



Preliminary Land Use Service

Application Form

Submitted Time:

July 1, 2026 8:35 AM

PLUS ID: 2026-07-06

State Strategy Level: 3, 4, and Out of Play

PLUS Application Type - Rezoning and Site Plan Review

Title: Sea Cliff

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

Residential planned community with single family detached and attached condos.

Section I: Project Location

How many parcels are involved in this project?

Multiple Parcels

Total number of parcels being reviewed for this project

2

Parcel ID(s): 233-6.00-131.00, 233-6.00-131.01

Project Location: South side of Piney Neck Road at Adams Road.

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

Section II: Project Contact Information

Owner Contact Information

Pepper Creek Ventures, LLC

76 West Avenue

Ocean View, DE 19970

Phone: 302-236-7349

Email: andytimmons3@gmail.com

Fax:

Equitable Owner/Developer Contact Information

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

Project Engineer/Designer Contact Information

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

Jason Palkewicz, PE

Phone: 302-297-9215

Email: jpalkewicz@solutionsipem.com

Fax: 999-999-9999

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

Section III: Project Details

Project Area (Acres): **150**

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: **MR**

Proposed Zoning for this project: **MR/RPC**

Land Use Information

Present Use for this project area: **Agricultural**

Proposed Use for this project: **Residential planned community.**

Residential Development Information

Type of Residential: **Mixed Residential**

If mixed residential, what types of residential? **Single Family, Multi-Family *5+ units/bldg, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate, Second home**

Total number of Homeownership units: **443**

Type of Rental Units:

Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
443	330	94	19

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? 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?

Yes

If yes, please describe/elaborate

Boat slips are anticipated. Stormwater outfall.

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: **Other Tidewater**

Will a new public well be located at this site? **Unknown**

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	12	Yes	11

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? **Yes**

If yes, estimated Acres of Tidal Wetlands: **6.5**

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **No**

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?

Yes

If yes, estimated acres of wetlands impacted: **0.1**

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)?

No

Stormwater Management Details

List the proposed stormwater management practices for this site:

Extended wet detention.

Open Space Details

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

Estimated acres of Open Space proposed: **69**

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.

4,400

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.

None available. Existing community to the east, botanical gardens to the west.

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

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	Yes	
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**

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



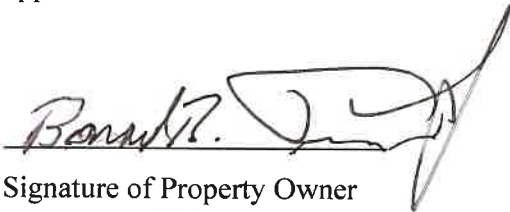
Property Owner Signature

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.



Signature of Property Owner

7/10/20
Date

Ocean View Farms, Inc.
Bonard B. Timmons, Jr., President

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)





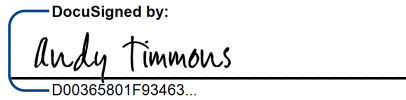
Property Owner Signature

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.

DocuSigned by:

D00365801F93463...

