

**COUNTY COUNCIL**

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DOUGLAS B. HUDSON  
MARK G. SCHAEFFER



**Sussex County**

DELAWARE  
sussexcountyde.gov  
(302) 855-7743

**SUSSEX COUNTY COUNCIL**

**A G E N D A**

**AUGUST 29, 2023**

**10:00 A.M.**

**Call to Order**

**Approval of Agenda**

**Approval of Minutes – August 15, 2023**

**Reading of Correspondence**

**Public Comments**

**Presentation – Mark Isaacs, Director, Carvel Research and Education Center**

**Todd Lawson, County Administrator**

1. Administrator's Report

**Gina Jennings, Finance Director**

1. Delaware Transit Reimbursement Program Request

**Karen Brewington, Human Resource Director**

1. Third Quarter Shining Star Awards



**Mark Parker, Assistant County Engineer**

1. Delaware Coastal Business Park Improvements, Project A21-11
  - A. Change Order No. 4
2. Solitude on White Creek
  - A. Bond Recall

**Old Business**

**Conditional Use No. 2364 filed on behalf of Seaford Community Energy Initiative, LLC**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SOLAR FARM TO BE LOCATED ON A 26.72 ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SEAFORD HUNDRED, SUSSEX COUNTY, CONTAINING 40.97 ACRES, MORE OR LESS”** (property lying on the east side of Conrail Road [S.C.R. 546] approximately 0.71 mile south of Hearn's Pond Road [S.C.R. 544]) (911 Address: N/A) (Tax Map Parcel: 331-3.00-138.00)

**Conditional Use No. 2365 filed on behalf of Frankford Community Energy Initiative II, LLC**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A C-1 GENERAL COMMERCIAL DISTRICT AND AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SOLAR FARM TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 42.95 ACRES, MORE OR LESS”** (property lying on the east side of DuPont Boulevard [Rt. 113], approximately 250 feet south of Lazy Lagoon Road [S.C.R. 380]) (911 Address: N/A) (Tax Map Parcel: 533-4.00-23.00)

**Conditional Use No. 2353 filed on behalf of Sussex CSG 2, LLC**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SOLAR FARM TO BE LOCATED ON A 14.64 ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 28.09 ACRES, MORE OR LESS”** (properties lying on the south side of Gum Tree Road [S.C.R. 405], the west side of DuPont Boulevard [Rt. 113], and the north side of Blueberry Lane [S.C.R. 402]) (911 Address: N/A) (Tax Map Parcels: 433-6.00-18.00, 20.00 & 26.00)

## **Grant Requests**

- 1. Friends of Cape Henlopen State Park for their Borrow-a-bike program**
- 2. Rehoboth Concert Band for their 12<sup>th</sup> concert season**
- 3. Urban Youth Golf Program Association for their Sussex County expansion**
- 4. Delaware Seaside Railroad Club, Inc. for their annual Georgetown Library holiday display**
- 5. New Coverdale Outreach Mission Inc. for Back-to-School supplies**
- 6. West Rehoboth Community Land Trust for their Low-Income Housing Support**

## **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**

**Conditional Use No. 2415 filed on behalf of Delaware Electric Coop (c/o Troy Dickerson)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ELECTRICAL SUBSTATION TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 37.7482 ACRES MORE OR LESS” (property lying on the west side of Reynolds Road [S.C.R. 233], approximately 0.26 mile north of Zion Church Road [S.C.R. 235]) (911 Address: 12872 Reynolds Road, Milton) (Tax Map Parcel: 235-8.00-2.00)**

**Change of Zone No. 1985 filed on behalf of Love Creek Acquisition, LLC**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A M MARINE DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 5.1 ACRES, MORE OR LESS” (properties lying on the south side of John J. Williams Highway [Rt. 24], approximately 0.26-mile(s) northeast of Camp Arrowhead Road) (911 Address: 20565 & 20581 John J. Williams Highway, Lewes) (Tax Map Parcel: 234-7.00-111.00 & 112.00)**

**Change of Zone No. 1987 filed on behalf of Longview Jefferson Creek, LLC**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN MR-RPC MEDIUM DENSITY RESIDENTIAL – RESIDENTIAL PLANNED COMMUNITY DISTRICT TO AN MR-RPC MEDIUM DENSITY RESIDENTIAL – RESIDENTIAL PLANNED COMMUNITY DISTRICT TO AMEND CONDITIONS OF APPROVAL FOR CHANGE OF ZONE NO. 1557 (ORDINANCE NO. 1763) FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 63.71 ACRES, MORE OR LESS” (property lying on the southeast side of Double Bridges Road [S.C.R. 363], approximately 0.32 mile southwest of Muddy Neck Road [S.C.R. 361]) (911 Address: N/A) (Tax Map Parcel: 134-17.00-39.00)**

**Adjourn**

**-MEETING DETAILS-**

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on August 22, 2023 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>.

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