PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
June 2, 2025 4:05 PM

PLUS ID: 2025-06-04

State Strategy Level: 2

PLUS Application Type - Rezoning

Title: Charles D. Pollard
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
The 4.9 acre parcel is zoned MR. The proposal is to rezone to B-2. Te concept plan is for 28,000 square feet of office space and 20,000 square feet of retail space.

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): 334-12.00-1.00

Project Location: South side of Plantation Road (SR 275), 50 feet west of Cedar Grove Road and Postal Lane

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

Section II: Project Contact Information

Owner Contact Information

Charles D. Pollard
19673 Plantation Road
Lewes, DE 19958
Phone: (302) 228-1059
Email: deweywing@aol.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherScaled Engineering
Carlton Savage
Phone: (302) 227-7808
Email: carlton@scaledengineering.com
Fax: (302) 227-2128

Please designate a Primary Contact for this Project/Application.
Owner

Section III: Project Details

Project Area (Acres): **4.9**
Type of Development: **Commercial**
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: **MR**
Proposed Zoning for this project: **B-2**

Land Use Information

Present Use for this project area: **Residence and Stables**
Proposed Use for this project: **Office and Retail**

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: **Office**
Type of Industrial:
Institution Type:
Total Square footage: **48,000**

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? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Tim Willard 302-856-7777

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Individual On-Site**
Who is the Water Service Provider:
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? **Central Community System**
Who is the Wastewater Service Provider:
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)
Unknown			

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?
Unknown

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
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?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
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:
Best Practices

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **0.5**
What kind of Open Space? **Passive Recreation**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
Unknown
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.
500
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)?
unknown

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.
none

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?
Yes

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?	No	Unknown	
Type proposed			

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

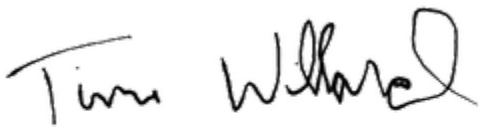
If yes, please provide details regarding known historic/cultural resources near the project site.

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

PLUS

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: Charles D Pollard Rezoning

Project ID (to be completed by OSPC): 2025-06-04

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

Signature of Property Owner

6/1/25

Date

C.D. Pollard

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

OSPC





LOCATION MAP
SCALE: 1" = 2,000'

SITE DATA:

1. TAX MAP NUMBER: 334-12.00-1.00
2. ADDRESS: 19673 PLANTATIONS ROAD, LEWES, DE 19958
3. OWNER: CHARLES D. POLLARD
   19673 PLANTATIONS ROAD, LEWES, DE 19958
4. ZONING: EXISTING: MR - MEDIUM RESIDENTIAL
   PROPOSED: C3 - HEAVY COMMERCIAL
5. USE: EXISTING: RESIDENTIAL
   PROPOSED: OFFICE PARK
6. BUILDING SETBACKS:

C3 - HEAVY COMMERCIAL:	
FRONT	~~60'~~ B2 40'
SIDE	10' 10'
REAR	30'

7. BUILDINGS:

	USE	AREA
BUILDING 1	RETAIL	10,000 SF
BUILDING 2	RETAIL	10,000 SF
BUILDING 3	MEDICAL OFFICE	10,000 SF
BUILDING 4	OFFICE	9,000 SF
BUILDING 5	OFFICE	9,000 SF

8. DENSITY: 75% MAXIMUM COVERAGE
   EXISTING: 10%
   PROPOSED: 50%
9. NET DEVELOPMENT AREA: 4.90 AC
10. SEWER PROVIDER: SUSSEX COUNTY
11. WATER PROVIDER: TIDEWATER
12. THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0332K REVISED MARCH 16, 2015 (ZONE X).
13. NO WETLANDS ARE ON SITE PER THE DNREC NAVMAP.

PARKING / LOADING REQUIREMENTS:

OFF-STREET PARKING - (PER CODE 115-162)

PARKING REQUIREMENTS:

RETAIL / OFFICES: 1 SPACE PER 200 S.F. OF SALES FLOOR AREA PLUS 1 SPACE PER 2 EMPLOYEES AT LARGEST SHIFT.

BUILDING 1 10,000 S.F. + 20 EMPLOYEES = 60 SPACES REQUIRED
BUILDING 2 10,000 S.F. + 20 EMPLOYEES = 60 SPACES REQUIRED

MEDICAL BUILDING: 1 FOR EACH 2 EMPLOYEES, PLUS 4 PER DOCTOR OR DENTIST
BUILDING 3 20 EMPLOYEES + 6 DOCTORS = 34 SPACES REQUIRED

OFFICE BUILDING: 1 PER 200 SQUARE FEET OF FLOOR AREA
BUILDING 4 9,000 S.F. = 45 SPACES REQUIRED
BUILDING 5 9,000 S.F. = 45 SPACES REQUIRED

