

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



**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

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

File #: 22-08

## Sussex County Comprehensive Plan Amendment Request Form

### Sussex County, Delaware

Sussex County Planning & Zoning Department  
2 The Circle (P.O. Box 417) Georgetown, DE 19947

☎ 302-855-7878

✉ [pandz@sussexcountype.gov](mailto:pandz@sussexcountype.gov)

Type of Amendment Requested (e.g Future Land Use Map, Existing Land Use Map, or Text Revision)

Future Land Use Map

Year that Comprehensive Plan was Adopted:

2019

If Applicable, the Date(s) of any PLUS Review by the State of Delaware

N/A

Tax Map #: 135-11.00-65.00 Total Acreage: +/- 9.6269 Acres

#### Applicant Information

Applicant Name: Charles E. Turner, Jr.

Applicant Address: 29762 Oliver Wolcott Drive

City: Millsboro State: DE ZipCode: 19966

Phone #: (302)632-2711 E-mail: cetelt@msn.com

#### Developer Information

Developer Name: Charles E. Turner, Jr. and/or assigns

#### Attorney Information (If Applicable)

Attorney Name: Baird Mandalas Brockstedt Federico & Cardea LLC (c/o Mackenzie M. Peet, Esquire)

Attorney Address: 1413 Savannah Road, Suite 1

City: Lewes State: DE ZipCode: 19958

Phone #: (302)645-2262 E-mail: mackenzie@bmbde.com



Sussex County, DE - Comprehensive Plan Amendment Request

**Description of Request:** (Please provide a written description of the request, along with details of the Tax Parcel ID(s) of the relevant parcels to which the amendment request relates. If you are requesting a text amendment to the Comprehensive Plan, please also clearly explain which Chapters of the Comprehensive Plan your request relates)

SEE ATTACHED.

## Check List for Comprehensive Plan Amendment Request Applications

The following shall be submitted with any request

- ☒ Completed Application (including relevant Application Fee)
- ☒ A scaled survey drawing is appended to this Application that clearly shows the location of all parcels to which the amendment request relates.
- ☒ The Applicant understands that Sussex County Council may submit a copy of this application, along with copies of all documents received, to the State of Delaware Office of Management and Budget for the purposes of any enabling the State of Delaware to review the requested revision.

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.

**Signature of Applicant/Attorney**

  
\_\_\_\_\_

**For office use only:**

Date Submitted: \_\_\_\_\_

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

Staff member receiving Application: \_\_\_\_\_

Fee: \$1,000.00, Check #: \_\_\_\_\_

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

Date of Commission Hearing: \_\_\_\_\_

Recommendation: \_\_\_\_\_

Date of Council Hearing: \_\_\_\_\_



## **Sussex County, DE Comprehensive Plan Amendment Request**

**Property:** Silver Oaks Trailer Park, Lewes-Georgetown Highway, Georgetown, Delaware 19947

**Tax Map Parcel No.:** 135-11.00-65.00

**Current Future Land Use Designation:** Low Density

**Proposed Future Land Use Designation:** Existing Development Area

### **Property Description:**

The existing property is the present location of the Silver Oaks Trailer Park located on Lewes-Georgetown Highway (Rt. 9), Georgetown, Delaware 19947. See attached Exhibit A. Silver Oaks Trailer Park was established on April 6, 1966 and consisted of 38 mobile home lots. See attached Exhibit B.

The Property consists of 9.6269 Acres, more or less.

### **Intended Use of the Property:**

Rezoning from AR-1 to MR to develop 42 condominium units.

### **Surrounding Land Use Districts and Future Land Use Designations:**

Adjacent properties are zoned AR-1 and are designated as Low Density. Properties in the vicinity of the site are zoned AR-1, AR-2, C-1, C-2, B-1, HI-I, MR and CR1. Properties in the vicinity of the site have varying Future Land Use Designations including Low Density, Commercial, Industrial, Existing Development, and Developing Area. See Exhibit C.

### **Surrounding Land Uses:**

See attached Exhibit D.

### **Chapter 4 of the Sussex County Comprehensive Plan details the Existing Development Area and states as follows:**

Existing Development Areas consists of primarily of existing residential development under the current General Residential and Medium Density Residential zoning districts, as well as some commercial uses. These areas are scattered throughout the County. These areas are surrounded by Low Density Areas, and this particular classification is simply being used to identify these Sussex County Comprehensive Plan 4-17 existing scattered zoning areas that have no direct relation to their surrounding zoning and/or the Future Land Use Map.

*The establishment of the existing mobile home park predated the Zoning Ordinance. Arguably, this Property should have been designated as an Existing Development Area.*

The following guidelines apply to future growth in Existing Development Areas:

- **Permitted Uses** – The full range of housing types allowed in the existing underlying zoning districts are appropriate in these residential areas, including single-family homes, townhouses, and multi-family units. Non-residential development consists of uses found in the neighborhood business districts and commercial districts. There is no intention to expand this land use classification.

*The existing and proposed uses are consistent with permitted uses in the Existing Development Area, as residential developments.*

- Densities – The current densities are whatever is permitted in the existing underlying zoning district of the property.

*The proposed density for development of the 42 Condominium Units is 4.36 D.U./Acre less than the permitted 12 D.U./Acre.*

- Infrastructure – Central water and sewer facilities are strongly encouraged. If central utilities are not possible, densities should be limited to two units per acre provided a septic permit can be approved.

*Central water and wastewater services are anticipated to be served by Artesian Water Company, Inc. and Artesian Wastewater Management Inc., respectively.*

See Future Land Use Map attached as Exhibit E.

**Applicable Zoning Districts in the Existing Development Area:**

Medium Density Residential District (MR)

General Residential District (GR)





Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

polygonLayer

Override 1

polygonLayer

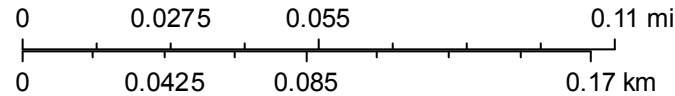
Override 1

- Tax Parcels
- 911 Address
- Streets
- County Boundaries

Flood Zones 2018

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- Well Head Protection Areas

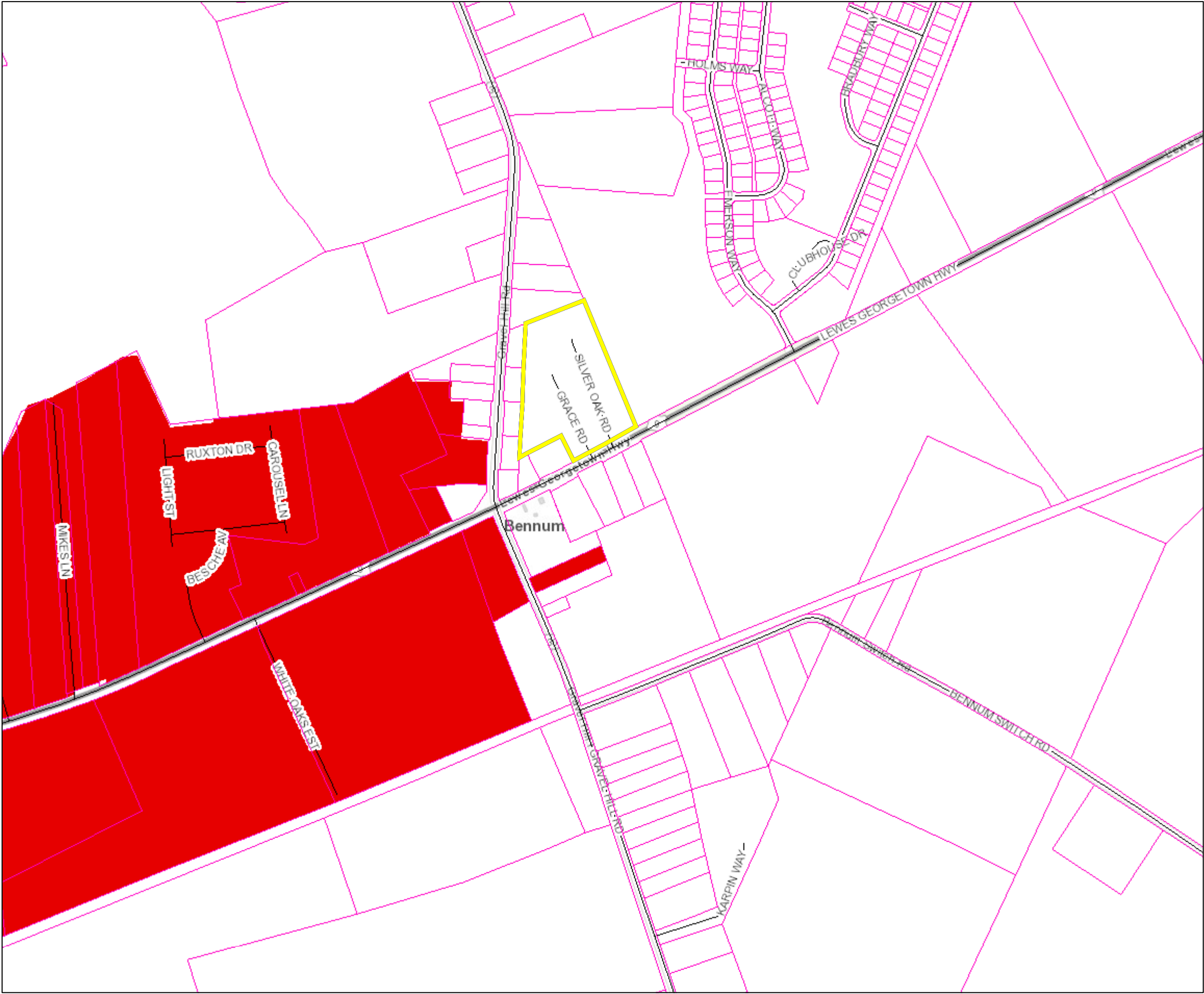
1:2,257







Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	N/A
Land Code	

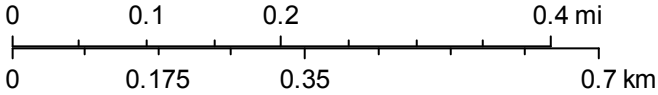
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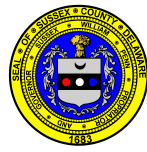
Override 1
- polygonLayer

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

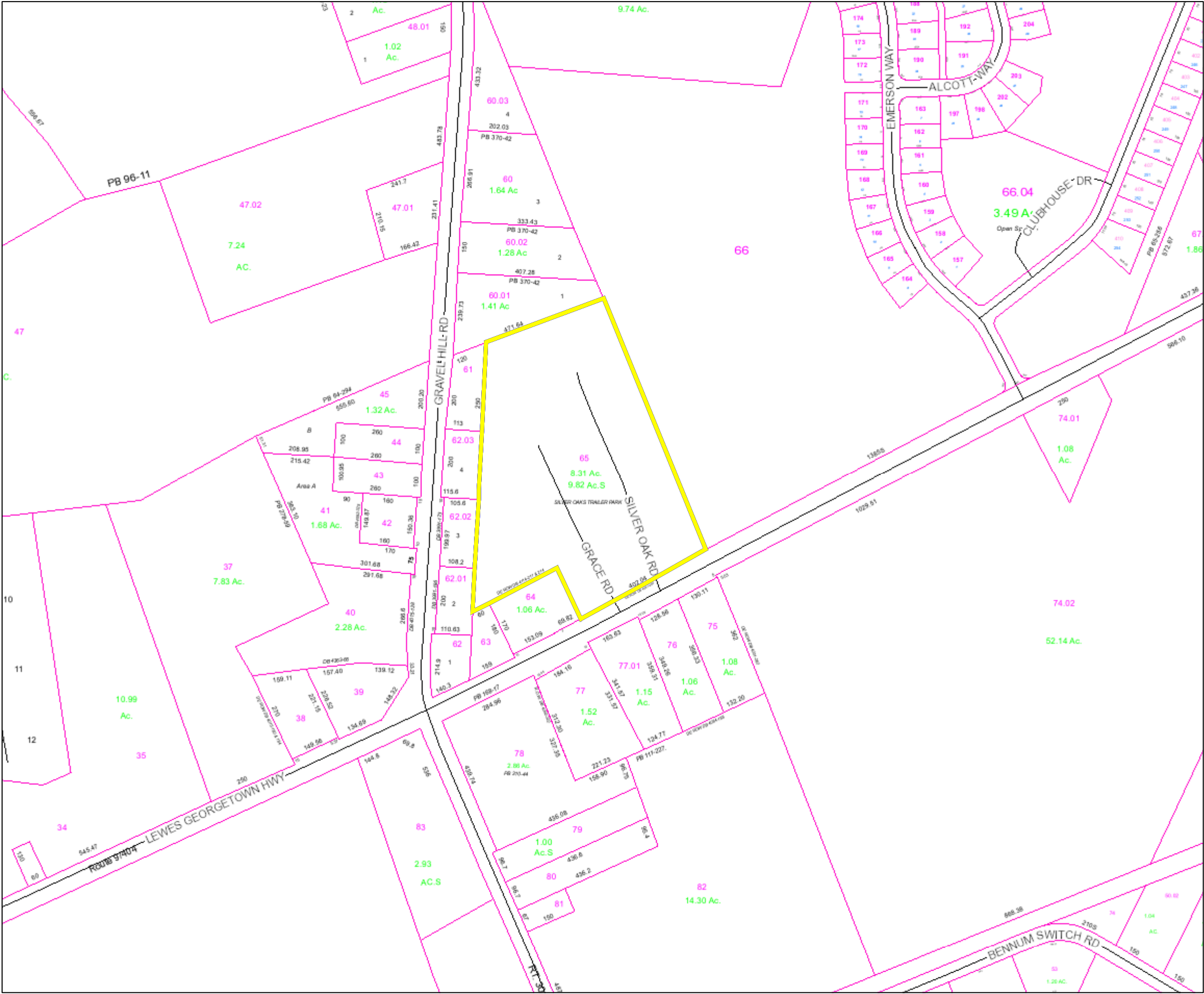
Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center

1:9,028





Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

County Boundaries

Flood Zones 2018

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

A

AE

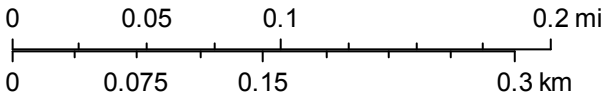
AO

OPEN WATER

VE

Well Head Protection Areas

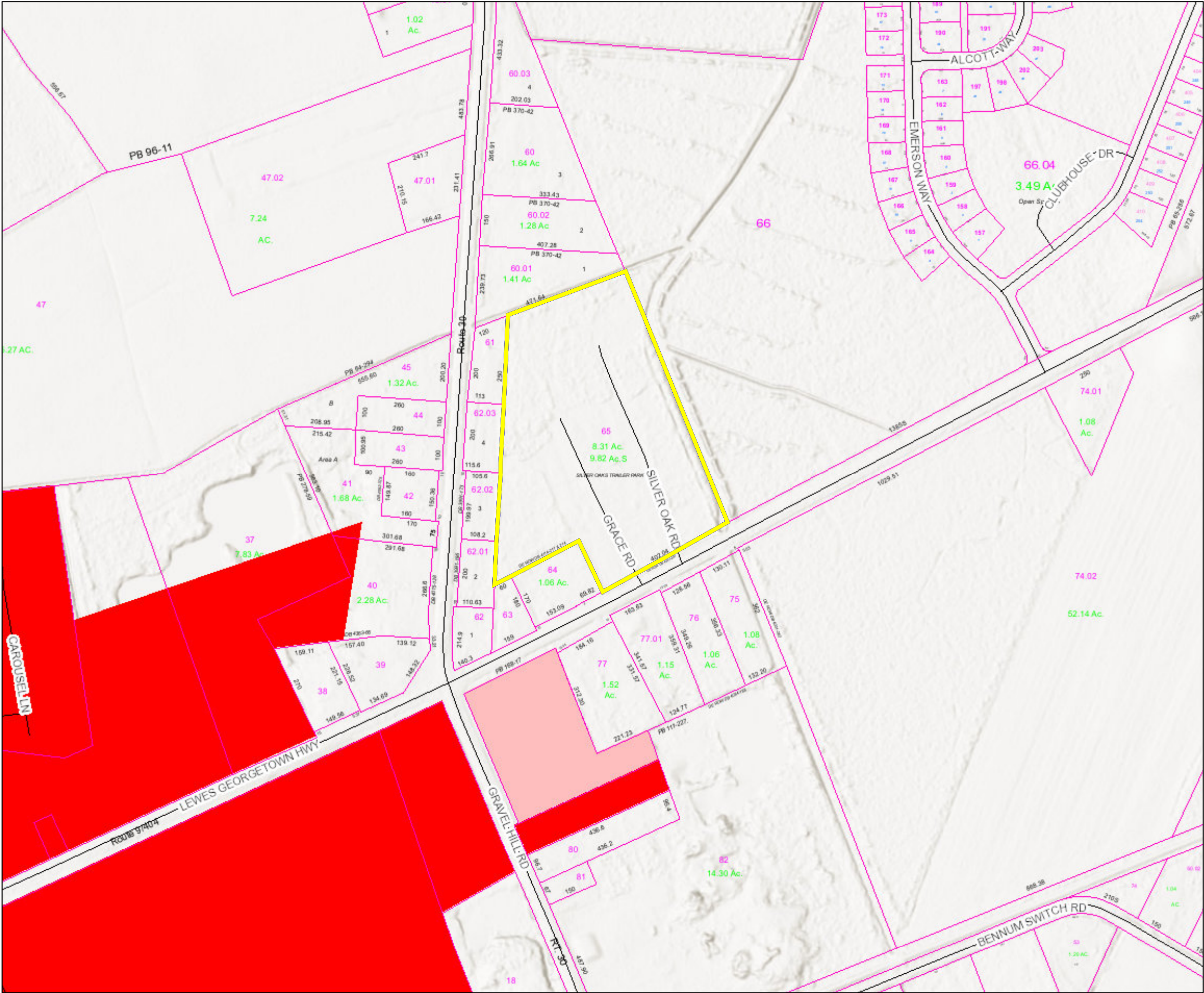
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Sussex County



