



Application Form
Submitted Time:
October 13, 2023 9:09 AM

Preliminary Land Use Service

PLUS ID: 2023-11-02

State Strategy Level: 2 & 3 (Some areas Out of Play)

PLUS Application Type - Site Plan Review

Title: 22357 & 22455 John J Williams Hwy, Lewes, DE 19958

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

Proposed use is a convenience store with gas sales. Seeking conditional use approval through Sussex County.

Section I: Project Location

How many parcels are involved in this project?

Multiple Parcels

Total number of parcels being reviewed for this project

4

Parcel ID(s): 234-11.00-56.02, 234-11.00-56.03, 234-11.00-56.06, 234-11.00-56.09

Project Location: 22357 & 22455 John J Williams Hwy, Lewes, DE 19958

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

Section II: Project Contact Information

Owner Contact Information

Dick Ennis

22357 John J Williams Hwy

Lewes, DE 19958

Phone: (410) 889-0200

Email: bill@ratcliffearchitects.com

Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? **Yes**

Two Farms Inc. DBA "Royal Farms"

3611 Roland Avenue

Baltimore, MD 21211

Phone: (410) 889-0200
Email: bill@ratcliffearchitects.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
KCI Technologies, Inc.
Rhiannon Sayles
Phone: (302) 318-1099
Email: rhiannon.sayles@kci.com
Fax: (302) 318-1099

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **3.35**
Type of Development: **Commercial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

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

Land Use Information

Present Use for this project area: **Residential and Storage**
Proposed Use for this project: **Commercial Retail and Gas Sales**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

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

Commercial Development Information

Type of Commercial: **Other Commercial Retail and Gas Sales**

Type of Industrial:

Institution Type:

Total Square footage: **4,709**

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:

Commercial Retail and Gas Sales is not an allowable use in the current zone.

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

No

If yes, please describe/elaborate

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:

Bill Mortoff (410) 889-0200

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 Tidewater**

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: **Municipal**

Will a new public wastewater system be located at this site?

Yes

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)
Yes	0.56	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? **Unknown**

If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Unknown**

If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

No

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Unknown**

If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

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)?

No

Stormwater Management Details

List the proposed stormwater management practices for this site:

Infiltration Basin if feasible

Open Space Details

Is there Open Space proposed for this project? **No**

Estimated acres of Open Space proposed:

What kind of Open Space?

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.
3,866
 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)?
Less than 1%

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.
Unknown

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

 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?
Unknown

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

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	Unknown
Type existing			
Proposed to add?	Yes	Unknown	
Type proposed	Internal, 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

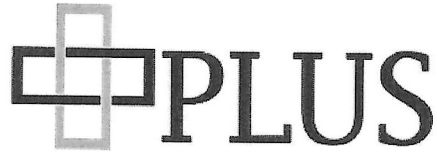
If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner

A handwritten signature in black ink, appearing to read "Thm Cole". The signature is written in a cursive style with a horizontal line above the first few letters.

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

Acknowledge



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: _____

Project ID (to be completed by OSPC): _____

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

Dick Ennis
Harold R. Ennis

10/12/2023

Signature of Property Owner

Date

DICK ENNIS
HAROLD R. ENNIS

Property Owner (Please Print)

