

# **Sussex County Council Public/Media Packet**

**MEETING:  
May 11, 2021**

**\*\*DISCLAIMER\*\***

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**Sussex County Council  
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(302) 855-7743**

## 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

### A G E N D A

MAY 11, 2021

10:00 A.M.

**PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – April 27, 2021

#### Reading of Correspondence

#### Presentation – Dr. David Tam, President and CEO, Beebe Healthcare

#### Public Comments

#### Public Hearing

**Banks Property Annexation of the Dagsboro/Frankford Area of the Sussex County  
Unified Sanitary Sewer District**

#### Todd Lawson, County Administrator

- 1. Public interview of Board of Adjustment nominee Jordan Warfel**
- 2. Appointments to the Advisory Committee for the Aging and Adults with Physical Disabilities**
- 3. Administrator's Report**



**Karen Brewington, Director of Human Resources**

1. Second Quarter Employee Recognition Awards
2. Group Life Insurance/Disability and Optional Accident Life Insurance Extension for consideration and possible approval
3. Stop Loss Insurance for consideration and possible approval
4. Discussion of Highmark Programs

**John Ashman, Director of Utility Planning & Design**

1. Request to prepare and post notices for the 7-Eleven – Bridgeville Annexation of the Western Sussex Area of the Sussex County Unified Sanitary Sewer District
2. Request to prepare and post notices for the Peninsula Square Annexation of the Long Neck Area of the Sussex County Unified Sanitary Sewer District

**Jamie Whitehouse, Director of Planning and Zoning**

1. Discussion and possible introduction of a Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLE IV BY AMENDING SECTION 115-25 TO REPLACE THE REFERENCE TO THE ‘ENVIRONMENTALLY SENSITIVE DEVELOPING AREA’ WITH ‘COASTAL AREA’ AND TO DELETE REDUNDANT LANGUAGE REGARDING BONUS DENSITY”
2. Discussion and possible introduction of a Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLE XIV, SECTIONS 115-83.26, 115-83.27, 115-83.31 AND ‘115 ATTACHMENT 4, SUSSEX COUNTY TABLE IV’”

**Grant Requests**

1. Delaware Community Foundation for Georgetown-Millsboro Rotary Club for Flags for Heroes
2. Grace-N-Mercy Ministries for Summer Youth Camp
3. Urban Garden Initiative Corporation for a youth garden project
4. Ocean View Historical Society for the Hall’s Store Visitors and Education Center

**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**

**Adjourn**

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on May 4, 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.

Further meeting access instructions are listed below.

-MEETING INSTRUCTIONS-

The Sussex County Council is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

The public is encouraged to view the meeting on-line. Any person attending in-person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Chambers seating capacity is limited and seating assignments will be enforced.

The meeting will be streamed live at <https://sussexcountypa.gov/council-chamber-broadcast>.

The County is required to provide 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://sussexcountypa.gov/agendas-minutes/council-council>.

If any member of the public would like to submit comments electronically, please feel free to send them to [rgriffith@sussexcountypa.gov](mailto:rgriffith@sussexcountypa.gov). All comments shall be submitted by 4:30 P.M. on Monday, May 10, 2021.

# # # #

**SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, APRIL 27, 2021**

**A regularly scheduled meeting of the Sussex County Council was held on Tuesday, April 27, 2021, at 10:00 a.m., in the Carter Partnership Center at Delaware Technical Community College, Georgetown, with the following present:**

<b>Michael H. Vincent</b>	<b>President</b>
<b>John L. Rieley</b>	<b>Vice President</b>
<b>Cynthia C. Green</b>	<b>Councilwoman</b>
<b>Douglas B. Hudson</b>	<b>Councilman</b>
<b>Mark G. Schaeffer</b>	<b>Councilman</b>
<b>Todd F. Lawson</b>	<b>County Administrator</b>
<b>Gina A. Jennings</b>	<b>Finance Director</b>
<b>J. Everett Moore, Jr.</b>	<b>County Attorney</b>

