

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JANELLE CORNWELL, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date February 13, 2020.

Application: (2019-31) Lands of Arturo Granados-Gonzalez

Applicant: Don Miller, P.E.
1560 Middleford Road
Seaford, DE 19973

Owner: Arturo Granados-Gonzalez
31883 New Street
Dagsboro, DE 19939

Site Location: On the south side of Burbage Road (S.C.R. 353), 400-ft west of Jones Road (S.C.R. 369).

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: 2 Single-Family Lots

Comprehensive Land
Use Plan Reference: Coastal Area

Councilmatic
District: Mr. Hudson

School District: Indian River School District

Fire District: Frankford Fire District

Sewer: Private (On-Site)

Water: Private (On-Site)

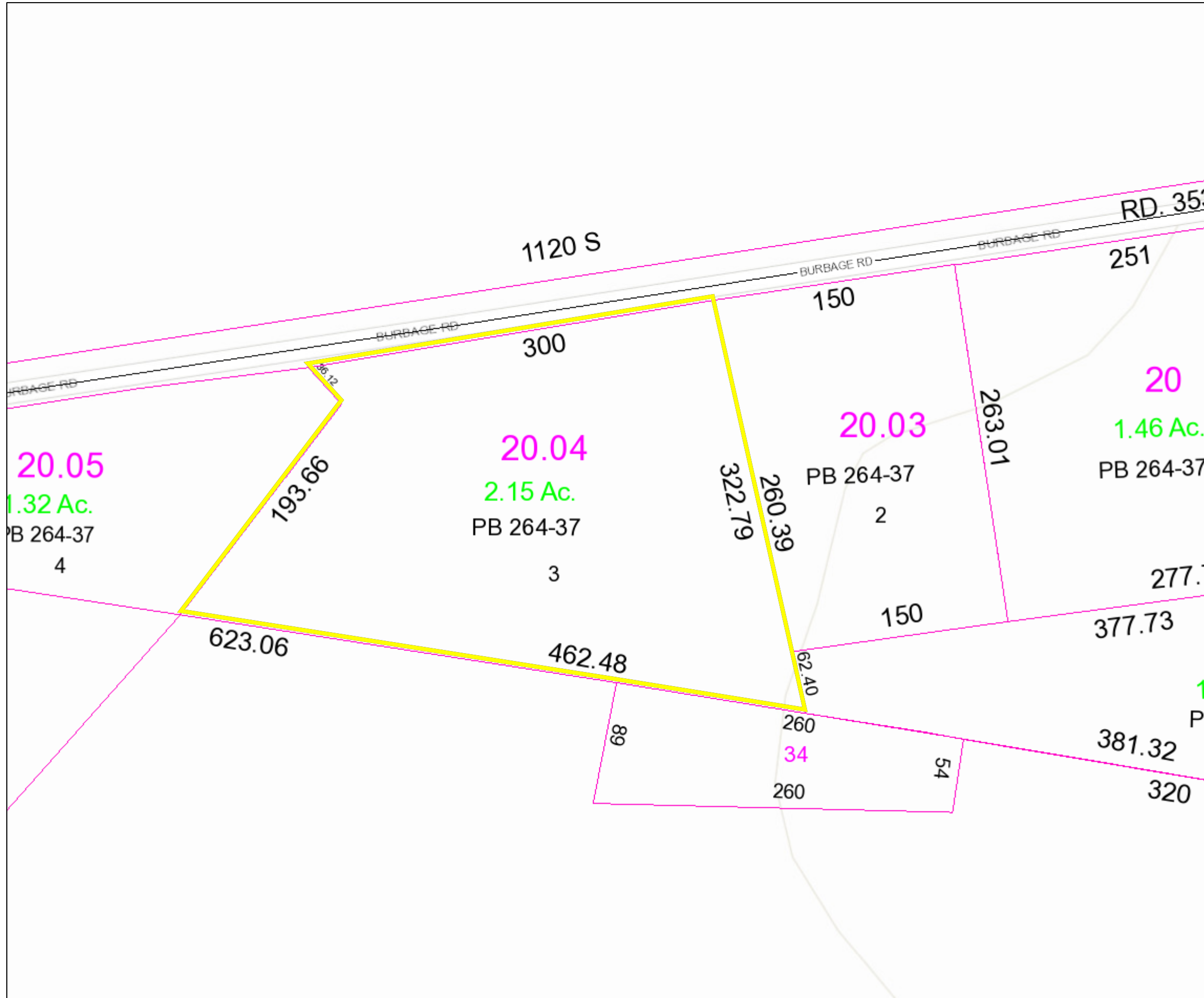
Site Area: 2.152 acres +/-

Tax Map ID.: 134-14.00-20.04



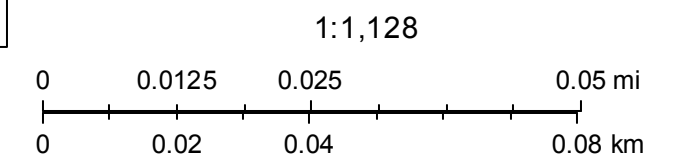


Sussex County



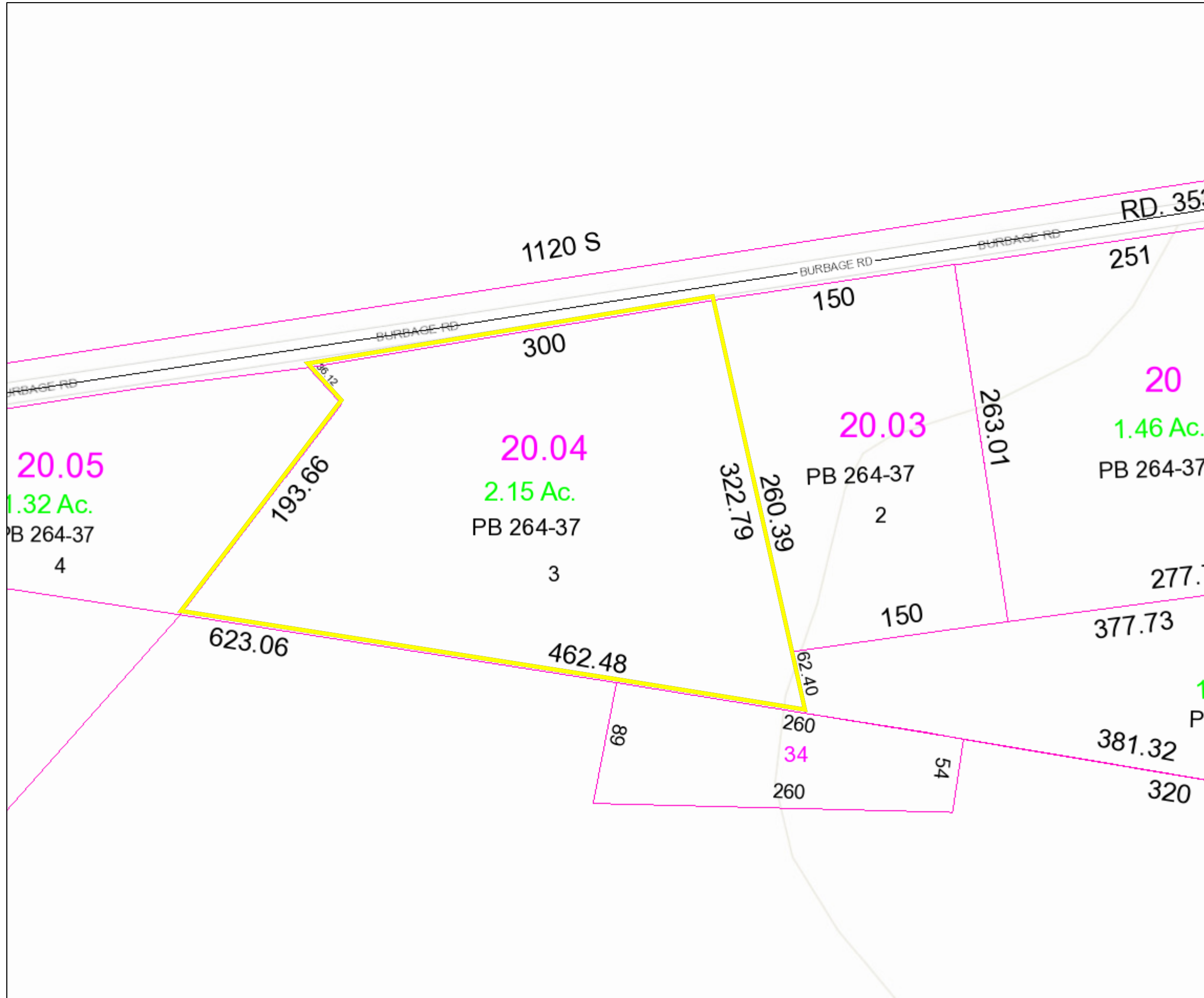
PIN:	134-14.00-20.04
Owner Name	GONZALEZ ARTURO GRANADOS
Book	4926
Mailing Address	31883 NEW STREET
City	DAGSBORO
State	DE
Description	S/BURBAGE RD
Description 2	401' W/JONES RD
Description 3	LOT 3
Land Code	

