

COUNTY COUNCIL

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Sussex County

DELAWARE
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SUSSEX COUNTY COUNCIL

A G E N D A

JANUARY 10, 2023

10:00 A.M.

Call to Order

Approval of Agenda

Approval of Minutes – January 3, 2023

Reading of Correspondence

Public Comments

Todd Lawson, County Administrator

- 1. Recognition of the Laurel High School Football Team**
- 2. Discussion and presentation by the Bay Beach Association**
- 3. Administrator's Report**

Gina Jennings, Finance Director

- 1. Bank Accounts Resolution**

Robert Bryant, Airport Manager

- 1. Airport Advisory Committee Member Appointments Discussion and Recommendation**



10:15 a.m. Public Hearings

1. **Black Oak Annexation of the Sussex County Unified Sanitary Sewer District (West Rehoboth Area)**
2. **Coral Lakes Annexation of the Sussex County Unified Sanitary Sewer District (Chapel Branch Area)**

John Ashman, Director of Utility Planning & Design Review

1. **Public Hearing Results for Warwick Park Area**

Hans Medlarz, County Engineer

1. **Davis, Bowen & Friedel, Inc. – 2019 Miscellaneous Engineering Base Contract**
 - A. **Amendment No. 8 – Countryside Hamlet, Project S23-01**
2. **Cannon Road – Inland Bays Road Drainage Improvements and Constructed Wetlands**
 - A. **Project S22-05 Award**

Old Business

“AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-23.00-2.02 (PORTION OF), 235-23.00-1.00, 235-23.00-1.04, 235-23.00-2.00, AND 235-23.00-2.01”

Grant Requests

1. **Springboard Collaborative, Inc. for their Pallet Shelter Village**

Introduction of Proposed Zoning Ordinances

Council Members' Comment

1:30 p.m. Public Hearings

Conditional Use No. 2328 filed on behalf of Sunrise Solar

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A 5.8 MEGAWATT GROUND-MOUNTED SOLAR FARM TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 32.90 ACRES, MORE OR LESS” (property lying on the north side of Fleatown Road [S.C.R. 224] and on the west side of Clendaniel Pond Road [S.C.R. 38], approximately 0.50 mile east of Greentop Road [S.C.R. 225]) (911 Address: N/A) (Tax Parcel: 230-13.00-121.00)

Conditional Use No. 2329 filed on behalf of Thomas Drgon Trustee

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A BOAT RESTORATION BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 6.20 ACRES, MORE OR LESS” (property lying on the southwest side of Dirickson Creek Road [S.C.R. 364B], approximately 0.23 mile southeast of the intersection of Millers Neck Road [S.C.R. 364A] and Dirickson Creek Road [S.C.R. 364B]) (911 Address: 37230 Dirickson Creek Road, Frankford) (Tax Parcel: 134-21.00-14.07)

Conditional Use No. 2331 filed on behalf of Sweet Meadows Riding Academy

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT) FOR A HORSE-RIDING ACADEMY WITH OVERNIGHT ACCOMODATIONS AND ASSOCIATED AGRICULTURAL ACTIVITIES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 5.0 ACRES, MORE OR LESS” (property lying on Sweet Meadow Lane on the north side of Deer Run Road [S.C.R. 388], approximately 0.5 mile southwest of Zion Church Road [Rt. 20]) (911 Address: 37033 Sweet Meadow Lane, Selbyville) (Tax Parcel: 533-11.00-27.04)

Conditional Use No. 2335 filed on behalf of Joseph Kraft

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A GUNSMITHING BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NANTICOKE HUNDRED, SUSSEX COUNTY, CONTAINING 5.12 ACRES, MORE OR LESS” (property lying on the northeast side of Utica Road [S.C.R. 632], approximately 0.24 mile south of Lighthouse Lane) (911 Address: 12559 Utica Road, Greenwood) (Tax Parcel: 430-6.00-4.03)

Conditional Use No. 2339 filed on behalf of Ron Sutton

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM RESIDENTIAL DISTRICT FOR MULTI-FAMILY (60 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 14.45 ACRES, MORE OR LESS” (property lying on the southeast side of Central Avenue [Rt. 84], approximately 0.17-mile northeast of the intersection of Peppers Corner Road [S.C.R. 365] and Central Avenue [Rt. 84]) (911 Address: 34667 Central Avenue, Frankford) (Tax Parcel: 134-19.00-24.00)

Change of Zone No. 1969 filed on behalf of Ron Sutton

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR MEDIUM RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 14.45 ACRES, MORE OR LESS” (property lying on the southeast side of Central Avenue [Rt. 84] approximately 0.17-mile northeast of the intersection of Peppers Corner Road [S.C.R. 365] and Central Avenue [Rt. 84]) (911 Address: 34667 Central Avenue, Frankford) (Tax Parcel: 134-19.00-24.00)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on January 3, 2023 at 4:15 p.m. and at least seven (7) days in advance of the meeting.

This Agenda was prepared by the County Administrator and is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>.

The County provides a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.**

Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1-302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments under the Public Comment section of the meeting and during the respective Public Hearing.

The Council meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/agendas-minutes/county-council>.

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