Preliminary Land Use Service

Application Form

Submitted Time:
December 23, 2024 9:12 AM

PLUS ID: 2025-01-03

State Strategy Level: 2 & 3

PLUS Application Type - Site Plan Review

Title: Greenwood Concept Plan
County: Sussex County **Municipality:** Greenwood
Description of PLUS project/plan:
Concept Plan for a 272 Unit Multifamily Development with Future Area for Commercial Units

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): 530-10.00-45.00

Project Location: East of Sussex Highway and West of Nanticoke River

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

Section II: Project Contact Information

Owner Contact Information

Charles Whitmore and Gladys Schweikert
18714 Shiloh Church Road
Georgetown, DE 19947
Phone: (302) 249-7117
Email: gus.croll@crollconstruction.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Greenwood Devlopers, LLC
22997 Lewes Georgetown HIghway
Lewes, DE 19958
Phone: (302) 249-7117

Email: gus.croll@crollconstruction.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
Eric W Wahl
Phone: (302) 684-6236
Email: ewahl@pennoni.com
Fax: (302) 684-8030

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

Section III: Project Details

Project Area (Acres): **39.58**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential, Commercial**

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: **HC (Highway Commercial)**
Proposed Zoning for this project: **HC (Highway Commercial)**

Land Use Information

Present Use for this project area: **Vacant - Agricultural Use**
Proposed Use for this project: **Multifamily Dwelling Units and Future Commercial**

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: **Market rate, Condo**
Total number of Homeownership units: **272**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		272	

Commercial Development Information

Type of Commercial: **Other Unknown at this time, approximately 7 acres designated for future commercial use.**
Type of Industrial:
Institution Type:
Total Square footage: **0**

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? No
If yes, please provide a brief description of the conditional use justification:

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? **No**

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

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: **Municipal**
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?
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)
Yes	19.34	Yes	11.39

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: **3.76**

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? **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:

Typical BMP's including infiltration ponds where feasible, stormwater management ponds, biofiltration, and other similar SWM measures.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **19.05**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat**
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.
1,859
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)?
5%

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.
An existing easement connects this parcel to the parcels located north of the site.

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?
No

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.

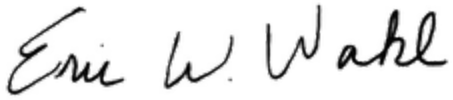
Section IX: Signatures

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



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: Greenwood Concept Plan

Project ID (to be completed by OSPC): 2025-01-03

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

Signature of Property Owner

1/8/25
Date

Albert P Croll III
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

Published January 2022

GREENWOOD SUBDIVISION
CONCEPT PLAN

TM: 530-10.00-45.00
NORTHWEST FORK HUNDRED
GREENWOOD, DELAWARE

SITE DATA:

1. TAX MAP NUMBERS : 530-10.00-45.00
2. OWNER INFO: CHARLES WHITMORE AND GLADYS ACHWEIKERT
   18714 SHILOH CHURCH ROAD
   GEORGETOWN, DELAWARE
3. SITE ADDRESS : SUSSEX HIGHWAY
   GREENWOOD, DELAWARE
4. SITE LOCATION: NORTHEAST SIDE OF SUSSEX HIGHWAY
   AND WEST OF NANTICOKE RIVER
5. EXISTING TOTAL ACREAGE: 39.58± ACRES
6. EXISTING ZONING: HC - HIGHWAY COMMERCIAL(GREENWOOD)
7. PRESENT USE: AGRICULTURAL FIELD AND WOODLANDS
8. SEWER PROVIDER: GREENWOOD
9. WATER PROVIDER: GREENWOOD
10. WETLANDS: WETLAND DELINEATION PROVIDED BY PENNONI
13. FLOOD ZONE: ZONE X, AREA UNSHADED, ZONE AE, ZONE X 0.2% ANNUAL CHANCE FLOOD HAZARD FEMA MAPS 10005C0112K AND 10001CO430J
14. WATERSHED: NANTICOKE RIVER
15. PROPOSED USE: MULTIFAMILY DWELLING UNITS (32.58 AC REZONED TO R-3)
    FUTURE COMMERCIAL AREA 7.0 AC (REMAIN HC ZONING)

