

## COUNTY COUNCIL

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# Sussex County

DELAWARE  
sussexcountyde.gov  
(302) 855-7743

## SUSSEX COUNTY COUNCIL

### A G E N D A

DECEMBER 14, 2021

9:00 A.M.

#### Call to Order

#### Approval of Agenda

#### An Appeal on the Sussex County Planning and Zoning Commission's decision to deny Subdivision Application No. 2020-08 - Lockhaven

#### 10:00 A.M. Recess

#### Approval of Minutes – December 7, 2021

#### Reading of Correspondence

#### Public Comments

#### Consent Agenda

1. Use of Existing Wastewater Infrastructure Agreement, IUA-S21-25  
Cambria Hotel, West Rehoboth Area

#### Presentation – Sussex Sports Center Foundation

#### J. Everett Moore, Jr., County Attorney

1. Presentation and Discussion Related to County Council Redistricting



**Todd Lawson, County Administrator**

1. Administrator's Report

**Gina Jennings, Finance Director**

1. Quarterly Pension Update and Investment/Funding Policy Recommendations

**Karen Brewington, Human Resources Director**

1. Fourth Quarter Employee Recognition and Employee of the Year Awards

**Hans Medlarz, County Engineer**

1. Ellendale Water District, Project W20-17
  - A. Change Order No. 1

**John Ashman, Sr. Manager of Utility Planning & Design Review**

1. Indian River Acres Boundary Resolution
2. 2021 Mass Annexation

**Jamie Whitehouse, Planning and Zoning Director**

1. Recommendation and Approval of an Electronic Document Management System

**Old Business**

**Change of Zone No. 1922 filed on behalf of Baywood, LLC**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A B-1 (NEIGHBORHOOD BUSINESS DISTRICT), C-1 (GENERAL COMMERCIAL DISTRICT) AND CR-1 (COMMERCIAL RESIDENTIAL DISTRICT) TO A HR-RPC HIGH DENSITY RESIDENTIAL DISTRICT - RESIDENTIAL PLANNED COMMUNITY FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 54.38 ACRES, MORE OR LESS” (Tax I.D. No. 234-23.00-270.00, 273.01, 273.02, 273.03, & 273.05) (911 Address: 32147 Long Neck Road, Millsboro)**

**Conditional Use No. 2269 filed on behalf of Dennis Nelson, Jr.**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR TRACTOR TRAILER PARKING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SEAFORD HUNDRED, SUSSEX COUNTY, CONTAINING 2.17 ACRES, MORE OR LESS” (property lying on the northeast side of Craigs Mill Road (S.C.R. 556) approximately 0.42 mile north of Woodland Road (S.C.R. 536) (Tax I.D. No. 531-12.00-129.00) (911 Address: 26147 Craigs Mill Rd., Seaford)**

## Introduction of Proposed Zoning Ordinances

### Council Members' Comments

#### Executive Session – Pending/Potential Litigation, Land Acquisition, Personnel and Job Applicants' Qualifications pursuant to 29 Del.C.§10004(b)

#### Possible action on Executive Session items

#### 1:30 P.M. Public Hearings

##### Conditional Use No. 2274 filed on behalf of R&J Farms Limited Partnership

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A REPAIR SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROAD CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 0.918 ACRES, MORE OR LESS” (property lying on the southwest side of East Trap Pond Road [S.C.R. 62], approximately 0.55 mile southwest of Hardscrabble Road [Route 20]) (Tax I.D. No. 232-9.00-5.01) (911 Address: 28274 East Trap Pond Road, Laurel)

##### Conditional Use No. 2275 filed on behalf of Christopher L. Hooper and Lisa A. Hooper

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO ALLOW FOR RETAIL SALES OF ANTIQUES AND COLLECTIBLES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NANTICOKE HUNDRED, SUSSEX COUNTY, CONTAINING 9.7 ACRES, MORE OR LESS” (property lying on the south side of Seashore Highway [Route 18/404], approximately 2.32 miles west of Dupont Boulevard (Route 13) (Tax I.D. No. 231-7.00-36.00) (911 Address: 16842 Seashore Highway, Georgetown)

##### Conditional Use No. 2276 filed on behalf of Atlantic Well Drilling, Inc.

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO ALLOW FOR A WATER WELL DRILLING BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NANTICOKE HUNDRED, SUSSEX COUNTY, CONTAINING 1.04 ACRES, MORE OR LESS” (property lying on the south side of Concord Road, approximately 0.16 mile southeast of the intersection of Concord Road, Baker Mill Road [S.C.R. 483] and Church Road [Route 20A]) (Tax I.D. No. 132-3.00-4.09) (911 Address: 10872 Concord Road, Seaford)

##### Change of Zone No. 1941 filed on behalf of Charletta Speaks-Floyd

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A B-2 BUSINESS COMMUNITY DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 0.95 ACRES, MORE OR LESS” (property lying on the southeast side of John J. Williams Highway (Route 24), approximately 0.15 mile southwest of Hollyville Road [S.C.R. 305]) (Tax I.D. No. 234-32.00-60.00) (911 Address: None Available)

**1:30 P.M. Public Hearings (continued)**

**“AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 532-12.00-1.00, 532-12.00-27.00, 532-18.00-42.00, 532-18.00-44.00 AND 532-19.00-1.00”**

**“AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-23.00-2.02 (PORTION OF), 235-23.00-1.00, 235-23.00-1.04, 235-23.00-2.00, AND 235-23.00-2.01”**

**Adjourn**

**-MEETING DETAILS-**

**In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on December 7, 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://sussexcountype.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://sussexcountype.gov/agendas-minutes/county-council>.**

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