

PLANNING & ZONING COMMISSION

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Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date July 9, 2020.

Application: (CU 2217) Israel Bravo

Applicant: Israel Bravo
20871 Sanfilippo Road
Bridgeville, DE 19933

Owner: Israel Bravo
20871 Sanfilippo Road
Bridgeville, DE 19933

Site Location: Located on the east side of Sanfilippo Road in Seaford, Delaware.

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: Storage of utilities equipment and vehicles.

Comprehensive Land
Use Plan Reference: Low Density Area

Councilmatic
District: Mr. Vincent

School District: Seaford School District

Fire District: Seaford Fire District

Sewer: Private, On-Site

Water: Private, On-Site

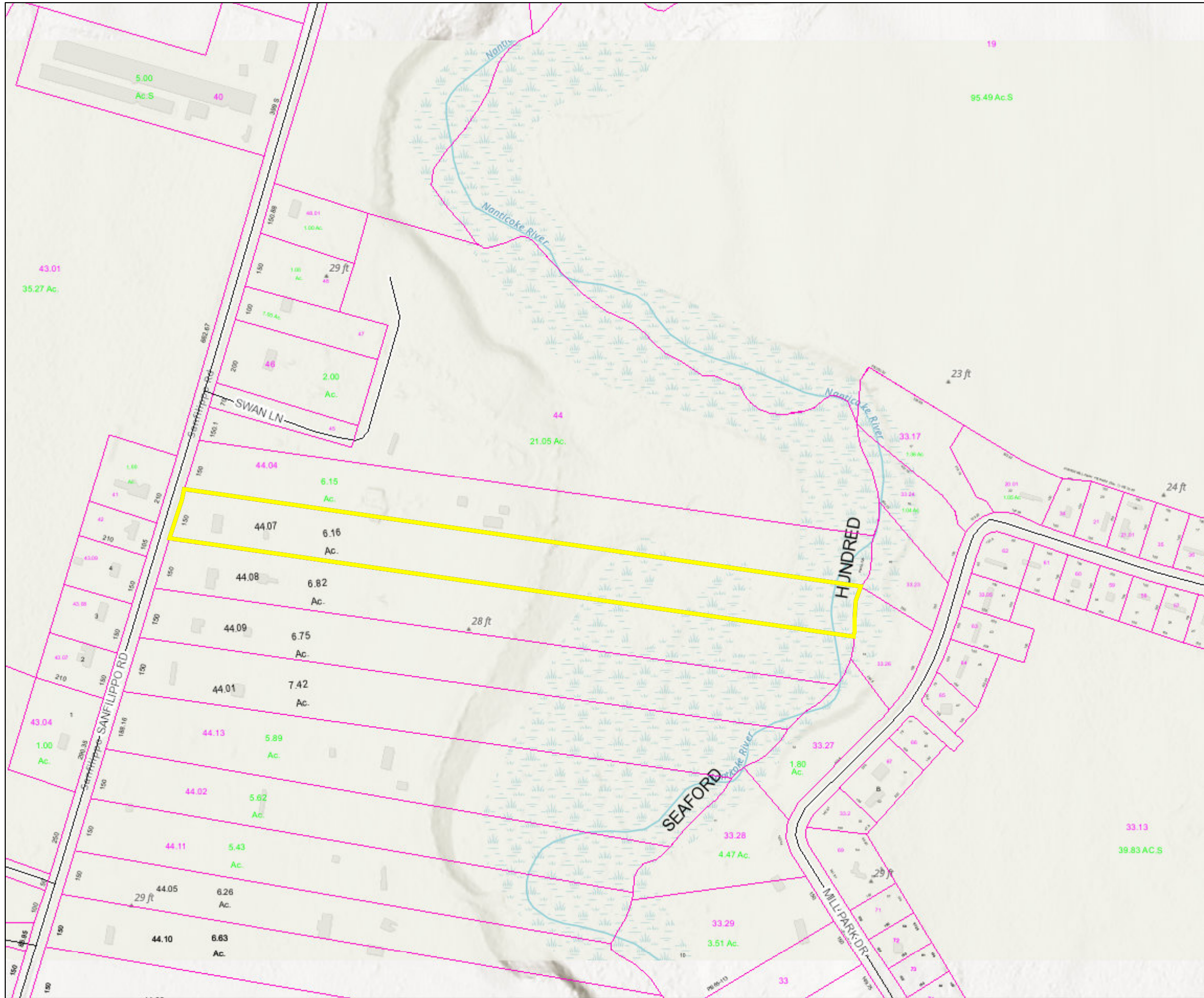
Site Area: 6.16 acres +/-

Tax Map ID: 331-2.00-44.07





Sussex County



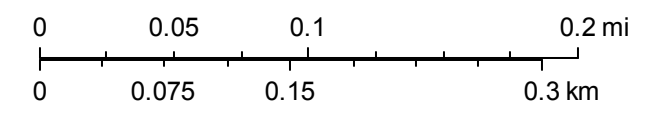
PIN:	331-2.00-44.07	
Owner Name	LOPEZ BRAVO	ISRAEL
Book	2557	
Mailing Address	20871 SANFILIPPO RD	
City	BRIDGEVILLE	
State	DE	
Description	E/ RT 533	
Description 2	4400'N/RT 531	
Description 3	T#39555	
Land Code		

- polygonLayer**

Override 1
- polygonLayer**

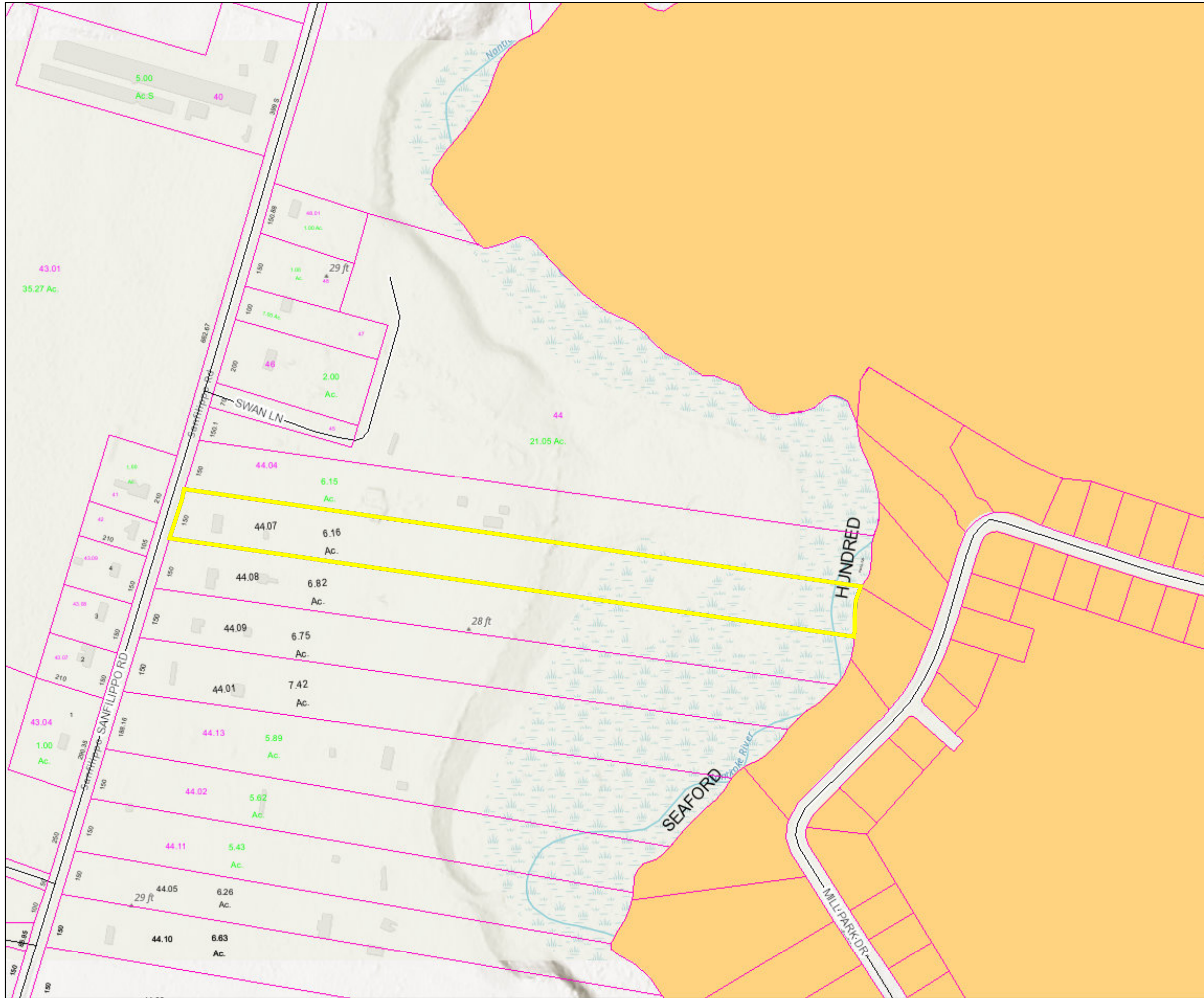
Override 1
- Tax Parcels
- Streets
- County Boundaries

