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
JAMIE WHITEHOUSE, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date January 7, 2021

Application:	Doe Run (2021-01)
Applicant:	David Miller and Claudia Miller 15625 Quail Hollow Road Greenwood, DE 19950
Owner:	David Miller and Claudia Miller
Site Location:	Southern side of Tuckers Road (S.C.R. 597)
Current Zoning:	Agricultural Residential (AR-1) Zoning District
Proposed Use:	Addition of a 4.192 +/- acre portion of adjacent land to Lot 15
Comprehensive Land Use Plan Reference:	Low Density Area
Councilmanic District:	Mrs. Green
School District:	Woodbridge School District
Fire District:	Bridgeville Fire Co. – Station No. 72
Sewer:	Private
Water:	Private
Site Area:	Current extent of subdivision - 20.22 acres +/- ; current density – 0.69 Proposed: 24.42 acres +/- ; proposed density – 0.57
Tax Map I.D.:	Lot 15: 430-11.00-48.00 P/O Parcel A “to be conveyed”: 430-11.00-24.02

Sussex County

PIN:	430-11.00-48.00
Owner Name	MILLER DAVID S & CLAUDIA L
Book	3507
Mailing Address	15625 QUAIL HOLLOW RD
City	GREENWOOD
State	DE
Description	DOE RUN
Description 2	LOT 15 P/O LOT 16
Description 3	E/QUAIL HOLLOW RD
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

Subdivisions

1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

December 31, 2020

Sussex County

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1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

December 31, 2020

File #: 2021-01
2020 15405

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: ✓ Amendment to Existing Subdivision
Cluster: __
ESDDOZ: __

Location of Subdivision:
Doe Run PB 45-347 & Rev PB94-275

Proposed Name of Subdivision:
Doe Run

Tax Map #: 430-11.00-48.00 Total Acreage: Add+/-4.192 Ac. to Lot 15

Zoning: AR **Density:** ____ **Minimum Lot Size:** .74 Ac **Number of Lots:** ~~14~~ 1

Open Space Acres: ____

Water Provider: Private Wells **Sewer Provider:** Private Septic Systems

Applicant Information

Applicant Name: David Miller & Claudia Miller
Applicant Address: 15625 Quail Hollow Road
City: Greenwood State: DE ZipCode: 19950
Phone #: (302) 542-6330 E-mail: dmiller@allspaninc.com

Owner Information

Owner Name: David Miller & Claudia Miller
Owner Address: 15625 Quail Hollow Road
City: Greenwood State: DE Zip Code: 19950
Phone #: (302) 542-6330 E-mail: dmiller@allspaninc.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Walter G. Feindt
Agent/Attorney/Engineer Address: 4 Lakelawn Drive
City: Milford State: DE Zip Code: 19963
Phone #: (302) 422-4811 E-mail: wgfeindt@netscape.net

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 by 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

_____ Date: 12/7/20

Signature of Owner

_____ Date: 12/7/20

For office use only:

Date Submitted: 12/7/2020 Fee: $500.00 Check #: 4318

Staff accepting application: CEA Application & Case #: 202015405

Location of property: _____

Date of PC Hearing: 1/7/2021 Recommendation of PC Commission: _____

AGRICULTURAL USE PROTECTIONS:

1) 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 STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
2) NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES.

GENERAL NOTES:

1) CLASS "B", SUBURBAN SURVEY
2) THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH
3) SEE PLOT BOOK 45, PAGE 247 & PLOT BOOK 94, PAGE 275 FOR RECORD PLOTS OF DOE RUN.
4) THE BOUNDARY LINES AND LOT LINES SHOWN HEREON FOR LOTS 10-14 AND 16-23 OF DOE RUN SUBDIVISION ARE NOT THE RESULT OF ANY NEW SURVEY FIELD WORK. THOSE BOUNDARY LINES AND LOT LINES ARE PLOTTED AND SHOWN HEREON BASED SOLELY UPON THOSE AS SHOWN IN PLOT BOOK 45, PAGE 247, PLOT BOOK 94, PAGE 275 AND AS REVISED PER NOTES SHOWN HEREON. IMPROVEMENTS MAY EXIST ON THESE LOTS BUT ARE NOT SHOWN.
5) ALL SIDE LOT LINES ARE RESERVED FOR THE CENTERLINE OF A TEN FOOT WIDE DRAINAGE AND/OR UTILITY EASEMENT.
6) A TEN FOOT WIDE DRAINAGE AND/OR UTILITY EASEMENT SHALL ALSO BE RESERVED ALONG THE STREET RIGHT-OF-WAY LINE IN THE FRONT YARD OF ALL LOTS AND ALONG THE REAR LINE OF ALL LOTS.
7) OTHER THAN SHOWN HEREON, THIS SURVEY PLOT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF EASEMENTS.
8) THE STREET WITHIN THIS SUBDIVISION IS DEDICATED TO PUBLIC USE.
9) THE 404 WETLANDS LINE PLOTTED HEREON IS BASED UPON THE LINES SHOWN IN PLOT BOOK 45, PAGE 247 AND PLOT BOOK 94, PAGE 275. NO NEW WETLANDS DELINEATION WAS PERFORMED.
10) SEE TYPICAL ROAD SECTION AS SHOWN IN PLOT BOOK 45, PAGE 247 AND PLOT BOOK 94, PAGE 275.

DATA COLUMN:

1) TOTAL NUMBER OF LOTS: 14
2) GROSS ACREAGE: 24.42± ACRES
3) DENSITY: 0.57 LOTS/ACRE
4) ZONING: AR-1
5) WATER SUPPLY: ON-SITE WELLS
6) SEPTIC: INDIVIDUAL ON-SITE SYSTEMS

CURVE DATA:

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	228.02'	27°18'18"	108.67'	107.64'	S 64°06'25" E
C2	25.00'	90°00'00"	39.27'	35.36'	N 84°32'45" E
C3	450.00'	30°00'00"	235.62'	232.94'	N 24°32'45" E
C4	970.00'	5°54'24"	100.00'	99.96'	N 12°29'57" E
C5	970.00'	5°54'24"	100.00'	99.96'	N 18°24'22" E
C6	970.00'	5°54'24"	100.00'	99.96'	N 24°18'46" E
C7	970.00'	0°47'47"	13.48'	13.48'	N 27°39'52" E
C8	25.00'	48°11'23"	21.03'	20.41'	N 03°58'04" E
C9	50.00'	69°51'53"	60.97'	57.28'	N 14°48'19" E
C10	50.00'	77°21'52"	67.51'	62.50'	N 88°28'12" E
C11	50.00'	77°21'52"	67.51'	62.50'	S 14°12'56" E
C12	50.00'	51°47'08"	45.19'	43.67'	S 50°21'34" W
C13	25.00'	48°11'23"	21.03'	20.41'	S 52°09'27" W
C14	920.00'	3°26'09"	55.17'	55.16'	S 26°20'41" W
C15	920.00'	6°14'21"	100.18'	100.13'	S 21°30'26" W
C16	920.00'	6°18'46"	101.36'	101.31'	S 15°13'52" W
C17	920.00'	2°31'44"	40.61'	40.60'	S 10°48'37" W
C18	500.00'	6°48'24"	59.40'	59.37'	S 12°56'57" W
C19	500.00'	11°44'03"	102.40'	102.22'	S 22°13'11" W
C20	500.00'	11°27'33"	100.00'	99.83'	S 33°48'59" W
C21	25.00'	53°07'49"	23.18'	22.36'	N 12°58'51" E

LOCATION MAP SCALE: 1" = 1 MILE

TAX MAP NO. 4-30-11.00, PARCELS 24.02 (PORTION) & 43.00, 44.00, 45.00, 46.00, 47.00, 48.00, 49.00, 50.00, 51.00, 52.00, 53.00, 54.00, 55.00 & 56.00

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 50°27'15" E	85.00'
L2	S 50°27'15" E	53.21'
L3	S 37°31'56" W	16.71'
L4	N 69°47'27" W	40.69'
L5	N 75°28'04" W	58.91'
L6	N 63°21'13" W	36.69'
L7	S 68°00'25" E	99.09'

WETLANDS 404 (BUILDING RESTRICTION LINE)

