COUNTY COUNCIL

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





DELAWARE sussexcountyde.gov (302) 855-7743

SUSSEX COUNTY COUNCIL

<u>A G E N D A</u>

May 20, 2025

<u>10:00 AM</u>

AMENDED on May 14, 2025 at 2:30 P.M. ***

Call to Order

Approval of Agenda

Approval of Minutes - May 13, 2025

Reading of Correspondence

Public Comments

Consent Agenda

1. **Proclamation Request - Community Action Month**

Todd Lawson, County Administrator

1. Fiscal Year 2026 – Budget Presentation



2. Discussion and Possible Introduction of Proposed Ordinances:

"AN ORDINANCE ESTABLISHING THE ANNUAL OPERATING BUDGET FOR FISCAL YEAR 2026"

"AN ORDINANCE ESTABLISHING ANNUAL SERVICE CHARGES, ANNUAL ASSESSMENT RATES FOR COLLECTION AND TRANSMISSION AND/OR TREATMENT, AND CONNECTION CHARGES FOR ALL SUSSEX COUNTY WATER AND SANITARY SEWER DISTRICTS"

"AN ORDINANCE TO AMEND CHAPTER 62, ARTICLE IV, § 62-15 OF THE CODE OF SUSSEX COUNTY TO INCREASE VARIOUS FEES CHARGED BY THE SHERIFF"

3. Administrator's Report

Mike Harmer, County Engineer

1. General Labor & Equipment Contract, Project 25-01

A. FY 25 Change Order 1

B. One-year extension

Hans Medlarz, Project Manager

1. DE Coastal Business Park Wastewater Interconnection, Project A21-02

A. 2nd Addendum to the Town of Georgetown Agreement for Wastewater Services

2. Herring Creek Sanitary Sewer District, Project S20-08***

A. Teal Construction, Inc. – Change Order 5 and Substantial Completion

Old Business

1. 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])

2. 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])

3. 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)

4. <u>Conditional Use No. 2449 filed on behalf of Rudder Road, LLC</u>

"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)

Grant Requests

- 1. First State Community Action Agency for their 10th Annual Miniature Golf Tournament
- 2. Town of Millsboro for the acquisition of a K-9 Unit for the Millsboro Police Department
- 3. Town of Greenwood for their National Night Out event
- 4. Clothing Our Kids for their Clothe a Kid program

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. Change of Zone No. 2049 filed on behalf of Toney Floyd Trucking, LLC

"AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN B-2 COMMUNITY BUSINESS DISTRICT TO AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 0.95 ACRES, MORE OR LESS" (property is lying on the southeast side of John J. Williams Highway [Rt. 24], approximately 520 feet northeast of Layton Avenue) (911 Address: N/A) (Tax Map Parcel: 234-32.00-60.00)

2. <u>Conditional Use No. 2580 filed on behalf of Toney Floyd Trucking, LLC</u>

"AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR COMMERCIAL HAULING, GOODS AND MATERIALS DELIVERY SERVICES, AND DRIVEWAY INSTALLATION BUSINESS TOGETHER WITH STORAGE OF VEHICLES, EQUIPMENT, AND MATERIALS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 0.95 ACRES, MORE OR LESS" (property is lying on the southeast side of John J. Williams Highway [Rt. 24], approximately 520 feet northeast of Layton Avenue) (911 Address: N/A) (Tax Map Parcel: 234-32.00-60.00)

3. Ordinance No. 24-04

"AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 135-11.00-65.00" (the parcel containing approximately 9.623 acres of land, lying and being within Georgetown Hundred, and located on the northeast side of Gravel Hill Road [Route 30], approximately 0.02 mile east of the intersection of Gravel Hill Road [Route 30] and Lewes Georgetown Highway [Route 9])

<u>Adjourn</u>

***Per 29 Del. C. §10004 (e) (5) and Attorney General Opinion No. 13-IB02, this agenda was amended to address a matter which arose after the initial posting of the agenda but before the start of the Council meeting.

-MEETING DETAILS-

In accordance with 29 <u>Del.C.</u> §10004(e)(2), this Agenda was posted on May 13, 2025 at 5:30 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 <u>https://sussexcountyde.gov/council-chamber-broadcast</u>.

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: <u>https://sussexcountyde.gov/agendas-minutes/county-council</u>.