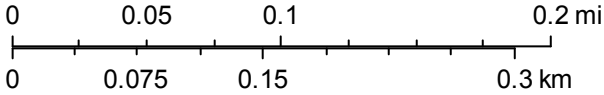
PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer

Override 1
- polygonLayer

Override 1
- Tax Parcels
- Streets

1:4,514





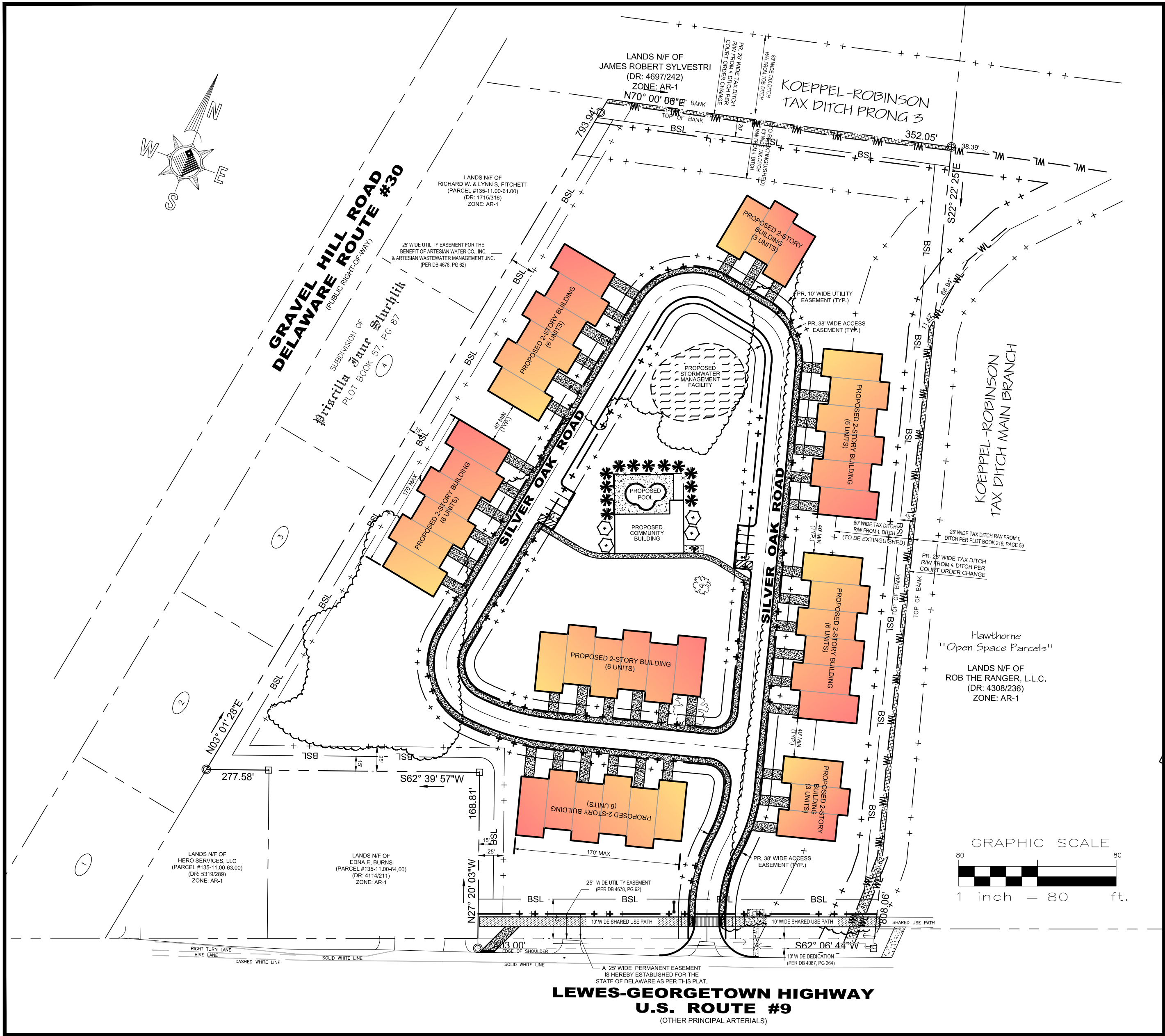
- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED AUGUST 2020 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED FEBRUARY 2019, AND ALL AMENDMENTS THERE TO.
  - EXISTING UTILITIES, UNLESS OTHERWISE NOTED ON THE PLANS, ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "MISS UTILITY" 1-800-282-8555 (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
  - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.
  - THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING AND INSURANCE REQUIRED FOR CONSTRUCTION.
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY AND ADEQUATELY CONTROL WATER PRESENT IN THE EXCAVATION. THE CONTRACTOR SHALL PROVIDE FOR THE DISPOSAL OF WATER REMOVED FROM EXCAVATIONS, IN SUCH A MANNER AS SHALL NOT CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY OR TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS OR CAUSE ANY IMPEDIMENT TO THE USE OF ANY AREA BY THE PUBLIC, IF APPLICABLE. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE NECESSARY DEWATERING WELL PERMITS FROM THE STATE OF DELAWARE, DNREC PRIOR TO EXCAVATION.
  - NO DEBRIS WILL BE BURIED ON THIS SITE.
  - PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
  - ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
  - THE STREETS WITHIN THIS SITE ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY MINIMUM STANDARDS.
  - MAINTENANCE OF THE STREETS WITHIN THIS SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH, WHEN ALL LOTS ARE PURCHASED, THE PROPERTY OWNERS WILL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE INTERIOR STREETS. THE STATE ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE STREETS.
  - WHEN LAND BEING SUBDIVIDED CONTAINS WETLANDS, EITHER STATE OR FEDERAL, THE DEEDS FOR THOSE LOTS SHALL CONTAIN A DISCLOSURE STATEMENT THAT READS "THIS SITE CONTAINS REGULATED WETLANDS. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE."
  - THIS PROPERTY MAY BE LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
  - THIS SITE IS LOCATED ENTIRELY IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAPS NUMBER 100050032SL LAST REVISED JUNE 20, 2018.
  - NO SITE PREPARATION, SITE DISTURBANCE, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL PERMITS HAVE BEEN ACQUIRED BY THE DEVELOPER AND THE SITE PLAN HAS BEEN APPROVED AND RECORDED, IF APPLICABLE.
  - THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.
  - THIS PARCEL IS NOT LOCATED WITHIN A GROUNDWATER RECHARGE PROTECTION AREA OR WELLHEAD PROTECTION AREA AS DEFINED WITHIN CHAPTER 89 SOURCE WATER PROTECTION OF THE SUSSEX COUNTY CODE.
  - A WETLANDS DELINEATION WAS PERFORMED BY COASTAL ESTUARINE RESEARCH, INC. ON SEPTEMBER 7, 2021.
  - A TAX DITCH CHANGE REQUEST HAS BEEN SUBMITTED TO DNREC TO REDUCE THE TAX DITCH RIGHTS-OF-WAY ALONG THE KOEPPPEL-ROBINSON TAX DITCH MAIN BRANCH AND PRONG 3 FROM 80 FEET AND 80 FEET, RESPECTIVELY TO 25 FEET.
  - COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

- GENERAL NOTES: Record Plan** (Last revised March 21, 2019)
- All entrances shall conform to the Delaware Department of Transportation's (DelDOT's) current Development Coordination Manual and shall be subject to its approval.
  - No landscaping shall be allowed within the right-of-way unless the plans are compliant with Section 3.7 of the Development Coordination Manual.
  - Shrubby, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined departure sight triangle area established on this plan. If the established departure sight triangle area is outside the right-of-way or projects onto an adjacent property owner's land, a sight easement should be established and recorded with all affected property owners to maintain the required sight distance.
  - Upon completion of the construction of the sidewalk or shared-use path across this project's frontage and physical connection to adjacent existing facilities, the Developer, the property owners or both associated with this project, shall be responsible to remove any existing road tie-in connections located along adjacent properties, and restore the area to grass. Such actions shall be completed at DelDOT's discretion, and in conformance with DelDOT's Development Coordination Manual.
  - Private streets constructed within this subdivision shall be maintained by the Developer, the property owners within this subdivision or both (Title 17 §131). DelDOT assumes no responsibilities for the future maintenance of these streets.
  - Sidewalk and shared-use path shall be the responsibility of the developer, the property owners or both within this subdivision. The State of Delaware assumes no responsibility for the future maintenance of the sidewalk and/or shared-use path.
  - The Developer shall be required to furnish and place right-of-way markers to provide a permanent reference for re-establishing the right-of-way and property corners on local and higher order frontage roads. right-of-way markers shall be set and/or placed along the frontage road right-of-way at property corners and at each change in right-of-way alignment in accordance with Section 3.2.4.2 of the Development Coordination Manual.

# PRELIMINARY SITE PLAN

## FOR PROPERTY KNOWN AS:

### "VILLAS AT SILVER OAKS"



### SITE LOCATION PLAN

(SCALE: 1"=80')

TAX PARCEL NO. 135-11.00-65.00

SITUATE IN

GEORGETOWN HUNDRED

SUSSEX COUNTY \* STATE OF DELAWARE

#### OWNER'S CERTIFICATION

I, CHARLES E. TURNER JR. HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

CHARLES E. TURNER JR.  
29762 OLIVER WOLCOTT DR  
MILLSBORO, DE 19966

DATE:

#### ENGINEER'S CERTIFICATION

I, ROGER A. GROSS, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ROGER A. GROSS, P.E.  
MERESTONE CONSULTANTS, INC.  
33516 CROSSING AVENUE, UNIT 1  
FIVE POINTS SQUARE  
LEWES, DELAWARE 19958  
(302) 226-5880

DATE:



#### PLAN DATA:

PARCEL I.D. NO.	*	135-11.00-65.00
DEED REFERENCE	*	DB 4003, PG 149
EXISTING ZONING	*	AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT)
PROPOSED ZONING	*	MR (MEDIUM DENSITY RESIDENTIAL DISTRICT) WITH CONDITIONAL USE FOR MULTI-FAMILY DWELLING STRUCTURES
SEWAGE DISPOSAL	*	ARTESIAN WASTEWATER MANAGEMENT, INC. SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
WATER SUPPLY	*	ARTESIAN WATER COMPANY, INC. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
OWNER/DEVELOPER	*	CHARLES E. TURNER JR 29762 OLIVER WOLCOTT DR MILLSBORO, DE 19966
LOT AREA	*	GROSS AREA = 9.6269 ACRES (100.00%) WETLAND AREAS = 0.11 ACRES (1.2%)
RATIONALE	*	TOTAL IMPERVIOUS AREAS = 3.09 ACRES (32.1%) - BUILDING FOOTPRINT AREAS = 1.61 ACRES (16.7%) - STREET AREAS = 0.93 ACRES (9.7%) - SIDEWALKS & DRIVEWAYS = 0.55 ACRES (5.7%) OPEN SPACE AREA = 6.43 ACRES (66.7%) (INCLUDES STORMWATER MANAGEMENT PRACTICES)
PROJECT DENSITY	*	NO. OF CONDOMINIUM UNITS = 42 GROSS AREA = 9.6269 ACRES PROPOSED DENSITY = 4.36 D.U./ACRE PERMITTED DENSITY = 12.00 D.U./ACRE
HEIGHT, AREA & BULK TABLE	*	MAX. BUILDING HEIGHT (FT.) = 42 (3 STORIES) MINIMUM LOT SIZE (S.F.) = 3,630 MINIMUM LOT WIDTH (FT.) = N/A MINIMUM LOT DEPTH (FT.) = N/A MINIMUM FRONT YARD (FT.) = 40 MINIMUM SIDE YARD (FT.) = 10 MINIMUM REAR YARD (FT.) = 10
PARKING RATIONALE	*	MULTI-FAMILY 42 DWELLINGS @ 2 SPACES PER D.U. = 84 SPACES PARKING REQUIRED = 84 SPACES (INCLUDES 42 GARAGE SPACES) COMMUNITY BUILDING PROPOSED PARKING = 8 SPACES TOTAL PARKING REQUIRED = 84 SPACES TOTAL PARKING PROVIDED = 92 SPACES
INVESTMENT LEVEL AREA	*	INVESTMENT LEVEL 4
HIGHWAY MAINTENANCE NO.	*	LEWES - GEORGETOWN HIGHWAY, U.S. ROUTE NO. 9 (SC-18)
POSTED SPEED LIMIT	*	50 MPH ON LEWES - GEORGETOWN HIGHWAY
FIRE MARSHALL NOTES	*	N.F.P.A BUILDING TYPE = TYPE-V (WOOD FRAME) FIRE SUPPRESSION = NO AUTOMATIC SPRINKLERS ARE PROPOSED MAX. BUILDING HEIGHT = H-42' (3 STORIES)

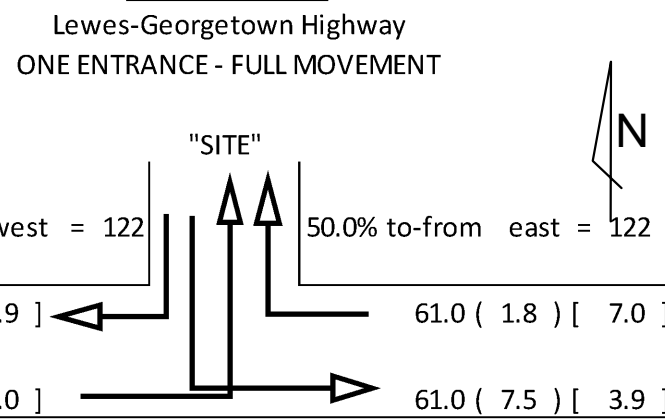
#### SHEET INDEX:

PRELIMINARY SITE PLAN COVER PAGE  
WETLAND DELINEATION & EXISTING CONDITIONS PLAN  
PRELIMINARY SITE PLAN

SHEET NO. SP-1  
SHEET NO. SU-1  
SHEET NO. SP-2

#### TRAFFIC GENERATION

##### DIAGRAM



##### Lewes-Georgetown Highway

SR 18

TRAFFIC GENERATION DIAGRAM

ADT (AM PEAK HOUR) [PM PEAK HOUR]

#### ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION: SC - 18 - LEWES-GEORGETOWN HIGHWAY (Other Principal Arterial)  
POSTED SPEED LIMIT 50  
AADT= 12,822 TRIPS (FROM 2020 DELDOT TRAFFIC SUMMARY)  
10 YEAR PROJECTED AADT: 1.16 X 12,822 TRIPS = 14,874 TRIPS  
10 YEAR PROJECTED AADT + SITE ADT = 15,118 TRIPS  
TRAFFIC PATTERN GROUP 8 (FROM 2020 DELDOT TRAFFIC SUMMARY)  
DESIGN HOURLY VOLUME = 12.68 % X 15,118 = 1,917 TRIPS

#### SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION.

230-Res. Condominium @ 42 units = 244.0  
TOTAL SITE ADT= 244.0 ( 61.0 ENTER/ 61.0 EXIT)

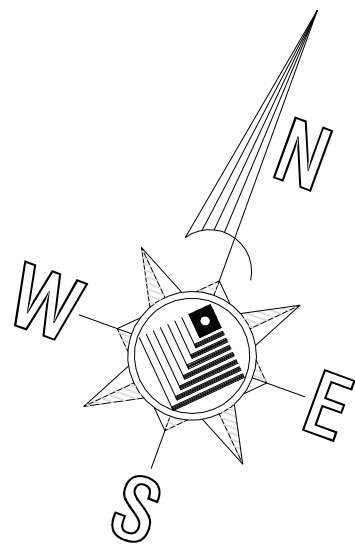
ONE ENTRANCE - FULL MOVEMENT  
DESIGN VEHICLE: SU-30, WB-40

#### DIRECTION DISTRIBUTION:

50.0%	to and from the east	ADT=	122.0 (	61.0 ENTER/	61.0 EXIT)
50.0%	to and from the east	AMPK=	9.2 (	1.8 ENTER/	7.5 EXIT)
50.0%	to and from the east	PM PK=	10.9 (	7.0 ENTER/	3.9 EXIT)
50.0%	to and from the west	ADT=	122.0 (	61.0 ENTER/	61.0 EXIT)
50.0%	to and from the west	AMPK=	9.2 (	1.7556 ENTER/	7.5 EXIT)
50.0%	to and from the west	PM PK=	10.9 (	6.9888 ENTER/	3.9 EXIT)
11%	Trucks and Buses x	244.0 =	25.7 at PR. Entrance		



Wetland Line Table		
Line #	Direction	Length
L1	N06° 36' 31"W	97.22'
L2	N22° 18' 13"W	115.06'
L3	N21° 25' 57"W	66.51'
L4	N22° 52' 20"W	98.00'
L5	N22° 39' 08"W	90.41'
L6	N21° 43' 24"W	72.96'
L7	N22° 34' 01"W	94.86'
L8	N01° 40' 32"E	80.36'
L9	N22° 27' 46"E	50.53'
L10	S70° 53' 18"W	46.61'
L11	S70° 14' 51"W	74.24'
L12	S68° 13' 43"W	41.49'
L13	S68° 46' 38"W	104.15'
L14	S71° 37' 02"W	52.74'
L15	S70° 16' 33"W	94.96'
L16	S69° 59' 11"W	98.96'
L17	N06° 49' 22"W	98.07'



GRAVEL HILL ROAD  
DELAWARE ROUTE #30  
(PUBLIC RIGHT-OF-WAY)  
SUBDIVISION OF  
PLOT BOOK 57, PG 87

LANDS N/F OF  
RICHARD W. & LYNN S. FITCHETT  
(PARCEL #135-11.00-61.00)  
(DR: 1715/016)  
ZONE: AR-1

25' WIDE UTILITY EASEMENT FOR THE  
BENEFIT OF ARTESIAN WATER CO., INC.  
& ARTESIAN WASTEWATER MANAGEMENT, INC.  
(PER DB 4678, PG 62)

LANDS N/F OF  
JAMES ROBERT SYLVESTRI  
(DR: 4697/242)  
ZONE: AR-1

KOEPPPEL-ROBINSON  
TAX DITCH PRONG 3

FEDERAL 404 WETLAND DELINEATION  
(WATER OF THE U.S.) AS PERFORMED BY  
COASTAL ESTUARINE RESEARCH, INC.