polygonLayer
Override 1
polygonLayer
Override 1
Tax Parcels
911 Address
Streets



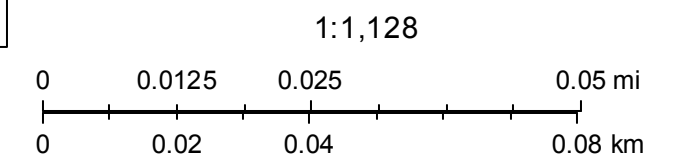


Sussex County



PIN:	134-14.00-20.04
Owner Name	GONZALEZ ARTURO GRANADOS
Book	4926
Mailing Address	31883 NEW STREET
City	DAGSBORO
State	DE
Description	S/BURBAGE RD
Description 2	401' W/JONES RD
Description 3	LOT 3
Land Code	

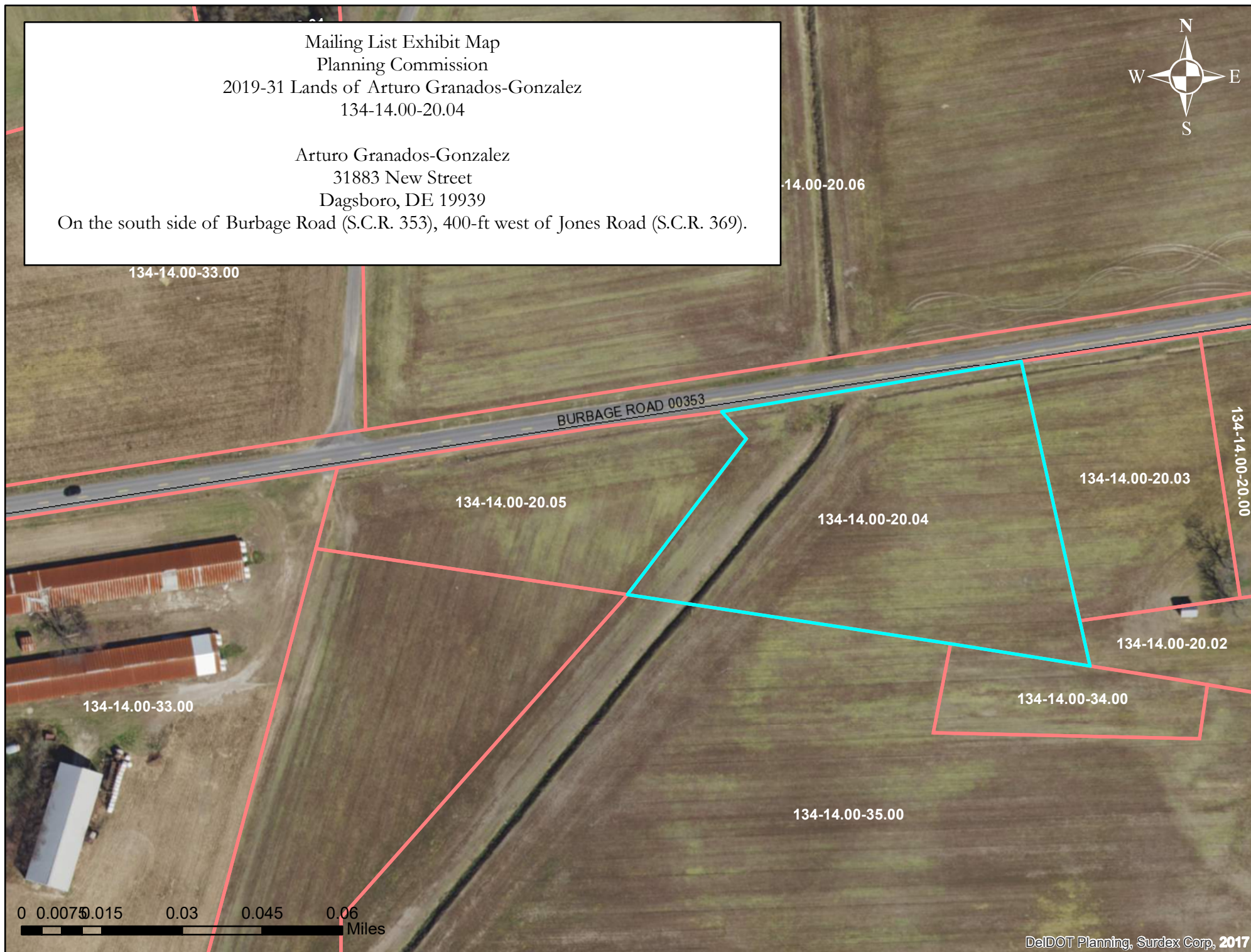
polygonLayer
Override 1
polygonLayer
Override 1
Tax Parcels
911 Address
Streets