LINE	BEARING	DISTANCE
L1	S 50°01'33" W	151.04'
L2	S 73°40'14" W	127.71'
L3	S 77°05'33" W	144.89'
L4	S 33°45'29" W	96.25'
L5	S 49°20'52" E	78.27'
L6	S 03°13'18" W	76.76'
L7	S 04°16'18" W	89.27'
L8	S 32°26'04" W	97.55'
L9	S 38°18'51" W	59.57'
L10	S 38°57'50" W	95.71'
L11	S 27°31'14" W	7.31'

LEGEND:

- ○ FOUND IRON PIPE
- △ FOUND IRON BAR
- – – – – TAX DITCH EASEMENT

182,587± SQUARE FEET
4.192± ACRES

EXPANSION OF SUBDIVISION SURVEY PLAN
FOR
DOE RUN
SITUATE IN: NANTICOKE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

OWNER'S CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF TAX MAP NO. 4-30-11.00, PARCEL 24.02 AS SHOWN HEREON, THAT THE PLAN WAS MADE AT Y DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW.

LINDA ELLEN PARKER DATE

OWNER'S CERTIFICATION:

WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF TAX MAP NO. 4-30-11.00, PARCELS 47.00 & 48.00 AS SHOWN HEREON, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW.

DAVID S. MILLER DATE CLAUDIA L. MILLER DATE

PLAN APPROVAL

COUNTY PLANNING & ZONING COMMISSION DATE

SURVEYOR'S STATEMENT:

I, R.B. KEMP, III, 541, 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 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.

R.B. KEMP, III, P.L.S. 541

revisions | checked | date

Karins and Associates
ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE • GEORGETOWN, DE
www.karinsengineering.com
128 WEST MARKET STREET
GEORGETOWN, DELAWARE 19947
PHONE: (302) 858-4331 FAX: (302) 629-2175

OWNERS:
TAX MAP NO. 4-30-11.00, PARCELS 47.00 & 48.00
DAVID S. MILLER & CLAUDIA L. MILLER
TAX MAP NO. 4-30-11.00, PARCEL 24.02
LINDA ELLEN PARKER

SURVEY BY:	SBK	SCALE: 1" = 100'	
DESIGNED BY:	RBK	0 100 200	
DRAWN BY:	RBK	DATE: 12-24-2020	SHEET 1 OF 1
CHECKED BY:	RBK	DRAWING NO. G 1174-D.dwg	

TAX MAP NO. 4-30-11.00, PARCELS 24.02 (PORTION) & 48.00

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	77°21'52"	67.51'	62.50'	N 88°25'12" E
C2	50.00'	69°51'53"	60.97'	57.26'	N 14°48'19" E
C3	25.00'	48°11'22"	21.03'	20.41'	N 03°58'03" E
C4	970.00'	00°47'47"	13.48'	13.48'	N 27°39'51" E

LINE	BEARING	DISTANCE
L1	N 69°47'27" W	40.69'
L2	N 75°28'04" W	58.91'
L3	N 63°21'13" W	36.69'

LEGEND:	NOTES:		
------ TAX DITCH EASEMENT	1) SOURCE OF TITLE: DEED BOOK 4571, PAGE 198, DEED BOOK 3507, PAGE 230 2) A TITLE SEARCH WAS NEITHER REQUESTED, PROVIDED OR UTILIZED FOR THIS SURVEY	Prepared By ADAMS-KEMP ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND PLANNERS 217 SOUTH RACE STREET GEORGETOWN, DELAWARE 19947 PHONE: (302) 855-6699 WWW.ADAMSKEMP.COM	SUBDIVISION SKETCH PLAN PREPARED FOR DAVID S. MILLER, CLAUDIA L. MILLER & LINDA ELLEN PARKER SITUATED IN NANTICOKE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE SCALE: 1" = 60' DATE: OCTOBER 5, 2020

PLAN NO. 070322-C

Proposal to Adjust Property Line

David and Claudia Miller, owners of Lot 15 in Doe Run, and Linda E. Parker, adjacent land owner, have agreed to a sale of a portion of Linda E. Parker's property adjoining Lot 15. This transaction will add +/- 4 acres to Lot 15, which will basically change the plat of the subdivision known as Doe Run By signature below, you, as property owners on Quail Hollow Road, agree to the proposed change.