"WOODED"

"WOODED"

KOEPPPEL-ROBINSON  
TAX DITCH MAIN BRANCH

Hawthorne  
"Open Space Parcels"  
LANDS N/F OF  
ROB THE RANGER, L.L.C.  
(DR: 4308/236)  
ZONE: AR-1

FEDERAL 404 WETLAND DELINEATION  
(WATERS OF THE U.S.) AS PERFORMED BY  
COASTAL ESTUARINE RESEARCH, INC.

LEWES-GEORGETOWN HIGHWAY  
U.S. ROUTE #9  
(OTHER PRINCIPAL ARTERIALS)

WETLAND'S CERTIFICATION

THIS FEDERAL 404 WETLAND/WATERS OF THE U.S. WAS CONDUCTED BY EVELYN MAURMEYER, PH. D., CER, INC., FOLLOWING PROCEDURES OUTLINED IN THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (VERSION 2.0), NOVEMBER, 2010.

EVELYN MAURMEYER  
COASTAL & ESTUARINE RESEARCH, INC.  
email: maurmeye@udel.edu

DATE:

APPROVED:  
PROFESSIONAL ENGINEER

DATE:



PLAN DATA:

PARCEL I.D. NO.	*	135-11.00-65.00
DEED REFERENCE	*	DB 4003, PG 149
ZONING DISTRICT	*	AR-1 (AGRICULTURAL/RESIDENTIAL)
WATERSHED	*	ROUND POLE BRANCH-BROADKILL RIVER
OWNER	*	CHARLES E. TURNER, JR. 29762 OLIVER WOLCOTT DRIVE MILLSBORO, DE 19966
HORIZONTAL DATUM	*	NAD '83 (NA 2011, EPOCH 2010)
VERTICAL DATUM	*	NAVD 1988
EXISTING USE	*	TRAILER PARK
NO. OF PARCELS	*	1
PARCEL AREA	*	9.6269 ACRES

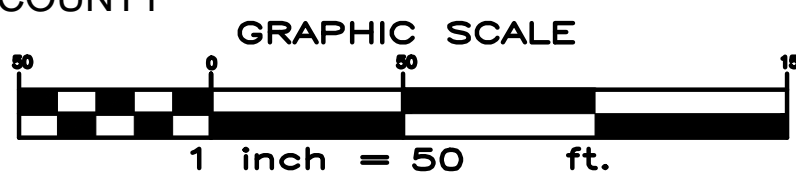
GENERAL NOTES:

1. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY MERESTONE CONSULTANTS, INC. ON SEPTEMBER 10, 2021 AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY FOR A SUBURBAN CLASSIFICATION SURVEY.
2. BASIS OF BEARING: NAD '83 (NA 2011, EPOCH 2010).
3. THE SITE IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 10005C0325L LAST REVISED MARCH 20th, 2018.
4. A WETLAND DELINEATION WAS PREPERFORMED BY COASTAL & ESTUARINE RESEARCH, INC. ON SEPTEMBER \_\_, 2021.
5. THE BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MAY BE REVEALED BY A THOROUGH TITLE SEARCH.
6. COPYRIGHT © 2021 MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.

SHEET INDEX:

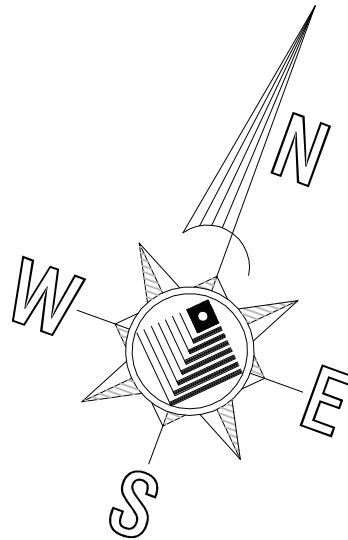
PRELIMINARY SITE PLAN COVER PAGE	SHEET NO. SP-1
WETLAND DELINEATION & EXISTING CONDITIONS PLAN	SHEET NO. SU-1
PRELIMINARY SITE PLAN	SHEET NO. SU-2

WETLANDS DELINEATION &  
EXISTING CONDITIONS PLAN  
FOR PROPERTY KNOWN AS:  
"THE VILLAS AT SILVER OAKS"  
ALSO KNOWN AS:  
SILVER OAKS TRAILER PARK  
PREPARED FOR:  
CHARLES E. TURNER, JR.  
SITUATE IN:  
INDIAN RIVER HUNDRED \* SUSSEX COUNTY  
STATE OF DELAWARE  
TAX PARCEL #: 135-11.00-65.00  
SCALE: 1"=50'



		5215 WEST WOODMILL DRIVE		35516 CROSSING AVENUE, UNIT 1	
		UNIT 38		FIVE POINTS SQUARE	
		WILMINGTON, DE 19808		LEWES, DE 19958	
		PH: 302-992-7900		PH: 302-226-5880	
DATE	REVISION	CHKD	DRAWN BY: RAG	DATE: 13 SEPTEMBER 2021	SHEET#: SU-1





GRAVEL HILL ROAD  
DELAWARE ROUTE #30  
(PUBLIC RIGHT-OF-WAY)

SUBDIVISION OF  
PLOT BOOK 57, PG. 87

LANDS N/F OF  
RICHARD W. & LYNN S. FITCHETT  
(PARCEL #135-11.00-61.00)  
(DR: 1715/316)  
ZONE: AR-1

25' WIDE UTILITY EASEMENT FOR THE  
BENEFIT OF ARTESIAN WATER CO., INC.  
& ARTESIAN WASTEWATER MANAGEMENT, INC.  
(PER DB 4678, PG 62)

LANDS N/F OF  
JAMES ROBERT SYLVESTRI  
(DR: 4697/242)  
ZONE: AR-1

KOEPEL-ROBINSON  
TAX DITCH PRONG 3

FEDERAL 404 WETLAND DELINEATION  
(WATER OF THE U.S.) AS PERFORMED BY  
COASTAL ESTUARINE RESEARCH, INC.

"WOODED"

"WOODED"

KOEPEL-ROBINSON  
TAX DITCH MAIN BRANCH

Hawthorne  
"Open Space Parcels"

LANDS N/F OF  
ROB THE RANGER, L.L.C.  
(DR: 4308/236)  
ZONE: AR-1

LANDS N/F OF  
HERO SERVICES, LLC  
(PARCEL #135-11.00-63.00)  
(DR: 5319/289)  
ZONE: AR-1

LANDS N/F OF  
EDNA E. BURNS  
(PARCEL #135-11.00-64.00)  
(DR: 4114/211)  
ZONE: AR-1

APPROXIMATE LOCATION  
16" DIP WATER MAIN

APPROXIMATE LOCATION  
8" PVC (C900) FORCE MAIN  
APPROXIMATE LOCATION  
16" PVC (C900) FORCE MAIN

LEWES-GEORGETOWN HIGHWAY  
U.S. ROUTE #9  
(OTHER PRINCIPAL ARTERIALS)

LEGEND	
PROPERTY LINE	BSL
BUILDING SETBACK LINE	BSL
EASEMENT LINE	+
CENTERLINE	+
TREELINE	~
STORM SEWER	C.B. 15" CMP
FORCE MAIN	16" FM
WATER MAIN	16" FM
ELECTRIC	OHE
WETLANDS DELINEATION LINE	WL
WETLANDS WITHIN PARCEL	WETLANDS WITHIN PARCEL
REBAR FOUND	○
IRON PIPE FOUND	○
CONCRETE MONUMENT FOUND	□

**ENGINEER'S CERTIFICATION**  
I, ROGER A. GROSS, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ROGER A. GROSS, P.E.  
MERESTONE CONSULTANTS, INC.  
33516 CROSSING AVENUE, UNIT 1  
FIVE POINTS SQUARE  
LEWES, DELAWARE 19958  
(302) 226-5880

**SHEET INDEX:**

PRELIMINARY SITE PLAN COVER PAGE  
WETLAND DELINEATION & EXISTING CONDITIONS PLAN  
PRELIMINARY SITE PLAN

SHEET NO. SP-1  
SHEET NO. SU-1  
SHEET NO. SP-2

**PRELIMINARY SITE PLAN  
MEDIUM DENSITY RESIDENTIAL DEVELOPMENT**

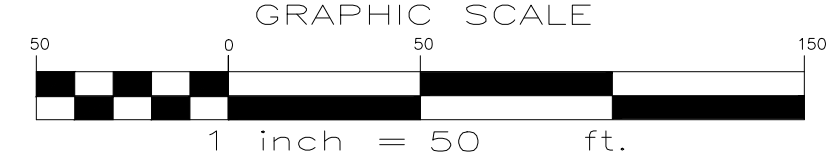
FOR PROPERTY KNOWN AS:  
"THE VILLAS AT SILVER OAKS"

ALSO KNOWN AS:  
SILVER OAKS TRAILER PARK

PREPARED FOR:  
CHARLES E. TURNER, JR.

SITUATE IN:  
GEORGETOWN HUNDRED \* SUSSEX COUNTY  
STATE OF DELAWARE

SCALE: 1" = 50'



**MERESTONE  
CONSULTANTS, INC.**  
ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE 35516 CROSSING AVENUE, UNIT 1  
UNIT 38 FIVE POINTS SQUARE  
WILMINGTON, DE 19808 LEWES, DE 19958  
PH: 302-992-7900 PH: 302-226-5880

DATE	REVISION	CHKD.	DRAWN BY: RAG	DATE: 19 OCTOBER 2021	SHEET#: SP-2
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## Potential Comprehensive Plan Amendment Parcels



# Sussex County

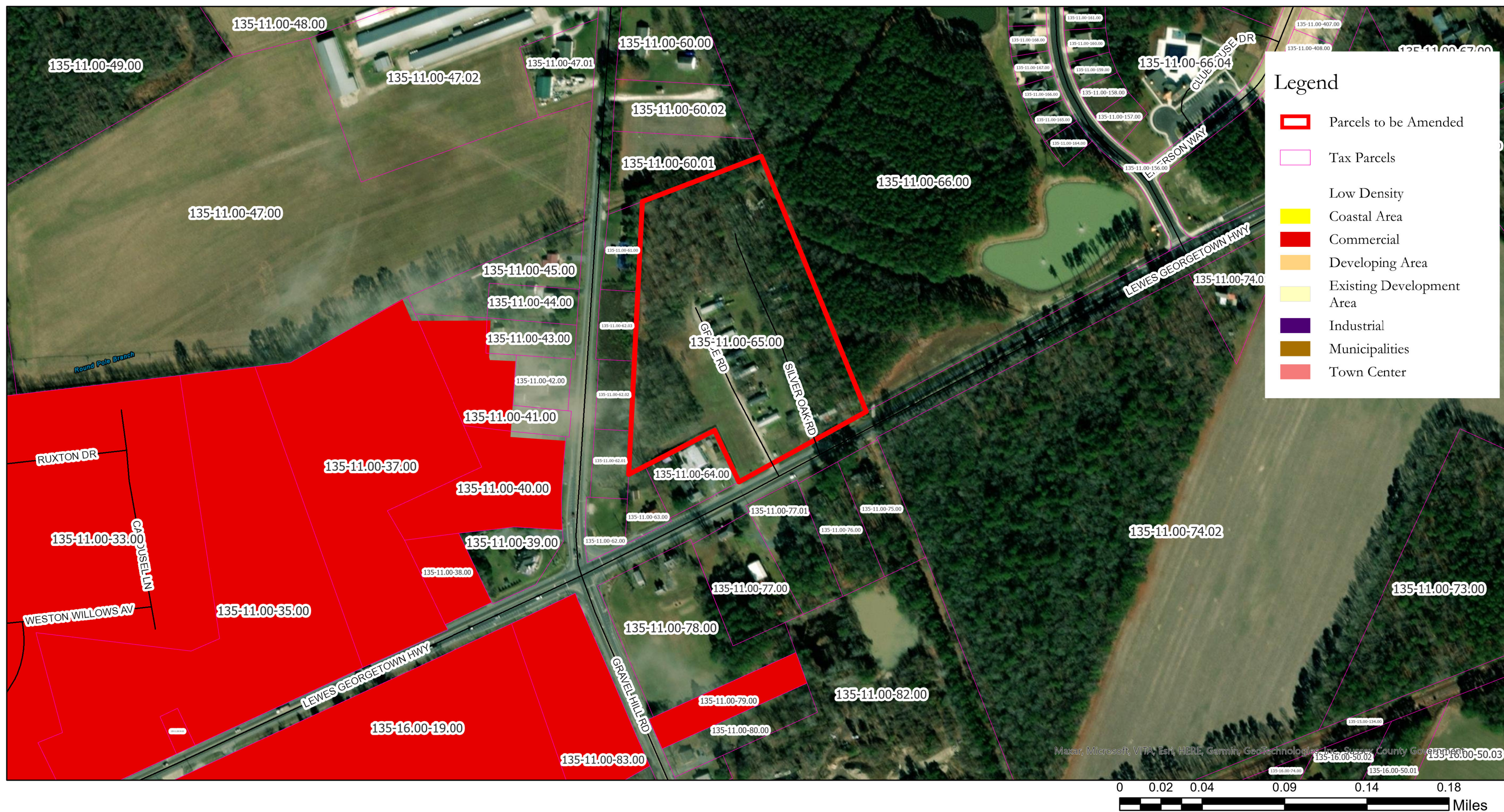
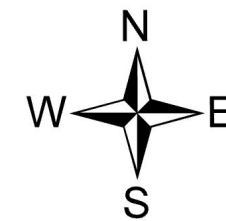




EXHIBIT A

Property and Deed Information

Property Information

Property Location:

Unit:  
City:  
State:  
Zip:

Class: COM-Commercial  
Use Code (LUC): PK-MH PARK  
Town: 00-None  
Tax District: 135 - GEORGETOWN  
School District: 1 - INDIAN RIVER  
Fire District: 77-Georgetown  
Deeded Acres: 9.8900  
Frontage: 0  
Depth: .000  
Irr Lot:  
Plot Book Page: /PB

100% Land Value: \$38,000  
100% Improvement Value: \$34,000  
100% Total Value: \$72,000

Legal

Legal Description: SILVER OAK

Owners

Owner	Co-owner	Address	City	State	Zip
TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966

Sales

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
06/10/2003	4003/149	\$175,000.00	\$2,625.00	2	

Owner History

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2022	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2021	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2020	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2019	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2018	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2017	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2016	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2013	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2012	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2004	SILVER OAKS TRAILER PARK LLC		34822 BOATHOUSE LN	LEWES	DE	19958	2963/146
2003	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	2846/180
2002	MCCABE MILTON R		30593 BEAVER DAM BRANCH	LAUREL	DE	19956	377/140
1900	MCCABE MILTON A					0	0/0

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1	COM	PK	0	0	9.8900	

Land Summary

Line	1
100% Land Value	\$38,000

100% Values

100% Land Value	100% Improv Value	100% Total Value
\$38,000	\$34,000	\$72,000

#### 50% Values

50% Land Value	50% Improv Value	50% Total Value
\$19,000	\$17,000	\$36,000

#### Permit Details

Permit Date:	Permit #:	Amount:	Note 1
11-JUL-1996	26745-1	\$2,400	SIGN/SCH.BUS SHELTER-SILVER OAK T.P.
27-NOV-1984	26745-2	\$5,000	RMV-REMOVED FROM PARK

18268

BK: 4003 PG: 149

PARCEL NO. 1-35 11.00 65.00  
PREPARED BY: RICHARD F. RAGO, ESQUIRE  
RETURN TO: 1401 PENNSYLVANIA AVENUE  
SUITE 101, WILM, DE 19806

*THIS DEED, MADE THIS 26<sup>th</sup> May*, in the year of our Lord two  
thousand twelve.