Mailing List Exhibit Map
Planning Commission
2019-31 Lands of Arturo Granados-Gonzalez
134-14.00-20.04

Arturo Granados-Gonzalez
31883 New Street
Dagsboro, DE 19939

On the south side of Burbage Road (S.C.R. 353), 400-ft west of Jones Road (S.C.R. 369).



Sussex County Major Subdivision 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

Type of Application: (please check applicable)Standard: ☐Cluster: ☐ESDDOZ: ☐**Location of Subdivision:**S. SIDE BURBAGE ROAD, 400' WEST OF JONES ROAD**Proposed Name of Subdivision:**ARTURO GRANADOS GONZALEZTax Map #: 134-14.00-20.04 Total Acreage: 2.152 ACRESZoning: AR-1 Density: 0.92 Minimum Lot Size: 1 AC Number of Lots: 2Open Space Acres: NONEWater Provider: ON SITE Sewer Provider: ON SITE**Applicant Information**Applicant Name: DON MILLERApplicant Address: 1560 MIDDLEFORD ROADCity: SEAFORD State: DE Zip Code: 19973Phone #: 629-9895 E-mail: donmiller@millerlewisinc.com**Owner Information**Owner Name: ARTURO GRANADOS GONZALEZOwner Address: 31883 NEW ST.City: DAGSBORO State: DE Zip Code: 19939Phone #: 302-841-2227 E-mail: arturo.0901@msn.com**Agent/Attorney/Engineer Information**Agent/Attorney/Engineer Name: MILLER-LEWIS, INC.Agent/Attorney/Engineer Address: 1560 MIDDLEFORD RDCity: SEAFORD State: DE Zip Code: 19973Phone #: 629-9895 E-mail: donmiller@millerlewisinc.com

Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

- ☒ Completed Application
- ☒ Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)
 - Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. Per Subdivision Code 99-22, 99-23 & 99-24
 - Provide compliance with Section 99-9.
 - Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- ☒ Provide Fee \$500.00
- ☒ Optional - Additional information for the Commission to consider (ex. photos, exhibit books, etc.) If provided submit seven (7) 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.
- ☒ PLUS Response Letter (if required)
- ☒ 51% of property owners consent if applicable

