

## 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

APR 17 2024

SUSSEX COUNTY  
PLANNING & ZONING

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

Conditional Use

Zoning Map Amendment

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

36258 Zion Church Road Selbyville De 19975

**Type of Conditional Use Requested:**

Converting former farmers market into a restaurant.

**Tax Map #:** 533-11.00-103.00 - 533-11.00-104.00      **Size of Parcel(s):** 71.3 Ac. +/-

**Current Zoning:** AR-1      **Proposed Zoning:** AR-1      **Size of Building:** 5,280 S.F.

**Land Use Classification:** Agricultural & Undeveloped Land

**Water Provider:** Artesian Water Company

**Sewer Provider:** Sussex County Tier 1

**Applicant Information**

**Applicant Name:** Common Ground Hospitality

**Applicant Address:** 782 Garfield Parkway, Suite 201

**City:** Bethany Beach

**State:** DE

**Zip Code:** 19930

**Phone #:** (443) 783-2003

**E-mail:** tom@commongroundhospitality.com

**Owner Information**

**Owner Name:** H M Johnson Farms, LLC

**Owner Address:** 37047 Johnson Road

**City:** Selbyville

**State:** DE

**Zip Code:** 19975

**Phone #:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Agent/Attorney/Engineer Information**

**Agent/Attorney/Engineer Name:** Becker Morgan Group, Inc. C/O Jonathan Falkowski P.E.

**Agent/Attorney/Engineer Address:** 309 South Governors Ave.

**City:** Dover

**State:** DE

**Zip Code:** 19904

**Phone #:** (302) 734-7950

**E-mail:** jfalkowski@beckermorgan.com



# 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**

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

✓ **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: 4/15/2024

Signature of Owner

Date: 4/15/2024

For office use only:

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

Fee: \_\_\_\_\_ Check #: \_\_\_\_\_

Staff accepting application: \_\_\_\_\_

Application & Case #: 202406716

Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_

Date of CC Hearing: \_\_\_\_\_

Decision of CC: \_\_\_\_\_