

COUNTY COUNCIL

MICHAEL H. VINCENT, PRESIDENT
JOHN L. RIELEY, VICE PRESIDENT
CYNTHIA C. GREEN
DOUGLAS B. HUDSON
MARK G. SCHAEFFER



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

AGENDA

June 11, 2024

1:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - June 4, 2024

Reading of Correspondence

Public Comments

Consent Agenda

1. **Use of Existing Wastewater Infrastructure Agreement – IUA-1109
Patriots Glen (Phase II), Oak Orchard Expansion #1 Area**
2. **Use of Existing Wastewater Infrastructure Agreement – IUA-1230
Mulberry Knoll Store – IUA-1230**

Todd Lawson, County Administrator

1. **Reappointment of Board of Adjustments and Appeals Member Kevin Pritchett**
2. **Administrator's Report**

Jamie Whitehouse, Planning & Zoning Director

1. **2019-24 filed on behalf of Stratus Estates (Formerly Known as Cool Spring Meadows) -
request for an extension**



Hans Medlarz, County Engineer, Ret.

1. **Wolfe Neck Regional WWF Electrical Service & Switchgear Replacement**
 - A. **General Construction, Project S24-10 – Recommendation to Award**
 - B. **GHD Amendment No. 25**

John Ashman, Director of Utility Planning & Design Review

1. **Permission to Prepare and Post Notices for Marvel Minor Subdivision Annexation into the Sussex County Unified Sanitary Sewer District (Holts Landing Area)**
2. **Permission to Prepare and Post Notices for Zion Church Road Storage Annexation into the Sussex County Unified Sanitary Sewer District (Johnsons Corner Area)**
3. **Permission to Prepare and Post Notices for creation of South Blades Area into the Sussex County Unified Sanitary Sewer District**

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. **[Conditional Use No. 2514 filed on behalf of Bruce Sentman](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SMALL ENGINE & LAWN MOWER REPAIR BUSINESS AND SALES SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 42,961 SQUARE FEET, MORE OR LESS” (property lying on the east side of Sheep Pen Road [S.C.R 328], approximately 250 feet northeast of Godwin School Road [S.C.R. 410]) (911 Address: N/A) (Tax Map Parcel: 133-16.00-73.03)

2. **[Conditional Use No. 2497 filed on behalf of Bethany Court Ventures, LLC](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR MEDIUM-DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (6 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 1.28 ACRES, MORE OR LESS” (property lying on the east side of Coastal Highway [Rt. 1], approximately 0.19 mile north of the intersection of Coastal Highway [Rt. 1] and Indian Harbor Villas Drive) (911 Address: N/A) (Tax Map Parcel: 134-5.00-4.00)

3. **Ordinance No. 24-02**

“AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 110, ARTICLE III, SECTIONS 110-9 AND CHAPTER 115, ARTICLES I, IV, V, VI, VII, VIII, IX AND XXVII SECTIONS 115-4, 115-20, 115-23, 115-29, 115-32, 115-40, 115-48, 115-53, 115-56, 115-64, AND 115-210 REGARDING ACCESSORY DWELLING UNITS”

4. **Ordinance No. 24-03**

“AN ORDINANCE TO AMEND CHAPTER 99, ARTICLES I, III, IV, V AND VI SECTIONS 99-5, 99-6, 99-23, 99-26, 99-27, 99-30, 99-31 AND 99-32 AND BY ADDING A NEW SECTION 99-21a, AND CHAPTER 115, ARTICLES IV, V, VI, VII, VIII AND XXVIII SECTIONS 115-20, 115-25, 115-29, 15-37. 115-45 115-53 AND 115-28 REGARDING PERIMETER BUFFERS AROUND RESIDENTIAL DEVELOPMENT”

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on June 4, 2024 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>.