

MICHAEL H. VINCENT, PRESIDENT  
GEORGE B. COLE, VICE PRESIDENT  
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ROBIN GRIFFITH  
CLERK

# Sussex County Council

## A G E N D A

NOVEMBER 28, 2017

10:00 A.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes

### Reading of Correspondence

### Public Comments

### Todd Lawson, County Administrator

1. Wastewater Agreement No. 666-2  
Sussex County Project No. 81-04  
The Woodlands of Pepper's Creek – Phase 2 (Construction Record)  
Dagsboro/Frankford Sanitary Sewer District
2. 2018 Holiday Schedule and Council Schedule
3. Administrator's Report

### 10:15 a.m. Public Hearing

Carillon Woods Expansion of the Sussex County Unified Sanitary Sewer District  
(Long Neck Area)

### Gina Jennings, Finance Director

1. Fourth Quarter Employee Recognition Awards



**Janelle Cornwell, Planning and Zoning Director**

1. Discussion and Possible Introduction of a Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLES I, X, XIA, XX, XXI, XXIII, XXV AND XXVII BY AMENDING SECTIONS 115-4, 115-5, 115-75, 115-83.10, 115-156, 115-195.4, 115-159.5, 115-161.1, 115-170.1, 115-180, 115-194.1, AND 115-218, AND BY CREATING NEW ARTICLES XA, XB, XIB, XIC, XID, XIE, AND XIF AND ADDING NEW SECTIONS 115-75.1 THROUGH 115-75.13 AND 115-83.11 THROUGH 115-83.46 TO CREATE A NEW “B-2 BUSINESS COMMUNITY” DISTRICT; “B-3 BUSINESS RESEARCH” DISTRICT; “C-2 MEDIUM COMMERCIAL” DISTRICT; “C-3 HEAVY COMMERCIAL” DISTRICT; “C-4, PLANNED COMMERCIAL” DISTRICT; “C-5, SERVICE/LIMITED MANUFACTURING” DISTRICT, AND “I-1, INSTITUTIONAL” DISTRICT; TO CLOSE THE CR-1 AND B-1 DISTRICTS; TO AMEND “115 ATTACHMENT 3, SUSSEX COUNTY TABLE III”; TO CREATE “115 ATTACHMENT 4, SUSSEX COUNTY TABLE IV”

**Hans Medlarz, County Engineer**

1. General Labor & Equipment Contract
  - A. Change Order No. 8
2. Wolfe Neck Administrative Building Remediation Repairs
  - A. Balancing Change Order and Substantial Completion

**John Ashman, Director of Utility Planning**

1. Use of Existing Infrastructure Agreement – Salt Aire
2. Use of Existing Infrastructure Agreement – Middle Creek Preserve

**Grant Request**

1. Greater Seaford Chamber of Commerce for parade 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**

**Change of Zone No. 1830 filed on behalf of H. Dale Parsons**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A CR-1 COMMERCIAL RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 24.98 ACRES, MORE OR LESS” (located at the southeast corner of Lewes Georgetown Highway (Route 9) and Steiner Road) (Tax I.D. No. 135-16.00-23.00) (911 Address: Not Available)**

**Change of Zone No. 1831 filed on behalf of East Gate Farm, Inc.**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A B-1 NEIGHBORHOOD BUSINESS DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 16.669 ACRES, MORE OR LESS” (located on the south side of Cedar Neck Road, approximately 900 feet east of Coastal Highway (Route One) (Tax I.D. No. 330-11.00-73.09) (911 Address: Not Available)**

**Change of Zone No. 1833 filed on behalf of Eagles Nest Fellowship Church**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A CR-1 COMMERCIAL RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 2.13 ACRES, MORE OR LESS” (located at the northeast corner of Reynolds Road and Broadkill Road (Tax I.D. No. 235-15.00-7.01) (911 Address: 13275 Reynolds Road and 26381 Broadkill Road, Milton)**

**Conditional Use No. 2105 filed on behalf of Thomas R. Engel**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A COMMERCIAL LANDSCAPING BUSINESS WITH OUTDOOR PARKING, STORAGE OF VEHICLES, EQUIPMENT AND OTHER ANCILLARY STORAGE RELATED TO THE BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 25.156 ACRES, MORE OR LESS” (located on the northwest side of Doddtown Road, approximately 1,600 feet southwest of Harbeson Road (Route 5) (Tax I.D. No. 235-30.00-103.09) (911 Address: 20132 Doddtown Road, Harbeson)**

**Special Events Ordinance**

**“AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLES IV, VI, X, XI, XIA, and XII BY AMENDING SECTIONS §§115-20, 115-22, 115-39, 115-69, 115-71, 115-77, 115-79, 115-83.2, 115-83.5, 115-85 and 115-87 TO AMEND AND CLARIFY CERTAIN SHORT-TERM “SPECIAL EVENTS” AS PERMITTED USES IN THE AR-1, GR, B-1, C-1, CR-1 and M DISTRICTS”**

**Adjourn**

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Sussex County Council meetings can be monitored on the internet at [www.sussexcountypa.gov](http://www.sussexcountypa.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 21, 2017, 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 listed may be considered out of sequence.

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