TOTAL 244 SPACES REQUIRED

TOTAL PARKING PROVIDED: 9 HC + 257 = 266 SPACES PROVIDED

LOADING (PER CODE 115-167):

RETAIL BUILDING: 1 LOADING SPACE PER 10,000 SF = 2 REQUIRED
OFFICE / MEDICAL BUILDING: 1 LOADING SPACE PER 25,000 SF = 2 REQUIRED
4 PROVIDED

LEGEND:

- SUBJECT BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- BRL — BUILDING RESTRICTION LINE
- PROPOSED BUILDING

SCALED. ENGINEERING
Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 227-7008

CONCEPT SITE PLAN

LANDS OF CHARLES D. POLLARD

TAX MAP: 334-12.00-1.00

LEWES & REHOBOTH HUNDRED, CITY, STATE

DATE:	MAY 2024
SCALE:	1" = 40'
DRAWN BY:	JRE
PROJECT NO.	PLR0001

1 OF 1

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PLOTTED: 5/14/2024 8:58 AM BY: Jeff
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PUBLIC PRE CHECK Results for State Parcel(s): 334-12.00-1.00

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

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

DE FIRM: Issues Found

WRPA: No Issues Found

Well Head Protection Areas: No Issues Found

Tax Ditch Segments: No Issues Found

Tax Ditch ROWs: No Issues Found

Soils - Sussex County: No Issues Found

Soils - New Castle County: No Issues Found

Soils - Kent County: No Issues Found

Park Facilities: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

Aglands Preservation Districts: No Issues Found

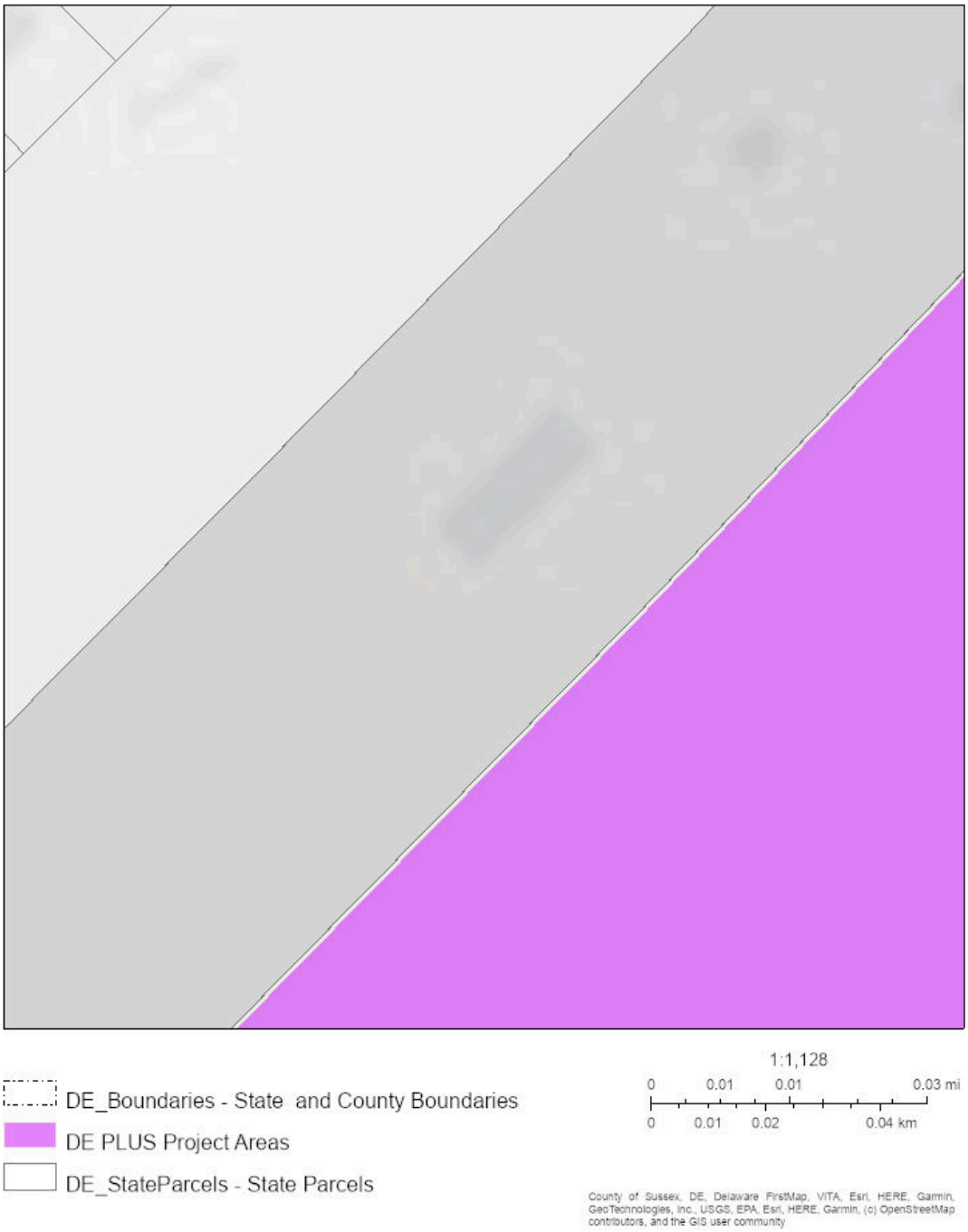
Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 225,138.35 ft²

