**STATE OF DELAWARE**
**OFFICE OF MANAGEMENT AND BUDGET**
**OFFICE OF STATE PLANNING COORDINATION**

July 22, 2024

Mr. Alan Decktor
Pennoni Associates, Inc.
18072 Davidson Drive
Milton, DE 19968

RE: PLUS review – 2024-06-06; Bayshore Plaza, Parcel A

Dear Mr. Decktor:

Thank you for meeting with State agency planners on June 26th to discuss Bayshore Plaza, Parcel A. According to the information received, you are seeking Review of a proposed Site Plan for the construction of a storage facility and future retail pad site on 3.21 acres zoned C-1 (General Commercial). The proposed project is located East of John J Williams Highway and south of Long Neck Road.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

## Strategies for State Policies and Spending

This project is located in a Level 2 investment area, which is consistent with the 2020 Strategies for State Policies and Spending. This site is also located in the Commercial area according to the Sussex county plan.

Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. Development in Level 2 is consistent with the 2020 Strategies for State Policies and Spending; therefore, the Office of State Planning Coordination has no objections to this site plan provided it meets the relevant codes and ordinances of Sussex County

## Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Stephen Bayer 302-760-4834

- Any site access points onto State maintained roads must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage with Shore Plaza Blvd. and Rt. 24. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of Shore Plaza Blvd. and Rt. 24 along the site's frontage. The following right-of-way dedication note is required, "**An X-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage with Shore Plaza Blvd. and Rt. 24. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:

    - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.

  - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

- Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 1 and 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is required. In this case the project is in a Level 2 area. As such sidewalks or shared use paths will be required along the property frontage with Shore Plaza Blvd. and Rt. 24.

- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along all frontage roads.

- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

**Wellhead Protection Area**
A Wellhead Protection Area (Long Neck Church) is located on the entirety of the site. Wellhead Protection Areas are the surface and subsurface areas surrounding a water well, or a public water supply wellfield. Contaminants may leach into the soil in these areas, thereby having the potential to reach the water supplies. The current design appears to propose 86% impervious surfaces, including a large parking lot for boats and campers. Please be advised that boat fluids, fuels, and other leaks that may occur on this parking lot have the potential to reach water supplies.

- The applicant must comply with all county and municipal codes that affect public drinking water supply in Wellhead Protection Areas.
- The applicant should not store hazardous substances or wastes on-site, unless specific approval is obtained from the relevant state, federal, or local program.

Contact: DNREC Public Water Supply Protection Program at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/commercial-government/public-water/

**Stormwater Management**
The project proposes greater than 5,000 square feet of land disturbing activities and will be subject to Delaware's *Sediment and Stormwater Regulations*.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Sussex Conservation District.

- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically https://enoi.dnrec.delaware.gov/, select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the $195 fee.

- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219.
Website: https://www.sussexconservation.org/

General Stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

**Industrial Stormwater**
- Certain sites are required to obtain permit coverage under Delaware's *Industrial Stormwater Regulations*. If this site will strictly serve as boat storage, permit coverage will not be necessary. If it is considered to be a warehouse (under SIC code 4225), please contact the DNREC Commercial and Government Services Section to determine future permitting requirements.

Any unpermitted, stormwater discharge affected by industrial activities is considered to be an illicit discharge, a violation of the National Pollutant Discharge Elimination System and the Clean Water Act.

- Industrial Stormwater Regulations can be found by visiting the DNREC Commercial and Government Services website at: https://dnrec.delaware.gov/water/commercial-government/npdes/industrial-stormwater/

Contact: DNREC Commercial and Government Services Section at (302) 739-9946.
Email: DNREC_ISW@delaware.gov
Website: Industrial Stormwater Runoff - DNREC (delaware.gov)

**Wastewater Disposal Systems – Large Systems**

- For wastewater conveyance offsite by way of new sewer connection, flow rates exceeding 2,500 gallons of liquid waste per day will require a Wastewater Pollution Collection and Conveyance (WPCC) permit from the Commercial and Government Services Section.

