

## COUNTY COUNCIL

MICHAEL H. VINCENT, PRESIDENT  
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CYNTHIA C. GREEN  
DOUGLAS B. HUDSON  
MARK G. SCHAEFFER



# Sussex County

DELAWARE  
sussexcountyde.gov  
(302) 855-7743

## SUSSEX COUNTY COUNCIL

### A G E N D A

OCTOBER 26, 2021

10:00 A.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – October 19, 2021

#### Reading of Correspondence

#### Public Comments

#### Consent Agenda

1. Use of Existing Wastewater Infrastructure Agreement, IUA-1023  
Osprey Point, West Rehoboth Area
2. Use of Existing Wastewater Infrastructure Agreement, IUA-1097  
Hailey's Glen, Angola Neck Area

#### Discussion and possible action related to an Appeal on the Sussex County Planning and Zoning Commission's decision to approve Subdivision Application No. 2020-13 (Terrapin Island)

#### Todd Lawson, County Administrator

1. Presentation and discussion related to Workforce Housing
2. Administrator's Report



**Gina Jennings, Finance Director**

1. **Discussion and Possible Introduction of a Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE SUSSEX COUNTY CODE TO INCLUDE A NEW ARTICLE VII, REAL PROPERTY TAX CREDIT, FOR DISABLED VETERANS, UNDER PART II, GENERAL LEGISLATION, TAXATION, §103-43 THROUGH §103-47, TO ESTABLISH A REAL PROPERTY VALUE-BASED TAX CREDIT FOR TOTALLY DISABLED VETERANS WHO ARE RESIDENTS OF SUSSEX COUNTY AND WHO MEET ELIGIBILITY CRITERIA UNDER THE STATE OF DELAWARE DISABLED VETERANS’ SCHOOL TAX CREDIT PURSUANT TO 14 DEL. C. 1917”**
2. **Human Service Grant Program Recommendation and Possible Awards**

**Robert Murray, Director of Emergency Medical Services**

1. **Mobile Integrated Healthcare Pilot Program – Extension**

**Hans Medlarz, County Engineer**

1. **Lochwood Communities Area Expansion**
  - A. **Davis, Bowen & Friedel – Standalone EJCDC Engineering Agreement**
2. **C. Magee Farms Lease Modification**
3. **George, Miles & Buhr – 2019 Miscellaneous Engineering Base Contract**
  - A. **Amendment No. 1 – EMS Site Plans**

**Old Business**

1. **Conditional Use No. 2248 filed on behalf of Gulfstream Development, LLC**  
“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR MULTI-FAMILY (19 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 3.93 ACRES, MORE OR LESS” (Tax I.D. No. 134-16.00-382.00) (911 Address: None Available)
2. **Conditional Use No. 2249 filed on behalf of Mayapple Farm, LLC**  
“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR MULTI FAMILY (41 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 20.91, MORE OR LESS” (Tax I.D. No. 533-19.00-289.05) (911 Address: None Available)

**3. 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”  
(Tax I.D. No. 134-17.00-12.02) (911 Address: None Available)**

**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**

**Adjourn**

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on October 19, 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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