**BETWEEN, SILVER OAKS TRAILER PARK, LLC., a Delaware  
Limited Liability Company, of 34822 Boathouse Lane, Lewes, Delaware 19958, party of  
the first part,**

**-AND-**

**CHARLES E. TURNER, JR., of 34822 Boathouse Lane,  
Lewes, Delaware 19958, party of the second part,**

**WITNESSETH, That the said party of the first part, for and in  
consideration of the sum of TEN DOLLARS AND 00/100-----(\$10.00)----lawful money  
of the United States of America, the receipt whereof is hereby acknowledged, hereby  
grants and conveys unto the said party of the second part,**

***ALL* that certain tract, piece or parcel of land situate in  
Georgetown Hundred, Sussex County, Delaware, by and on the State Highway leading  
from Georgetown to Lewes, adjoining lands of now or formerly of Charles Bell, lands  
now or formerly of Gustay H. Koeppel, Frank Holson and Julian Townsend and more  
particularly described as follows, to wit:**

**NO TITLE SEARCH REQUESTED OR PERFORMED**

*mw*



**BEGINNING** at an iron stob on the North side of said road, corner for lands now or formerly of Charles Bell; thence North 11 degrees East 1008 feet to a pipe in the center of a ditch; thence with the same North 76 ½ degrees East 339 feet to Townsend's line; thence with the same 10 ½ feet to said road; thence with the same South 75 degrees West to the place of beginning, containing ten (10) acres, with all improvements thereon.

**EXCEPTING** that portion of said tract, piece or parcel of land which was conveyed by deed dated the 28<sup>th</sup> day of June, 1956 to Ruth A. Harris and Floyd W. Harris and recorded in the Office of the Recorder of Deeds, in and for Sussex County, on the 29<sup>th</sup> day of June 1956 in Deed Record Vol. 462, Page 104; and;

**EXCEPTING** that part of said tract, piece or parcel of land which was conveyed by deed dated the 14<sup>th</sup> day of September, 1954 to Samuel H. Burns and Melvina B. Burns his wife, and recorded in the Office for the Recording of Deeds, in and for Sussex County, on the 14<sup>th</sup> day of September, 1954 in Deed Record Vol. 437, Page 398.

AND BEING MORE PARTICULARLY DESCRIBED BY A MORE RECENT LEGAL DESCRIPTION PREPARED BY COAST SURVEY, INC., LAND SURVEYING AND PLANNING, AS FOLLOWS TO-WIT:

**BEGINNING** at a concrete monument found on the northerly right-of-way line of Route #9 (60' wide) a corner for this parcel and lands now or formerly of "Townsend, Inc." and being located 935' +/- easterly from the right-of-way of Route #30; thence with Route #9, S 70 degrees, 05 minutes, 16 seconds W, 402.13' to an iron pipe set, a corner for this parcel and lands now or formerly of Edna E. Burns; thence leaving Route #9 and with said Burns, N 19 degrees, 21 minutes, 31 seconds W, 178.81' to a concrete monument found; thence turning and with said Burns and lands now or formerly of Betty Harris, S 70 degrees, 38 minutes, 29 seconds W, 277.58' (passing over a concrete monument found at 214.28') to an iron pipe set, a corner for this parcel, said Harris and along the line of Lot #2 of the "Priscilla Jane Stuchlik" Subdivision; thence turning and with Lot #2, in part, and Lots #3 & #4 and lands now or

formerly of Richard and Lynn Fitchett, N 11 degrees, 00 minutes, 00 seconds E, 793.94' (passing over iron pipes found at 143.97', 343.99' a concrete monument found at 543.74' and an iron pipe found at 778.19') to a point in a 15' wide ditch, a corner for this parcel, said Fitchett and along lands now or formerly of James Sylvestri; thence turning and with said ditch and said Sylvestri, N 77 degrees, 58 minutes 38 seconds E, 352.05' to a 3" galvanized pipe 3' tall with iron pin in center found, a corner for this parcel, said Sylvestri and along lands of said "Townsend's"; thence turning and with said "Townsend's" and with another 15' wide ditch, in part, S 14 degrees, 23 minutes, 52 seconds E, 818.11' to the point of beginning containing 9.7216 acres.

**SUBJECT** to Tax Ditch maintenance easements along said ditches.

**BEING** a part of the lands and premises granted and conveyed unto Silver Oaks Trailer Park, LLC., by Deed of Charles E. Turner, Jr., dated April 3, 2004 and of record in the Office of the Recorder of Deeds in and for Sussex County, in Georgetown, Delaware in Deed Book 02963, Page 146. The said Silver Oaks Trailer Park, LLC a Limited Liability Company has dissolved, liquidated and been terminated and pursuant to the Limited Liability Company Agreement dated October 16, 2003 the interest in this company revert to the sole member of the company he being Charles E. Turner, Jr., party of the first part hereto.

PARCEL NO. 1-35 11.00 65.00

**GRANTEE'S ADDRESS:**

34822 Boathouse Lane  
Lewes, DE 19958

**RECEIVED**

MAY 29 2012

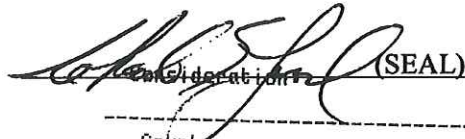
**ASSESSMENT DIVISION  
OF SUSSEX COUNTY**

IN WITNESS WHEREOF, Declarant, by its managing member has caused this Declaration to be duly executed under seal as of the day and year first above written.

WITNESS:

DECLARANT:

SILVER OAKS TRAILER PARK, LLC.  
a Delaware Limited Liability Company

 (SEAL)

.00

County .00  
State .00  
Town Total .00  
Received: Sue D May 29, 2012

STATE OF DELAWARE :  
: ss.  
SUSSEX COUNTY :

BE IT REMEMBERED, that on this 29<sup>th</sup> day of May in the year of our Lord two thousand twelve personally appeared before me, Charles Turner Managing Member of SILVER OAKS TRAILER PARK, LLC., a Delaware Limited Liability Company known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company.

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

  
NOTARY PUBLIC  
PRINT NAME:  
COMMISSION EXPIRES:

**RICHARD F. RAGO  
ATTORNEY AT LAW  
29 DEL. C. § 4323  
NOTARIAL OFFICER**

Recorder of Deeds  
Scott Dailey  
May 29, 2012 09:32A  
Sussex County  
Doc. Surcharge Paid



# EXHIBIT B

## Land Use History



TAX map 135-11.00-65.00 PARK

To All Mobile Home Parks or Courts:

It is necessary that the Planning and Zoning Commission have the following information prior to the adoption of the Comprehensive Zoning Ordinance for Sussex County:

NAME OF TRAILER COURT OR PARK Silver Oak Trailer Park  
LOCATION N/S 18 1000' E of 30' Gravel Hill  
ELECTION HUNDRED George Town  
NAME IN WHICH DEED IS RECORDED Milton McCabe  
MAILING ADDRESS George Town Del.  
NUMBER OF ACRES 8.4 acres  
NUMBER OF LOTS 38  
NUMBER OF LOTS NOW OCCUPIED 21  
SIZE OF LOTS 9 lots 40' x 67.2' 14 lots 32' x 70'  
PLOT OF PARK (Acres or Square Feet) Set Ases  
PLOT OF ADJACENT PROPERTY UNDER SAME OWNERSHIP FOR FUTURE EXPANSION  
DATE PARK WAS ESTABLISHED ~~1966~~ April 6, 1966

Zoning Inspector

Robert Deenihan  
1/7/70

Application for Extension of Park:

Board of Adjustment #116 - approved 1-12-70  
Extend Park adding 8 additional spaces 40' x 70'

EXHIBIT C

Sussex County Aerial Maps



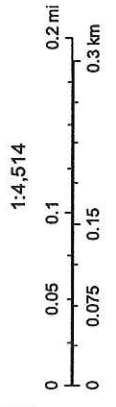


# Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	N/A
Land Code	

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













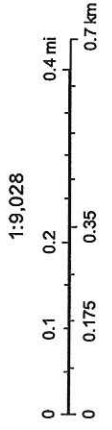


# Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

polygonLayer  
Override 1  
polygonLayer  
Override 1  
Tax Parcels  
Streets







# Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

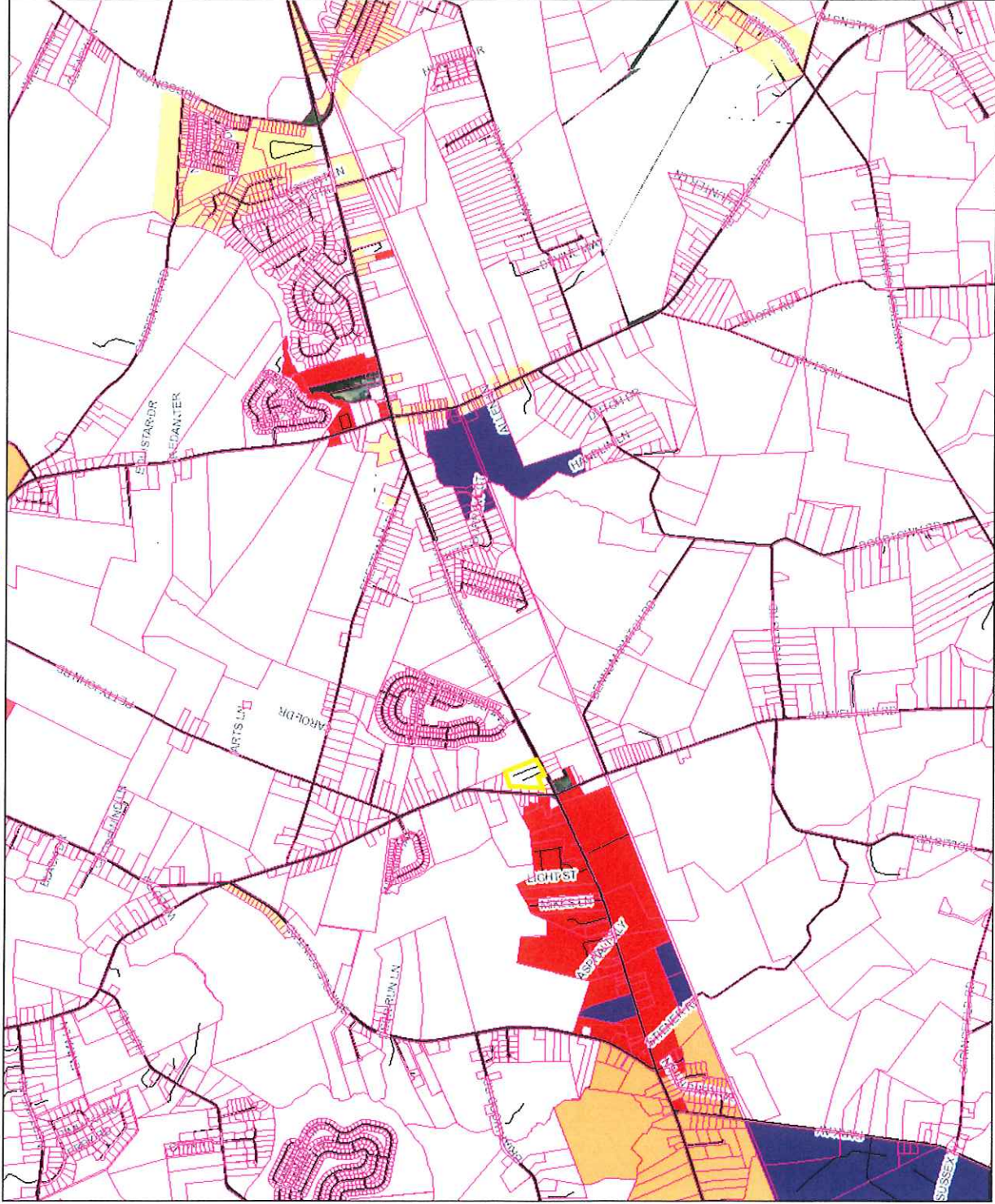
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Override 1  
polygonLayer  
Override 1  
Tax Parcels  
Streets  
County Boundaries  
Conditional Use







# Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer
- Override 1
- polygonLayer
- Override 1
- Tax Parcels
- Streets
- County Boundaries
- 2019 Future Land Use
- Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center

