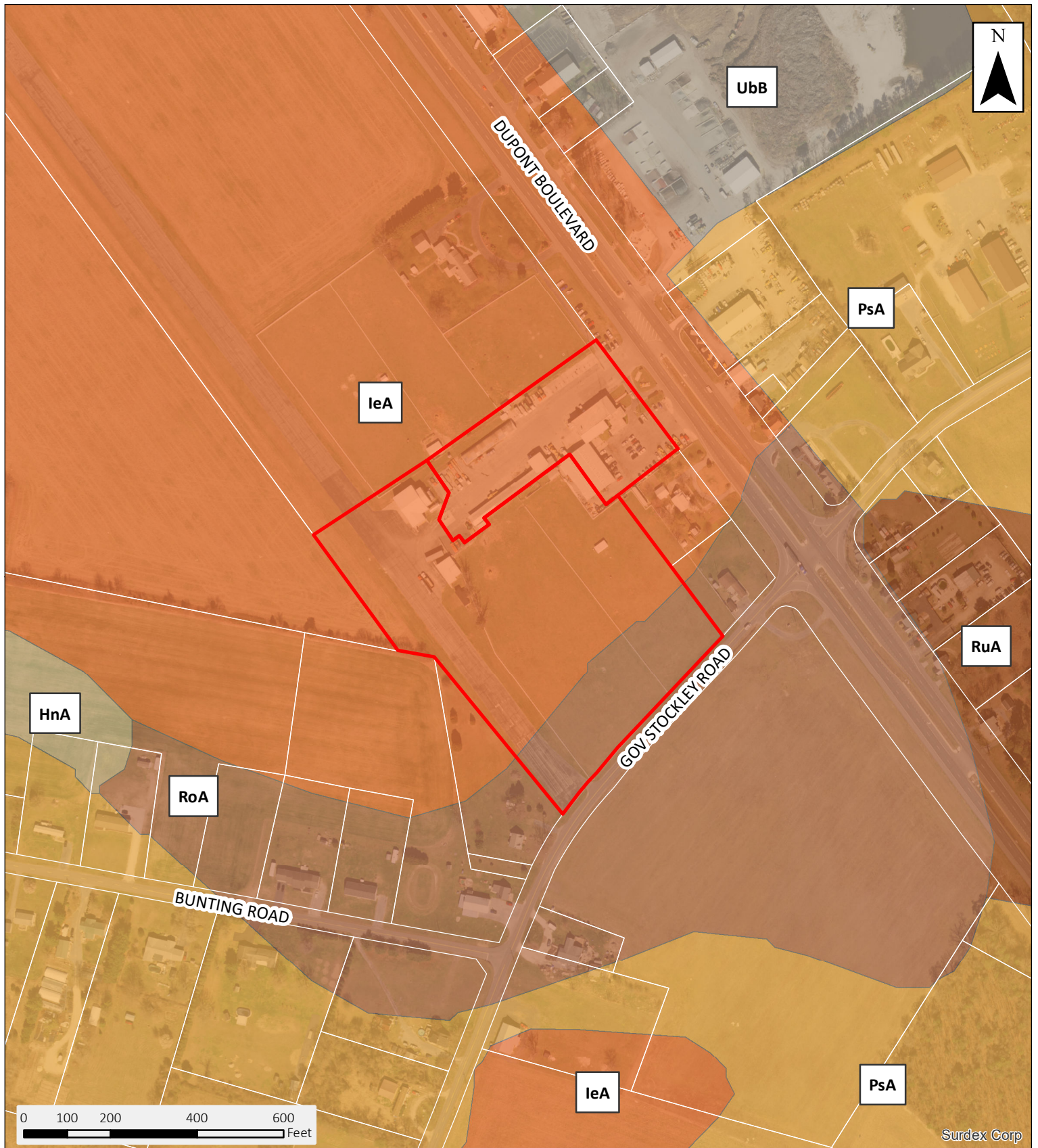


Figure 14 of 20.

14

NRCS Soils Mapping

Melvin Joseph Construction Company

MLJCX21003



Soil Types:

IeA - Ingleside loamy sand, 0-2% slopes, Group A
RoA - Rosedale loamy sand, 0-2% slopes, Group A



Figure 15 of 20.