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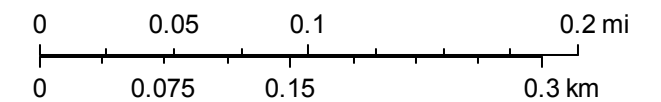
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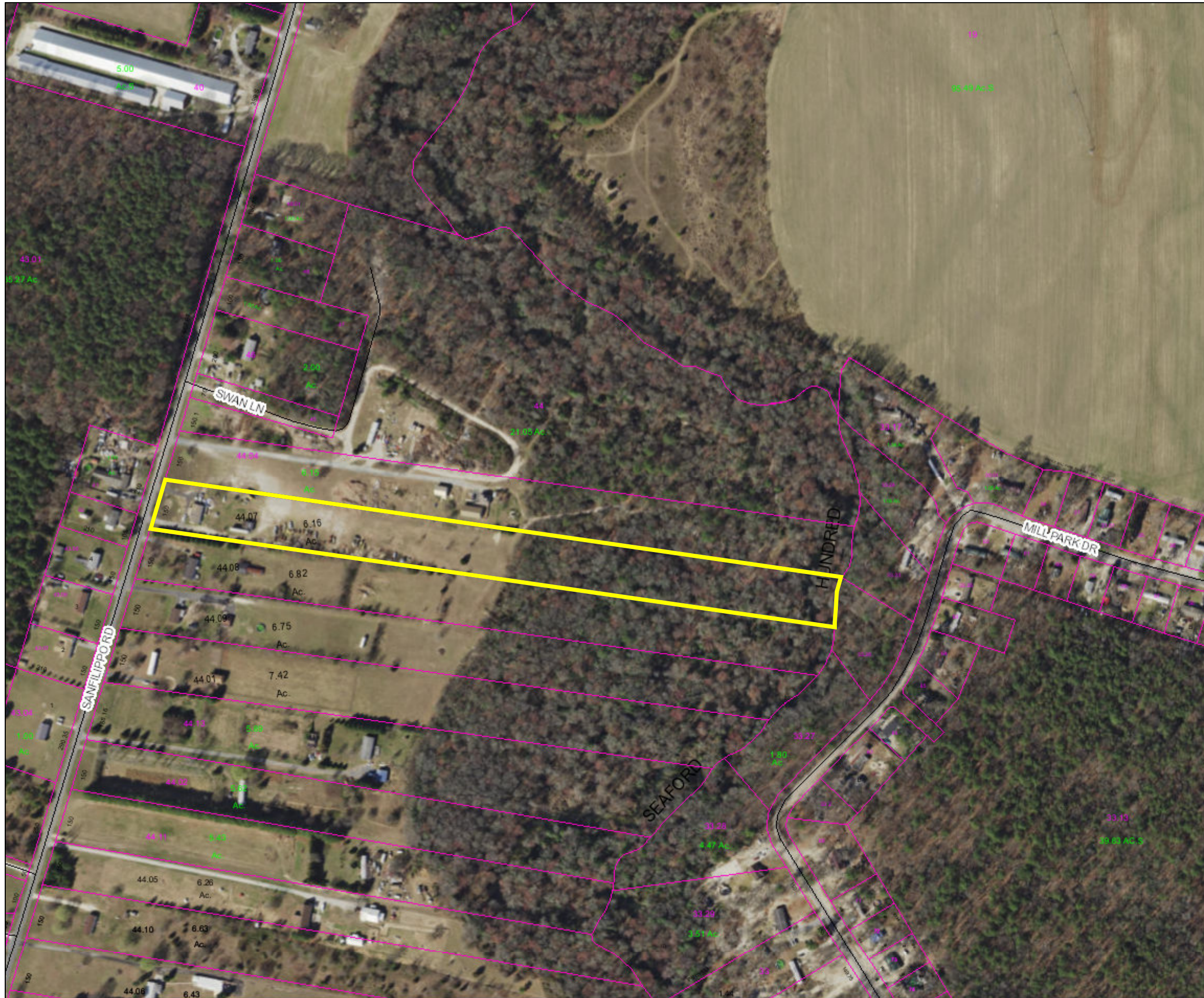
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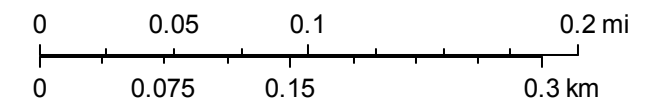
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- Streets
- County Boundaries