**The Invocation and Pledge of Allegiance were led by Mr. Vincent.**

**Call to  
Order**

**Mr. Vincent called the meeting to order.**

**M 149 21  
Amend  
and  
Approve  
Agenda**

**A Motion was made by Mr. Rieley, seconded by Mr. Hudson, to amend the Agenda by deleting “Executive Session – Land Acquisition pursuant to 29 Del.C. §10004(b)” and “Possible action on Executive Session items”, and to approve the Agenda, as amended.**

**Motion Adopted: 5 Yeas.**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**Minutes**

**The minutes of April 20, 2021 were approved by consent.**

**Corre-  
spondence**

**Mr. Moore reported that correspondence was received from Girl Scouts of the Chesapeake Bay in appreciation of a grant.**

**Public  
Comments**

**Under public comments, Eul Lee commented on Bioenergy Development Group’s history and plans for the processing and handling of poultry waste.**

**M 150 21  
Approve  
Consent  
Agenda  
Items**

**A Motion was made by Mr. Rieley, seconded by Mr. Hudson, to approve the following items listed under the Consent Agenda:**

- 1. Use of Existing Wastewater Infrastructure Agreement, IUA-808 Maritima (Red Clover Walk) Project, West Rehoboth Area**
- 2. Use of Existing Wastewater Infrastructure Agreement, IUA-1083 Welches Pond (Fieldstone) Project, West Rehoboth Area**

**M 150 21  
(continued)**

**Motion Adopted: 5 Yeas.**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**Adminis-  
trator's  
Report**

**Mr. Lawson read the following information in his Administrator's Report:**

**1. Sussex County Council FY 2022 Budget Workshop**

**On Tuesday, May 4th, the Sussex County Council will meet for its annual budget workshop. The Fiscal Year 2022 Budget Workshop will be held at 8:30 a.m. at the Sussex County Emergency Operations Center. The next regularly scheduled Council meeting will be held on Tuesday, May 11th, at 10:00 a.m.**

**BDG DE,  
LLC  
Bioenergy  
Innovation  
Center  
Project  
Application/  
Bond  
Issuance**

**Mrs. Jennings reported that the Industrial Revenue Bond (IRB) Committee met on March 17th at which time a public hearing was held to meet federal tax requirements on the BDG DE, LLC Bioenergy Innovation Center project application requesting the issuance of up to \$60,000,000 of solid waste revenue bonds. Mrs. Jennings presented for Council's consideration, a project resolution authorizing the issuance of the bonds for the Bioenergy Innovation Center project. The IRB Committee recommends that the Council adopt the resolution. The bonds will be payable solely from the revenues received by the applicant and neither the full faith and credit nor the taxing power of the County will be pledged to pay this debt. As required by the IRS, BDG DE, LLC goes through the County's process in order for the bonds to be issued as tax-exempt. BDG DE, LLC has agreed to pay all costs of the County including fees of its bond counsel in connection with the issuance of the bonds. They will also pay the one-half of a percent of the bonds to the County. Emilie Ninan, Esq., a partner at Ballard Spahr, LLP, the County's bond counsel, was present and gave a brief background of the process.**

**M 151 21  
Adopt  
R 007 21**

**A Motion was made by Mr. Schaeffer, seconded by Mr. Rieley, to Adopt Resolution No. R 007 21 entitled "A PROJECT RESOLUTION AUTHORIZING ISSUANCE OF UP TO \$60,000,000 SOLID WASTE REVENUE BONDS (BDG DE, LLC BIOENERGY INNOVATION CENTER PROJECT) SERIES 2021".**

