

File #: CIV 2025  
202515903

# Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department  
2 The Circle (P.O. Box 417) Georgetown, DE 19947  
302-855-7878 ph. 302-854-5079 fax

RECEIVED

DEC 01 2025

SUSSEX COUNTY  
PLANNING & ZONING

**Type of Application: (please check applicable)**

Conditional Use   
Zoning Map Amendment

**Site Address of Conditional Use/Zoning Map Amendment**

22378 Coverdale Rd, Seaford, DE 19973 § 22372 § 22382 Coverdale Rd Seaford

**Type of Conditional Use Requested:**

This application is for conditional use of an existing race track. We are seeking to amend the conditions of our existing conditional use No. 2270. (Ordinance No. 3070)

Tax Map #: 231-9.00-5.00 § 5.01 § 4.00 Size of Parcel(s): 27.81

Current Zoning: AR-1 Proposed Zoning: AR-1 Size of Building: \_\_\_\_\_

Land Use Classification: 700-Industrial-Vacant Land Low Density

Water Provider: Well Sewer Provider: Portable Toilet

**Applicant Information**

Applicant Name: Greg Mitchell  
Applicant Address: 18288 PHILLIPS HILL RD  
City: Laurel State: DE Zip Code: 19956  
Phone #: (302) 519-9748 E-mail: middlefordspeedway@gmail.com

**Owner Information**

Owner Name: MATR, LLC  
Owner Address: 18288 PHILLIPS HILL RD  
City: Laurel State: DE Zip Code: 19956  
Phone #: (302) 519-9748 E-mail: middlefordspeedway@gmail.com

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: \_\_\_\_\_  
Agent/Attorney/Engineer Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_



# Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

\_\_\_ **Completed Application**

\_\_\_ Provide two (2) paper copies and one (1) electronic copy of the Site Plan or Survey of the property

- o Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- o Provide a PDF of Plans (may be e-mailed to a staff member)
- o Deed or Legal description
- o Drainage Assessment Report (if required, please refer to Section 115-193 (F))
- o TIS or Area Wide Study Fee Memo (if required, please refer to the MOU)

\_\_\_ Provide relevant Application Fee (please refer to fees effective July 1, 2022)

\_\_\_ Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

\_\_\_ Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

\_\_\_ DeIDOT Service Level Evaluation Request Response

\_\_\_ PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

**Signature of Applicant/Agent/Attorney**

\_\_\_\_\_ Date: \_\_\_\_\_

**Signature of Owner**

Gregory P. Mitchell Date: 12-1-25

**For office use only:**

Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_ Check #: \_\_\_\_\_  
Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_  
Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_  
Date of PC Hearing: \_\_\_\_\_ Recommendation of PC Commission: \_\_\_\_\_  
Date of CC Hearing: \_\_\_\_\_ Decision of CC: \_\_\_\_\_

Sussex County Government  
Treasury  
2 The Circle, PO Box 601  
Georgetown, DE 19947

12/01/2025 02:19PM Catherine  
Receipt number: 33030748-0041 001262962

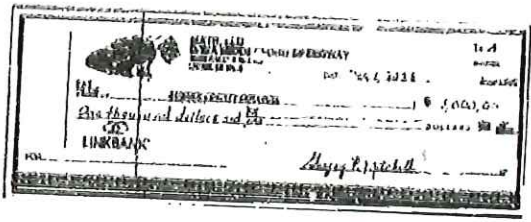
PERMITS / INSPECTIONS  
2025 202515903|Z010 \$1,000.00  
-----  
\$1,000.00

Subtotal \$1,000.00  
Total \$1,000.00

Tenders  
CHECK \$1,000.00  
Check Number 001234

-----  
Change due \$0.00

Paid by: MATR LLC /MIDDLEFORD SPEEDWAY



Thank you for your payment.

CUSTOMER COPY

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SUSSEX COUNTY  
PLANNING & ZONING

Greg Mitchell / MATR, LLC  
18288 PHILLIPS HILL RD  
Laurel, DE 19956  
302-519-9748

11/18/25

Sussex County Planning & Zoning Commission  
2 The Circle  
Georgetown, DE 19947

Re: Request for Amendment to Conditional Use No. 2270 (Ordinance No. 3070)  
Parcel: 231-9.00-5.00  
Property Address: 22378 Coverdale Rd, Seaford, DE 19973

Dear Members of the Sussex County Planning & Zoning Commission:

I am submitting this letter on behalf of MATR, LLC to respectfully request an amendment to a condition associated with Conditional Use No. 2270, approved under Ordinance No. 3070 for the motorsports facility located at 22378 Coverdale Road, Seaford, Delaware.

The conditions regulating permitted events are currently read as follows:

Current Condition (from Ordinance No. 3070, subsection (e):

“Race events may only occur on Fridays, Saturdays and Sundays from April 1st through November 30th. At the events, racing may only occur between the hours of 6:00 p.m. and 11:30 p.m. on Fridays and Saturdays and between the hours of 12:00 p.m. and 9:00 p.m. on Sundays. Practices shall be allowed whenever a race event is not occurring but only during the hours of 12:00 p.m. and 9:00 p.m. and shall be limited to one automobile or truck on the Outdoor Racetrack so no racing occurs.”

We respectfully request that this condition be amended to read:

Proposed Amendment

“Race events may only occur April 1st through November 30th. Racing may only occur between the hours of 12:00 p.m. and 11:30 p.m. On Sundays, racing may only occur between 12:00 p.m. and 9:00 p.m. Practices shall be allowed whenever a race event is not occurring, but only during the hours of 12:00 p.m. and 9:00 p.m. and shall be limited to one vehicle on the racetrack so no racing occurs.”

This requested amendment maintains the same seasonal operating window and preserves the existing Sunday closing time. Instead, it provides flexibility to begin Saturday and occasional weekday race events earlier in the day, which improves scheduling, safety, and operational efficiency. All practice limitations remain unchanged.

We respectfully ask that the Planning & Zoning Commission consider this amendment and forward it with a favorable recommendation to the Sussex County Council.

Thank you for your time and consideration. Please feel free to contact me with any questions or if any additional information is needed.

Sincerely,

Greg Mitchell  
MATR, LLC