Lot 11 James & Susan Gerdes _____ 7/25/20
Date

Proposal to Adjust Property Line

David and Claudia Miller, owners of Lot 15 in Doe Run, and Linda E. Parker, adjacent land owner, have agreed to a sale of a portion of Linda E. Parker's property adjoining Lot 15. This transaction will add +/- 4 acres to Lot 15, which will basically change the plat of the subdivision known as Doe Run By signature below, you, as property owners on Quail Hollow Road, agree to the proposed change.

Lot 12 Lynn & Racheal Hamilton Racheal K. Hamilton 7/25/20

Date

Proposal to Adjust Property Line

David and Claudia Miller, owners of Lot 15 in Doe Run, and Linda E. Parker, adjacent land owner, have agreed to a sale of a portion of Linda E. Parker's property adjoining Lot 15. This transaction will add +/- 4 acres to Lot 15, which will basically change the plat of the subdivision known as Doe Run By signature below, you, as property owners on Quail Hollow Road, agree to the proposed change.

Lot 13 Claud & Lucille Wanklin _____ 12/4/20
Date

Proposal to Adjust Property Line

David and Claudia Miller, owners of Lot 15 in Doe Run, and Linda E. Parker, adjacent land owner, have agreed to a sale of a portion of Linda E. Parker's property adjoining Lot 15. This transaction will add +/- 4 acres to Lot 15, which will basically change the plat of the subdivision known as Doe Run By signature below, you, as property owners on Quail Hollow Road, agree to the proposed change.

Lot 14 David & Claudia Miller _____ 7/25/20
Date

Proposal to Adjust Property Line

David and Claudia Miller, owners of Lot 15 in Doe Run, and Linda E. Parker, adjacent land owner, have agreed to a sale of a portion of Linda E. Parker's property adjoining Lot 15. This transaction will add +/- 4 acres to Lot 15, which will basically change the plat of the subdivision known as Doe Run By signature below, you, as property owners on Quail Hollow Road, agree to the proposed change.

Lot 16 Glenn Birmingham _____ 7/05/20
Date

Proposal to Adjust Property Line

David and Claudia Miller, owners of Lot 15 in Doe Run, and Linda E. Parker, adjacent land owner, have agreed to a sale of a portion of Linda E. Parker's property adjoining Lot 15. This transaction will add +/- 4 acres to Lot 15, which will basically change the plat of the subdivision known as Doe Run By signature below, you, as property owners on Quail Hollow Road, agree to the proposed change.

Lot 18 Carlos & Anna Ortiz _____ 7/25/20
Date

Proposal to Adjust Property Line

David and Claudia Miller, owners of Lot 15 in Doe Run, and Linda E. Parker, adjacent land owner, have agreed to a sale of a portion of Linda E. Parker's property adjoining Lot 15. This transaction will add +/- 4 acres to Lot 15, which will basically change the plat of the subdivision known as Doe Run By signature below, you, as property owners on Quail Hollow Road, agree to the proposed change.

Lot 19 Robert & Ellana Messick _____ 7/15/20
Date

Proposal to Adjust Property Line

David and Claudia Miller, owners of Lot 15 in Doe Run, and Linda E. Parker, adjacent land owner, have agreed to a sale of a portion of Linda E. Parker's property adjoining Lot 15. This transaction will add +/- 4 acres to Lot 15, which will basically change the plat of the subdivision known as Doe Run By signature below, you, as property owners on Quail Hollow Road, agree to the proposed change.

Lot 20 Lorraine King-Foley Lorraine King-Foley 7-30-20

Date

Proposal to Adjust Property Line

David and Claudia Miller, owners of Lot 15 in Doe Run, and Linda E. Parker, adjacent land owner, have agreed to a sale of a portion of Linda E. Parker's property adjoining Lot 15. This transaction will add +/- 4 acres to Lot 15, which will basically change the plat of the subdivision known as Doe Run By signature below, you, as property owners on Quail Hollow Road, agree to the proposed change.

Lot 21 Alan & Carolyn Tyson Alan Tyson 7-25-20

Date