Contact: DNREC Commercial and Government Services Section at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/commercial-government/

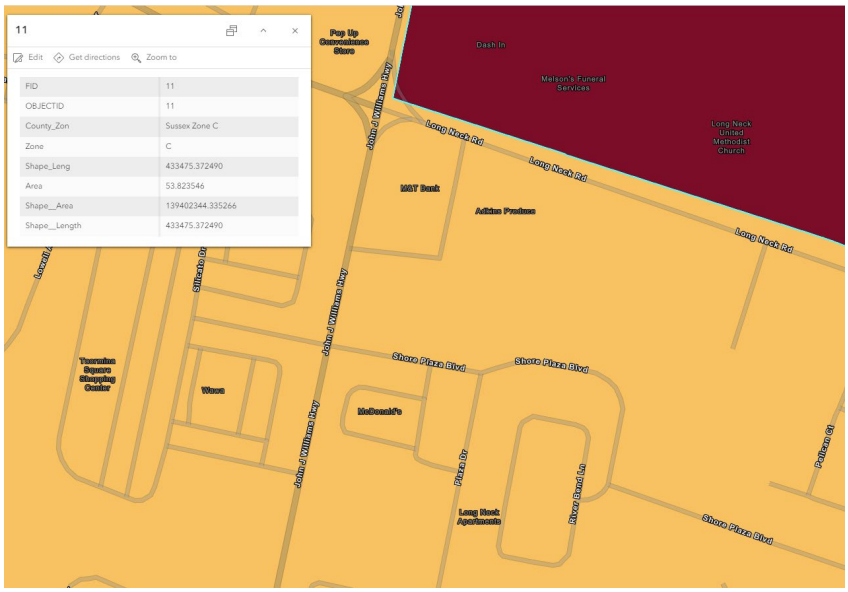
Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

**Proposed Project Parcel Flood Concern**

- This parcel is located within an area of **Minimal Flood Concern of 1000 years or greater**.

**Parcel Status within County Evacuation Zone Location**

- The parcel is located within Sussex County's Evacuation Zone C.



**Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant**

- The parcel **is not** located within the 10-mile EPZ for the Salem Nuclear Power Plant.

State Historic Preservation Office – Contact Carlton Hall 302-736-7400

- Aerials and other photography suggest that the topsoil has been stripped and additional disturbance has occurred on this parcel within the last 20 years or so. Prior to such disturbance, there would have been relatively low to moderate potential for precontact archaeological sites, and moderate potential for historic period sites associated with 19th c. properties shown on historic maps in the general vicinity. . If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394
This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office.

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

**Fire Protection Water Requirements**:

- Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Storage)

- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

**Fire Protection Features:**

- All structures over 10,000 sq. ft. aggregate will require automatic sprinkler protection installed.

- Buildings greater than 10,000 sq. ft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements

- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.

- Show Fire Lanes and Sign Detail as shown in DSFPR

**Accessibility**

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from John J Williams Hwy must be constructed so fire department apparatus may negotiate it.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.

- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.

- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

**Gas Piping and System Information:**

- Provide type of fuel proposed and show locations of bulk containers on plan.

**Required Notes**:

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”

- Proposed Use

- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units

- Square footage of each structure (Total of all Floors)

- National Fire Protection Association (NFPA) Construction Type

- Maximum Height of Buildings (including number of stories)
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Provide Road Names, even for County Roads

## Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.
- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 16, 2021. The notes can be found at https://www.deldot.gov/Business/subdivisions/

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

**Special Considerations for Stormwater Quality**

- In instances where there is potential for the contamination of stormwater from oils or other pollutants, or leaching of such pollutants into soils, consider Best Management Practices (BMPs), such as the use of berms and shut-off valves, as necessary, especially since this site lies directly over a Wellhead Protection Area. Other recommended BMPs can be found on EPA's website at https://www.epa.gov/sites/default/files/2015-10/documents/sector_r_shipbuilding.pdf

Contact: DNREC Commercial and Government Services Section at (302) 739-9946.
Email: DNREC_ISW@delaware.gov
Website: Industrial Stormwater Runoff - DNREC (delaware.gov)

**Drainage**

- All existing drainage ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project.