SECTION 6.3.1 PURPOSE. THE PURPOSE OF THE R-3 DISTRICT IS TO PROVIDE FOR THE ORDERLY DEVELOPMENT OF EXISTING AND PROPOSED MEDIUM TO HIGH DENSITY RESIDENTIAL HOUSING AND RELATED USES INTO THOSE AREAS WHERE ADEQUATE PUBLIC FACILITIES EXIST. THE DISTRICT WILL PERMIT DEVELOPMENT OF GARDEN-STYLE APARTMENTS AS WELL AS TOWNHOUSES THAT WILL YIELD HIGH DENSITIES IN SELECTED AREAS, MULTI-FAMILY DWELLINGS, AND A VARIETY OF HOUSING TYPES.

(6) MULTIFAMILY DWELLING - A BUILDING CONTAINING THREE OF MORE SEPARATE DWELLING UNITS, ATTACHED SIDE BY SIDE THROUGH THE USE OF ONE OR MORE PARTY WALLS IN COMMON WITH OTHER DWELLING UNITS IN THE BUILDING OR CONSTRUCTED ONE ABOVE ANOTHER, EACH UNIT DESIGNED AND USED AS A DWELLING BY NOT MORE THAN ONE FAMILY.

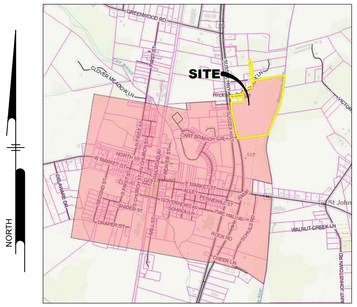
MULTI-FAMILY DWELLING SETBACKS ARE TO BE DETERMINED.

16. PROPOSED DENSITY: 272 UNITS (1 OVER 1 UNITS IN GROUPS OF 4)
17. PARKING: PARKING REQUIRED AT 2.5 SPACES PER UNIT = 680 SPACES
    PARKING REQUIRED AT 2.1 SPACES PER UNIT = 572 SPACES

    PARKING PROVIDED = 572 SPACES

    **** SECTION 9.2.2. - 0.40 PARKING SPACE VARIANCE REQUEST FROM 2.5 SPACES PER DWELLING UNITS TO 2.1 PARKING SPACES PER DWELLING UNIT**



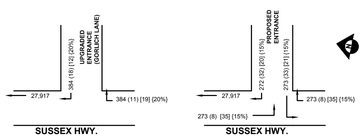


SITE KEYED NOTES

G1	EXISTING TREELINE
G2	EXISTING WETLANDS
G3	WETLANDS BUFFER
G4	PROPOSED STORMWATER MANAGEMENT FACILITY
G5	PROPOSED PARKING AREA
G6	PROPOSED DWELLING UNIT
G7	PROPOSED DEVELOPMENT ENTRANCE
G8	PROPOSED REALIGNED RIGHT-OF-WAY FOR ADJACENT PROPERTIES
G9	FUTURE AREA FOR COMMUNITY AMENITY

TRAFFIC GENERATION - SUSSEX HIGHWAY (SCR 004)

(RIGHT IN AND RIGHT OUT MOVEMENT ALONG WITH EXISTING CROSSOVER)



TRAFFIC GENERATION DIAGRAM

ADT PEAK HOUR (A.M.), ADT PEAK HOUR (P.M.) , DISTRIBUTION (%)

[1] DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT
[2] DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL

DESIGN VEHICLE = WB-40 & SU-30

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - S004 (SUSSEX HIGHWAY) - PRINCIPAL ARTERIAL

POSTED SPEED LIMIT - 55 MPH
AADT = 24,066 TRIPS (FROM 2023 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT= 1.16 x 24,066 TRIPS = 27,917 TRIPS
TRAFFIC PATTERN GROUP = 5 (FROM 2023 DELDOT TRAFFIC SUMMARY)
K FACTOR - 11.40%
TRUCK VOLUME - N/A
D-FACTOR = 57.90%

SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL 11TH EDITION[2]

EXISTING LAND USE:
VACANT LAND - FARM FIELD WITH OLD FARM HOUSE AND
3 RESIDENTIAL DWELLINGS ON GORLICH LANE
3 DWELLINGS - SINGLE FAMILY DETACHED HOUSING (ITE 210)
LN(T)=0.92 LN(X) +2.68 = 40 TRIPS (WEEKDAY) (20 ENTER / 20 EXIT)

PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM: LN(T)=0.91LN(X)+0.12 = 3 TRIPS (WEEKDAY) [25% / 75%] (1 / 2)
PM: LN(T)=0.94LN(X)+0.27 = 4 TRIPS (WEEKDAY) [63% / 37%] (2 / 2)

PROPOSED LAND USE:
272 UNITS - MULTI-FAMILY HOUSING (LOW-RISE) (ITE 220)
T=6.41(X) +75.31 = 1,819 TRIPS (WEEKDAY) (909 ENTER / 910 EXIT)

PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM: T=0.31(X)+22.85 = 107 TRIPS (WEEKDAY) [24% / 76%] (26 / 81)
PM: T=0.43(X)+20.55 = 138 TRIPS (WEEKDAY) [63% / 37%] (87 / 51)

DIRECTIONAL DISTRIBUTION:
NORTHERN ENTRANCE
20% FROM THE SOUTH (384 TRIPS) (11[19*] ENTER
20% TO THE NORTH (384 TRIPS) (18[12] EXIT

SOUTHERN ENTRANCE
30% TO AND FROM THE NORTH (545 TRIPS) (8[35] ENTER & (32[20] EXIT
30% TO AND FROM THE SOUTH (546 TRIPS) (8[35] ENTER & (33[21] EXIT

TOTAL NEW TRIPS = 1,859 ADT (ADDED 1,819 TRIPS)
SITE TRUCK TRAFFIC = 91 TRIPS (5%)

PREPARED BY:
PENNONI ASSOCIATES INC.

Pennoni
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
F 302.684.8054

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GREENWOOD SUBDIVISION
SUSSEX HIGHWAY
GREENWOOD, DELAWARE

CONCEPT PLAN

GREENWOOD DEVELOPERS, LLC C/O ALPACO
22997 LEWES GEORGETOWN HIGHWAY
LEWES, DE 19958

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT . THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	APCRL24001
DATE	2024-12-03
DRAWING SCALE	AS NOTED
DRAWN BY	EW
APPROVED BY	AMD

CP1001

SHEET 1 OF 1

U:\Accounts\APCRL24001 - Mixed Use Development\DESIGN\CIVIL\CS-SP Concept - October.dwg PLOTTED: 6/4/2021 2:35 PM, BY: Eric.W. Wehl PLOTSTYLE: Pennoni.NCS.stb PROJECT STATUS: —

PUBLIC PRE CHECK Results for State Parcel(s): 530-10.00-45.00

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Ocean Area No Build Points: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Tax Ditch Segments: No Issues Found