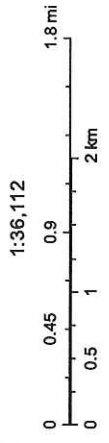


EXHIBIT D

Surrounding Land Use Aerial  
Map



# Surrounding Land Uses

## Legend

 Silver Oak Rd

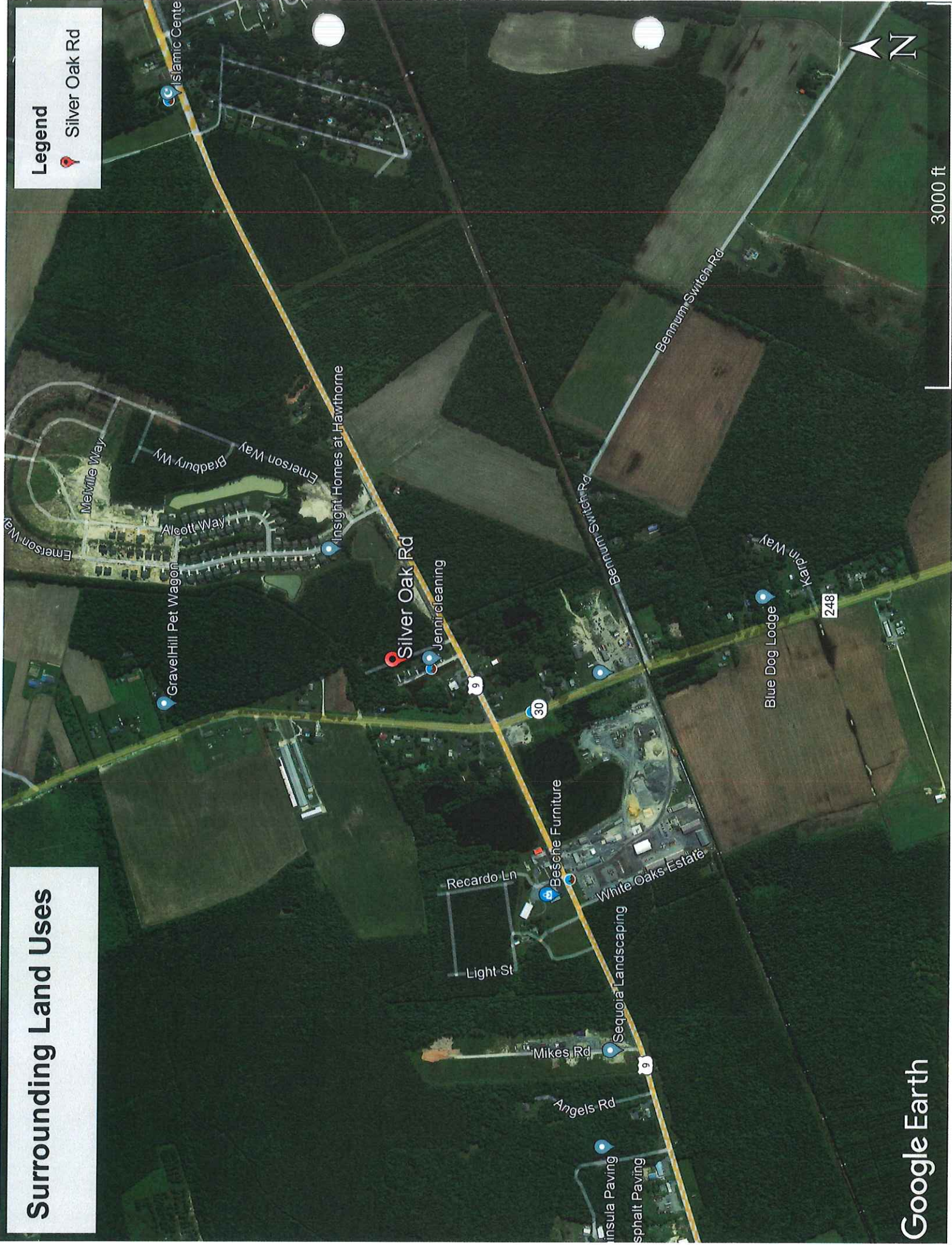


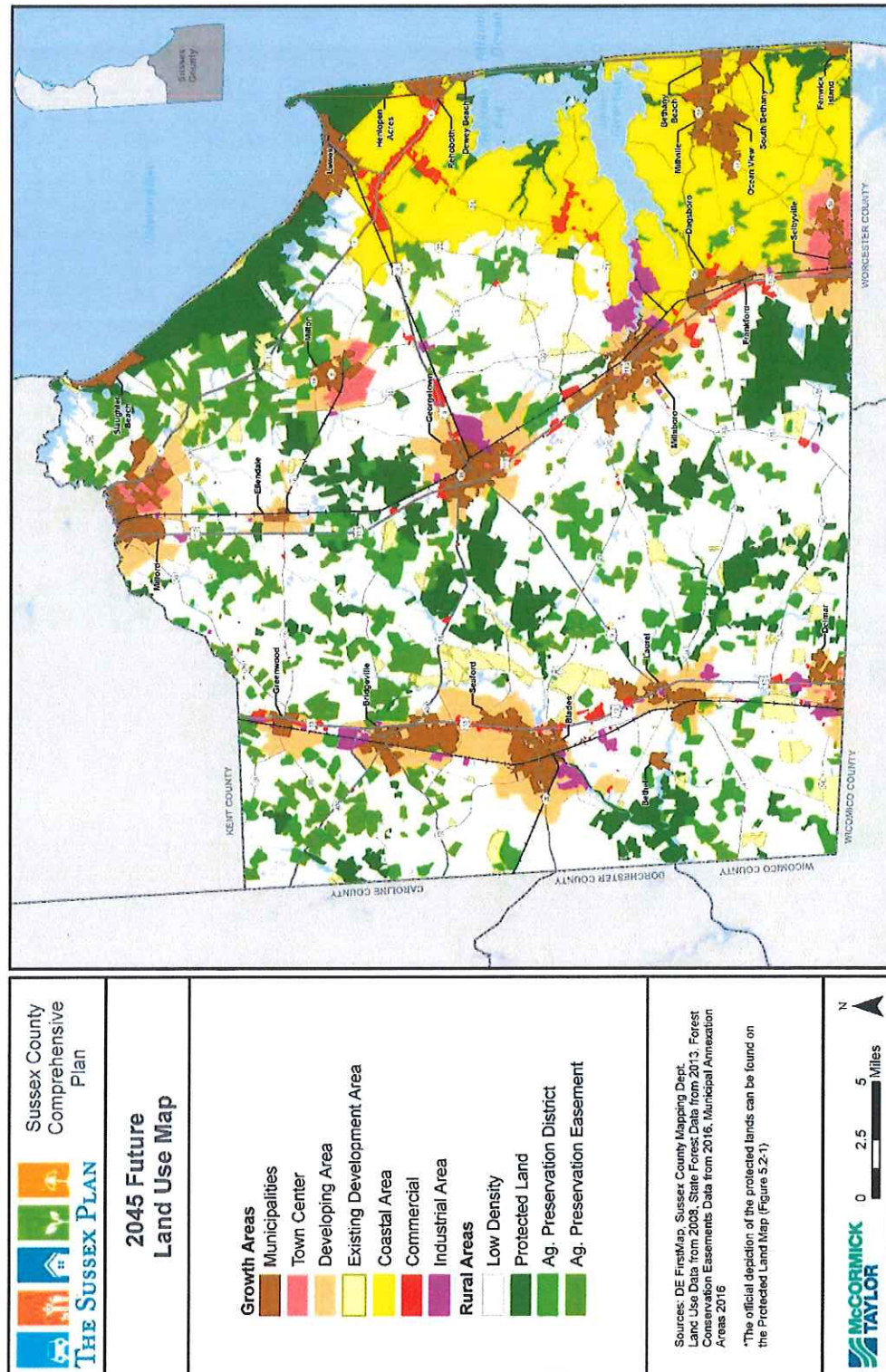


EXHIBIT E

Sussex County

Future Land Use Map

Figure 4.5-1 Sussex County 2045 Future Land Use





BAIRD  
MANDALAS  
BROCKSTEDT  
FEDERICO & CARDEA LLC

Mackenzie M. Peet, Esquire  
(302) 645-2262  
mackenzie@bmbfclaw.com

September 12, 2022

**VIA EMAIL AND REGULAR MAIL**

Planning & Zoning Department  
Attn: Jamie Whitehouse, Director  
2 The Circle  
PO Box 417  
Georgetown, DE 19947  
Email: [pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov)

RE: Comprehensive Plan Amendment Request for Tax Map Parcel No. 135-11.00-65.00

Dear Director Whitehouse,

We represent Charles E. Turner, Jr., the Applicant of the proposed Comprehensive Plan Amendment Request of Future Land Use for property identified as Tax Map Parcel No. 135-11.00-65.00, currently existing as the Silver Oaks Trailer Park located on Lewes-Georgetown Highway (Rt. 9), Georgetown, Delaware 19947.

Enclosed please find Applicant's Comprehensive Plan Amendment Request.

Please contact me directly at [mackenzie@bmbde.com](mailto:mackenzie@bmbde.com), or my paralegal, Meagan Garey, at [meagan@bmbde.com](mailto:meagan@bmbde.com) should the Department need any additional information.

Sincerely,

/s/Mackenzie M. Peet, Esq.

Enclosure

RECEIVED

SEP 13 2022

SUSSEX COUNTY  
PLANNING & ZONING



BAIRD  
MANDALAS  
BROCKSTEDT  
FEDERICO & CARDEA <sup>PC</sup>

Mackenzie M. Peet, Esquire  
(302) 645-2262  
mackenzie@bmbde.com

November 28, 2022

VIA EMAIL & HAND DELIVERY

Planning & Zoning Office  
2 The Circle, PO Box 417  
Georgetown, DE 19947  
[pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov)

**RE:** C/Z 1959; CU 2320; Ordinance 22-08  
**TMP:** 135-11.00-65.00

Dear Director Whitehouse:

We represent Charles Turner, Jr., property owner of TMP No. 135-11.00-65.00. Please accept the attached documents as the Applicant's supplemental exhibit packet to be included in the record for C/Z 1959, C/U 2320, and Ordinance 22-08.

Please contact me directly by phone at 302-645-2262 or by email at [mackenzie@bmbde.com](mailto:mackenzie@bmbde.com) should you need any additional information.

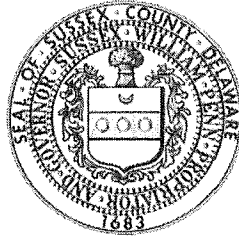
Sincerely,

/s/ Mackenzie M. Peet

Mackenzie M. Peet, Esquire



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



## Sussex County

DELAWARE  
sussexcountysde.gov

November 3, 2022

Roger A. Gross, P.E.  
Merestone Consultants, Inc.  
33516 Crossing Avenue, Unit 1  
Lewes, DE 19958

Email: [roger.gross@merestoneconsultants.com](mailto:roger.gross@merestoneconsultants.com)

Dear Roger A. Gross, P.E.:

**C/Z 1959 Charles E. Turner Jr.**

**AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR MEDIUM RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 9.72 ACRES, MORE OR LESS.**

The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

**C/U 2320 Charles E. Turner Jr.**

**AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (42 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 9.72 ACRES, MORE OR LESS.** The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

**ORD 22-08**

**AN ORDINANCE TO AMEND THE FUTURE LANDS USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL 135-11.00-65.00.** The property is located on the north side of Lewes Georgetown Highway (Rt. 9), approximately 620 feet northeast of Gravel Hill Road (Rt. 30). 911 Address: N/A Tax Parcel: 135-11.00-65.00.

The **Planning and Zoning Commission** will hold a Public Hearing on **Thursday, December 8, 2022, at 5:00 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

The **Sussex County Council** will hold a Public Hearing on **Tuesday, February 7, 2023, at 1:30 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

It will be necessary for you the applicant to participate at the hearings before both the Commission and County Council. If you do not participate or are not represented, the Commission and/or County Council reserve the right to refuse to act on your application and may require that a new application be filed, and fees paid at your expense.



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

If an attorney, or agent, will be representing you, the applicant, it is your duty to notify them as to the dates and times of the hearings as herein set forth, as the Commission and County Council will not notify your counsel.

Further instructions describing the method of public participation and the manner of viewing the hearings will be contained within the Agendas for both of these meetings that will be posted at least 7 days in advance of each meeting at [sussexcountyde.gov](http://sussexcountyde.gov).

Sincerely,  
Planning and Zoning Department



## 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**

Lewes Georgetown Highway, Sussex County

**Type of Conditional Use Requested:**

Multi-Family Residential in a MR Zoning District.

Tax Map #: 135-11.00-65.00 Size of Parcel(s): 9.6 acresCurrent Zoning: AR-1 Proposed Zoning: MR Size of Building: N/ALand Use Classification: Low Density ResidentialWater Provider: Artesian Water Company Sewer Provider: Artesian Wastewater Management Ir**Applicant Information**Applicant Name: Charles E. Turner, Jr.Applicant Address: 29762 Oliver Wolcott DriveCity: Millsboro State: DE Zip Code: 19966Phone #: (302) 632-2771 E-mail: cetelt@msn.com**Owner Information**Owner Name: Charles E. Turner, Jr.Owner Address: 29762 Oliver Wolcott DriveCity: Millsboro State: DE Zip Code: 19966Phone #: (302) 632-2771 E-mail: cetelt@msn.com**Agent/Attorney/Engineer Information**Agent/Attorney/Engineer Name: Merestone Consultants, Inc c/o Roger A. Gross, PEAgent/Attorney/Engineer Address: 33516 Crossing Avenue, Unit 1City: Lewes State: DE Zip Code: 19958Phone #: (302) 226-5880 E-mail: roger.gross@merestoneconsultants.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

Merestone Consultants Digitally signed by Merestone Consultants  
Date: 2021.10.19 09:57:18 -04'00'

Date: 10/19/21

### Signature of Owner

Charles E. Turner, Jr. Digitally signed by Charles E. Turner, Jr.  
Date: 2021.10.19 09:57:47 -04'00'

Date: 10/19/21

### 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: \_\_\_\_\_



File #: \_\_\_\_\_

## 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**

LewesGeorgetownHighwaySussexCounty-

**Type of Conditional Use Requested:**

**Tax Map #:** 135-11.00-65.00 **Size of Parcel(s):** 9.6 acres

**Current Zoning:** AR-1 **Proposed Zoning:** MR **Size of Building:** N/A

**Land Use Classification:** LowDensityResidential

**Water Provider:** ArtesianWater Company **Sewer Provider:** ArtesianWastewaterManagementInc

**Applicant Information**

**Applicant Name:** CharlesETurnerJr. , .

**Applicant Address:** 29762 OliverWolcottDrive

**City:** Millsboro **State:** DE **ZipCode:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner Information**

**Owner Name:** \_\_\_\_\_

**Owner Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Agent/Attorney/Engineer Information**

**Agent/Attorney/Engineer Name:** \_\_\_\_\_

**Agent/Attorney/Engineer Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_



## Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

☒ **Completed Application**

☐ **Provide eight (8) copies of the Site Plan or Survey of the property**

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

☒ **Provide Fee \$500.00**

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

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

☒ **DeIDOT Service Level Evaluation Request Response**

☐ **PLUS Response Letter** (if required)

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

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

**Signature of Applicant/Agent/Attorney**

\_\_\_\_\_

Date: \_\_\_\_\_

**Signature of Owner**

\_\_\_\_\_

Date: \_\_\_\_\_

**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: \_\_\_\_\_

File #: \_\_\_\_\_

## Sussex County Comprehensive Plan Amendment Request Form

### Sussex County, Delaware

Sussex County Planning & Zoning Department  
2 The Circle (P.O. Box 417) Georgetown, DE 19947

☎ 302-855-7878

✉ [pandz@sussexcountype.gov](mailto:pandz@sussexcountype.gov)

Type of Amendment Requested (e.g Future Land Use Map, Existing Land Use Map, or Text Revision)

Future Land Use Map

Year that Comprehensive Plan was Adopted:

2019

If Applicable, the Date(s) of any PLUS Review by the State of Delaware

N/A

Tax Map #: 135-11.00-65.00 Total Acreage: +/- 9.6269 Acres

#### Applicant Information

Applicant Name: Charles E. Turner, Jr.  
Applicant Address: 29762 Oliver Wolcott Drive  
City: Millsboro State: DE ZipCode: 19966  
Phone #: (302)632-2711 E-mail: cetelt@msn.com

#### Developer Information

Developer Name: Charles E. Turner, Jr. and/or assigns

#### Attorney Information (If Applicable)

Attorney Name: Baird Mandalas Brockstedt Federico & Cardea LLC (c/o Mackenzie M. Peet, Esquire)  
Attorney Address: 1413 Savannah Road, Suite 1  
City: Lewes State: DE ZipCode: 19958  
Phone #: (302)645-2262 E-mail: mackenzie@bmbde.com





Sussex County, DE - Comprehensive Plan Amendment Request

**Description of Request:** (Please provide a written description of the request, along with details of the Tax Parcel ID(s) of the relevant parcels to which the amendment request relates. If you are requesting a text amendment to the Comprehensive Plan, please also clearly explain which Chapters of the Comprehensive Plan your request relates)

SEE ATTACHED.

## Check List for Comprehensive Plan Amendment Request Applications

The following shall be submitted with any request

- ☒ Completed Application (including relevant Application Fee)
- ☒ A scaled survey drawing is appended to this Application that clearly shows the location of all parcels to which the amendment request relates.
- ☒ The Applicant understands that Sussex County Council may submit a copy of this application, along with copies of all documents received, to the State of Delaware Office of Management and Budget for the purposes of any enabling the State of Delaware to review the requested revision.

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.

Signature of Applicant/Attorney

  
\_\_\_\_\_

*For office use only:*

Date Submitted: \_\_\_\_\_

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

Staff member receiving Application: \_\_\_\_\_

Fee: \$1,000.00, Check #: \_\_\_\_\_

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

Date of Commission Hearing: \_\_\_\_\_

Recommendation: \_\_\_\_\_

Date of Council Hearing: \_\_\_\_\_

## **Sussex County, DE Comprehensive Plan Amendment Request**

**Property:** Silver Oaks Trailer Park, Lewes-Georgetown Highway, Georgetown, Delaware 19947

**Tax Map Parcel No.:** 135-11.00-65.00

**Current Future Land Use Designation:** Low Density

**Proposed Future Land Use Designation:** Existing Development Area

### **Property Description:**

The existing property is the present location of the Silver Oaks Trailer Park located on Lewes-Georgetown Highway (Rt. 9), Georgetown, Delaware 19947. See attached Exhibit A. Silver Oaks Trailer Park was established on April 6, 1966 and consisted of 38 mobile home lots. See attached Exhibit B.

The Property consists of 9.6269 Acres, more or less.

### **Intended Use of the Property:**

Rezoning from AR-1 to MR to develop 42 condominium units.

### **Surrounding Land Use Districts and Future Land Use Designations:**

Adjacent properties are zoned AR-1 and are designated as Low Density. Properties in the vicinity of the site are zoned AR-1, AR-2, C-1, C-2, B-1, HI-I, MR and CR1. Properties in the vicinity of the site have varying Future Land Use Designations including Low Density, Commercial, Industrial, Existing Development, and Developing Area. See Exhibit C.

### **Surrounding Land Uses:**

See attached Exhibit D.

### **Chapter 4 of the Sussex County Comprehensive Plan details the Existing Development Area and states as follows:**

Existing Development Areas consists of primarily of existing residential development under the current General Residential and Medium Density Residential zoning districts, as well as some commercial uses. These areas are scattered throughout the County. These areas are surrounded by Low Density Areas, and this particular classification is simply being used to identify these Sussex County Comprehensive Plan 4-17 existing scattered zoning areas that have no direct relation to their surrounding zoning and/or the Future Land Use Map.

*The establishment of the existing mobile home park predated the Zoning Ordinance. Arguably, this Property should have been designated as an Existing Development Area.*

The following guidelines apply to future growth in Existing Development Areas:

- **Permitted Uses** – The full range of housing types allowed in the existing underlying zoning districts are appropriate in these residential areas, including single-family homes, townhouses, and multi-family units. Non-residential development consists of uses found in the neighborhood business districts and commercial districts. There is no intention to expand this land use classification.



*The existing and proposed uses are consistent with permitted uses in the Existing Development Area, as residential developments.*

- Densities – The current densities are whatever is permitted in the existing underlying zoning district of the property.