**Motion Adopted: 5 Yeas.**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

<b>Proposed North Georgetown Area of the SCUSSD/ Request to Post Notices</b>	<b>John Ashman, Director of Utility Planning and Design Review, presented a request to prepare and post notices for a public hearing to establish a final boundary for the North Georgetown Area Annexation into the Sussex County Unified Sanitary Sewer District. The Engineering Department received a request from Beacon Engineering for their client, Sussex Pain Relief Center. The Center desires to expand their existing facility with a surgery center. There are limitations associated with the formal variance permitted by DNREC and Secretary O'Mara that prohibits this economic expansion. The County has received interest in the past from this parcel and a few others in the area. DNREC has sent them a letter of no objection to them connecting to County sewer. The County does have a pressure line in front of the parcel coming from Ellendale to Georgetown where the waste is treated and disposed per an agreement with the Town of Georgetown. The County and Beacon Engineering have reached out to several of the surrounding parcels to gauge interest in being included in the proposed area. At the public hearing, the Engineering Department will present a proposed boundary and explain the County's rate structure. The Engineering Department will evaluate any requested revisions to the boundary and a final boundary recommendation will be presented to Council for approval at a future meeting. Hans Medlarz, County Engineer, stated that the Engineering Department supports the request for posting notices.</b>	
<b>M 152 21 Approve Request to Post Notices/ Proposed North Georgetown Area of the SCUSSD</b>	<b>A Motion was made by Mr. Hudson, seconded by Mr. Rieley, based on the request of County Engineering, pursuant to Title 9 Del.C. §6502, the Sussex County Council hereby grants permission for the Sussex County Engineering Department to prepare and post notices for a public hearing to establish a boundary for the Proposed North Georgetown Area of the Sussex County Unified Sanitary Sewer District.</b>	
	<b>Motion Adopted:</b>	<b>5 Yeas.</b>
	<b>Vote by Roll Call:</b>	<b>Mrs. Green, Yea; Mr. Schaeffer, Yea; Mr. Hudson, Yea; Mr. Rieley, Yea; Mr. Vincent, Yea</b>
<b>Grant Requests</b>	<b>Mrs. Jennings presented grant requests for the Council's consideration.</b>	
<b>M 153 21 Councilmanic Grant</b>	<b>A Motion was made by Mr. Schaeffer, seconded by Mr. Hudson, to give \$1,000.00 from Mr. Schaeffer's Councilmanic Grant Account to the Slaughter Neck Community Action Organization, Inc. for Senior Center program expenses.</b>	
	<b>Motion Adopted:</b>	<b>5 Yeas.</b>
	<b>Vote by Roll Call:</b>	<b>Mrs. Green, Yea; Mr. Schaeffer, Yea; Mr. Hudson, Yea; Mr. Rieley, Yea; Mr. Vincent, Yea</b>



**M 154 21 Councilmanic Grant**      **A Motion was made by Mrs. Green, seconded by Mr. Rieley, to give \$1,000.00 from Mrs. Green's Councilmanic Grant Account to CHEER, Inc. for the 50th Anniversary Gala fundraiser.**

**Motion Adopted:      5 Yeas.**

**Vote by Roll Call:      Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 155 21 Councilmanic Grant**      **A Motion was made by Mr. Hudson, seconded by Mr. Rieley, to give \$1,000.00 from Mr. Hudson's Councilmanic Grant Account to the Rehoboth Beach Lions Club Service Foundation, Inc. for program expenses.**

**Motion Adopted:      5 Yeas.**

**Vote by Roll Call:      Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 156 21 Councilmanic Grant**      **A Motion was made by Mr. Hudson, seconded by Mr. Schaeffer, to give \$1,100.00 (\$1,000.00 from Mr. Hudson's Councilmanic Grant Account and \$100.00 from Mr. Schaeffer's Councilmanic Grant Account) to Developing Artist Collaboration for a mural project in West Rehoboth.**

**Motion Adopted:      5 Yeas.**

**Vote by Roll Call:      Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 157 21 Councilmanic Grant**      **A Motion was made by Mr. Rieley, seconded by Mr. Hudson, to give \$2,500.00 from Mr. Rieley's Councilmanic Grant Account to First State Pickleball Club, Inc. for Light Up the Courts at Clayton Elementary.**

**Motion Adopted:      5 Yeas.**

**Vote by Roll Call:      Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**Introduction of Proposed Ordinance**      **Mr. Schaeffer introduced the Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN EVENTS VENUE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 98.60 ACRES, MORE OR LESS" (Conditional**