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

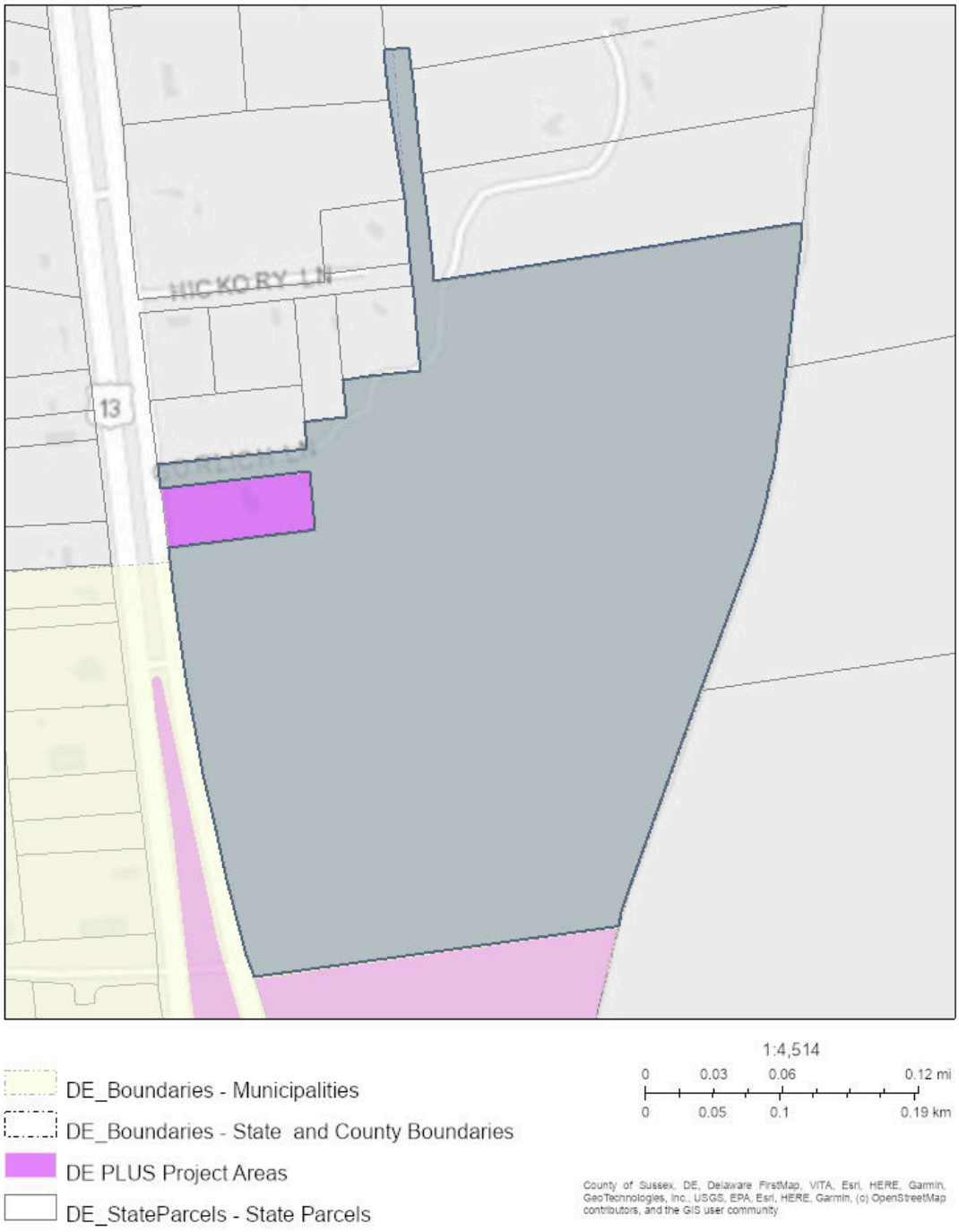
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 1,748,003.19 ft²

Dec 23 2024 8:13:14 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	1,024.76	N/A
DE_StateParcels - State Parcels	1	1,748,003.19	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	1	1,978.52	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	0	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	6	1,748,003.17	N/A
Tax Ditch Maximum ROWs	2	151,011.23	N/A
Tax Ditch Segments	1	N/A	87.29
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)	3	447,300.56	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	1	N/A	364.79
Transect	0	N/A	0
Cross Sections	3	N/A	1,404.37
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	3	1,748,002.92	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2007-12-03	1,024.76

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	530-10.00-45.00	40.13	1,748,003.19

SIRB Project Areas

#	Site_ID	Area(ft²)
1	DE-1619	1,978.52

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Hammonton-Fallsington-Mullica complex, 0 to 2 percent slopes	29,283.79
2	Evesboro loamy sand, 5 to 15 percent slopes	250,518.09
3	Rosedale loamy sand, 0 to 2 percent slopes	446,226.13
4	Longmarsh and Indiantown soils, frequently flooded	479,129.19
5	Evesboro loamy sand, 0 to 5 percent slopes	542,845.97

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	NANTICOKE RIVER	Main	151,011.23

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	NANTICOKE RIVER	Main	87.29

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	148.66	6,210.31
2	0.63	27,488.99
3	15.32	413,601.26