- Environmental permits or exemptions may be required by the County Conservation District (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Waterways Section prior to clearing and/or excavating ditch channels.

- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.

Contact: DNREC Drainage Program at (302) 855-1930.
Website: https://dnrec.delaware.gov/drainage-stormwater/

**Water Quality**

This site lies within the Indian River Bay and Rehoboth Bay Watershed. Surface water quality in this watershed does not meet Federal and/or State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.

- Reduce impervious surfaces on the project site by minimizing areas of impervious pavement. Break up large parking lots with planted islands.

- Use pervious pavement in areas where boat fluid leaks will not take place.

- Reduce stormwater runoff by integrating infiltration basins, bioretention (rain gardens), filter strips, and by preserving existing trees, wetlands, and passive open space.

- Reduce the necessity for nutrient application by maintaining open space as meadow or forest planted exclusively with native plants. Native plants are well-suited to our climate and require limited maintenance.

Contact: DNREC Division of Watershed Stewardship's Watershed Assessment Section at (302) 739-9939. https://dnrec.alpha.delaware.gov/watershed-stewardship/

**Sustainable Practices**

- For the boat storage building, consider using renewable energy infrastructure such as solar to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities ((https://dnrec.delaware.gov/climate-coastal-energy/renewable/assistance/).

- On large expanses of impervious surfaces and asphalt, design parking areas to include trees for shading.

- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.

- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.

- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.
Website: https://dnrec.delaware.gov/climate-coastal-energy/

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

**Population**

- The county has a population density of 265.60 per square mile based on the US 2020 Census report; an increase from 2010 at 208.90 persons per square mile. The specific census block(s) the project is located on has a total population of 402, though, with development, this will undoubtedly change. The 19 adjacent blocks aggregated bring the area to a total population of 2337.

**FEMA National Risk Index**

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hal, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and

Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.

Expected Annual Loss
× Social Vulnerability
÷ Community Resilience
= Risk Index

- According to FEMA's National Risk Index, the parcel **is** considered **relatively low** for overall natural hazards risks.

- Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.

- Its community resilience is rated at **relatively moderate** whereas its social vulnerability is rated as **relatively low.**

**Renewable Energy Commitment**

- Regarding energy use and consumption, the census tract utilizes **electricity** as the predominant fuel type for heating purposes.

- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better, as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure. Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs or solar panels where applicable and allowable, and the like.

**DEMA Notes:**

- Lastly, in reference to the evacuation zone, DEMA recommends the zone's designation and the information behind it be made readily available to all persons on the parcel, which can be done by simply placing a sign or having pamphlets readily accessible.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications, or brochures.

**Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason, therefore.**

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

David L. Edgell, AICP
Director, Office of State Planning Coordination

Attachments:
- Sussex County Planning & Zoning Comments
- Sussex Engineering Comments

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

Sussex County
DELAWARE
sussexcountyde.gov

# Preliminary Land Use Service (PLUS) Meeting
# June 26th, 2024
# June PLUS Comments
# Sussex County Department of Planning & Zoning

**I. Review and Discussion: Bayshore Plaza, Parcel A (2024-06-06)**
**Location:** East side of John J Williams Highway (Route 24) and approximately 330 feet south of Long Neck Road (Route 23).
**Project:** Review of a proposed commercial self-storage facility and commercial pad site on a parcel comprised of (3.21) acres +/-.

**Sussex County Department of Planning & Zoning Comments**

**The applicant is required to participate in a pre-application meeting with the County. Please contact the Planning and Zoning Department to schedule a pre-application meeting with staff to discuss the proposed project by calling (302)855-7878 or you may reach out to the Planning & Zoning Office at p&z@sussexcountyde.gov.**

**Following submission to the County, staff will review the Preliminary Site Plan, where more detailed comments will be provided to the applicant. At the PLUS stage of review, staff wish to limit comments to high-level comments only.**

**Please note that the following are informal staff comments, and do not prejudice any decision that the Sussex County Planning & Zoning Commission may wish to make as part of any application submitted to the Department.**

**Tax Parcel ID:** 234-23.00-269.19

**Proposed:** The Applicant proposes a commercial self-storage facility (98,400 SQ FT), RV storage, a commercial pad site (4,000 SQ FT), parking, and stormwater management on a Parcel comprised of a total of (3.21) acres +/-.