Signature of Property Owner

7/6/2026 | 09:08 EDT

Date

Andy Timmons

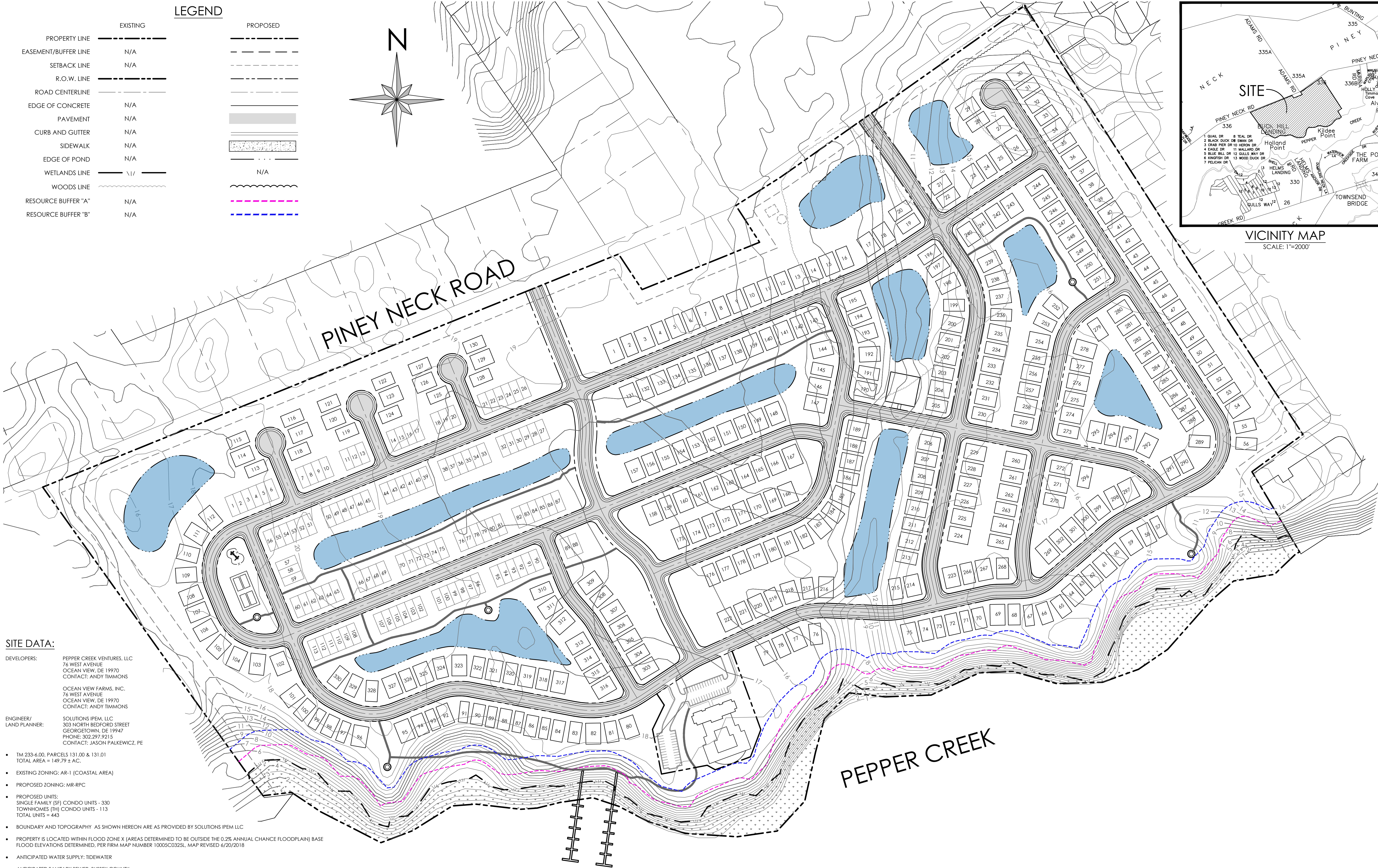
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)





SITE DATA:

DEVELOPERS: PEPPER CREEK VENTURES, LLC
76 WEST AVENUE
OCEAN VIEW, DE 19970
CONTACT: ANDY TIMMONS

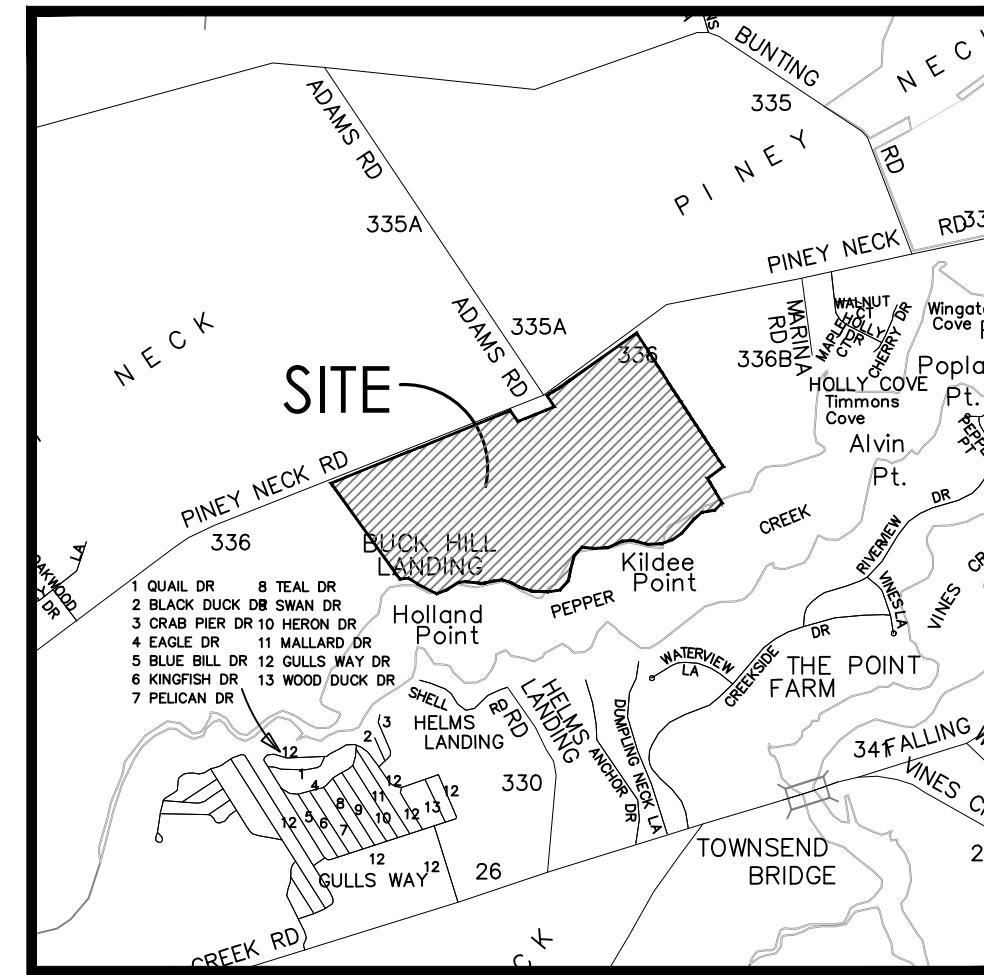
OCEAN VIEW FARMS, INC.
76 WEST AVENUE
OCEAN VIEW, DE 19970
CONTACT: ANDY TIMMONS