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 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

Same as below

Date: _____

Signature of Owner

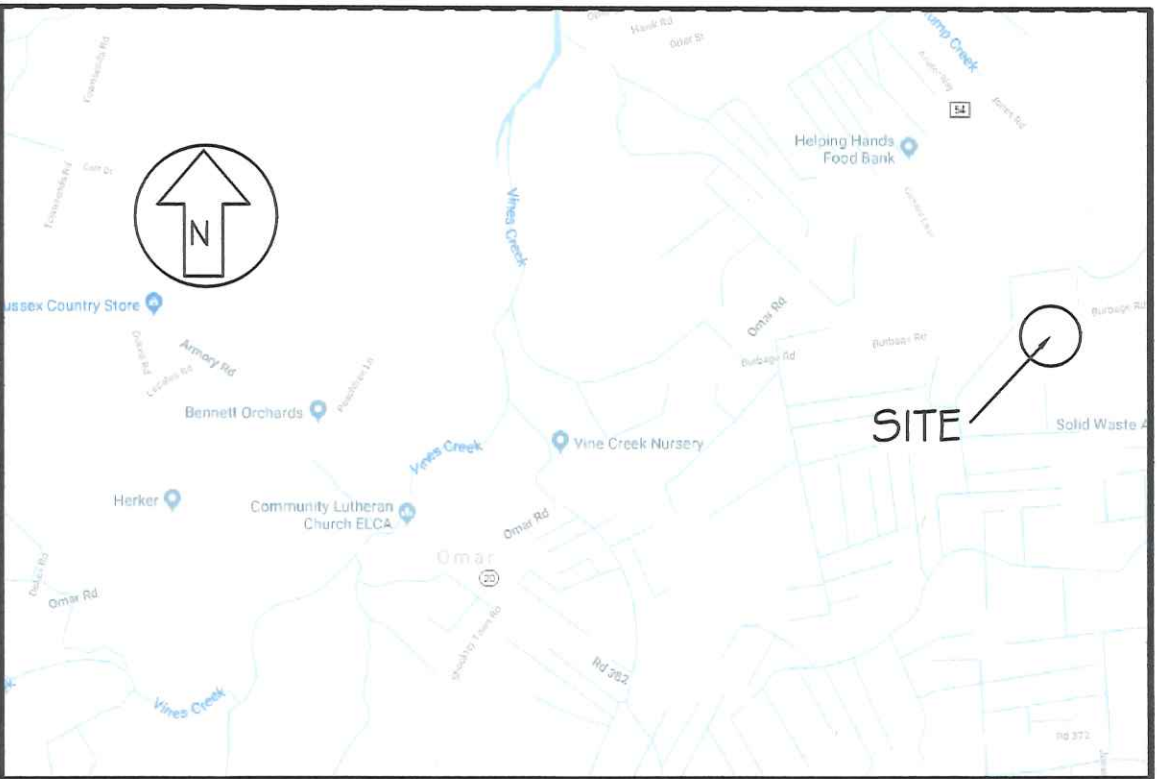
[Signature]