Jun 5 2025 11:00:11 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	225,138.35	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	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	3	225,138.12	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)	0	0	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	1	225,138.37	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	334-12.00-1.00	5.17	225,138.35

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Greenwich-Urban land complex, 0 to 5 percent slopes	11,092.65
2	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	39,349.96
3	Greenwich loam, 0 to 2 percent slopes	174,695.51

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	225,138.37

Preliminary Land Use Service (PLUS)

2025-06-04 Charles D Pollard



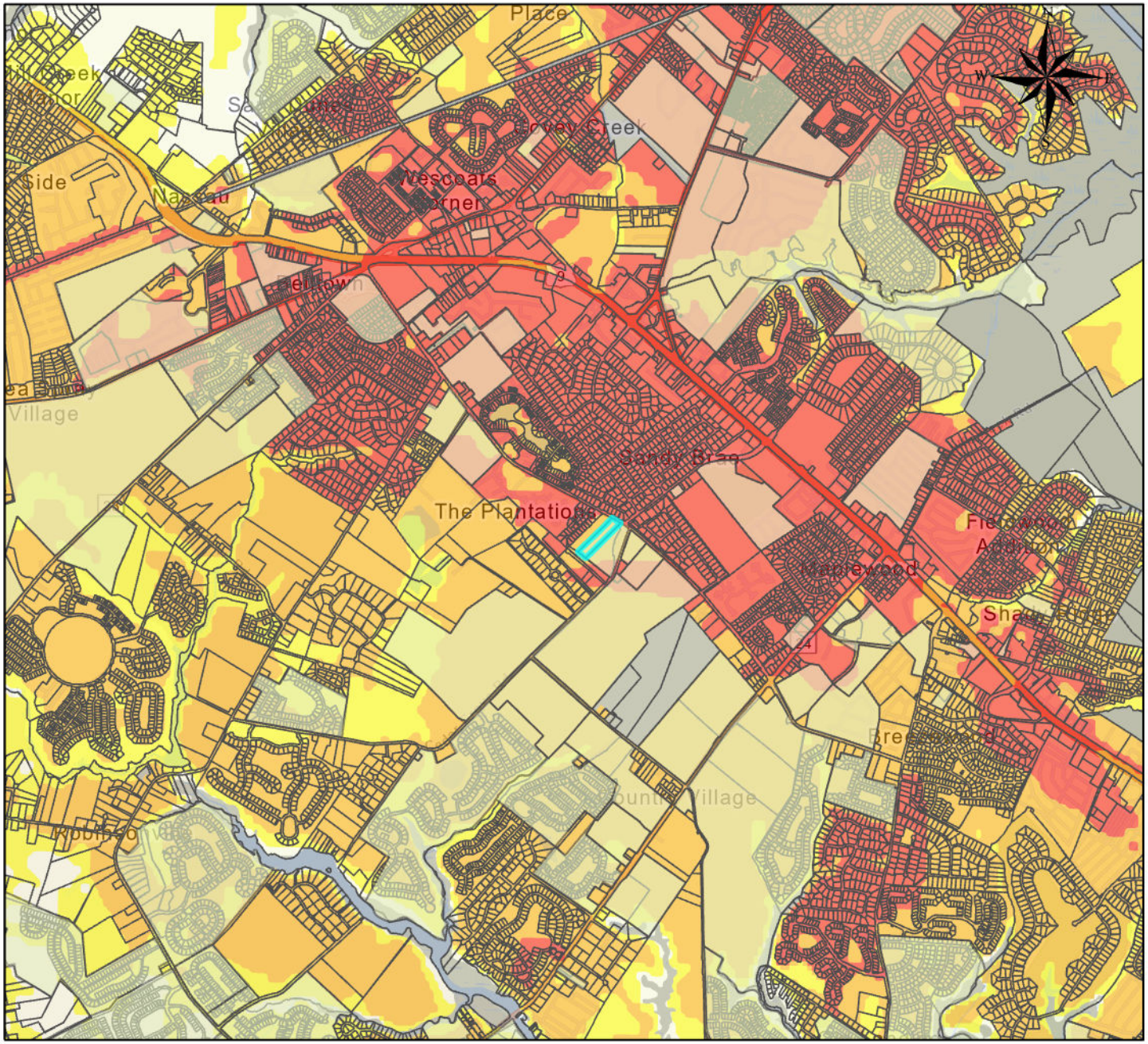
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-06-04 Charles D Pollard



Legend

2020 State Strategies

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