**Introduction (continued)**      **Use No. 2280) filed on behalf of Covered Bridge Inn, LLC (Tax I.D. No. 334-10.00-69.01) (911 Address: None Available).**

**The Proposed Ordinance will be advertised for Public Hearing.**

**Rules**                      **Mr. Moore read the rules of procedure for public hearings.**

**Public Hearing/  
Pintail  
Pointe  
Expansion  
of the  
SCUSSD**                      **A Public Hearing was held on the Proposed Pintail Pointe Area of the Sussex County Unified Sanitary Sewer District. John Ashman, Director of Utility Planning & Design, reported that, on March 23, 2021, the Council granted permission for the Engineering Department to post notices for a public hearing on the boundary for this proposed expansion. The County has received a list of petitioners requesting that the County government establish a sanitary sewer district not limited to but including all lands known as Pintail Pointe in Milton for the preservation of public health. The County had been receiving interest from residents and had an inquiry from Council members. The distance to existing County infrastructure prompted the Engineering Department to direct them to a nearby private wastewater utility. A private wastewater utility was contacted and provided an estimated cost of the project. DNREC has stated that a notice of violation in the Pintail Pointe Homeowners Association was being considered and a sufficient number of valid petitions were received (59). The Engineering Department posted the notices and advertised the public hearing. Mr. Ashman reviewed the proposed boundary, which encompasses everything in Pintail Pointe.**

**Hans Medlarz, County Engineer, reported that the notice of violation has been issued and the Engineering Department has made a request to modify the system. The Engineering Department believes that a modification permit will be issued in May.**

**Mr. Ashman presented the rate structure and service charges. He noted there would be a one-time system connection charge (impact fee), and there would be a one-time permit fee. He also noted that the estimated service rate is currently at \$296.00 per year per equivalent dwelling unit; the estimated annual assessment charge will be \$954.00 per year per equivalent dwelling unit; and the system connection charge will be \$0 for homes existing at the time of substantial completion of the project. The one-time charge will be included in the financing and any future connections will be charged that system connection charge in effect at the time of the connection. The total estimated annual service charges are estimated at \$1,250.00 per year. Mr. Ashman stated that a referendum will need to be held.**

**There were no public comments.**

**The Public Hearing and public record were closed.**

**M 158 21**      **A Motion was made by Mr. Schaeffer, seconded by Mr. Rieley, to Adopt**  
**Adopt**      **Resolution No. R 008 21 entitled “BOUNDARIES FOR THE PROPOSED**  
**R 008 21**      **PINTAIL POINTE AREA OF THE SUSSEX COUNTY UNIFIED**  
                  **SANITARY SEWER DISTRICT”.**

**Motion Adopted:      5 Yeas.**

**Vote by Roll Call:      Mrs. Green, Yea; Mr. Schaeffer, Yea;**  
                                  **Mr. Hudson, Yea; Mr. Rieley, Yea;**  
                                  **Mr. Vincent, Yea**

**Rules**            **Mr. Moore read the rules of procedure for zoning hearings.**

**Public**            **A Public Hearing was held on the Proposed Ordinance entitled “AN**  
**Hearing/**      **ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF**  
**CZ 1921**      **SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL**  
                  **DISTRICT TO A MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT**  
                  **RESIDENTIAL PLANNED COMMUNITY FOR A CERTAIN PARCEL OF**  
                  **LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX**  
                  **COUNTY, CONTAINING 5.0 ACRES, MORE OR LESS” (Change of Zone**  
                  **No. 1921) filed on behalf of Stephen M. Sprogell (Tax I.D. No. 134-8.00-17.01)**  
                  **(911 Address: 30261 Sprogell Lane., Dagsboro).**

**The Planning and Zoning Commission held a Public Hearing on this**  
**application on March 25, 2021 at which time action was deferred. On April 8,**  
**2021, the Commission recommended approval of the application, with**  
**conditions.**