ENGINEER/
LAND PLANNER: SOLUTIONS IPEM, LLC
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302.297.9215
CONTACT: JASON PALKEWICZ, PE

- TM 233-6.00, PARCELS 131.00 & 131.01
TOTAL AREA = 149.79 ± AC.
- EXISTING ZONING: AR-1 (COASTAL AREA)
- PROPOSED ZONING: MR-RPC
- PROPOSED UNITS:
SINGLE FAMILY (SF) CONDO UNITS - 330
TOWNHOMES (TH) CONDO UNITS - 113
TOTAL UNITS = 443
- BOUNDARY AND TOPOGRAPHY: AS SHOWN HEREON ARE AS PROVIDED BY SOLUTIONS IPEM LLC
- PROPERTY IS LOCATED WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASE
FLOOD ELEVATIONS DETERMINED, PER FIRM MAP NUMBER 10005C0325L, MAP REVISED 6/20/2018
- ANTICIPATED WATER SUPPLY: TIDEWATER
- ANTICIPATED SANITARY SEWER: SUSSEX COUNTY
- GROSS AREA = 146,790 AC.±
ROAD AREA = 22,082 AC.±
TIDAL WETLANDS = 6,565 AC.±
NET AREA = 118,143 AC.±
PROPOSED DENSITY = 443/118,143 = 3.75 DU/AC.
- AREAS:
OPEN SPACE AREA = 69.0 AC.± (47%)
EXISTING WOODS = 12.451 AC.±
WOODS TO REMAIN = 0.930 AC.± (7%)

NOTES:

- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- STORMWATER WILL BE HANDLED ONSITE AND WILL MEET THE CURRENT STATE OF DELAWARE REGULATIONS. ALL STORMWATER FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE STORMWATER FACILITIES.
- ALL INTERNAL ROADWAYS AND SIDEWALKS ARE "PRIVATE" AND WILL BE MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS OR CONDOMINIUM ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE ROADWAYS AND SIDEWALKS.
- FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.
- BOUNDARY, WETLANDS, AND OTHER FEATURES SHOWN ON THIS DOCUMENT ARE CONCEPTUAL IN NATURE.



VICINITY MAP
SCALE: 1"=200'

solutions

303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215

3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833

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Seal

Date

REVISIONS		DESCRIPTION	
NO.	DATE		

CONCEPTUAL LAND PLAN

for
SEA CLIFF
SUSSEX COUNTY, DELAWARE
Prepared for: NVR

Date:	06/29/24
Job Number:	25002
Scale:	1"=150'
Drawn By:	HJB
Designed By:	HJB
Approved By:	JF

Sheet No.:

File Name: 25002-PLUS

PUBLIC PRE CHECK Results for State Parcel(s): 233-6.00-131.00,233-6.00-131.01

Wetlands: Issue Found

Well Head Protection Areas: Issues Found

Soils - Sussex County: Issues Found

SIRB Project Areas: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Land and Water Conservation Fund: 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

