

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

AGENDA

February 25, 2025

9:00 A.M.

The Sussex County Council will hold its meeting in the morning at the Sussex County Public Safety Complex, 21911 Rudder Lane, Georgetown, DE 19947.

Members of the Planning & Zoning Commission are invited to attend and participate, thus resulting in a meeting of the PZ Members, as defined by 29 Del. C. § 10002.

Call to Order

Approval of Agenda

Presentation by and discussion with the Office of State Planning Coordination

Recess and return to the County Administrative Offices at 2 The Circle

1:00 P.M.

Approval of Minutes - February 11, 2025

Reading of Correspondence

Public Comments

Todd Lawson, County Administrator

1. Discussion and possible action related to the creation of a working group
2. Administrator's Report



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 589
GEORGETOWN, DELAWARE 19947

Gina Jennings, Finance Director

1. **Presentation and update related to property reassessments**
2. **Discussion and Possible Introduction of an Ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 103 (“TAXATION”), ARTICLE II (“REAL PROPERTY EXEMPTION FOR SENIOR CITIZENS”) OF THE CODE OF SUSSEX COUNTY TO UPDATE THE ASSESSED PROPERTY VALUE THRESHOLD AND RESIDENCY REQUIREMENT”**
3. **Discussion and Possible Introduction of an Ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 103 (“TAXATION”), ARTICLE I (“REAL PROPERTY TAX EXEMPTION FOR DISABLED PERSONS”) OF THE CODE OF SUSSEX COUNTY TO UPDATE THE ASSESSED PROPERTY VALUE, RESIDENCY REQUIREMENT AND INCOME THRESHOLDS, THE APPLICATION PROCEDURE AND TO EXCLUDE PENSION INCOME DIRECTLY RELATED TO THE APPLICANT’S DISABILITY WHEN CALCULATING APPLICANT’S INCOME”**

Mike Harmer, County Engineer

1. **Sussex County Groundwater Monitoring Network Expansion: Phase II**

John Ashman, Director of Utility Planning & Design Review

1. **2024 Mass Annexation Request**

Patrick Brown, Project Engineer III

1. **James Farm Ecological Preserve, Project C23-21**
 - a. **Change Order No. 4**
2. **Landfill Professional Services, Weston Solutions, Inc.**
 - a. **Authorization to Increase Task Order Funding**

Old Business

1. **[Conditional Use No. 2469 filed on behalf of Rehoboth Family Storage, LLC](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A MINI-STORAGE FACILITY WITH OFFICES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 6.68 ACRES, MORE OR LESS” (properties are lying on the west side of John J. Williams Highway [Rt. 24] and the east side of Robinsonville Road [S.C.R. 277], approximately 0.95 mile northeast of the intersection of John J. Williams Highway [Rt. 24] and Robinsonville Road [S.C.R. 277]) (911 Address: N/A) (Tax Map Parcels: 234-6.00-104.00, 104.02, 104.03, & 104.04)

Grant Request

1. **Paige’s Kindness Project for their kindness project**

Introduction of Proposed Zoning Ordinances

Council Members' Comments

1:30 p.m. Public Hearings

1. **“AN ORDINANCE TO AMEND CHAPTER 103 (“TAXATION”) OF THE CODE OF SUSSEX COUNTY TO ADD A NEW ARTICLE VIII, ENTITLED “BOARD OF ASSESSMENT REVIEW” TO GRANT THE BOARD OF ASSESSMENT REVIEW AUTHORITY TO ADOPT RULES AND PROCEDURES TO CARRY OUT ITS DUTIES AS OUTLINED IN 9 DEL. C. § 7004”**
2. **Estuary Phase 6 (Showell Farm) Annexation into the Sussex County Unified Sanitary Sewer District (Miller Creek Area)**
3. **Delmarva Land Company Annexation into the Sussex County Unified Sanitary Sewer District (Dagsboro/Frankford Area)**
4. **[Conditional Use No. 2460 filed on behalf of Jose Hernandez Perez](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR A WAREHOUSE, OFFICE, INDOOR AND OUTDOOR STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 2.95 ACRES MORE OR LESS” (property lying on the west side of Barnacle Boulevard and the northeast side of Layton Davis Road [S.C.R. 312A], approximately 0.28 mile southeast of John J. Williams Highway [Rt. 24]) (911 Address: 31235, 31241, & 31247 Barnacle Boulevard) (Tax Map Parcel: 234-29.00-57.02, 57.03, & 57.04)

5. **[Conditional Use No. 2487 filed on behalf of Jose Sandoval](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ELECTRONIC MESSAGE CENTER SIGN TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 0.69 ACRES, MORE OR LESS” (property lying on the south side of Lewes Georgetown Highway [Rt. 9], approximately 0.27 mile southwest of the intersection of Lewes Georgetown Highway [Rt. 9] and Coastal Highway [Rt. 1]) (911 Address: 32454 & 32462 Lewes Georgetown Highway) (Tax Map Parcel: 334-5.00-208.00 & 208.01)

6. **[Conditional Use No. 2443 filed on behalf of Coastal Bay Homes, LLC](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY (2 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 0.138 ACRE, MORE OR LESS” (property lying on the south side of Admiral Road within the Tower Shores Subdivision) (911 Address: 39578 Admiral Road) (Tax Map Parcel: 134-5.00-115.00)

Executive Session - Pending & Potential Litigation, Land Acquisition & Personnel pursuant to 29 Del.C.§10004(b)

Possible action on Executive Session Items

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on February 18, 2025 at 3:15 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>.