N/A

N/A

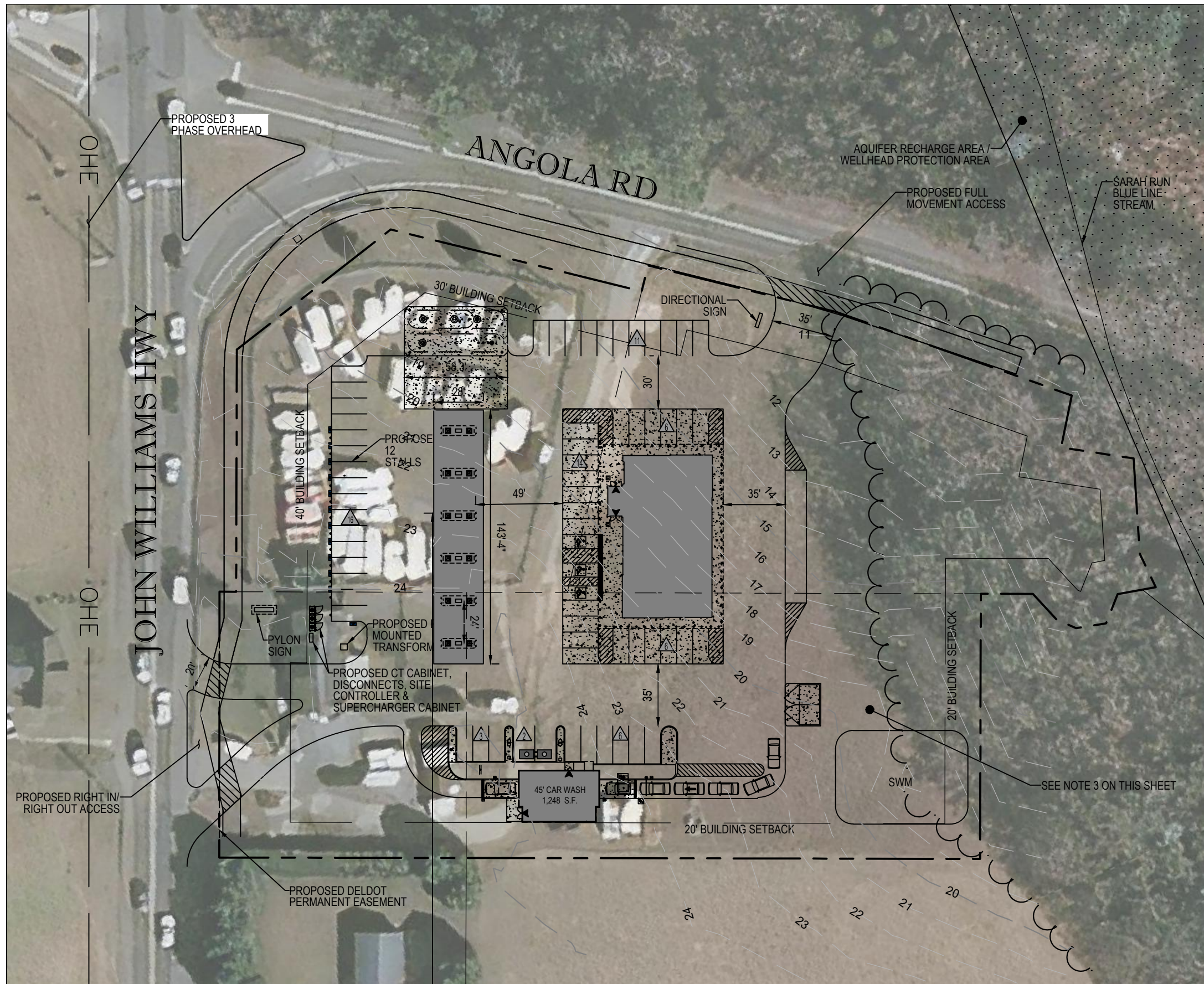
Signature of Additional Owner (if applicable)

Date

N/A

Additional Owner (Please Print)



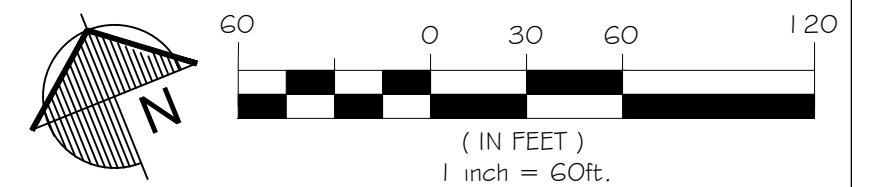


PRELIMINARY ZONING INFORMATION

APPROXIMATE ACREAGE	3.87 ACRES	
BUILDING	LEAN CON (LEFT) 4,709 SF STATERGATE 6 x 1 FUEL ISLAND MINIMUM DISTANCE	
ZONING	AR-1 AGRICULTURAL RESIDENTIAL	
FRONT SETBACK	BUILDING - 40'	
SIDE SETBACK	BUILDING - 15'	
REAR SETBACK	BUILDING - 20'	
REQUIRED PARKING	REQ. PARKING 1 PER 200 SF PLUS 1 PER 2 EMPLOYEES ON LARGEST SHIFT	29 SPACES
PROVIDED PARKING	61 - STANDARD SPACES 3 - ACCESSIBLE SPACE	TOTAL 64 SPACES

