

## COUNTY COUNCIL

DOUGLAS B. HUDSON, PRESIDENT  
JOHN L. RIELEY, VICE PRESIDENT  
JANE GRUENEBAUM  
MATT LLOYD  
STEVE C. McCARRON



# Sussex County

DELAWARE  
sussexcountyde.gov  
(302) 855-7743

## SUSSEX COUNTY COUNCIL

### AGENDA

March 4, 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 Delaware Department of Transportation

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

**1:00 P.M.**

#### Approval of Minutes - February 25, 2025

#### Reading of Correspondence

#### Public Comments



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

## Consent Agenda

1. **Use of Existing Wastewater Infrastructure Agreement  
Bridgewater, Miller Creek Area**
2. **Use of Existing Wastewater Infrastructure Agreement  
Sundance Club, Millville Area**

## Todd Lawson, County Administrator

1. **Administrator's Report**

## Jamie Whitehouse, Planning & Zoning Director

1. **2021-05 filed on behalf of Turnberry (Formerly Known as Unity Branch) – request for an extension**

## Robert Bryant, Airport Manager

1. **Professional Aeronautical Consultant Services, RFQ 25-27**
  - a. **Recommendation to Award Professional Services Contract**

## Hans Medlarz, Project Engineer

1. **Inland Bays Loop Project, S24-01**
  - a. **Standalone Elevated Storage Tank Purchase Order**

## Grant Request

1. **American Legion Post 8, Inc. for their emergency aid to veteran's project**

## Introduction of Proposed Zoning Ordinances

## Council Members' Comments

## Executive Session - Land Acquisition pursuant to 29 Del.C.§10004(b)

## Possible action on Executive Session Items

## 1:30 p.m. Public Hearings

1. **Community Development Block Grant (CDBG) Program**
2. **“AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO \$9,963,400 OF GENERAL OBLIGATION BONDS OF SUSSEX COUNTY IN CONNECTION WITH THE WARWICK PARK PHASE II PROJECT AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH”**
3. **Travalini Expansion of the Sussex County Unified Sanitary Sewer District (Millville Area)**

4. **Bay Oak Community Annexation into the Sussex County Unified Sanitary Sewer District (Angola Neck Area)**
5. **[Change of Zone No. 2039 filed on behalf of Melson Funeral Services, LTD](#)**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A B-1 NEIGHBORHOOD BUSINESS DISTRICT TO AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR CERTAIN PARCELS OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 5.171 ACRES, MORE OR LESS” (properties lying on the south side of Sharon Lane and accessed from the east side of Parker House Road [S.C.R. 362] approximately 0.44 mile north of Beaver Dam Road [S.C.R. 368]) (911 Address: 38143, 38277, 38357, & 38487 Sharon Lane, Ocean View) (Tax Map Parcels: 134-17.00-17.10, 17.11, 17.12, & 17.13)**

6. **[Conditional Use No. 2458 filed on behalf of Oneals Solar, LLC](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SOLAR ARRAY TO BE LOCATED ON A PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN BROAD CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 49.7 ACRES, MORE OR LESS” (property lying on the north side of Oneals Road [S.C.R. 485] approximately 500 ft. southwest of Sussex Highway [Rt. 13] )911 Address: 27720 Oneals Road, Seaford) (Tax Map Parcel: 132-6.00-303.00 [p/o])**

7. **[Conditional Use No. 2501 filed on behalf of Jose Luis Vivar](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A LANDSCAPE BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 5.04 ACRES, MORE OR LESS” (property is lying on the west side of McColleys Chapel Road [S.C.R. 213], approximately 510 feet south of Deer Forest Road [S.C.R. 565]) (911 Address: 18206 McColleys Chapel Road, Georgetown) (Tax Map Parcel: 135-5.00-100.01)**

**Adjourn**

**-MEETING DETAILS-**

**In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on February 25, 2025 at 4:30 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>.**