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10005C	364.79

Cross Sections

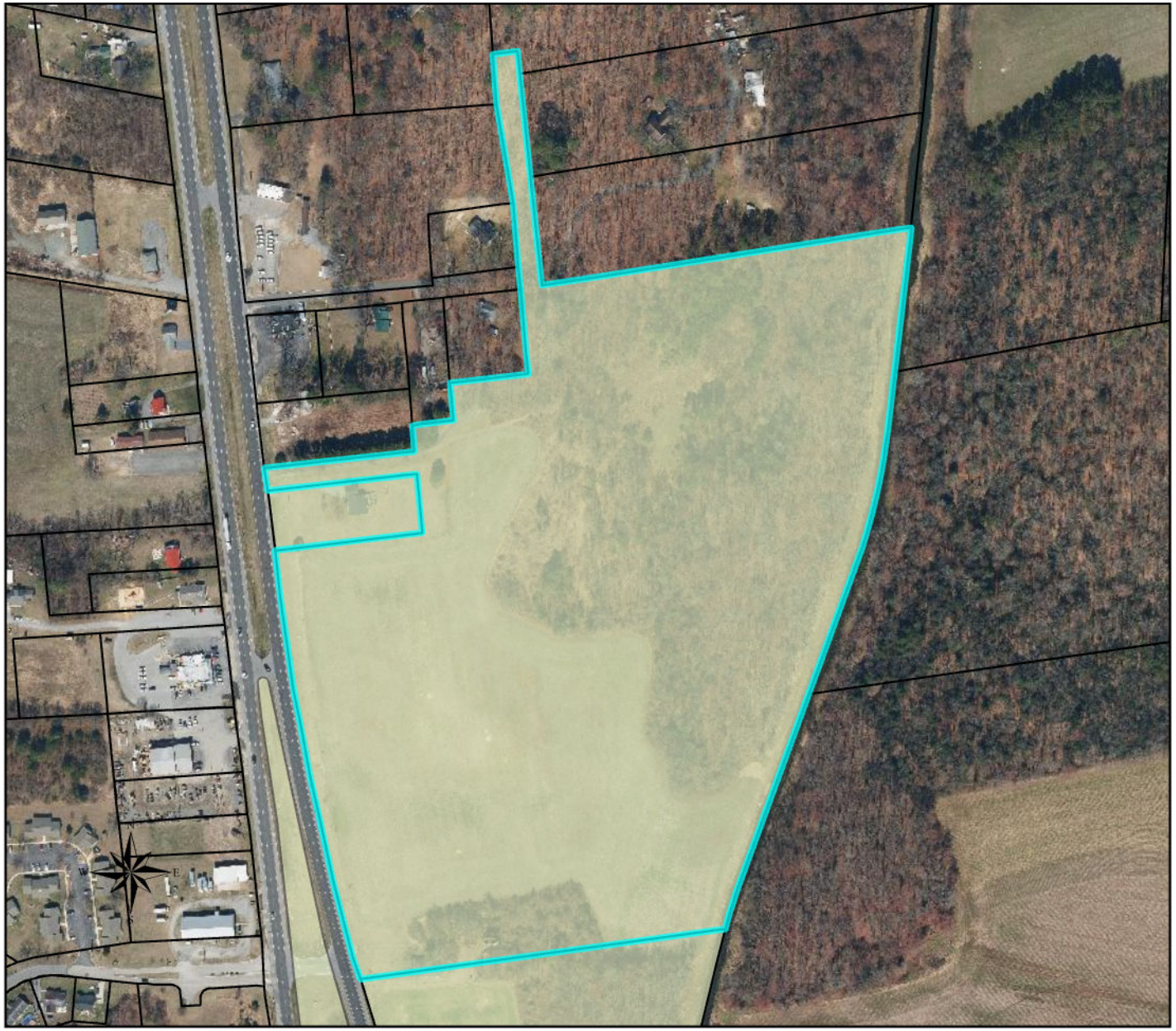
#	DFIRM_ID	Length(ft)
1	10005C	1,404.37

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	1,748,002.92

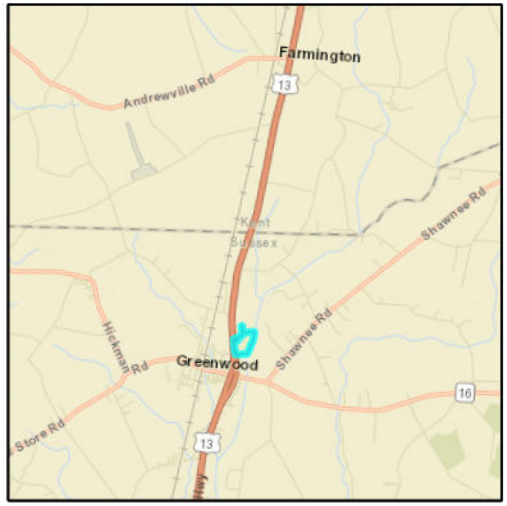
Preliminary Land Use Service (PLUS)

