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302-855-7878 T
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JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR OF PLANNING & ZONING

June 29, 2022

Alan M. Decktor, PE, ENV SP
Pennoni and Associates, Inc.
18072 Davidson Drive
Milton, DE 19968

By email to: ADecktor@Pennoni.com

RE: Notice of Decision Letter for the Applicant's inquiry regarding permitted uses in the Heavy Industrial (HI-1) Zoning District and relating to the Preliminary Site Plan for Steiner Road Industrial Park (S-22-03) located on the east side of Steiner Road (S.C.R. 320) approximately 0.25 miles south of Lewes Georgetown Highway (Route 9)
Tax Parcel: 135-16.00-23.06

Dear Mr. Decktor,

At their meeting of **Thursday, June 23rd, 2022** the Sussex County Planning & Zoning Commission determined that the Applicant's proposed use, denoted as a *Building Materials Recycling and Sorting Facility*, is a **"similar industrial use"** as provided for under (**§115-109(C)**) of Sussex County Zoning Code, and is therefore a **permitted use**. A corollary Preliminary Plan (S-22-03) submitted by the Applicant proposes the aforementioned *Building Materials Recycling and Sorting Facility* (Tax Parcel 135-16.00-23.06) as well a *Concrete Central Mixing and Proportioning Plant* on the parcel immediately adjacent to the west (Tax Parcel 135-16.00-23.05). The proposed improvements on the parcels would share a proposed joint stormwater management facility as well as an existing access easement.

Please feel free to contact me with any question from 8:30 AM – 4:30 PM, Monday through Friday, at 302-855-7878.

Sincerely,

Michael Lowrey
Planner III

CC: Timothy G. Willard, Esq. – Fuqua, Willard & Schab P.A.
Andy Wright, Chief Code Official – Building Code
Jordan Dickerson, Planning Technician IV – Engineering



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947