Date: 8-19-19

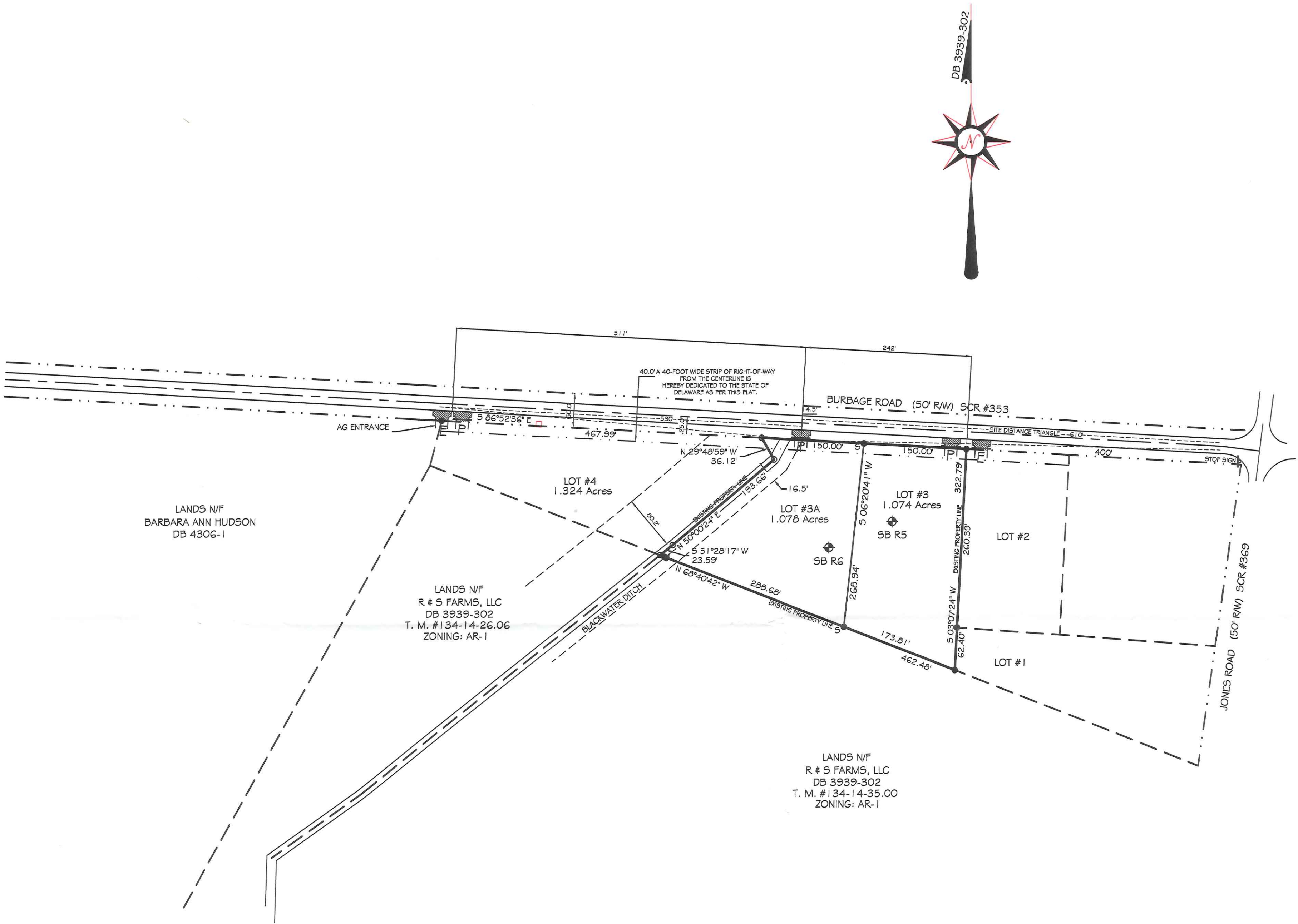
For office use only:

Date Submitted: 12/16/19 Fee: \$500.00 Check #: _____
Staff accepting application: JW + JN Application & Case #: 201914420
Location of property: Burbage Rd Frankford, DE

Date of PC Hearing: _____ Recommendation of PC Commission: _____



VICINITY MAP
SCALE 1"=1 MILE



DATA COLUMN:

T.M.#134-14.00-20.04 LOT #3
ZONING: AR-1
TRACT AREA: 2.152 ACRES
EXISTING LOTS: 1
PROPOSED LOTS: 2, 1 NEW
PRESENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
ACCESS: S.C.R. 353 (BURBAGE ROAD)
BURBAGE ROADWAY CLASSIFICATION: MINOR COLLECTOR
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED
AS PER FIRM #10005C0495K DATED 3/16/15
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID
SPEED LIMIT ON BURBAGE IS 50 MPH (UNPOSTED)
PROPOSED ENTRANCES FOR LOT #2 & #4 WERE PREVIOUSLY
APPROVED AND RECORDED IN PB 264-37

