

## COUNTY COUNCIL

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# Sussex County

DELAWARE  
sussexcountyde.gov  
(302) 855-7743

## SUSSEX COUNTY COUNCIL

### A G E N D A

JUNE 15, 2021

10:00 A.M.

**PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – June 8, 2021

#### Reading of Correspondence

#### Public Comments

#### Presentation – Dr. Lindsay Rhodenbaugh, President, Bayhealth Foundation and Chuck Desch, Director of Development, Bayhealth Foundation – Graduate Medical Education Program

#### Todd Lawson, County Administrator

1. Discussion and possible action related to the disposition of certain County property
2. Administrator's Report

#### 10:30 a.m. Public Hearing

**Proposed boundary of the North Georgetown Area and possible Resolution declaring the boundary**



**Chris Keeler, Director of Assessment**

1. Tyler Technologies presentation on the Reassessment Project

**Robert Bryant, Manager, Delaware Coastal Airport**

1. Automated Surface Observation System (ASOS)
  - A. Memorandum of Agreement/Contract
2. State Fire Prevention Center Building Lease Agreement

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

1. Request to prepare and post notices for the Warrington Road Extension of the Sussex County Unified Sanitary Sewer District (Warrington Road Area)
2. Pintail Pointe referendum results and potential adoption of Resolution declaring the Area

**Hans Medlarz, County Engineer**

1. Lochwood Area Expansion of the Unified Sanitary Sewer District
  - A. Approval of USDA Loan Resolution
  - B. Approval of USDA Grant Agreement
  - C. Discussion and Possible Introduction of a Proposed Ordinance entitled “AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO \$4,723,000 OF GENERAL OBLIGATION BONDS OF SUSSEX COUNTY IN CONNECTION WITH THE CONSTRUCTION AND EQUIPPING OF AN EXTENSION OF SANITARY SEWER SERVICES TO LOCHWOOD AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH”
2. Western Sussex Sanitary Sewer District Area
  - A. Town of Greenwood Transition Agreement Approval
3. FEMA Mitigation Grant
  - A. Sponsorship consideration of 25867 Berry Street
4. Western Sussex Transmission Facilities
  - A. Contract 3, Project S19-27, Change Order No. 1 and Substantial Completion
  - B. Amendments to George Miles & Buhr and Davis Bowen & Friedel Engineering Agreements

**5. Inland Bays Regional Wastewater Facility – Regional Biosolids and Septage Facilities, Chesapeake Utilities Corporation**

**A. Minimum Use Agreement Amendment**

**6. Artesian Wastewater Management, Inc. and Artesian Water Company, Inc.**

**A. 2016 Bulk Wastewater Services Agreement – Addendum No. 5**

**Old Business**

**Conditional Use No. 2206 filed on behalf of Linder & Company, Inc. (Evans Farm)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GENERAL RESIDENTIAL DISTRICT FOR MULTI-FAMILY (200 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 50.62 ACRES, MORE OR LESS” (Tax I.D. No. 134-12.00-74.00) (911 Address: 31434 Railway Road, Ocean View)**

**Grant Request**

**1. True Blue Jazz for festival expenses**

**Introduction of Proposed Zoning Ordinances**

**Council Members’ Comments**

**Executive Session – Pending Litigation and Land Acquisition and Personnel pursuant to 29 Del.C.§10004(b)**

**Possible action on Executive Session items**

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

**Change of Zone No. 1929 filed on behalf of Ryan Lehmann (Manntino Realty Holdings, 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 CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 1.4653 ACRES, MORE OR LESS” (property lying on the south side of Lewes Georgetown Highway [Route 9] approximately 0.7 mile east of the intersection of Harbeson Road [Route 5] and Lewes Georgetown Highway [Route 9]) (Tax I.D. No. 235-30.00-58.02 [portion of]) (911 Address: 26822 Lewes Georgetown Highway, Harbeson)**

**“AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-30.00-58.02 (PORTION OF)**

**Conditional Use No. 2245 filed on behalf of Jonathan Plump**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR OUTDOOR BOAT AND RV STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 4.5 ACRES, MORE OR LESS” (property lying on the northeast side of Milton Ellendale Highway [Route 16] approximately 0.55 mile southeast of Holly Tree Road (S.C.R 226) (Tax I.D. No. 235-13.00-2.02 & 2.03) (911 Address: 20723 and 20715 Milton Ellendale Highway, Ellendale)**

**Change of Zone No. 1926 filed on behalf of CP townhomes, LLC (Canal Point RPC)**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A MR-RPC MEDIUM-DENSITY RESIDENTIAL DISTRICT, RESIDENTIAL PLANNED COMMUNITY TO A MR-RPC MEDIUM-DENSITY RESIDENTIAL DISTRICT, RESIDENTIAL PLANNED COMMUNITY TO AMEND CONDITIONS OF APPROVAL OF CZ 1538 (ORDINANCE 1700) IN RELATION TO PIERS, DOCKS, BOAT RAMPS AND OTHER WATER RELATED RECREATIONAL FACILITIES FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 180.60 ACRES, MORE OR LESS” (property lying on the east side of Hebron Road approximately 0.19 miles south of the intersection of Hebron Road and Holland Glade Road [S.C.R. 271]) (Tax I.D. No. 334-13.00-334.00, 1448.00 through 1750.00) (911 Address: None Available)**

**Adjourn**

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on June 8, 2021 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.

Further meeting access instructions are listed below.

-MEETING INSTRUCTIONS-

The Sussex County Council is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

The public is encouraged to view the meeting on-line. Any person attending in-person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Chambers seating capacity is limited and seating assignments will be enforced.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>.

The County is required to provide 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>.

If any member of the public would like to submit comments electronically, please feel free to send them to [rgriffith@sussexcountyde.gov](mailto:rgriffith@sussexcountyde.gov). All comments shall be submitted by 4:30 P.M. on Monday, June 14, 2021.

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