SITE INFORMATION - NOTES

1. CONCEPTUAL PLAN ONLY - NOT FOR CONSTRUCTION.
2. THIS PLAN IS CONCEPTUAL ONLY AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SITE SURVEY, THEREFORE PROPERTY LINES, WETLAND BOUNDARIES, AND OTHER SPECIFIC DATA ARE APPROXIMATE. ACCURACY OF THE DEPICTED RIGHT OF WAY, TOPOGRAPHY, AND PARCEL BOUNDARY INFORMATION IS SUSSEX COUNTY GIS. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF DUE DILIGENCE AND DOES NOT COMPLETELY TAKE INTO CONSIDERATION BULK REGULATIONS OR OTHER GENERAL ZONING COMPLIANCE SUCH AS LANDSCAPE BUFFERS, OPEN SPACE REQUIREMENTS, STORMWATER MANAGEMENT, AND BUILDING SETBACKS.
3. PRIOR TO SUBMITTING ANY SITE PLAN APPLICATION FOR THE PROPOSED USE, THE APPLICANT INTENDS TO RECORD A LOT LINE ADJUSTMENT AND CONSOLIDATION PLAN WHICH CONSOLIDATES INTO ONE UNIFIED PARCEL THOSE PARCELS (OR PORTIONS OF PARCELS) COMPRISING THE ASSEMBLAGE WHICH IS THE SUBJECT OF THIS CONDITIONAL USE APPLICATION.



NO.	DATE	REVISION

KCI
TECHNOLOGIES
5001 LOUISE DRIVE
MECHANICSBURG, PA 17055
717-691-1340
ENGINEERS • PLANNERS • ECOLOGISTS

JOHN J WILLIAMS HWY AND ANGOLA RD

22357 JOHN J WILLIAMS
SUSSEX COUNTY - DE

DATE OF ORIGINATION : 06/07/2023	
DRAWN BY : CBC	APPROVED BY :
CHECKED BY : WCD	KCI# : 281600684.224

NOTES

CONDITIONAL USE APPLICATION PLAN

SEAL:



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

NICOLE MAJESKI
SECRETARY

October 6, 2023

Mr. Mark Keeley
Traffic Concepts, Inc.
7525 Connelley Dr, Suite B
Hanover, MD 21076

Dear Mr. Keeley:

We have reviewed the Preliminary Traffic Impact Study (PTIS) that we received on October 2, 2023, for the **Royal Farms Store #501 – Lewes** development (Tax Parcels 234-11.00-56.02, 56.03, 56.06, & 56.09). Upon our review, the Preliminary TIS is acceptable as submitted. You may proceed with the Final TIS.

You may contact Ms. Joanne Arellano at (302) 533-3969 if you have any questions concerning this correspondence.

Sincerely,

A handwritten signature in blue ink that reads "Sireen A. Muhtaseb".

Sireen A. Muhtaseb, PE
TIS Group Manager

SAM:jma
Enclosure

cc: Todd Sammons, Assistant Director, Development Coordination
Annamaria Fumato, TIS Group Project Engineer, Development Coordination
Joanne Arellano, Project Manager, Johnson, Mirmiran & Thompson, Inc.

PUBLIC PRE CHECK Results for State Parcel(s): 234-11.00-56.09,234-11.00-56.02,234-11.00-56.06,234-11.00-56.03