**Zoning:** The parcel is zoned General Commercial (C-1). The Plan includes a total of (102,400 SQ FT) of commercial improvements and would need to meet the requirements of *Large Scale Use* in the (C-1) Zoning District. Under the *Large Scale Use* setback requirements in Code, the Plan's design would need to be revised to meet the side and rear setbacks. Additionally, the parking requirements for landscaping and parking islands is required for any *Large Scale Use* improvements. Please note, County parking Code requires an increase of the provision of parking by 20% when improvements are categorized as *Large Scale Use.*

**Density:** N/A

**Applicability to Comprehensive Plan:** The project lies within the Growth Area classifications of "Commercial Area" (per the 2018 Comprehensive Plan). Commercial Areas are lands currently zoned AR-1 that the County "hopes to retain the rural environment" and "set aside significant open space" (2018 Sussex County Comprehensive Plan, 4-18).

The Comprehensive Plan notes that Commercial Areas are emerging growth areas which "include concentrations of retail and service uses that are mainly located along arterials, and highways," and "include commercial corridors, shopping centers, and other medium and large commercial vicinities geared towards vehicular traffic" (2018 Sussex County Comprehensive Plan, 4-17). The Plan also notes, "Institutional and commercial uses may be appropriate [in these areas] depending on surrounding uses" and notes "more intense uses should be located along main roads or near major intersections" (2018 Sussex County Comprehensive Plan, 4-17).

**Open Space Provisions:** N/A

**Interconnectivity:** While it is understood that there are existing site constraints which may inhibit the ability for proposals to connect to adjacent lands, please note that Staff desire to see interconnectivity between proposed developments, especially on commercial corridors. Staff recommend any future Plan include stubs or easements for connection to all parcels adjacent to the site with frontage on Route 24 prior to site plan review by the Planning & Zoning Commission.

**Transportation Improvement District (TID):** The proposed project is **not** located within the Henlopen TID.

**Agricultural Areas:** N/A

**Forested Areas:** N/A

**Wetlands:** N/A - The Application notes that there are no jurisdictional wetlands present on the site. Please note that Sussex County Code requires that Preliminary and Final Site Plans include the location and regulatory delineation of all state and federal wetlands (§115-220(B)(13)) & (§115-221(B)(14)).

**Site Considerations (Flood Zones, Tax Ditches, Groundwater Recharge Potential etc.):** The property is located within Flood Zone "X" (Unshaded - Areas determined to be outside of the 100 year floodplain) as indicated in the applicant's Conceptual Land Use Plan. This is accurate according to current data available to Sussex County Planning & Zoning. The site is located within an area of "good" Groundwater Recharge according to State and County GIS data. Please note this on any plan in order to comply with the provisions of Chapter 89 "Source Water Protection" of the Sussex County Code (§89-7). Staff note that the proposal is entirely within a wellhead protection area (§89-6). Please note, any improvements will be required to meet the impervious quotients in (§89-6(F)).

PLUS

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**Preliminary Land Use Service (PLUS) Meeting**
**Meeting will be conducted on-line and in person**
**Room 219, Haslet Armory**
**122 Martin Luther King Jr. Blvd., South**
**Please see https://publicmeetings.delaware.gov/ for link to on-line access**
**June 26, 2024**

**Applicants should arrive at least 15 minutes before their appointed time. Times are approximate and are subject to change.**

**Public comment will be heard at the end of each PLUS application after the State Agencies have shared their comments with the applicants. Each person wishing to comment on the application under review will have up to 3 minutes.**

I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**

II. 9:00 AM **Review and Discussion: New Castle County Firearm Retail Businesses Ordinance (2024-06-09)**
**County:** New Castle **Municipality:** Unincorporated
**Location:** All unincorporated parts of New Castle County.
**Project**: Review of a proposed Ordinance establishes use standards for firearm retail businesses.