15

State Wetlands Mapping

Melvin Joseph Construction Company

MLJCX21003



 DNREC Wetlands



Figure 16 of 20. 16	FEMA Floodplain Mapping		Flood Zone
	Melvin Joseph Construction Company		 Zone AE
	MLJCX21003		 Zone X
			Flood Map #10005C0325L (6/20/18)

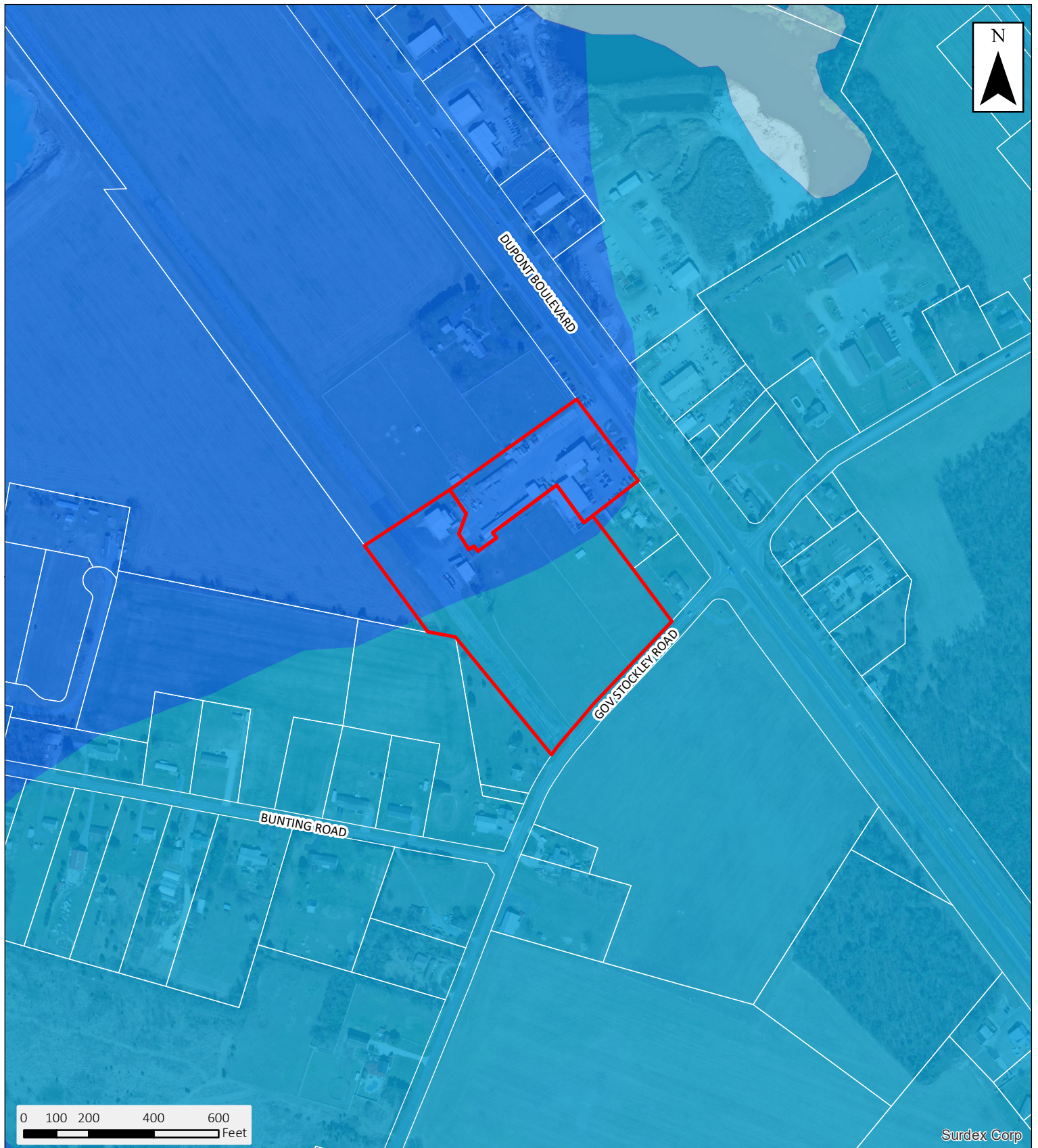


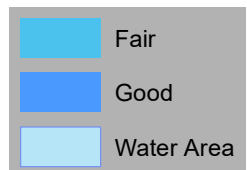
Figure 17 of 20.