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

WRPA: No Issues Found

Land and Water Conservation Fund: No Issues Found

Soils - New Castle County: No Issues Found

Well Head Protection Areas: RecordSetObject: Cannot open table for Load

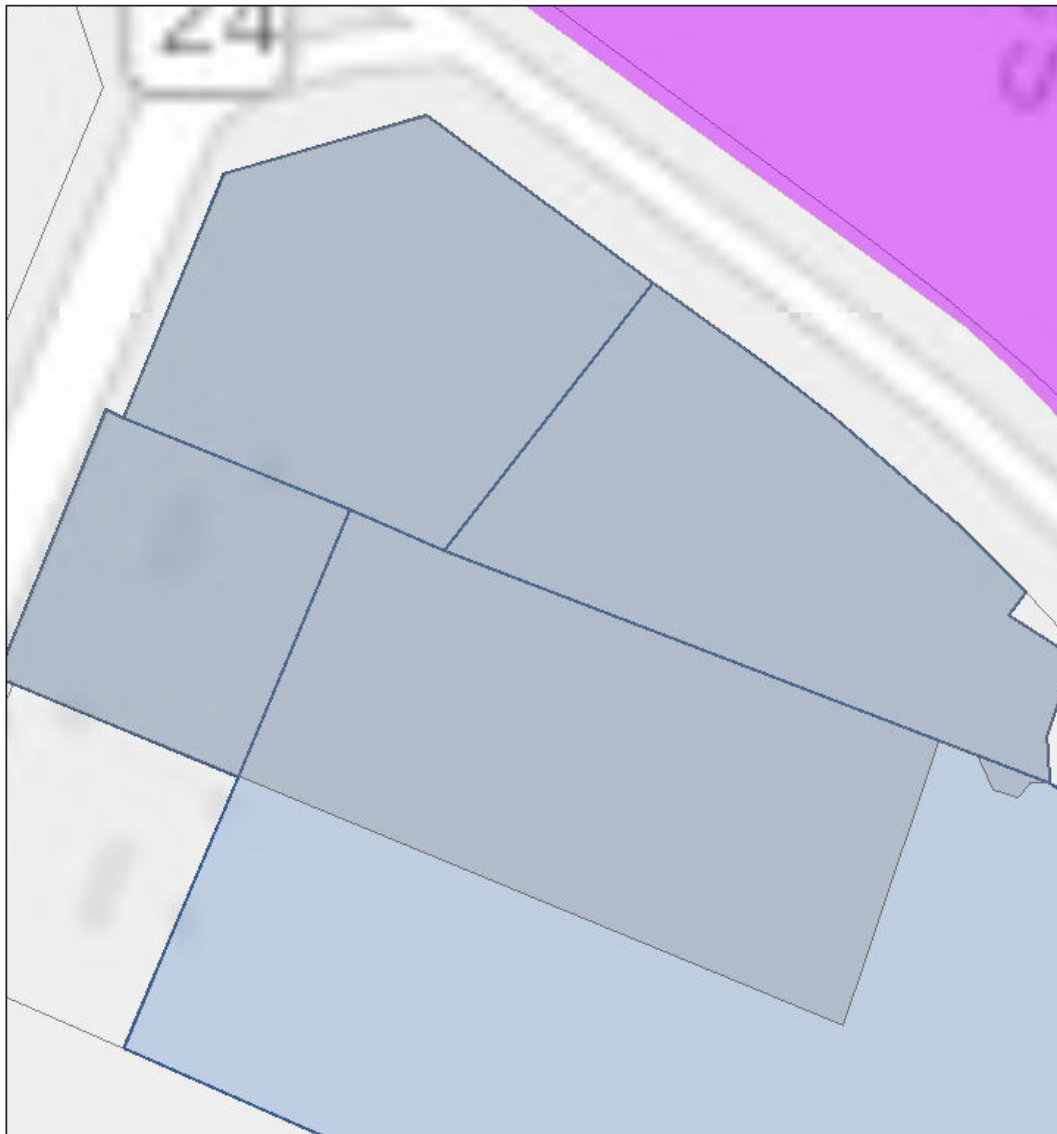


John J Williams Hwy @ Angola Rd

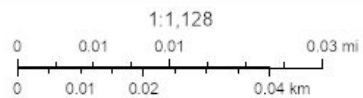
Area of Interest (AOI) Information

Area : 147,271.49 ft²

Oct 10 2023 7:29:36 Eastern Daylight Time



- DE_Boundaries - State and County Boundaries
- DE PLUS Project Areas
- DE_StateParcels - State Parcels



County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft ²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	5	147,080.20	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	1	54,256.42	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	2	147,271.46	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	1	11,096.01	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	3	147,271.42	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft ²)
1	234-11.00-56.02	16.03	51,204.41
2	234-11.00-56.09	0.88	38,442.95
3	234-11.00-56.03	0.85	37,115.29
4	234-11.00-56.06	0.47	20,291.88
5	234-11.00-55.00	1.65	25.67

Delaware Ecological Network

#	ID	Area(ft ²)
1	8,486.00	54,256.42

Soils Sussex County

#	SOILNAME	Area(ft ²)
1	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	120,023.97
2	Longmarsh and Indiantown soils, frequently flooded	27,247.49

2017 Wetlands (not regulatory)

#	ACRES	Area(ft ²)
1	7.17	11,096.01

FEMA Flood Maps

#	DFIRM_ID	Area(ft ²)
1	10005C	147,271.42

Preliminary Land Use Service (PLUS)