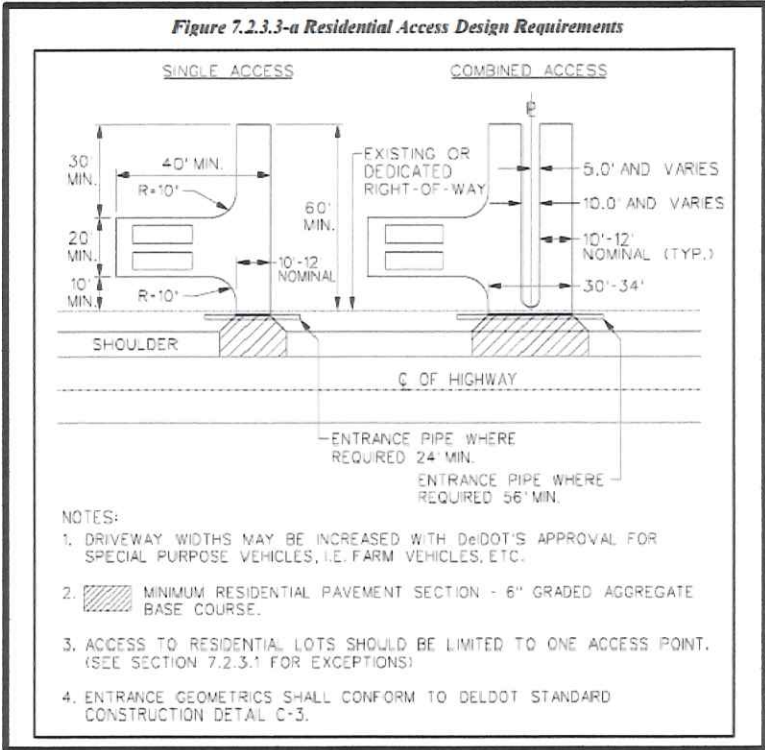
I, DONALD K. MILLER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN
THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN
ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS
THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE
BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE
PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY
CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW
REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

DONALD K. MILLER, PLS 407 DATE

OWNER NAME DATE

RE-SUBDIVISION PLAN OF LOT #3, R&S FARMS, LLC FOR
ARTURO GRANADOSGONZALEZ

BURBAGE ROAD, FRANKFORD, DE 19945



NOTES:
1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER
DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO
THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY
BE REVISED TO BE FROM AN INTERNAL SUBDIVISION STREET.
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF
TRANSPORTATIONS (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION
MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED
FOR AGRICULTURAL PURPOSES.
4. LOT 3 SHALL HAVE A SINGLE ACCESS TO SCR 353 AS SHOWN ON THIS PLAT.
LOT 3A SHALL HAVE A SINGLE ACCESS TO SCR 353 AS SHOWN ON THIS PLAT.
5. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY
FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES
AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE.

NOTE: SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER
VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT
DISTANCE OF A DRIVER PREPARING TO ENTER THE
ROADWAY ARE PROHIBITED WITHIN THE DEFINED
DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS
PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE
AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO
AN ADJACENT PROPERTY OWNERS LAND, A SIGHT
EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH
ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE
REQUIRED SIGHT DISTANCE.

- 4x6 POST IN CONCRETE (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- POINT
- SOIL BORING
- EXISTING ENTRANCE
- PROPOSED ENTRANCE
- UTILITY POLE
- TELEPHONE BOX
- MAIL BOX



SCALE: 1" = 100'

THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE
OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS
CROSSING THIS PROPERTY.
NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN

DATE	REVISION

MILNER LEWIS, INC. LAND SURVEYING 1560 MIDDLEFORD RD. SEAFORD, DELAWARE 19973 PH: 302-629-9895 FAX: 302-629-2391	HUNDRED	COUNTY
	BALTIMORE	SUSSEX
	STATE	DRAWN BY
	DELAWARE	D.K. MILLER
REF.	FILE	
	R&S FARMS	
	1-34-14-34	
	DB 3939-302	
	DECEMBER 12, 2019	