

## COUNTY COUNCIL

DOUGLAS B. HUDSON, PRESIDENT  
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# Sussex County

DELAWARE  
sussexcountye.gov  
(302) 855-7743

## SUSSEX COUNTY COUNCIL

### A G E N D A

April 29, 2025

10:00 AM

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes - April 8, 2025

#### Reading of Correspondence

#### Public Comments

#### Consent Agenda

1. Use of Existing Wastewater Infrastructure Agreement – IUA 901  
Forest Landing, Ellendale Area
2. Use of Existing Wastewater Infrastructure Agreement – IUA 641-1  
Mayapple Farm, Bay View Estates Area
3. Use of Existing Wastewater Infrastructure Agreement – IUA 1250  
Vines Creek Crossing, Dagsboro/Frankford Area

#### Presentation – Patti Grimes, Executive Director, Joshua M. Freeman Foundation

#### Todd Lawson, County Administrator

1. Library Advisory Board Appointment
2. Administrator's Report



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

**Mike Harmer, County Engineer**

1. **Countryside Hamlet, Project S23-01**
  - A. **Recommendation to Award**
  - B. **Davis, Bowen & Friedel – Amendment 3 : Construction Phase Services**
2. **Flow Metering & Rain Gauge Monitoring, RFP 25-38**
  - A. **Recommendation to Award**

**Mark Parker, Assistant County Engineer**

1. **Stormwater BMP Operations & Maintenance Services, Project G25-25**
  - A. **Recommendation to Award**

**Hans Medlarz, Project Manager**

1. **Kings Highway from SR-1 to Freeman Highway Advanced Utility Relocation**
  - A. **Christiana Excavating Co. - Phase I Construction Award**
2. **Wolfe Neck Regional Wastewater Facility**
  - A. **Standalone Award for Staging Area Pad Site**
  - B. **Denali Sludge Removal Agreement - Change Order 1**

**Old Business**

1. **[Change of Zone No. 2025 filed on behalf of Northstar Property, LLC](#)**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-3 HEAVY COMMERCIAL DISTRICT FOR A 12.696-ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 433.07 ACRES AS RECENTLY SURVEYED OR 419.64 ACRES AS SCALED AND SHOWN ON THE SUSSEX COUNTY TAX MAP, MORE OR LESS” (property lying on the southeast side of Lewes-Georgetown Highway [Rt. 9] and the northwest and southeast sides of Beaver Dam Road [S.C.R. 285/Rt. 23] approximately 2.4 miles southwest of Coastal Highway [Rt. 1]) (Address: N/A) (Tax Map Parcel: 334-5.00-175.00 [p/o])**  
**To announce the closure of the record**

2. [Change of Zone No. 2026 filed on behalf of Northstar Property, LLC](#)

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AN MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A 7.882-ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 433.071 ACRES AS RECENTLY SURVEYED OR 419.64 ACRES AS SCALED AND SHOWN ON THE SUSSEX COUNTY TAX MAP, MORE OR LESS” (property lying on the southeast side of Lewes-Georgetown Highway [Rt. 9], and the northwest and southeast sides of Beaver Dam Road [S.C.R. 285/Rt. 23] approximately 2.4 miles southwest of Coastal Highway [Rt. 1]) (Address: N/A) (Tax Map Parcel: 334-5.00-175.00 [p/o])**

**To announce the closure of the record**

3. [Conditional Use No. 2499 filed on behalf of Northstar Property, LLC](#)

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR - MEDIUM DENSITY RESIDENTIAL DISTRICT TO ALLOW FOR MULTI-FAMILY DWELLINGS (94 UNITS) TO BE LOCATED ON A 7.882 ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 433.071 ACRES AS RECENTLY SURVEYED OR 419.64 ACRES AS SCALED AND SHOWN ON THE SUSSEX COUNTY TAX MAP, MORE OR LESS” (property lying on the southeast side of Lewes-Georgetown Highway [Rt. 9] and the northwest and southeast sides of Beaver Dam Road [S.C.R. 285/Rt. 23] approximately 2.4 miles southwest of Coastal Highway [Rt. 1]) (911 Address: N/A) (Tax Map Parcel: 334-5.00-175.00 [p/o])**

**To announce the closure of the record**

**Grant Requests**

1. Cape Henlopen Senior Center for a new senior center
2. Bethany Beach-Fenwick Island Chamber of Commerce for their 2025 Bay to Beach Bike Tour
3. Nanticoke Indian Association, Inc. for their 47th annual Powwow
4. Delaware Community Foundation for the Georgetown/Millsboro Rotary Club’s Flags for Heroes
5. Mariners Bethel Global Methodist Church for their ABC Bike Ministry program

**Introduction of Proposed Zoning Ordinances**

**Council Members' Comments**

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

**Possible action on Executive Session Items**

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

1. [Change of Zone No. 2019 filed on behalf of Citation Rentals, 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 9.99 ACRE PORTION OF CERTAIN PARCELS OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 11.00 ACRES, MORE OR LESS” (property is lying on the southwest side of DuPont Boulevard [Route 113], approximately 0.33 mile southeast of Governor Stockley Road [S.C.R. 432]) (911 Address: 26062 and 26072 DuPont Boulevard, Georgetown) (Tax Parcels: 133-6.00-39.00, 41.00 [p/o] & 42.00)**

**Adjourn**

**-MEETING DETAILS-**

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on April 22, 2025 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>.