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Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Lauren DeVore, Planner III
CC: Vince Robertson, Assistant County Attorney and applicant
Date: July 1, 2020
RE: Staff Analysis for CU 2217 Israel Bravo

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2217 Israel Bravo to be reviewed during the July 9, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel 331-2.00-44.07 to allow for a Conditional Use of land in an Agricultural Residential (AR-1) Zoning District for storage of utilities equipment and vehicles. The parcel is located on the east side of Sanfilippo Road in Seaford, Delaware. The size of the property is approximately 6.16 acres +/-

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has the land use designation of "Low Density Area." The properties to the north and south are also designated as "Low Density Areas."

The primary uses envisioned in "Low Density Areas" are agricultural activities and homes. Business and development should be largely confined to those businesses addressing the needs of these two uses. Industrial and agribusiness uses that support or depend on agriculture should be permitted. Commercial uses should be limited in their location, size and hours of operation.

The properties to the east on the opposite side of Sanfilippo Road are designated "Developing Area." "Developing Areas" are newer, emerging growth areas that demonstrate characteristics of developmental pressures and support appropriate residential and business uses. Such uses may include business or industrial parks.

Furthermore, adjacent parcels to the north, south and west are all zoned Agricultural Residential (AR-1) Zoning District. The parcels to the east are zoned General Residential (GR) Zoning District.

Since 2011, there have been two Conditional Use applications proposed within a one-mile radius of the application site. The first application was for Conditional Use (C/U 2043) to amend Condition No. 19 of Conditional Use No. 1431 to allow additional time to complete the existing borrow pit operation on an Agricultural Residential (AR-1) zoned parcel. That application was approved by County Council on May 17, 2016 and adopted through Ordinance No. 2448.



The second application was for Conditional Use (C/U 2044) to allow for an expansion of an existing borrow pit operation on a parcel zoned General Residential (GR). This application was subsequently withdrawn by the applicant on March 16, 2016.

Based on the analysis of the land use, surrounding zoning and uses, a Conditional Use to allow for storage of utilities equipment and vehicles in this location, subject to considerations of both scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: 201914234
Clu# 2217

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

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

Type of Conditional Use Requested: storing material = pipe reels
= TV Boxes utility equipment and trucks Reel trailer equipment
Trailer

Tax Map #: 331-2.00-44.07 Size of Parcel(s): 6.16 acres

Current Zoning: AR-1 Proposed Zoning: CU Size of Building: existing

Land Use Classification: RT

Water Provider: well Sewer Provider: septic

Applicant Information

Applicant Name: Israel Bravo
Applicant Address: 20871 Sanfilippo Rd
City: Bridgetown State: DE Zip Code: 19933
Phone #: 302 2490039 E-mail: seven-ib1@hotmail.com

Owner Information

Owner Name: Israel Bravo
Owner Address: same as above
City: _____ State: _____ Zip Code: _____
Phone #: _____ E-mail: _____

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 eight (8) copies 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

___ Provide Fee \$500.00

___ 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

Date: _____

For office use only:

Date Submitted: _____

Fee: \$500.00 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: _____



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
 800 BAY ROAD
 P.O. BOX 778
 DOVER, DELAWARE 19903

JENNIFER COHAN
 SECRETARY

October 24, 2019

Ms. Janelle Cornwell, Director
 Sussex County Planning & Zoning
 P.O. Box 417
 Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Israel Bravo** conditional use application, which we received on September 26, 2019. This application is for an approximately 6.16-acre parcel (Tax Parcel: 331-2.00-44.07). The subject land is located on the east side of Sanfilippo Road (Sussex Road 533), approximately 4,400 feet northeast of the intersection of Sanfilippo Road and Eskridge Road (Sussex Road 531), southeast of Bridgeville. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the facility as material storage for utilities, utilities equipment and vehicles.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Sanfilippo Road where the subject land is located, is 610 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