*The proposed density for development of the 42 Condominium Units is 4.36 D.U./Acre less than the permitted 12 D.U./Acre.*

- Infrastructure – Central water and sewer facilities are strongly encouraged. If central utilities are not possible, densities should be limited to two units per acre provided a septic permit can be approved.

*Central water and wastewater services are anticipated to be served by Artesian Water Company, Inc. and Artesian Wastewater Management Inc., respectively.*

See Future Land Use Map attached as Exhibit E.

**Applicable Zoning Districts in the Existing Development Area:**

Medium Density Residential District (MR)

General Residential District (GR)

C/U 2320 Charles Turner, Jr.  
Proposed Conditions of Approval

- A. There shall be no more than 42 units.
- B. The Applicant shall form a homeowner or condominium association responsible for perpetual maintenance of streets, roads, and buffers, stormwater management facilities, and other common areas.
- C. The stormwater management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using Best Management Practices.
- D. All entrances shall comply with all of DelDOT's requirements, and an area for a school bus stop shall be established. The location of the school bus stop shall be coordinated with the local school district.
- E. Interior street design shall comply with or exceed Sussex County standards and shall include sidewalks or multi-modal pathways on one side of all streets with street lighting.
- F. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
- G. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas.
- H. Recreational amenities shall be completed within the project upon issuance of the 30<sup>th</sup> building permit.
- I. The development shall be served by a publicly regulated wastewater service to provide sanitary sewer.
- J. The development shall be served by a publicly regulated central water system providing drinking water and fire protection.
- K. The preliminary approval is contingent upon the Applicant submitting a revised preliminary site plan either depicting or noting the conditions of this approval on it. Staff shall approve the revised plan upon confirmation that the conditions of approval have been depicted or noted on it.
- L. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.







Westland Line Table			
Line #	Direction	Length	
L1	N02° 38' 13"W	87.22	
L2	N02° 36' 31"W	115.06	
L3	N01° 28' 87"W	88.51	
L4	N02° 52' 50"W	86.52	
L5	N02° 38' 08"W	90.41	
L6	N01° 43' 24"W	72.86	
L7	N02° 34' 01"W	84.36	
L8	N01° 49' 25"W	80.36	
L9	N02° 27' 46"E	50.32	
L10	S70° 53' 18"W	48.81	
L11	S70° 14' 61"W	74.26	
L12	S08° 13' 43"W	41.48	
L13	S08° 46' 33"W	104.15	
L14	S71° 37' 02"W	52.74	
L15	S70° 18' 33"W	84.86	
L16	S08° 59' 11"W	88.86	
L17	N01° 48' 22"W	57.37	

[illegible]

© HERBSTONE CONSULTANTS INC. 2024



# EXHIBIT A

## Property and Deed Information



Property Information

Property Location:

Unit:  
City:  
State:  
Zip:

Class: COM-Commercial  
Use Code (LUC): PK-MH PARK  
Town: 00-None  
Tax District: 135 -- GEORGETOWN  
School District: 1 - INDIAN RIVER  
Fire District: 77-Georgetown  
Deeded Acres: 9.8900  
Frontage: 0  
Depth: .000  
Inr Lot:  
Plot Book Page: /PB

100% Land Value: \$38,000  
100% Improvement Value \$34,000  
100% Total Value \$72,000

Legal

Legal Description SILVER OAK

Owners

Owner	Co-owner	Address	City	State	Zip
TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966

Sales

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
06/10/2003	4003/149	\$175,000.00	\$2,625.00	2	

Owner History

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2022	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2021	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2020	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2019	TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE	19966	4003/149
2018	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2017	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2016	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2013	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2012	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	4003/149
2004	SILVER OAKS TRAILER PARK LLC		34822 BOATHOUSE LN	LEWES	DE	19958	2963/146
2003	TURNER CHARLES E JR		34822 BOATHOUSE LN	LEWES	DE	19958	2846/180
2002	MCCABE MILTON R		30593 BEAVER DAM BRANCH	LAUREL	DE	19956	377/140
1900	MCCABE MILTON A					0	0/0

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1	COM	PK	0	0	9.8900	

Land Summary

Line	1
100% Land Value	38,000

100% Values

100% Land Value	100% Improv Value	100% Total Value
\$38,000	\$34,000	\$72,000

**50% Values**

50% Land Value	50% Improv Value	50% Total Value
\$19,000	\$17,000	\$36,000

**Permit Details**

Permit Date:	Permit #:	Amount:	Note 1
11-JUL-1996	26745-1	\$2,400	SIGN/SCH.BUS SHELTER-SILVER OAK T.P.
27-NOV-1984	26745-2	\$5,000	RMV-REMOVED FROM PARK

18268

BK: 4003 PG: 149

PARCEL NO. 1-35 11.00 65.00  
PREPARED BY: RICHARD F. RAGO, ESQUIRE  
RETURN TO: 1401 PENNSYLVANIA AVENUE  
SUITE 101, WILM, DE 19806

*THIS DEED, MADE THIS 26<sup>th</sup> May*, in the year of our Lord two  
thousand twelve.

**BETWEEN**, SILVER OAKS TRAILER PARK, LLC., a Delaware  
Limited Liability Company, of 34822 Boathouse Lane, Lewes, Delaware 19958, party of  
the first part,

**-AND-**

CHARLES E. TURNER, JR., of 34822 Boathouse Lane,  
Lewes, Delaware 19958, party of the second part,

WITNESSETH, That the said party of the first part, for and in  
consideration of the sum of TEN DOLLARS AND 00/100-----(\$10.00)----lawful money  
of the United States of America, the receipt whereof is hereby acknowledged, hereby  
grants and conveys unto the said party of the second part,

*ALL* that certain tract, piece or parcel of land situate in  
Georgetown Hundred, Sussex County, Delaware, by and on the State Highway leading  
from Georgetown to Lewes, adjoining lands of now or formerly of Charles Bell, lands  
now or formerly of Gustay H. Koeppel, Frank Holson and Julian Townsend and more  
particularly described as follows, to wit:

**NO TITLE SEARCH REQUESTED OR PERFORMED**

mw



**BEGINNING** at an iron stob on the North side of said road, corner for lands now or formerly of Charles Bell; thence North 11 degrees East 1008 feet to a pipe in the center of a ditch; thence with the same North 76 ½ degrees East 339 feet to Townsend's line; thence with the same 10 ½ feet to said road; thence with the same South 75 degrees West to the place of beginning, containing ten (10) acres, with all improvements thereon.

**EXCEPTING** that portion of said tract, piece or parcel of land which was conveyed by deed dated the 28<sup>th</sup> day of June, 1956 to Ruth A. Harris and Floyd W. Harris and recorded in the Office of the Recorder of Deeds, in and for Sussex County, on the 29<sup>th</sup> day of June 1956 in Deed Record Vol. 462, Page 104; and;

**EXCEPTING** that part of said tract, piece or parcel of land which was conveyed by deed dated the 14<sup>th</sup> day of September, 1954 to Samuel H. Burns and Melvina B. Burns his wife, and recorded in the Office for the Recording of Deeds, in and for Sussex County, on the 14<sup>th</sup> day of September, 1954 in Deed Record Vol. 437, Page 398.

AND BEING MORE PARTICULARLY DESCRIBED BY A MORE RECENT LEGAL DESCRIPTION PREPARED BY COAST SURVEY, INC., LAND SURVEYING AND PLANNING, AS FOLLOWS TO-WIT:

**BEGINNING** at a concrete monument found on the northerly right-of-way line of Route #9 (60' wide) a corner for this parcel and lands now or formerly of "Townsend, Inc." and being located 935' +/- easterly from the right-of-way of Route #30; thence with Route #9, S 70 degrees, 05 minutes, 16 seconds W, 402.13' to an iron pipe set, a corner for this parcel and lands now or formerly of Edna E. Burns; thence leaving Route #9 and with said Burns, N 19 degrees, 21 minutes, 31 seconds W, 178.81' to a concrete monument found; thence turning and with said Burns and lands now or formerly of Betty Harris, S 70 degrees, 38 minutes, 29 seconds W, 277.58' (passing over a concrete monument found at 214.28') to an iron pipe set, a corner for this parcel, said Harris and along the line of Lot #2 of the "Priscilla Jane Stuchlik" Subdivision; thence turning and with Lot #2, in part, and Lots #3 & #4 and lands now or

formerly of Richard and Lynn Fitchett, N 11 degrees, 00 minutes, 00 seconds E, 793.94' (passing over iron pipes found at 143.97', 343.99' a concrete monument found at 543.74' and an iron pipe found at 778.19') to a point in a 15' wide ditch, a corner for this parcel, said Fitchett and along lands now or formerly of James Sylvestri; thence turning and with said ditch and said Sylvestri, N 77 degrees, 58 minutes 38 seconds E, 352.05' to a 3" galvanized pipe 3' tall with iron pin in center found, a corner for this parcel, said Sylvestri and along lands of said "Townsend's"; thence turning and with said "Townsend's" and with another 15' wide ditch, in part, S 14 degrees, 23 minutes, 52 seconds E, 818.11' to the point of beginning containing 9.7216 acres.

**SUBJECT** to Tax Ditch maintenance easements along said ditches.

**BEING** a part of the lands and premises granted and conveyed unto Silver Oaks Trailer Park, LLC., by Deed of Charles E. Turner, Jr., dated April 3, 2004 and of record in the Office of the Recorder of Deeds in and for Sussex County, in Georgetown, Delaware in Deed Book 02963, Page 146. The said Silver Oaks Trailer Park, LLC a Limited Liability Company has dissolved, liquidated and been terminated and pursuant to the Limited Liability Company Agreement dated October 16, 2003 the interest in this company revert to the sole member of the company he being Charles E. Turner, Jr., party of the first part hereto.

PARCEL NO. 1-35 11.00 65.00

**GRANTEE'S ADDRESS:**

34822 Boathouse Lane  
Lewes, DE 19958



**RECEIVED**

MAY 29 2012

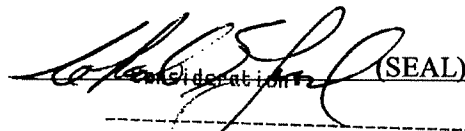
**ASSESSMENT DIVISION  
OF SUSSEX COUNTY**

IN WITNESS WHEREOF, Declarant, by its managing member has caused this Declaration to be duly executed under seal as of the day and year first above written.

WITNESS:

DECLARANT:

SILVER OAKS TRAILER PARK, LLC.  
a Delaware Limited Liability Company

 (SEAL)

.00

County .00  
State .00  
Town Total .00  
Received: Sue D May 29, 2012

STATE OF DELAWARE :  
: ss.  
SUSSEX COUNTY :

BE IT REMEMBERED, that on this 29<sup>th</sup> day of May in the year of our Lord two thousand twelve personally appeared before me, Charles Turner Jr. Managing Member of SILVER OAKS TRAILER PARK, LLC., a Delaware Limited Liability Company known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company.

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



NOTARY PUBLIC

PRINT NAME:

COMMISSION EXPIRES:

**RICHARD F. RAGO  
ATTORNEY AT LAW  
20 DEL C. § 4323  
NOTARIAL OFFICER**

Recorder of Deeds  
Scott Dailey  
May 29, 2012 09:32A  
Sussex County  
Doc. Surcharge Paid

# EXHIBIT B

## Land Use History

TAX Map 135-11.00-65.00 PARK

To All Mobile Home Parks or Courts:

It is necessary that the Planning and Zoning Commission have the following information prior to the adoption of the Comprehensive Zoning Ordinance for Sussex County:

NAME OF TRAILER COURT OR PARK Silver Oak Trailer Park  
LOCATION N/S 18 1000' E of 30. Gravel Hill  
ELECTION HUNDRED Georgetown  
NAME IN WHICH DEED IS RECORDED Milton McCabe  
MAILING ADDRESS Georgetown Del.  
NUMBER OF ACRES 2.4 acres  
NUMBER OF LOTS 38  
NUMBER OF LOTS NOW OCCUPIED 21  
SIZE OF LOTS 9 lots 40' x 67.2' 14 lots 32' x 70'  
PLOT OF PARK (Acres or Square Feet) ~~Set aside~~  
PLOT OF ADJACENT PROPERTY UNDER SAME OWNERSHIP FOR FUTURE EXPANSION  
DATE PARK WAS ESTABLISHED ~~1964~~ April 6, 1966

Zoning Inspector

Roland Desrosiers  
1/7/70

Application for Extension of Park:

Board of Adjustment #116 - approved 1-12-70  
Extend Park adding 8 additional spaces 40' x 70'



# EXHIBIT C

## Sussex County Aerial Maps



# Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	N/A
Land Code	





# Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

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

1:9,028





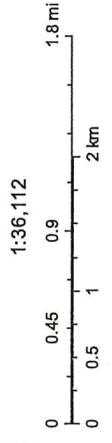


Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

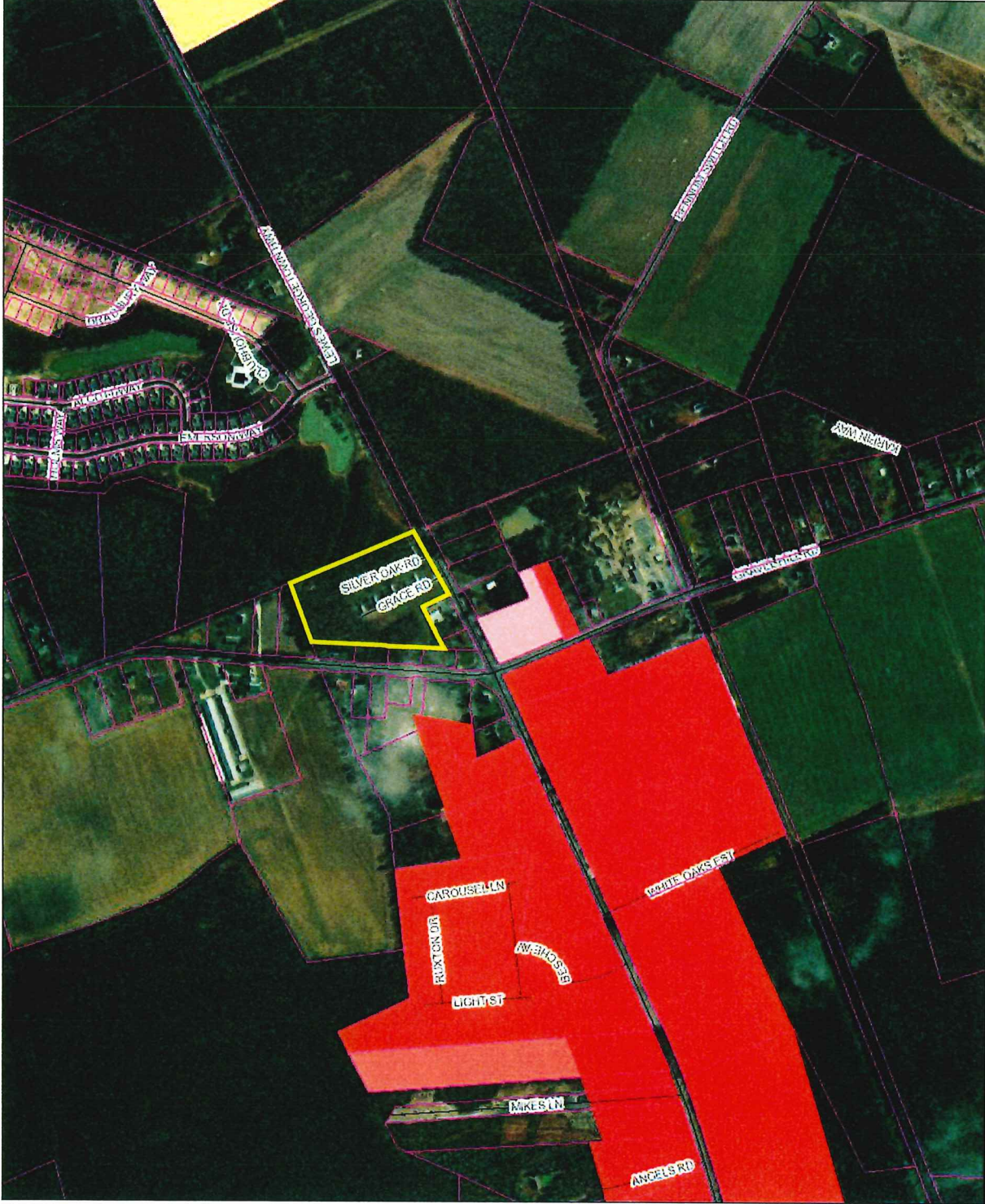
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Override 1  
Tax Parcels  
Streets







**polygonLayer**  
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**polygonLayer**  
 Override 1  
 Tax Parcels  
 Streets



A horizontal scale bar with two sets of markings. The top set is in miles, with labels 0, 0.1, 0.2, and 0.4. The bottom set is in kilometers, with labels 0, 0.175, 0.35, and 0.7. The bar is divided into segments by tick marks.



