

**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 25, 2025**

**10:00 A.M.**

**Call to Order**

**Approval of Agenda**

**Approval of Minutes - March 11, 2025**

**Reading of Correspondence**

**Public Comments**

**Todd Lawson, County Administrator**

1. **Administrator's Report**

**Robbie Murray, Director of Public Safety**

1. **Heart Monitor Request for Proposal Results and Possible Award**

**Rachel Lynch, County Librarian**

1. **Bookmobile RFP Results and Possible Award of Contract**



**Mark Parker, Assistant County Engineer**

1. **New Marydels Rd, Tanglewood & Oak Acres Sewer Extension, Projects S19-19 & S22-24**
  - A. **Change Order 1**
2. **Paramedic Station 103, Project C21-18**
  - A. **Final Balancing Change Order 5 & Project Closeout**

**John Ashman, Director of Utility Planning & Design Review**

1. **Permission to Prepare and Post Notices for Millsboro Martial Arts Annexation of the Sussex County Unified Sanitary Sewer District (Dagsboro/Frankford Area)**
2. **Permission to Prepare and Post Notices for Crescent Place Annexation of the Sussex County Unified Sanitary Sewer District (Miller Creek Area)**

**Hans Medlarz, Project Manager**

1. **Pintail Pointe, Project S21-16**
  - A. **Final Balancing Change Order 2 and Substantial Completion**
2. **Wolfe Neck Regional Wastewater Facility**
  - A. **Denali Sludge Removal Agreement**
3. **South Coastal WRF Treatment Process Upgrade No.3 & Rehoboth Beach WTP Capital Improvement Program, Phase 2**
  - A. **Electrical Construction, Project C19-17, Final Balancing Change Order & Substantial Completion**
4. **South Coastal WRF Treatment Process Upgrade No.3 – Inland Bays Extension**
  - A. **Bioworks Aeration Equipment Purchase Order**

**Old Business**

1. **[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])**

## **Grant Requests**

1. **Milton Historical Society for their When Trains Arrive Exhibit**
2. **Mariner Middle School for their National Junior Honor Society 2025**

## **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**

## **Recess**

**\*\*\* Members of the Sussex County Council will attend a meeting with the Sussex Conservation District at 23818 Shortly Road, Georgetown, Delaware, starting at 12:00 p.m. \*\*\***

**1:30 p.m. Public Hearings**

1. **“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”**
2. **“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”**
3. **Camp Salty Farm Annexation into the Sussex County Unified Sanitary Sewer District (Miller Creek Area)**
4. **Bridgeville Warehouse Annexation into the Sussex County Unified Sanitary Sewer District (Western Sussex Area)**
5. **[Conditional Use No. 2466 filed on behalf of Albert Fanelli](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR BOAT REPAIR & STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 5.54 ACRES, MORE OR LESS” (property lying on the east side of Bethany Road [Rt. 17] approximately 580 ft. southwest of Polly Branch Road [S.C.R. 386]) (911 Address: N/A) (Tax Map Parcel: 533-17.00-11.10)**

6. **[Change of Zone No. 2014 filed on behalf of J & T Properties, LLC](#)**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-2 MEDIUM COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 0.57 ACRES, MORE OR LESS” (property lying on the northwest side of Savannah Road [Rt. 9B], approximately 620-feet northeast of the intersection of Savannah Road and Old Orchard Road [S.C.R. 269A]) (911 Address: 1545 Savannah Road, Lewes) (Tax Map Parcel: 335-12.05-12.00)**

7. **[Change of Zone No. 2023 filed on behalf of Jane Brady](#)**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-2 MEDIUM COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 0.50 ACRES, MORE OR LESS” (property lying on the northwest side of Savannah Road [Rt. 9], approximately 200 feet northeast of the intersection of Savannah Road [Rt. 9] and Westcoats Road [S.C.R. 12]) (911 Address: 1543 Savannah Rd., Lewes) (Tax Map Parcel: 335-12.05-6.01)**

8. [Change of Zone No. 2012 filed on behalf of Rudder Road, LLC](#)

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR CERTAIN PARCELS OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 30.57 ACRES, MORE OR LESS” (properties are lying on the east side of Banks Road [S.C.R. 298], approximately 0.61 mile northeast of Long Neck Road [Rt. 23]) (911 Addresses: 25352 Rudder Road, Millsboro, 25071 Banks Road, Millsboro, & N/A) (Tax Map Parcels: 234-23.00-276.00, 276.01, & 277.00)**

9. [Conditional Use No. 2449 filed on behalf of Rudder Road, LLC](#)

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (116 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 30.57 ACRES, MORE OR LESS” (properties are lying on the east side of Banks Road [S.C.R. 298], approximately 0.61 mile northeast of Long Neck Road [Rt. 23]) (911 Address: 25352 Rudder Road, Millsboro, 25071 Banks Road, Millsboro, & N/A) (Tax Map Parcels: 234-23.00-276.00, 276.01, & 277.00)**

**Adjourn**

**-MEETING DETAILS-**

**In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on March 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>.**