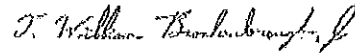
If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Ms. Janelle M. Cornwell
Page 2 of 2
October 24, 2019

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

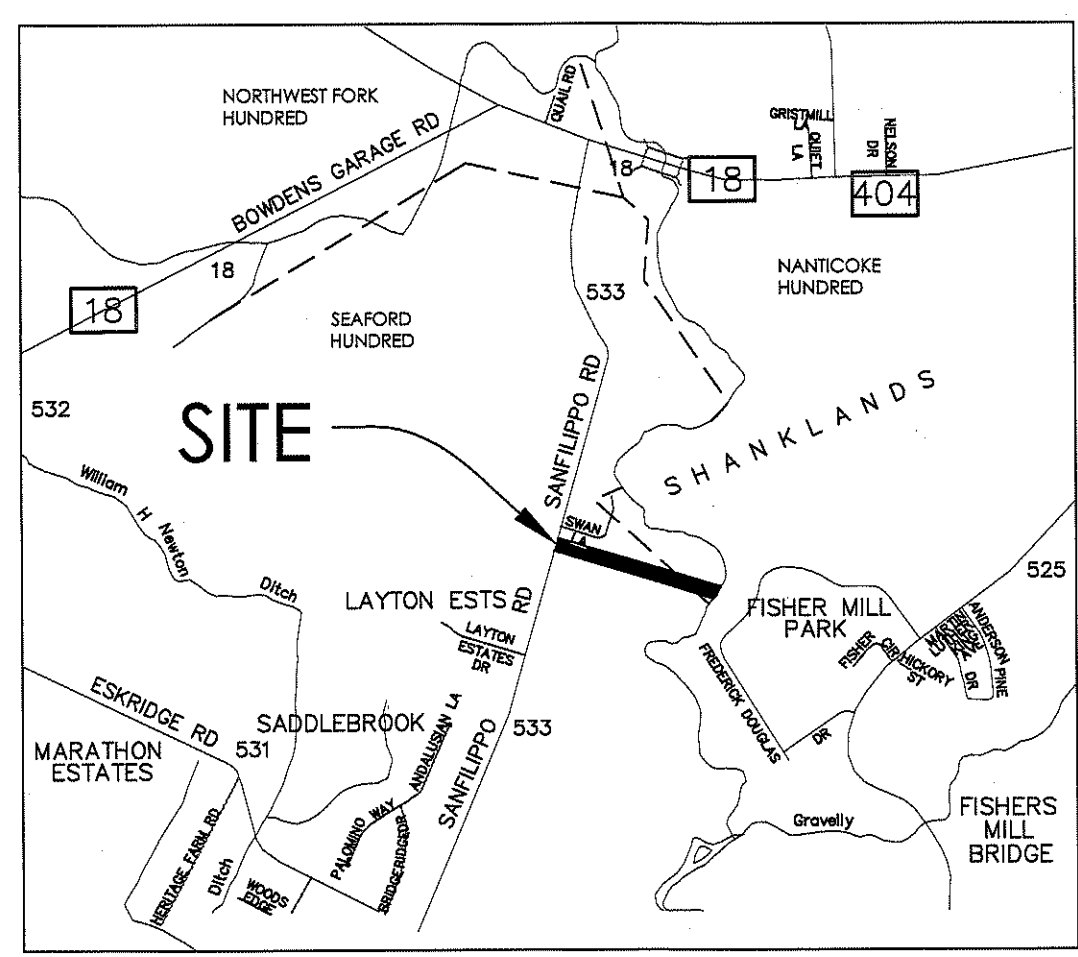
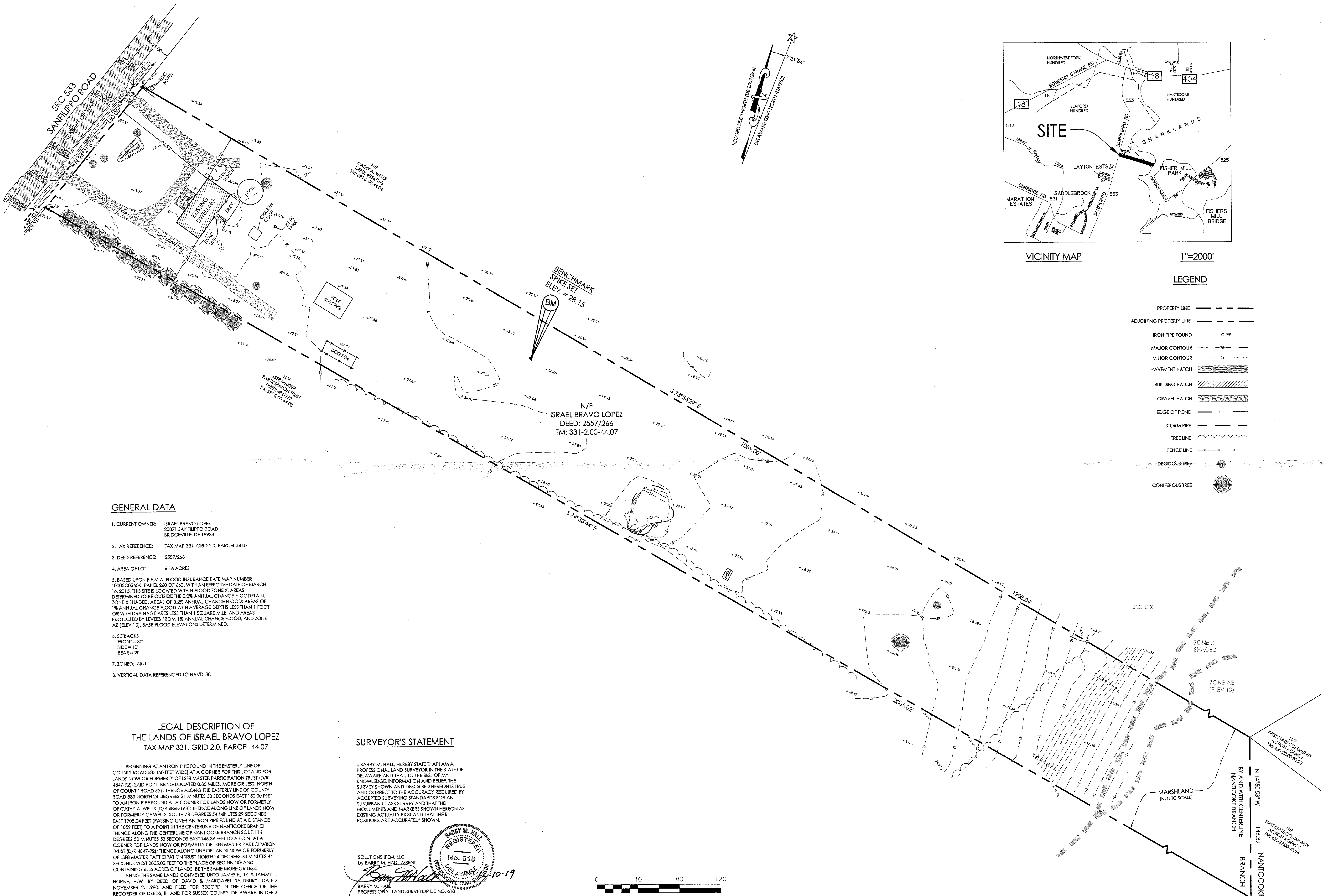
Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

- cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
- Israel Bravo, Applicant
- J. Marc Coté, Assistant Director, Development Coordination
- Gemez Norwood, South District Public Works Manager, Maintenance & Operations
- Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
- Derek Sapp, Subdivision Manager, Development Coordination
- Kevin Hickman, Subdivision Manager, Development Coordination
- Brian Yates, Subdivision Manager, Development Coordination
- John Andrescavage, Subdivision Manager, Development Coordination
- Troy Brestel, Project Engineer, Development Coordination
- Claudy Joinville, Project Engineer, Development Coordination



VICINITY MAP 1"=2000'

LEGEND

PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
IRON PIPE FOUND	○ I/P
MAJOR CONTOUR	-25-
MINOR CONTOUR	-24-
PAVEMENT HATCH	[Hatched pattern]
BUILDING HATCH	[Diagonal hatched pattern]
GRAVEL HATCH	[Cross-hatched pattern]
EDGE OF POND	- - -
STORM PIPE	---
TREE LINE	~~~~~
FENCE LINE	---x---
DECIDUOUS TREE	[Tree symbol]
CONIFEROUS TREE	[Tree symbol]

GENERAL DATA

- CURRENT OWNER: ISRAEL BRAVO LOPEZ
20871 SAN FILIPPO ROAD
BRIDGEVILLE, DE 19933
- TAX REFERENCE: TAX MAP 331, GRID 2.0, PARCEL 44.07
- DEED REFERENCE: 2557/266
- AREA OF LOT: 6.16 ACRES
- BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 1000500260K, PANEL 260 OF 660, WITH AN EFFECTIVE DATE OF MARCH 16, 2015. THIS SITE IS LOCATED WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE AE (ELEV 10). BASE FLOOD ELEVATIONS DETERMINED.
- SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 20'
- ZONED: AR-1
- VERTICAL DATA REFERENCED TO NAVD '88

LEGAL DESCRIPTION OF THE LANDS OF ISRAEL BRAVO LOPEZ
TAX MAP 331, GRID 2.0, PARCEL 44.07

BEGINNING AT AN IRON PIPE FOUND IN THE EASTERLY LINE OF COUNTY ROAD 533 (50 FEET WIDE) AT A CORNER FOR THIS LOT AND FOR LANDS NOW OR FORMERLY OF LSFB MASTER PARTICIPATION TRUST (D/R 4847-92); SAID POINT BEING LOCATED 0.80 MILES, MORE OR LESS, NORTH OF COUNTY ROAD 533; THENCE ALONG THE EASTERLY LINE OF COUNTY ROAD 533 NORTH 24 DEGREES 21 MINUTES 53 SECONDS EAST 150.00 FEET TO AN IRON PIPE FOUND AT A CORNER FOR LANDS NOW OR FORMERLY OF CATHY A. WELLS (D/R 4868-168); THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF WELLS, SOUTH 73 DEGREES 54 MINUTES 29 SECONDS EAST 1908.04 FEET (PASSING OVER AN IRON PIPE FOUND AT A DISTANCE OF 1059 FEET) TO A POINT IN THE CENTERLINE OF NANTICOKE BRANCH; THENCE ALONG THE CENTERLINE OF NANTICOKE BRANCH SOUTH 14 DEGREES 50 MINUTES 53 SECONDS EAST 146.39 FEET TO A POINT AT A CORNER FOR LANDS NOW OR FORMERLY OF LSFB MASTER PARTICIPATION TRUST (D/R 4847-92); THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF LSFB MASTER PARTICIPATION TRUST NORTH 74 DEGREES 33 MINUTES 44 SECONDS WEST 2005.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.16 ACRES OF LANDS, BE THE SAME MORE OR LESS.

BEING THE SAME LANDS CONVEYED UNTO JAMES F. JR. & TAMMY L. HORNE, H/W, BY DEED OF DAVID & MARGARET SALISBURY, DATED NOVEMBER 2, 1990, AND FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR SUSSEX COUNTY, DELAWARE, IN DEED BOOK 1748, PAGE 32.

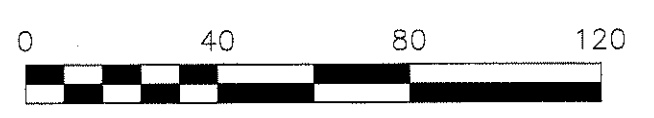
SURVEYOR'S STATEMENT

I, BARRY M. HALL, HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS FOR AN SUBURBAN CLASS SURVEY AND THAT THE MONUMENTS AND MARKERS SHOWN HEREON AS EXISTING ACTUALLY EXIST AND THAT THEIR POSITIONS ARE ACCURATELY SHOWN.

SOLUTIONS IPEM, LLC
by BARRY M. HALL, AGENT

Barry M. Hall
REGISTERED
No. 616
DELAWARE
PROFESSIONAL LAND SURVEYOR

10-19



solutions
Integrated Planning
Engineering & Management

303 North
Georgetown
3003 N
Salisbury
T
www.solutionsipem.com Co

Seal
Date

NO.	DATE	DESCRIPTION

BOUNDARY SURVEY PLAN WITH IMPROVEMENTS
OF THE LANDS OF
ISRAEL BRAVO LOPEZ

Date: 12-01-2019
Job Number: S19082
Scale: 1"=40'
Drawn By: RAM

Sheet No.: 1

File Name: S19082 SH