

## COUNTY COUNCIL

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# Sussex County

DELAWARE  
sussexcountyde.gov  
(302) 855-7743

## SUSSEX COUNTY COUNCIL

### A G E N D A

JULY 27, 2021

10:00 A.M.

**\*AMENDED on July 21, 2021 at 9:00 a.m.\***

### Call to Order

### Approval of Agenda

### Approval of Minutes – July 13, 2021

### Reading of Correspondence

### Public Comments

### Consent Agenda

1. Use of Existing Wastewater Infrastructure Agreement for 7-Eleven Bridgeville

### Todd Lawson, County Administrator

1. Recognition of former Board of Adjustment member Brent Workman
2. Library Advisory Board Appointment
3. Administrator's Report

### Brandy Nauman, Director of Community Development and Housing

1. Presentation and discussion regarding the Sussex County Housing Trust Fund



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

**Warrington Road Extension of the Sussex County Unified Sanitary Sewer District  
(Warrington Road Area)**

**Hans Medlarz, County Engineer**

- 1. Western Sussex Area of the Unified Sewer District**
  - A. Municipal Transition Amendment No. 1**
- 2. New Road Estates Pavement Improvements, Project T21-08**
  - A. Final Balancing Change Order and Substantial Completion**

**Mark Parker, Assistant County Engineer**

- 1. Ocean Outfall Inspection, Project G21-06**
  - A. Inspection results and future actions**

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

- 1. Marlin Cove Annexation of the Sussex County Unified Sanitary Sewer District  
(Fenwick Island Area)**
  - A. Request to Prepare and Post Notices**
- 2. Scenic Manor Expansion of the Sussex County Unified Sanitary Sewer District  
(Mulberry Knoll Area)**
  - A. Request to Prepare and Post Notices**

**Grant Requests**

- 1. Western Sussex Chamber of Commerce for the Broad Creek Bike and Brew fundraiser**
- 2. Town of Ellendale for park playground renovations**
- 3. Town of Georgetown for National Night Out event expenses**
- 4. AIDS Delaware, Inc. for the AIDS Walk Delaware fundraiser**
- 5. Lower Sussex Little League for Eastern Regional traveling expenses**

**Introduction of Proposed Zoning Ordinances**

**Council Members' Comments**

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

**Possible action on Executive Session items**

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

**“AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLE IV BY AMENDING SECTION 115-25 TO REPLACE THE REFERENCE TO THE “ENVIRONMENTALLY SENSITIVE DEVELOPING AREA” WITH “COASTAL AREA” AND TO DELETE REDUNDANT LANGUAGE REGARDING BONUS DENSITY”**

**“AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLE XIV, SECTIONS 115-83.25, 115-83.26, 115-83.30 AND “115 ATTACHMENT 4, SUSSEX COUNTY TABLE IV”**

**\*Change of Zone No. 1931 filed on behalf of Lighthipe, LLC**

**~~“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY AND TO AMEND THE CONDITIONS OF APPROVAL OF CZ 1768 (ORDINANCE 2411) TO INCREASE THE GROSS SITE AREA BY 5.253 ACRES AND TO INCREASE THE NUMBER OF PERMITTED UNITS WITHIN THE RESIDENTIAL PLANNED COMMUNITY FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 56.372 ACRES, MORE OR LESS” (property lying on the north side of Muddy Neck Road [S.C.R. 361] approximately 0.52 mile southeast of Parker House Road [S.C.R. 362]) (Tax I.D. No. 134-17.00-12.02) (911 Address: None Available)~~**

**Conditional Use No. 2236 filed on behalf of Carl M. Freeman Companies**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A HOTEL AND RESTAURANT TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 9.2 ACRES, MORE OR LESS” (property lying on the northwest side of the intersection of Lighthouse Road [S.C.R. 58] and Bennett Avenue, approximately 0.79 mile west of Coastal Highway [Route One]) (Tax I.D. No. 533-20.00-22.00 & 20.00 [Portion of]) (911 Address: None Available)**

**Adjourn**

<sup>1</sup> Per 29 Del. C. § 10004 (e) (5) and Attorney General Opinion No. 13-IB02, this agenda was amended to correct an error by deleting the Public Hearing on Change of Zone No. 1931, which had been rescheduled.

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on July 20, 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.

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>.

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