2025-01-03 Greenwood Concept Plan



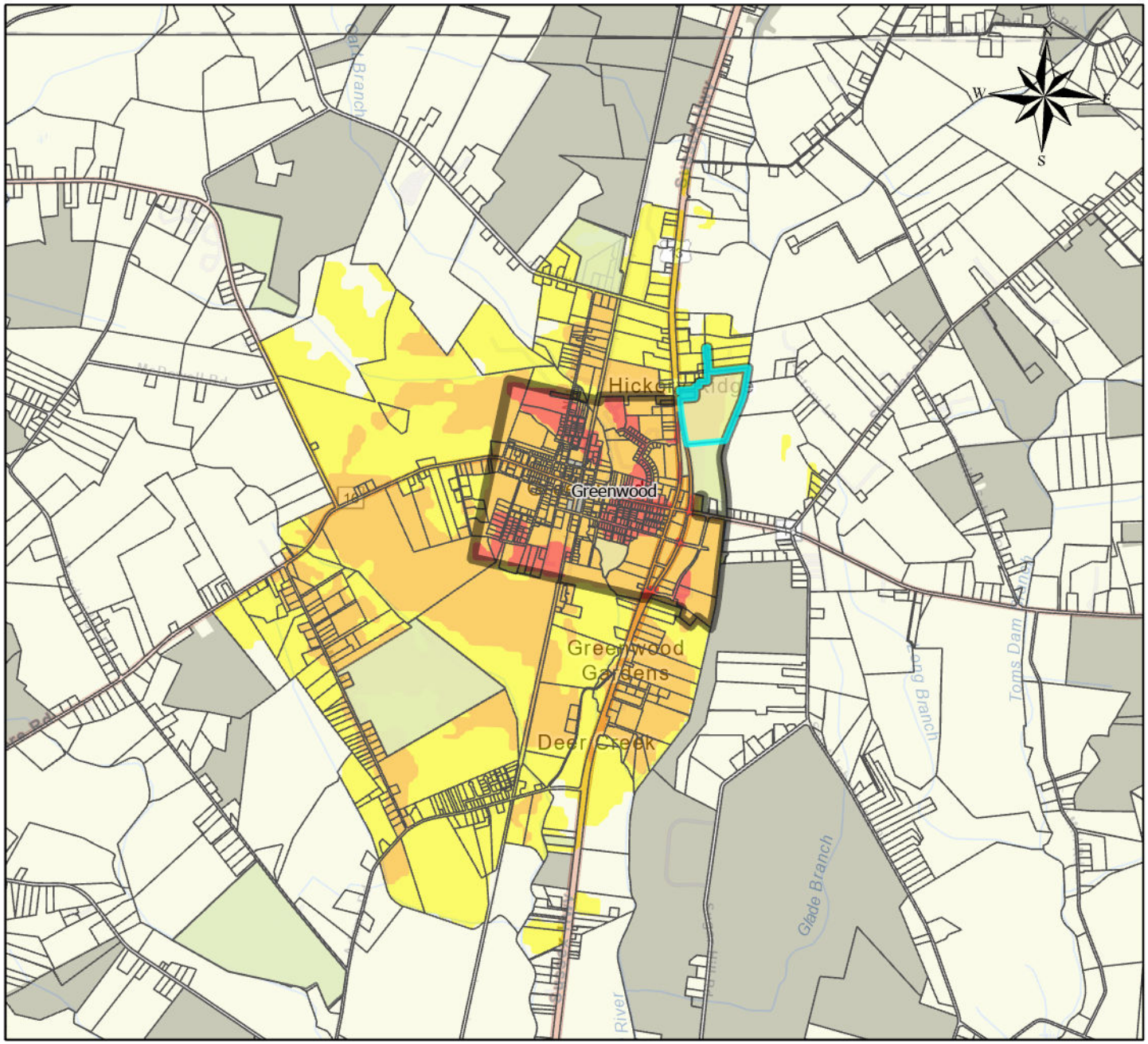
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-01-03 Greenwood Concept Plan



Legend

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play
- Greenwood Boundry