2023-11-02 22357 & 22455 John J Williams Hwy, Lewes, DE 19958



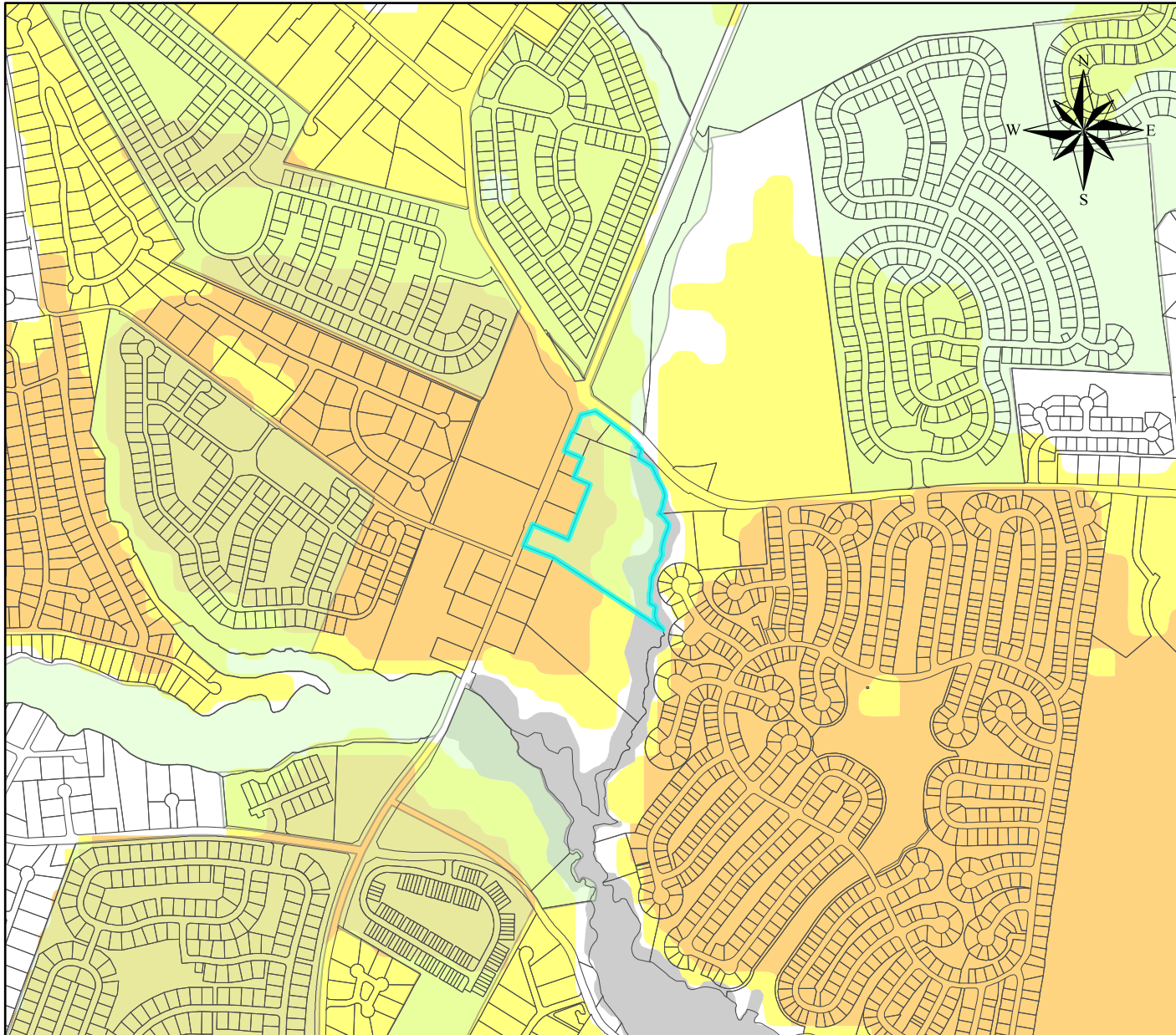
Legend

 PLUS Project Areas



Preliminary Land Use Service (PLUS)

2023-11-02 22357 & 22455 John J Williams Hwy, Lewes, DE 19958



Legend

 PLUS Project Areas


2020 State Strategies

 1

 2

 3

4

 Out of Play