**(See the minutes of the meeting dated March 25 and April 8, 2021.)**

**Jamie Whitehouse, Planning and Zoning Director, presented the application.**

**Mr. Whitehouse reported that ninety letters of support and three letters of**  
**opposition have been received (there may be some duplication of letters). The**  
**letters have been circulated to Council.**

**The Council found that Jim Fuqua, Attorney, was present on behalf of the**  
**Applicant, Natelli Communities. Also present were Tom Natelli, Jr. on behalf**  
**of Natelli Communities and Ken Usab with Morris Ritchie Associates. Mr.**  
**Fuqua stated that this is an application to rezone a five-acre parcel of land from**  
**AR-1 to MR with a RPC overlay; that this request would be an addition to the**  
**existing Bay Forest Club MR Residential Planned Community; that the**  
**application site is totally surrounded by the existing Bay Forest Club**  
**development and has access from Sprogell Lane; that this site is a rectangular**  
**parcel of land with a panhandle for access; that Bay Forest Club was originally**  
**approved in 2004 as a MR-RPC containing a mixture of 808 residential units**  
**consisting of single family lots, villas and townhouses; that this new section of**  
**the development will contain 23 units and will be made up of 15 single-family**

**Public  
Hearing/  
CZ 1921  
(continued)**

detached condos and eight villa townhouse units; that Bay Forest Club was approved by the County in March 2004 as a MR zoned Residential Planned Community to contain 808 single family lots, villas, and townhouses; that over the years, there have been several additions to the RPC; in 2008, the plan was amended to provide a street interconnection to an existing approved but undeveloped subdivision and that subdivision became a part of Bay Forest Club; that in 2014, the County approved an additional 30-acre parcel as part of the RPC and added an additional 84 units to the RPC, increasing the total number of approved units to 892; that in 2016, the RPC was again amended to permit an additional 21 units on vacant land that was already part of the RPC, increasing the permitted density to 913 units; that the current application is requesting the rezoning of a 5-acre parcel to MR-RPC as an extension of the RPC and this land and some of the existing land in the development will be the site of an additional 23 units in the development (15 single family condominiums and 8 townhouse villa units similar to other units that have been built or are being built in the development); that the additional 23 units would increase the permitted number of units to 936 units; that, overall, the gross density per acre of the RPC will have a very insignificant increase by the addition of the five acres and the 23 units – it actually increases the density from 2.19 to 2.22 units per acre; that the actual permitted density in MR is 4 units per acre; that according to the Land Use Plan, this site is in the Coastal Area which is a growth area; that the entrance will be from the existing Sanderling Road and will have an internal connection to Flycatcher Way, so there will be two points in ingress and egress to this section; that the existing access (panhandle road) to the parcel from Sprogell Lane will be eliminated and most of the panhandle area will be incorporated into the existing stormwater management system as an extension of the existing pond; that the townhome villas will be located on the eastern portion of the site and will have two buildings each with four units; that the 15 single-family condo units would be located on the remainder of the land; that 69 parking spaces are required and 87 parking spaces will be provided; that there will be a village green area of open space and the single family condo units will be located around the village green area; that over 40% of this site will be in open space; that there will be a 6 foot wide concrete walkway in this section which will link up with other walkways throughout the development for pedestrian access throughout the community; that there are no wetlands located on the site; that the stormwater management facilities will meet State regulations and will be a continuation of the existing system in the development; that Tidewater will provide water to this section as with the rest of the development and will have an existing water tower within the development; that sewer service will be provided by Sussex County; that a Traffic Impact Study was not required by DelDOT; that DelDOT did not require additional roadway improvements as the Developer has already provided improvements as part of the existing development; and that the purchasers of the 23 units in this section will be subject to the same restrictions and benefits as the owners in the rest of the development and that includes the use of the existing recreational amenities.