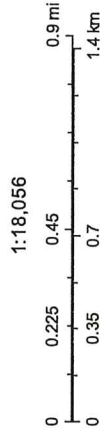


# Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT D
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

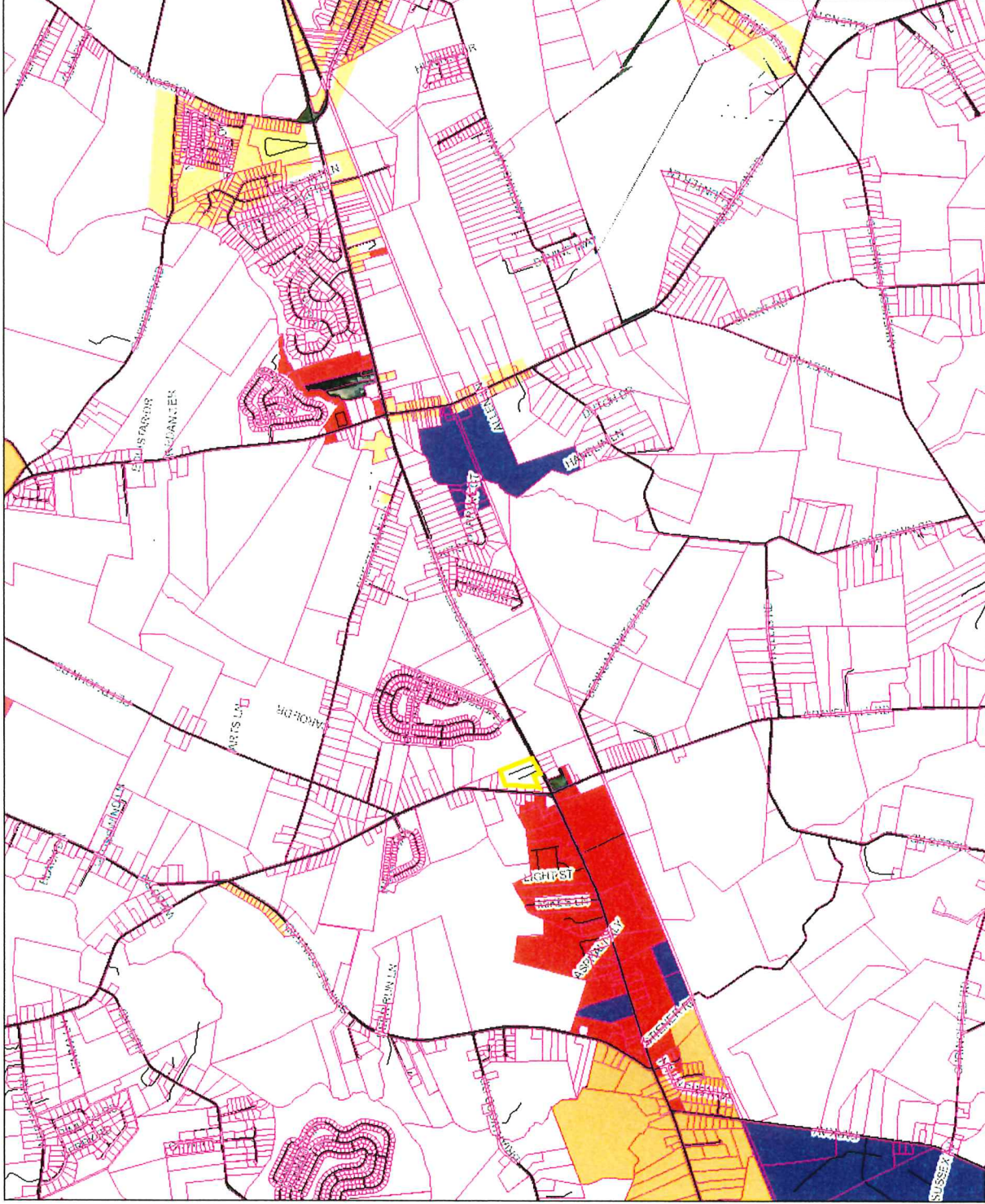
- polygonLayer  
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polygonLayer  
Override 1  
Tax Parcels  
Streets  
County Boundaries  
Conditional Use







# Sussex County



PIN:	135-11.00-65.00
Owner Name	TURNER CHARLES E JR
Book	0
Mailing Address	29762 OLIVER WOLCOTT DR
City	MILLSBORO
State	DE
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	
Land Code	

- polygonLayer**  
Override 1
- polygonLayer**  
Override 1
- Tax Parcels
- Streets
- County Boundaries
- 2019 Future Land Use**
- Low Density
  - Coastal Area
  - Commercial
  - Developing Area
  - Existing DevelopmentArea
  - Industrial
  - Municipalities
  - Town Center




EXHIBIT D

Surrounding Land Use Aerial  
Map



# Surrounding Land Uses

## Legend

 Silver Oak Rd

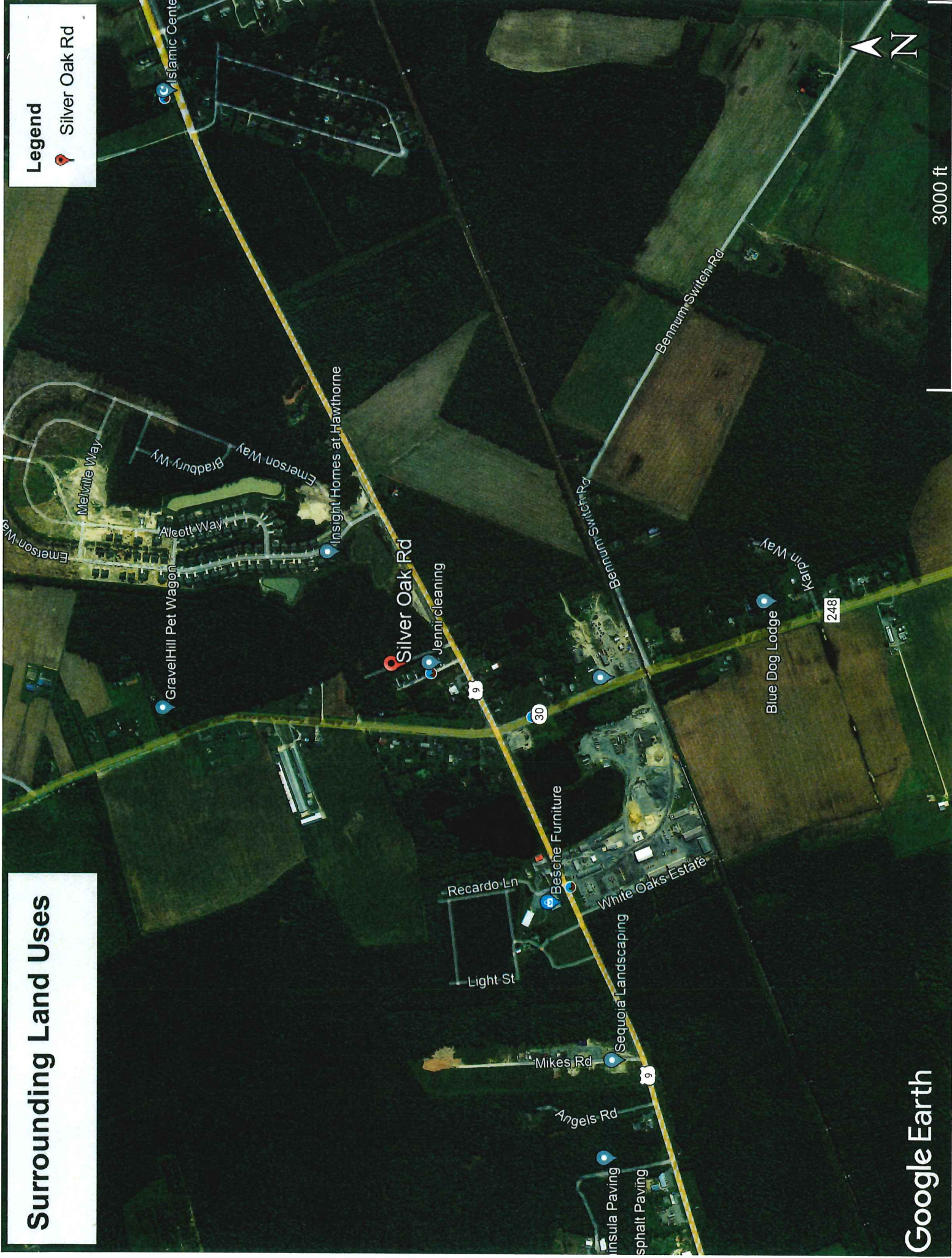


EXHIBIT E

Sussex County

Future Land Use Map



Figure 4.5-1 Sussex County 2045 Future Land Use

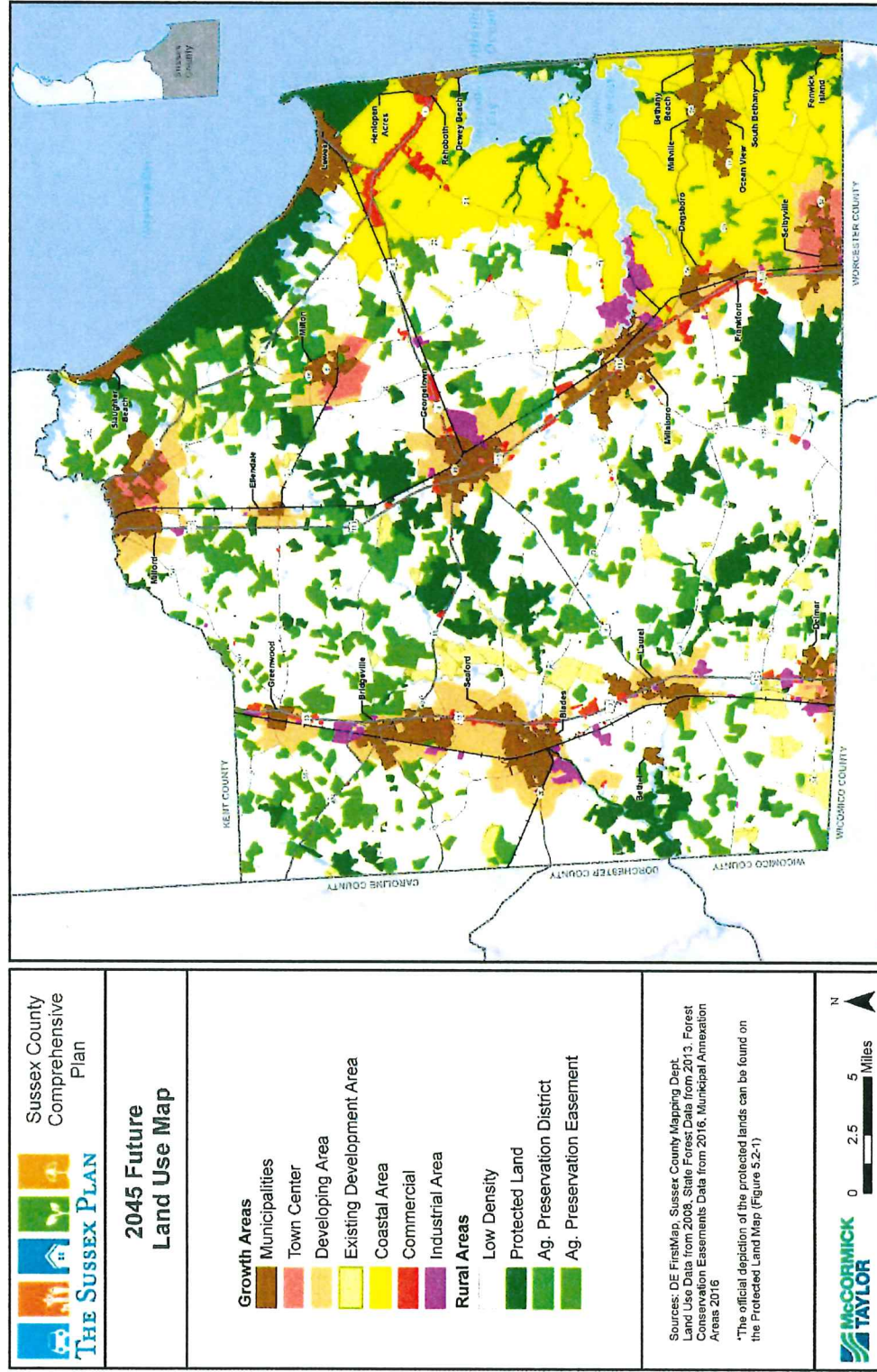


EXHIBIT F

Agency Correspondence





STATE OF DELAWARE  
DEPARTMENT OF TRANSPORTATION  
800 HAY ROAD  
P.O. BOX 770  
DOVER, DELAWARE 19903

NICOLE MAJESKI  
SECRETARY

February 22, 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 **Charles E Turner Jr.** proposed land use application, which we received on February 19, 2021. This application is for an approximately 8.31- acre parcel (Tax Parcel: 135-11.00-65.00). The subject land is located north of Lewes-Georgetown Highway (US Route 9), about 0.13 mi to the east from the intersection with Gravel Hill Road (SR 30). The subject land is currently zoned AR-1 (Agriculture Residential) with a proposed zoning of MR (Medium-Density Residential District) and the applicant seeks a conditional use approval to build 40 multifamily units.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Lewes-Georgetown Highway (US Route 9), from Steiner Road (Sussex Road 320) to Harbeson Road (SR 5), is 16,128 vehicles per day.

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

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



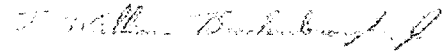
Mr. Jamie Whitehouse

Page 2 of 2

February 22, 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

Enclosure

cc: Charles E Turner Jr, Applicant  
Russell Warrington, Sussex County Planning & Zoning  
Constance C. Holland, 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





STATE OF DELAWARE  
**DEPARTMENT OF NATURAL RESOURCES AND  
ENVIRONMENTAL CONTROL**  
DIVISION OF WATERSHED STEWARDSHIP  
21309 BERLIN RD  
UNIT #6  
GEORGETOWN, DE 19947

**DRAINAGE PROGRAM**

PHONE: (302) 855-1930  
FAX: (302) 670-7059

November 3, 2021

Roger A. Gross, P.E.  
Merestone Consultants, Inc.  
33516 Crossing Avenue, Unit 1  
Lewes, DE 19958

RE: Parcel # 135-11.00-65.00, Silver Oaks Trailer Park

The Delaware Department of Natural Resources and Environmental Control (DNREC), Drainage Program has reviewed the plans submitted by Merestone Consultants, Inc. for the above noted property within the Koeppel-Robinson Tax Ditch Watershed.

The Drainage Program has performed a preliminary review and requests additional information or has concerns regarding the above noted project as follows:

- Please correct the depiction and labeling of Koeppel-Robinson Tax Ditch Main and Prong rights-of-way, including on adjacent properties. According to Court Order Change #6, the 25' wide rights-of-way are measured from the top of constructed ditch bank (TOB), not the ditch centerline.
- Show Prong 2 and any associated rights-of-way on the plan.
- A Court Order Change (COC) will be required for this project. A COC will not be processed until DNREC Drainage Program has received the final approved sediment and stormwater plan set from Sussex Conservation District. After the COC is complete a Letter of No Objection (LONO) will be issued for the project. The following are the requested changes we have noted:
  - Reduce the right-of-way to 25 ft top of bank (TOB) on the Main on the noted parcel. Please note, 25' measured from TOB is the minimum permissible right-of-way width.
  - Based on your current plans we do not see the need to reduce the right-of-way on Prong 3.

- We encourage any tax ditch channels and/or rights-of-way located on the parcel(s) to be considered for community and/or open space to minimize risk of tax ditch damages and obstructions.
- A stipulation of the COC will be that existing Tax Ditches on the property are to be surveyed and compared to Tax Ditch design drawings for effective function. The channels should be cleared or excavated prior to the construction of the project if needed. Please contact the DNREC Drainage Program for tax ditch asbuilt information.
- The integrity of the tax ditch channel, bank, and right-of-way (ROW) access cannot be compromised by any proposed activities, and the right-of-way must remain traversable for large maintenance equipment and/or disposal of soil or debris.

If you are a consultant working on behalf of a landowner, it is your responsibility to pass on this information to the landowner.

This letter does NOT constitute approval on behalf of the tax ditch. A response is needed to this letter that addresses these questions/concerns in order to proceed with a Letter of No Objection or a Court Order Change. Additionally, the Drainage Program will need confirmation from the Sussex Conservation District (SCD) that they have also received the revised plans before we can proceed with our approval.

Sincerely,

*Bob Schwade*

Robert Schwade PE  
Drainage Program Engineering Program Manager

cc: Brittany Haywood, DNREC Drainage Program



OVER 100 YEARS OF SUPERIOR SERVICE

Artesian Water Company    ▲    Artesian Wastewater Management    ▲    Artesian Utility Development    ▲    Artesian Water Pennsylvania  
Artesian Water Maryland    ▲    Artesian Wastewater Maryland    ▲    Artesian Consulting Engineers

January 27, 2016

Mr. Charles Turner, Jr.