17

Groundwater Recharge Potential

Melvin Joseph Construction Company

MLJCX21003



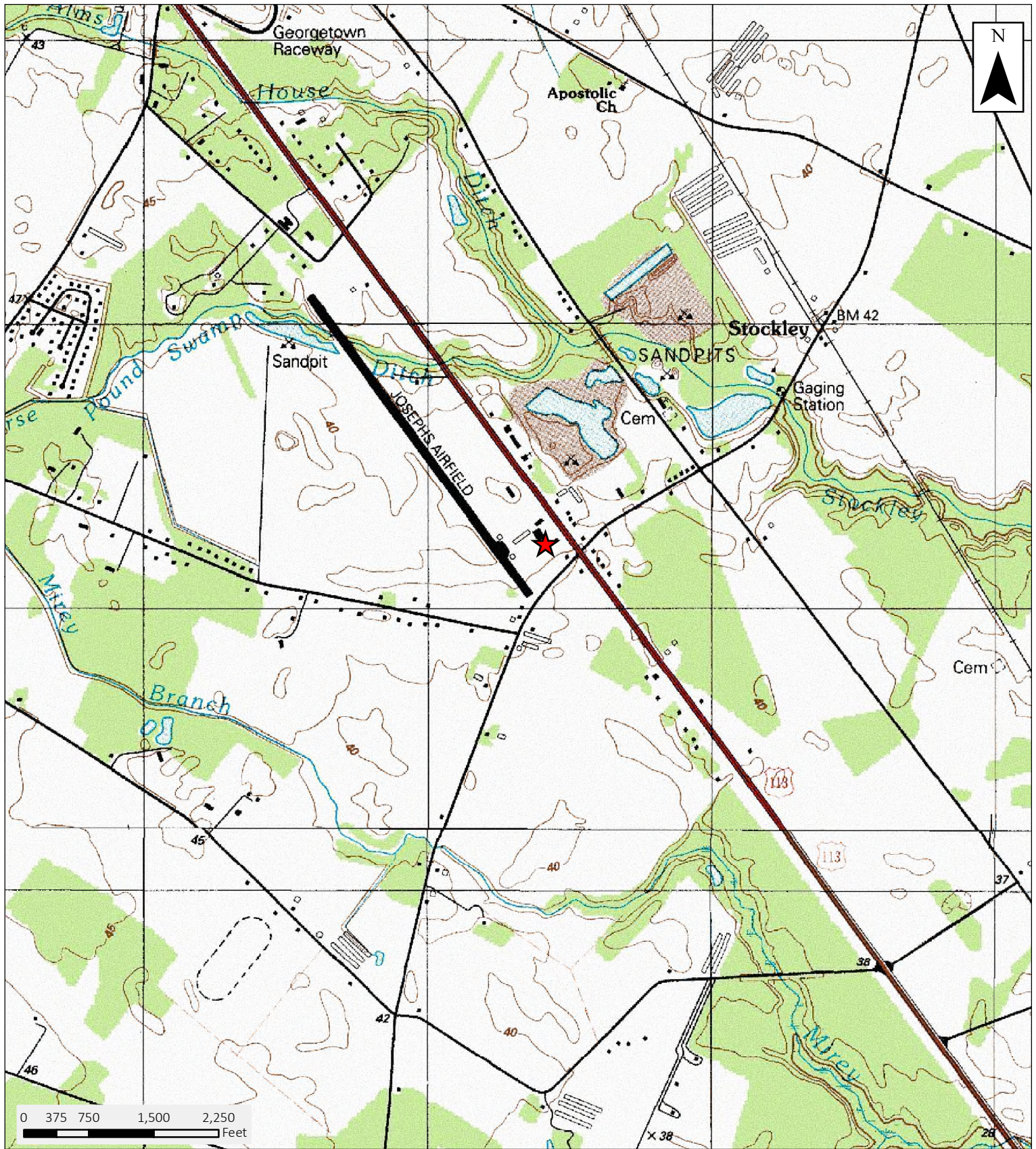


Figure 18 of 20.

18

USGS Topographic Map

Melvin Joseph Construction Company

MLJCX21003





County Zoning

AR-1 (Unshaded)

C-1

C-3

CR-1

GR

I-1