**Public  
Hearing  
(continued)**

**There were no public comments.**

**The Public Hearing and public record were closed.**

**M 159 21  
Adopt  
Ordinance  
No. 2771/  
CZ 1921**

**A Motion was made by Mr. Hudson, seconded by Mr. Schaeffer, to Adopt Ordinance No. 2771 entitled “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 FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 5.0 ACRES, MORE OR LESS” (Change of Zone No. 1921) filed on behalf of Stephen M. Sprogell, with the following conditions:**

- a. The conditions imposed by Ordinance No. 1670 for Change of Zone No. 1526 shall apply to this application, with the exception that this application shall add 23 additional units to the total number of permitted units.**
- b. The property that is the subject of this application shall be integrated into the overall development scheme of the Bay Forest project.**
- c. The number of units associated with this application shall be 23 units consisting of 15 single-family detached units and 8 townhouse units.**
- d. As a result of this application, the total number of units approved for the Bay Forest Club MR-RPC shall be 936 units.**
- e. Before proceeding with any construction involving land that is the subject of this application, the Applicant or Developer shall submit a revised Master Plan integrating this land into the Bay Forest Club MR-RPC.**

**Motion Adopted: 5 Yeas.**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**Public  
Hearing/  
CU 2207**

**A Public Hearing was held on the Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR (MEDIUM DENSITY RESIDENTIAL DISTRICT) FOR MULTI-FAMILY (75 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 29.34 ACRES, MORE OR LESS” (Conditional Use No. 2207) filed on behalf of CBB Cedar Pines, LLC (Marlin Chase F.K.A. Marlin Run) (Tax I.D. No. 134-9.00-21.00, 21.03, 21.04, 21.05 & 1227.00 – 1269.00) (911 Address: None Available).**

**Public  
Hearing/  
CU 2207  
(continued)**

The Planning and Zoning Commission held a Public Hearing on this application on March 25, 2021 at which time action was deferred. On April 8, 2021, the Commission recommended approval of the application with conditions.

(See the minutes of the Planning and Zoning Commission dated March 25 and April 8, 2021.)

Jamie Whitehouse, Planning and Zoning Director, presented the application.

The Council found that Jim Fuqua, Attorney, was present with Preston Schell and Ben Gordy on behalf of the Applicant and with Zac Crouch of Davis Bowen & Friedel. Mr. Fuqua stated that this application seeks a Conditional Use approval for 75 multi-family units which would be 75 single-family detached condo units; that the name of this development would be Marlin Chase; that the property contains 29.36 acres of uplands and wetlands; that the site is located on the east side of Cedar Neck Road across from the intersection of Cedar Neck Road and Sandy Cove Road; that there are residences located to the north, a mini-storage and boat storage to the south, and tidal and non-tidal wetlands to the east; that several previous conditional use applications for the site were approved but the approvals expired for various reasons; that as of this date, the site does have valid approval for 75 residential units; that this Conditional Use application proposes to maintain the approved density for 75 units and change the unit types based on the current market to all single-family detached condominium units; that central water will be served to the site by Sussex Shores Water Company; that sewer service will be provided by Sussex County; that stormwater management facilities will be designed and constructed in accordance with DNREC's regulations; that the Condominium Association will follow Best Management Practices; that tidal and non-tidal wetlands exist on the site; that a 100 foot setback from the tidal wetlands and a 20 foot setback from the non-tidal wetlands is proposed; that all proposed buildings located on the eastern portion of the site will be located well in excess of the 50 foot buffer required by County Code; that a 20 foot right-of way on the east side of Cedar Neck Road has been dedicated to DelDOT as part of prior approvals; that there will be an additional 15 foot wide easement adjacent to the State right-of-way for a public shared use path; that the previously approved entrance on Cedar Neck Road will remain; that recreational facilities will include an outdoor pool and deck area, an outdoor fire and grilling area, a tot lot playground, pickleball courts, etc.; that each unit will have two off-street parking spaces; and that the application is consistent with the Comprehensive Plan.

There were no public comments.

The Public Hearing and public record were closed.

