

COUNTY COUNCIL

MICHAEL H. VINCENT, PRESIDENT
JOHN L. RIELEY, VICE PRESIDENT
CYNTHIA C. GREEN
DOUGLAS B. HUDSON
MARK G. SCHAEFFER



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

AGENDA

December 17, 2024

10:00 AM

Call to Order

Approval of Agenda

Approval of Minutes - December 10, 2024

Reading of Correspondence

Public Comments

Consent Agenda

1. **Proclamation Request – Cape Henlopen High School Field Hockey Division I State Champions**
2. **Proclamation Request – Delmar High School Field Hockey Division II State Champions**
3. **Proclamation Request – Sussex Academy High School Boys' Soccer Division II State Champions**
4. **Proclamation Request – Indian River High School Unified Flag Football Champions**
5. **Proclamation Request – Indian River High School Football Division 1A State Champions**

Recognition of Council Members Michael H. Vincent, Cynthia C. Green and Mark G. Schaeffer



Todd Lawson, County Administrator

1. **Appointment of Board of Adjustments and Appeals Member**
2. **Administrator's Report**

Gina Jennings, Finance Director

1. **Appointment of Board of Assessment Review Members**
2. **Concurrence on Finance Director's Referees Appointments**

Bill Pfaff, Economic Development Director

1. **Excite Sussex Loan Program Update**

Jamie Whitehouse, Planning & Zoning Director

1. **Recommendation and Approval of Contractors for On-Call Planning Services**

Mark Parker, Assistant County Engineer

1. **Peninsula Community Road Repairs, Project T24-12**
A. Change Order 1 and Substantial Completion

Hans Medlarz, Project Engineer

1. **Lagoon Solar - Lease Amendment for Phases 2 &3**

Old Business

1. **[Conditional Use No. 2515 filed on behalf of Renewable Redevelopment, LLC](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A HI-1 HEAVY INDUSTRIAL DISTRICT FOR AN ELECTRIC SUBSTATION AND UTILITY USES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 140.25 ACRES, MORE OR LESS” (property lying on the northwest side of Gate A Road, located off Iron Branch Road [S.C.R. 331]) (911 Address: N/A) (Tax Map Parcel: 233-2.00-2.01)

2. [Conditional Use No. 2545 filed on behalf of J. G. Townsend Jr. & Co.](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR AN AMENDMENT OF CONDITION "H" AND THE AMENDMENT/DELETION OF CONDITION "R" CONTAINED WITHIN CONDITIONAL USE NO. 2359 (ORDINANCE NO. 2964) REGARDING THE REQUIREMENTS FOR LANDSCAPING, AND FOR THE INSTALLATION OF GATES ON STOCKLEY BLVD BETWEEN THE GOVERNORS COMMUNITY AND THE PROPOSED COTTAGES, TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 25.56 ACRES, MORE OR LESS” (property lying on the east side of Kings Highway [Rt. 9] and the south side of Gills Neck Road [S.C.R. 267] at the intersection of Kings Highway [Rt. 9] and Gills Neck Road [S.C.R. 267]) (911 Address: 16673 Kings Highway, Lewes) (Tax Parcel: 335-12.00-3.00 [p/o])

3. [Conditional Use No. 2454 filed on behalf of H&K Group LLC](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A BORROW PIT TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 309.6 ACRES, MORE OR LESS” (property lying on northwest side of Shiloh Church Road [Rt. 74] approximately 0.38 mile west of East Trap Pond Road [Rt. 62]) (911 Address: N/A) (Tax Map Parcel: 232-8.00-44.01) (Zoning: AR-1 [Agricultural Residential District]) (TO ANNOUNCE NEW HEARING DATES)

4. [Conditional Use No. 2543 filed on behalf of Toney Floyd & Charletta Speaks-Floyd](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR A COMMERCIAL HAULING, GOODS AND MATERIALS DELIVERY SERVICES, AND DRIVEWAY INSTALLATION BUSINESS TOGETHER WITH STORAGE OF VEHICLES, EQUIPMENT, AND MATERIALS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 2.31 ACRES MORE OR LESS” (property lying on the northeast side of Hersel Davis Road approximately 0.42-mile northeast of Oak Orchard Road [Rt. 5]) (911 Address: 32404 Hersel Davis Road, Millsboro) (Tax Map Parcel: 234-29.00-274.02)

Introduction of Proposed Zoning Ordinances

Council Members' Comments

Executive Session - Personnel pursuant to 29 Del.C.§10004(b)

Possible action on Executive Session Items

1:30 p.m. Public Hearings

1. **Conditional Use No. 2526 filed on behalf of Common Ground Hospitality**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A RESTAURANT AND FARMERS MARKET TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 71.3 ACRES, MORE OR LESS” (properties are lying on the south side of Zion Church Road [Route 20], approximately 0.50 mile west of the intersection of Zion Church Road [Route 20] and New Road [Route 391]) (911 Address: 37051 Johnson Road, Selbyville) (Tax Map Parcels: 533-11.00-103.00 & 533-11.00-104.00)

2. **Conditional Use No. 2542 filed on behalf of Lauden Investments, LLC**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN AMENDMENT OF CONDITION “D” FOR C/U 2264 (ORDINANCE NO. 2813) RELATING TO THE PERMITTED DAYS AND HOURS OF OPERATION FOR A PROFESSIONAL OFFICE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 0.68 ACRE, MORE OR LESS” (properties are lying on the southeastern side of Savannah Road [S.C.R. 443A], approximately 0.77 mile northeast of Westcoats Road [Rt. 12]) (911 Address: 1302 & 1304 Savannah Road, Lewes) (Tax Map Parcels: 335-8.18-15.00 & 16.00)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on December 10, 2024 at 6:45 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>.