Ocean Area No Build Points: No Issues Found

Soils - New Castle County: No Issues Found

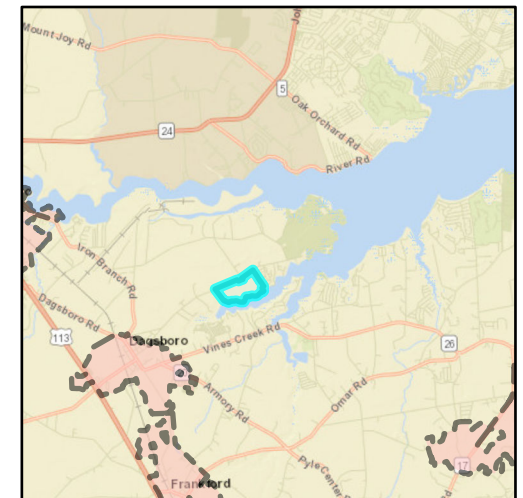
Preliminary Land Use Service (PLUS)

2026-07-06 Sea Cliff



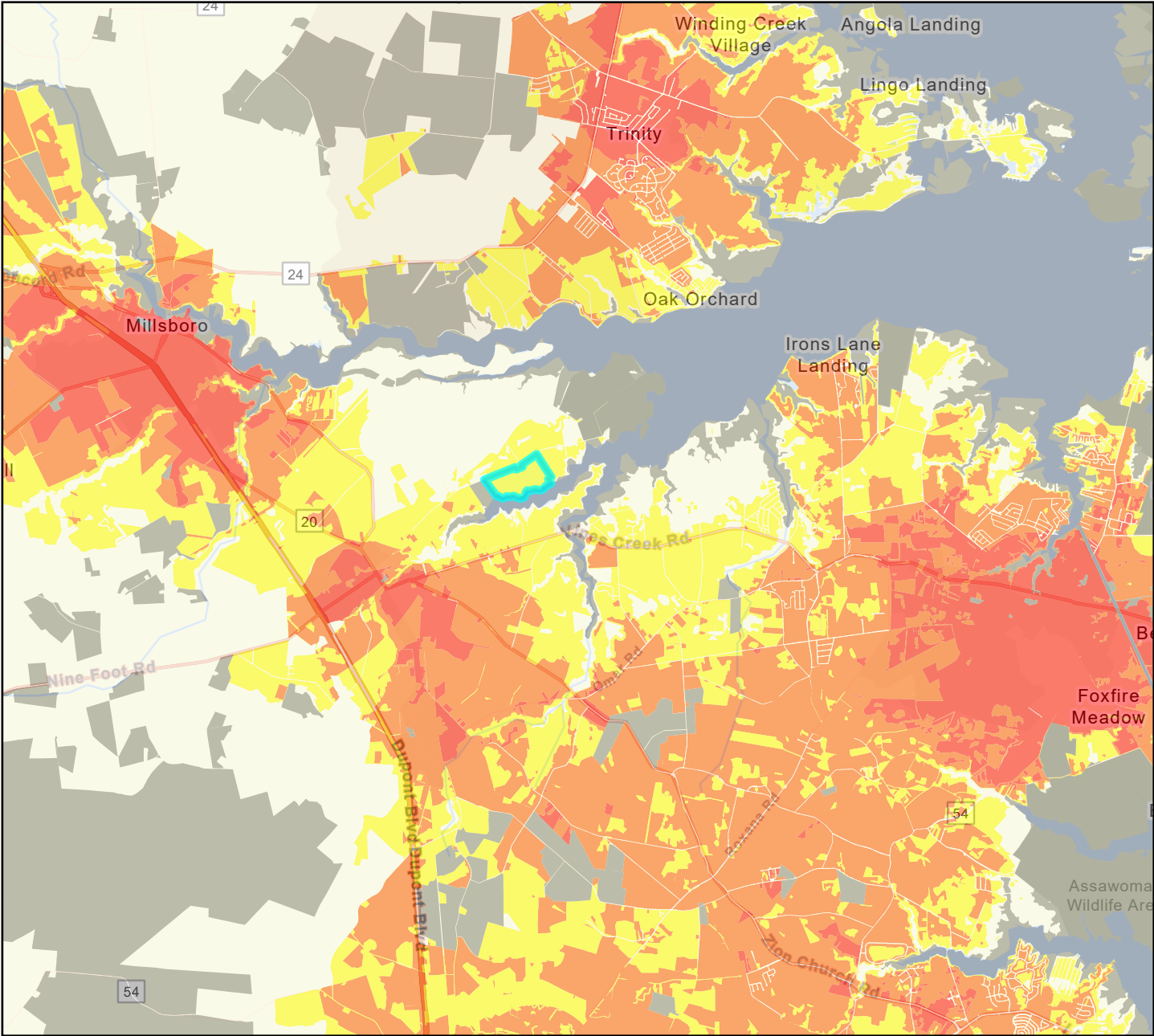
Legend

-  Municipalities
-  PLUS Project Areas



Preliminary Land Use Service (PLUS)

2026-07-06 Sea Cliff



Legend

PLUS Project



Investment Level



1



2



3

4



Out of Play