34822 Boat House Lane

Lewes, DE 19958

RE: Silver Oak Trailer Park (Tax Map & parcel #135-11.00-65.00)

Mr. Turner:

With reference to your request concerning water and wastewater service to the Silver Oak Trailer Park Property, located on State Route 9, Broadkill Hundred, Sussex County, DE, please be advised as follows:

The proposed project consisting of 9.7 acres accommodating forty-six (46) mobile homes or a multi-family/townhouse community of one-hundred sixteen (116) units. This project is located in an Artesian Wastewater Management, Inc.'s existing wastewater service area and an Artesian Water existing water district. Both CPCNs for this property have been recorded with the Public Service Commission (PSC).

You will be responsible for the cost of a water main extension from the neighboring Hawthorne Project along Route 9 to your project. Other projects in the area, if any, may share in the cost of this water main. You may be required to fund fire protection improvements for the multi-family/townhouse community concept. Artesian Water will do an improvements study based on project requirements for fire protection.

Capacity in the planned regional wastewater transmission facilities and existing treatment and disposal facilities will be reserved for this project for a period of one (1) year from the date of this letter unless you request an extension.

Based on current conditions and projections of growth within the Company's service area, Artesian is **willing and able** to provide the required water and wastewater service to this project pending receipt of all required permits. The water and wastewater service will meet all applicable State of Delaware, DNREC and Sussex County standards.

If you have any questions, please do not hesitate to contact us.

Yours very truly,

Rodney L. Wyatt

Director of Operational Compliance

ARTESIAN RESOURCES CORPORATION

664 Churchmans Road, Newark, Delaware 19702, P.O. Box 15004 Wilmington, Delaware 19850 Phone: (302) 453-6900 Fax: (302) 453-6957  
P.O. Box 177 Harbeson, Delaware 19951 Phone: (302) 684-2527 Fax: (302) 684-5164  
28522 Lewes-Georgetown Highway, Unit 4, Milton, Delaware 19968  
email: [artesian@artesianwater.com](mailto:artesian@artesianwater.com) Website: [artesianwater.com](http://artesianwater.com)





Division of Watershed Stewardship  
Drainage Program  
21309 Berlin Rd., Unit 6  
Georgetown, DE 19947

# Tax Ditch Land Development Project Review Request Form

---

**Project Name:** Silver Oaks Trailer Park

**Attach Site Plan of proposed request(s) and include all structures, easements, setbacks, etc. that make your proposal as requested necessary. Include and label existing tax ditch channel and rights-of-way for comparison.**

*Check out [de.gov/taxditchmap](http://de.gov/taxditchmap) to view tax ditch channels and rights-of-way from any web browser. To download the tax ditch GIS Feature Service layer to your own application, visit Delaware FirstMap. Don't forget to label all tax ditch features in all your plans!*

## Project Representative/Consultant Information:

Name(s): Roger A. Gross, P.E.  
Company: Merestone Consultants, Inc.  
Title(s): Professional Engineer  
Phone Number(s): 302-226-5880  
Email(s): roger.gross@merestoneconsultants.com

## Owner(s) Contact Information:

Name: Charles E. Turner, Jr.  
Phone Number: 302-632-2771  
Email: cetelt@msn.com

## Authorized Signer(s) Contact Information (when applicable):

Name: Charles E. Turner, Jr.  
Title: Owner  
Phone Number: 302-632-2771  
Email: cetelt@msn.com

## For Internal Use Only

Date Received: \_\_\_\_\_  
Tracking #: \_\_\_\_\_



Division of Watershed Stewardship  
Drainage Program  
21309 Berlin Rd., Unit 6  
Georgetown, DE 19947

**Property Information:**

Tax Parcel(s) Affected: 135-11.00-65.00  
Tax Ditch Organization(s) Affected: Koeppel-Robinson

**Request(s) of / Proposed Impact(s) to Tax Ditch System (Check all that apply):**

<input checked="" type="checkbox"/>	Outfall/Discharge into Tax Ditch Channel(s)
<input type="checkbox"/>	Pipe Crossing/Entrances in Tax Ditch Channel(s)
<input type="checkbox"/>	Relocate/Eliminate Tax Ditch Channel(s)
<input checked="" type="checkbox"/>	Reduce/Increase Tax Ditch Rights-of-Way
<input type="checkbox"/>	Change Tax Ditch Watershed Boundary
<input type="checkbox"/>	Alteration of Existing Tax Ditch Channel(s)
<input type="checkbox"/>	Utility Crossing in Tax Ditch Channel
<input type="checkbox"/>	Other Explain:

*Based on the options selected above, additional information may be requested.*

***Please specify Tax Ditch Channel(s) affected, existing and requested tax ditch rights-of-way extents whenever applicable, using the space below. (REQUIRED)***

The Koeppel-Robinson main Branch and Prong #3 will be affected by this request. The proposal is to reduce the rights-of-way from 80 feet to 25 feet for the main branch and from 60 feet to 25 feet for prong #3 t from centerline of the ditch.

Submit all forms to the DNREC Drainage Program  
Via email: [DNREC\\_drainage@delaware.gov](mailto:DNREC_drainage@delaware.gov)  
Subject Line: Tax Ditch- Land Development Request

For questions about this form please call the Tax Ditch Program at 302-855-1930.

**For Internal Use Only**

Date Received: \_\_\_\_\_  
Tracking #: \_\_\_\_\_



## Tax Ditch Change Request Form

Please visit [de.gov/taxditchmap](http://de.gov/taxditchmap) to view current tax ditch right-of-ways or [de.gov/taxditchrow](http://de.gov/taxditchrow) to receive a formal letter containing ROW information. Tax ditch change requests are processed on a first-come, first-serve basis and require approval of tax ditch officers, signatures of all current landowners affected and the DNREC Division of Watershed Stewardship Director. This process takes time.

Tax Ditch ROWs are used to access the ditch for maintenance and for the deposition and spread of sediments or debris from the channel, as such they should remain free of any permanent structures. **Request form should be submitted to [Heather.Hitchens@delaware.gov](mailto:Heather.Hitchens@delaware.gov).**

Tax Ditch Organization Name: Koeppel-Robinson

County ☐ New Castle ☐ Kent ☒ Sussex

Parcel #(s), Ex:000-00.00-00.00: 135-11.00-65.00

If ROW request is under 50ft top of ditch bank (TOB), site plans are required. Are they attached? ☒ Yes ☐ N/A

What is the reason for this tax ditch change request?

The Owner wishes to develop his land in accordance with applicable Sussex County requirements. A reduction in the rights-of-way will allow flexibility in the land development process while still maintaining enough room for maintenance purposes.

Current Landowner Name(s): Charles E. Turner, Jr.

Email Address: cetelt@msn.com Phone Number: 302-632-2771

Mailing Address: 29762 Oliver Wolcott Drive

City, State: Millsboro Zip Code: 19966

Are you making this request on behalf of the landowner? Choose One ( Yes ☒ / No ☐ )  
If so, please fill out the below information

Engineering/Consulting Firm: Merestone Consultants, Inc.

Eng./Consult. Contact Name(s): Roger A Gross, P.E.

Eng./Consult. Email(s): roger.gross@merestoneconsultants.com

Eng./Consult. Phone Number: 302-226-5880

### For Office Use Only:

Minimum existing ROW in area, please include whether 1-sided ROW or 2:

Any existing structures in ROW? ☐ Yes ☐ No Are they grandfathered in (constructed pre-2008?) ☐ Yes ☐ No

### DNREC Drainage Program





Preliminary Land Use Service

## Application Form

Submitted Time:

November 8, 2022 9:17 AM

**PLUS ID: 2022-12-01 (DRAFT)**

### State Strategy Level:

### PLUS Application Type - Rezoning and Site Plan Review

**Title:** Silver Oak Villas

**County:** Sussex County

**Municipality:** Unincorporated

**Description of PLUS project/plan:**

Proposed 42 multi-family dwellings

### Section I: Project Location

How many parcels are involved in this project?

One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 135-11.00-65.00

Project Location: Lewes-Georgetown Highway, East of Gravel Hill Road

If contiguous to a municipality, are you seeking Annexation? No

### Section II: Project Contact Information

#### Owner Contact Information

Charles E. Turner, Jr.  
29762 Oliver Wolcott Drive  
Millsboro, DE 19966  
Phone: (302) 632-2771  
Email: cetelt@msn.com  
Fax:

#### Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? No

Phone: ( ) -

Email:

Fax: ( ) -

### Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes

Merestone Consultants, Inc.

Roger A. Gross

Phone: (302) 226-5880

Email: roger.gross@merestoneconsultants.com

Fax: (302) 992-7911

Please designate a Primary Contact for this Project/Application.

Project Designer/Engineer

### **Section III: Project Details**

Project Area (Acres): **9.6269**

Type of Development: **Residential**

If Mixed Use, what types are included:

#### Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**

If Previous PLUS, what was the PLUS ID:

#### Zoning Information

Present Zoning for this project area: **AR-1**

Proposed Zoning for this project: **MR (with Conditional Use)**

#### Land Use Information

Present Use for this project area: **Trailer Park**

Proposed Use for this project: **Multi-family Dwelling Units**

### Residential Development Information

Type of Residential: **Multi-Family \*5+ units/bldg**

If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate**

Total number of Homeownership units: **42**

Type of Rental Units:

Total number Rental Units:

### **Table of Residential Units Proposed**

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		42	

### Commercial Development Information

Type of Commercial:  
Type of Industrial:  
Institution Type:  
Total Square footage:

### School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? **Yes**

If yes, please provide a brief description of the conditional use justification:

**MR zoning requires a Conditional Use for multi-family dwelling**

Are there any Federal permits, licensing, or funding anticipated for this project?

**Yes**

If yes, please describe/elaborate

**A potential wetlands permit for a stormwater discharge into federal wetlands may be required**

### Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:

**Roger A. Gross 302-222-2985**

## **Section IV: Utilities**

### Water Supply Details

What type of water provider will be used for this project? **Public Utility**

Who is the Water Service Provider: **Other Artesian Water Company, Inc.**

Will a new public well be located at this site? **No**

### Wastewater Supply Details



What type of wastewater Supply provider will be used for this project? **Public Utility**  
Who is the Wastewater Service Provider: **Other Artesian Wastewater Management, Inc.**  
Will a new public wastewater system be located at this site?  
**No**

## Section V: Environmental Details

### Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

### Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?  
**Yes**

#### Tidal Wetlands

Are there Tidal Wetlands? **No**  
If yes, estimated Acres of Tidal Wetlands:

#### Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**  
If yes, estimated Acres of Non-Tidal Wetlands: **0.11**

#### Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?  
**Yes**  
If yes, estimated acres of wetlands impacted: **0.01**

#### Wetland Delineation

Have the wetlands been delineated? **Yes**  
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?  
**No**

### Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?  
**Yes**

### Stormwater Management Details

List the proposed stormwater management practices for this site:

## Extended Detention Basin

### Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **6.4**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**

Please list the "other" type of Open Space:

Will any land from this project be dedicated for community use (e.g. police, fire, school)?

**No**

Please describe anticipated community use

## Section VI: Transportation / Mobility / Connectivity

### Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**

Please provide estimated vehicle trips this project will generate on an average weekday.  
**244**

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

### Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.

**Subdivision of Hawthorne**

### Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

**Yes**

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

**No**

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

**Yes**

### Table of Mobility Connectivity Parameters

	<b>Sidewalks</b>	<b>Bike Paths</b>	<b>Bus Stops</b>
<b>Currently exist?</b>	No	No	Yes
<b>Type existing</b>			Within Right-of-Way
<b>Proposed to add?</b>	Yes	Yes	
<b>Type proposed</b>	Internal, Within Right-of-Way	Within Right-of-Way	

## Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?

**No**

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

**Acknowledge**

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?

**No**

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

**Acknowledge**

If yes, please provide details regarding known historic/cultural resources near the project site.

## Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

**If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.**

Signature of Person completing form on behalf of the Property Owner



Roger Gross

**As the project contact, I acknowledge that this application will not be complete  
until OSPC receives the Owner Signature  
Acknowledge**

**From:** Bulkilvish, Samantha (OMB) <Samantha.Bulkilvish@delaware.gov>  
**Sent:** Wednesday, November 9, 2022 10:11 AM  
**To:** Roger Gross  
**Subject:** PLUS Application 2022-12-01 Silver Oak Villas  
**Attachments:** Owner Signature Page.pdf

The Office of State Planning is in receipt of a PLUS application for your **Rezoning and Site Plan Review**. You have been assigned PLUS number **2022-12-01**.

Your application requires that the following information be submitted through our dropbox.

- a. The results of both the Pre-check (Geoprocessing) and Screening tools from the online application site
- b. Site Plan
- c. Owner Signature Document (Attached)

The link to the drop box is:

<https://www.dropbox.com/request/F2i0D3JNKb8fVhq4ESyO>

The following instructions should be considered when preparing the information to send:

- **ALL** associated **documents** should be saved into **ONE Zip file** (site plan, additional descriptions, Historic and Cultural Review documents that they may already have, Comp Plan documents, Ordinances, or Master Plan documents, etc.)
- Site plans will need to be saved as either .dwg, .dxf, or .pdf
- Use the **PLUS ID as your Zip File name** (ie: 2021-01-01.zip)

Your space on the **December 21** agenda is reserved provided that we receive your supporting documentation via our dropbox by close of business on **December 1**. Please contact us at 302-739-3090 or [Plus@delaware.gov](mailto:Plus@delaware.gov) if you need assistance with any of the requested documents.



**Samantha Bulkilvish, AICP**

Planner V

Office of State Planning Coordination

**Office:** (302) 672-5137 **Email:** [Samantha.Bulkilvish@delaware.gov](mailto:Samantha.Bulkilvish@delaware.gov)

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[stateplanning.delaware.gov](http://stateplanning.delaware.gov) 122 Martin Luther King Jr. Blvd. South, Dover, DE 19901



### Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Villas at Silver Oak

Project ID (to be completed by OSPC): \_\_\_\_\_

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner

11-14-22  
Date

Charles E. Tunney Jr.

Property Owner (Please Print)

\_\_\_\_\_  
Signature of Additional Owner (if applicable)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Additional Owner (Please Print)





FULLNAME	Second_Owner_Name	MAILINGADD	CITY	STATE
BURNS JAMES ALLAN SR	JANET MITCHELL DIANE SPONAUGLE	24635 LEWES GEORGETOWN HWY	GEORGETOWN	DE
CASTILLODARIO DOMINGO		25163 SILVER OAK RD	GEORGETOWN	DE
CHILEL YURI MARISELA SEBASTIAN		25084 GRACE RD	GEORGETOWN	DE
FITCHETT RICHARD W & LYNN S		18979 GRAVEL HILL RD	GEORGETOWN	DE
HERO SERVICES LLC		PO BOX 643	GEORGETOWN	DE
KOPPLE WALLACE EDWARD TRUSTEE	KAY MARIE KOPPLE TRUSTEE	20492 DODDTOWN RD	HARBESON	DE
LEON BELSIL ABDELY MEJIA DE	SARAHILDA MORALES MORALES	24676 LEWES GEORGETOWN HWY	GEORGETOWN	DE
LITTLETON DONNA & HARRISON		25167 SILVER OAK RD	GEORGETOWN	DE
LOEFFLER JOSEPH W		24664 LEWES GEORGETOWN HWY	GEORGETOWN	DE
LOPEZMIRIAM M RIOS		25100 GRACE RD	GEORGETOWN	DE
LORAH PETE C	DANIELLE N LORAH	1433 WANDERING WILLOW WAY	LOXAHATCHEE	FL
MITCHELL JAMES L	JANET L MITCHELL	24634 LEWES GEORGETOWN HWY	GEORGETOWN	DE
PEREZ JUAN		25078 GRACE RD	GEORGETOWN	DE
RAMIREZ SANTOS VITALINO VELASQUEZ		25070 GRACE ROAD	GEORGETOWN	DE
RIOS-LOPEZ MIRIAM MARISOL		25090 GRACE RD	GEORGETOWN	DE
ROB THE RANGER LLC		16255 SUSSEX HWY	BRIDGEVILLE	DE
RODRIGUEZ ISABEL BAUTISTA		25199 SILVER OAK RD	GEORGETOWN	DE
ROSENDO JANET		25094 GRACE RD	GEORGETOWN	DE
SILVESTRI JAMES ROBERT		18917 GRAVEL HILL RD	GEORGETOWN	DE
STATE OF DELAWARE DEPARTMENT OF	TRANSPORTATION	250 BEAR-CHRISTIANA RD	BEAR	DE
STUCHLIK CHRISTOPHER L		4430 PINWOOD COURT	BROWNSBURG	IN
STUCHLIK DAVID W		620 SLAB RIDGE RD	FRUITLAND	MD
STUCHLIK JONATHAN TODD		208 WELLINGTON RD	WILMINGTON	DE
TURNER CHARLES E JR		29762 OLIVER WOLCOTT DR	MILLSBORO	DE
VELASQUEZ VICTORIANO ISABEL	MAGDALENA WILSA PEREZ	25060 GRACE RD	GEORGETOWN	DE

ZIPCODE

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