III. 9:15 AM **Review and Discussion: Caesar Rodney School District (2024-06-01)**
**County:** Kent **Municipality:** Unincorporated
**Location:** Southeast corner of S. State Street and Sorghum Road.
**Project:** Review of a proposed School Site Feasibility to accommodate growth within the Caesar Rodney School District totaling 207.87 acres zoned AC (Agricultural Conservation)

IV. 9:45 AM **Review and Discussion: Villages at Westowne (2024-06-07)**
**County:** Kent **Municipality:** Frederica
**Location:** Johnycake Landing Road, Frederica.
**Project:** Review of a proposed Site Plan for the construction of a Mixed-Use development on 333 acres zoned R-5 TND (Traditional Neighborhood Development). Total residential units of 1,575, a mix of single family, multifamily and duplex/townhouses as well as 100,000 sq ft of mixed commercial space.

V. 10:15 AM **Review and Discussion: Warrington Property (2024-06-08)**
**County:** Sussex **Municipality:** Proposed Annexation to Lewes.
**Location:** East side of Savannah Road, 400’ +/ north of Donovans Road, near the City of Lewes

**Project:** Review of a proposed Subdivision community consisting of 90 duplex/townhouse units on 12.68 acres zoned R-5 (Mixed Residential).

**The proposed project is located within the City/Town/Growth and Annexation Area of the City of Lewes. The Sussex County Engineering Department does not have comments for this project.**

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-8384.

VI. 10:45 AM **Review and Discussion: Hickman (2024-06-02)**
**County:** Sussex **Municipality:** Unincorporated
**Location:** South of Hickman Road, east of Cedar Neck Road.
**Project:** Review of a proposed Site Plan with a conditional use for the construction of single-family detached condominiums on 12.8 acres zoned MR (Medium Density Residential).

**The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.**

**A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.**

**The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.**

**One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.**

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-8384.

VII. 11:15 AM **Review and Discussion: Ocean Sand Holdings (2024-06-03)**
**County:** Sussex **Municipality:** Unincorporated
**Location:** 34802 Atlantic Ave., Ocean View is the entrance location on parcel 180.00
**Project:** Review of a proposed Multi-family Subdivision with a 19,200 sq ft commercial section on 22.2 acres zoned AR-1 (Agricultural Residential) with proposed zoning of MR (Medium Density Residential).

**The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.**

**A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.**

**The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.**

**One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.**

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-8384.

VIII. 11:45 AM **Review and Discussion: The Wren (2024-06-05)**
**County:** Sussex **Municipality:** Unincorporated
**Location:** Godwin School Road, Millsboro, DE 19966.
**Project:** Review of proposed Residential Subdivision with approximately 64 single family homes on 64.11 acres zoned AR-1 (Agricultural Residential).

**The project is within a Tier 3 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to these parcels. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility or municipality.**

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-8384.

IX. 12:15 PM **Review and Discussion: Prettyman Subdivision (2024-06-04)**
**County:** Sussex **Municipality:** Unincorporated
**Location:** North of Prettyman Road and west of Pettyjohn Road.
**Project:** Review of a proposed 210 single-family lot Subdivision in a cluster design on 105.5 acres zoned AR-1 (Agricultural Residential).

**The project is within a Tier 3 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to these parcels. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility or municipality.**

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-8384.

X. 12:45 PM **Review and Discussion: Bayshore Plaza, Parcel A (2024-06-06)**
**County:** Sussex **Municipality:** Unincorporated
**Location:** East of John J. Williams Highway and south of Long Neck Road.
**Project:** Review of a proposed Site Plan for the construction of a storage facility and future retail pad site on 3.21 acres zoned C-1 (General Commercial).

**The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.**

**A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.**

**The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.**

**One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.**

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-8384.

**The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.**