**M 160 21  
Adopt  
Ordinance  
No. 2772/  
CU 2207**

**A Motion was made by Mr. Hudson, seconded by Mr. Schaeffer, to Adopt Ordinance No. 2772 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR (MEDIUM DENSITY RESIDENTIAL DISTRICT) FOR MULTI-FAMILY (75 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 29.34 ACRES, MORE OR LESS” (Conditional Use No. 2207) filed on behalf of CBB Cedar Pines, LLC (Marlin Chase F.K.A. Marlin Run), with the following conditions:**

- a. There shall be no more than 75 units within the Conditional Use area.**
- b. The Applicant shall form a homeowners’ or condominium association responsible for the perpetual maintenance of streets, roads, buffers, stormwater management facilities, erosion and sedimentation control facilities and other common areas.**
- c. The stormwater management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using Best Management Practices.**
- d. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.**
- e. All entrances shall comply with all of DelDOT’s requirements, and an area for a school bus stop shall be established. The location of the school bus stop shall be coordinated with the local school district.**
- f. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.**
- g. As proffered by the Applicant, the Final Site Plan and the recorded Declaration for the property shall prohibit the application of fertilizers or similar soil additives on the property by individual property owners. All such applications shall be managed by the HOA and a contractor of its designation using the Best Management Practices to seek to minimize the risk of runoff into the stormwater management system and the Inland Bays.**
- h. As proffered by the Applicant, all buildings shall maintain a 20-foot setback from the non-tidal wetland line and a 100-foot setback from the tidal wetland line. These setback areas shall be shown on the Final Site Plan.**
- i. The project shall be served by Sussex County sewer.**
- j. As proffered by the Applicant, the Developer shall construct all of the recreational amenities no later than the issuance of the 40th residential building permit for the project. The amenities shall include a pool, tot lot, pickleball courts, community garden and dog park.**
- k. There shall be sidewalks on the interior side of the street within the development.**
- l. There shall be a buffer of at least 20 feet from the southern and western boundaries of the site. There shall also be a 35-foot setback from the northern boundary which shall include a 20-foot buffer. The Final Site**

**M 160 21**  
**Adopt**  
**Ordinance**  
**No. 2772/**  
**CU 2207**  
**(continued)**

- Plan shall continue a landscape plan for all of those buffer areas, showing all of the landscaping and vegetation to be included in the buffer areas.**
- m. Construction, sitework, grading and deliveries shall only occur from Monday through Saturday, between the hours of 7:00 a.m. and 6:00 p.m.**
  - n. This Preliminary Approval is contingent upon the Applicant submitting a revised Preliminary Site Plan either depicting or noting the conditions of this approval on it. Staff shall approve the revised Plan upon confirmation that the conditions of approval have been depicted or noted on it.**
  - o. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.**

**Motion Adopted: 5 Yeas.**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 161 21**  
**Adjourn**

**A Motion was made by Mr. Rieley, seconded by Mr. Schaeffer, to adjourn at 11:08 a.m.**

**Motion Adopted: 5 Yeas.**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**Respectfully submitted,**

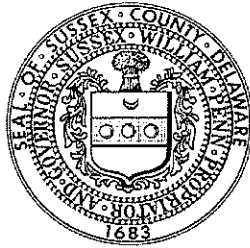
**Robin A. Griffith**  
**Clerk of the Council**

*{An audio recording of this meeting is available on the County's website.}*



**ENGINEERING DEPARTMENT**

ADMINISTRATION	(302) 855-7718
AIRPORT & INDUSTRIAL PARK	(302) 855-7774
ENVIRONMENTAL SERVICES	(302) 855-7730
PUBLIC WORKS	(302) 855-7703
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UTILITY ENGINEERING	(302) 855-7717
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UTILITY PLANNING	(302) 855-1299
FAX	(302) 855-7799



**Sussex County**

DELAWARE  
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HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER  
JOHN J. ASHMAN  
DIRECTOR OF UTILITY PLANNING

**Proposed Banks Property Expansion of the  
Sussex County Unified Sanitary Sewer District**

**PERMISSION TO POST FACT SHEET**

- Expansion of the Sussex County Unified Sanitary Sewer District (Dagsboro/Frankford Area)
- Includes parcel 233-11.00-243.00 located along Dupont Blvd. Route 113.
- The Engineering Department has received a request from Beacon Engineering Inc. on behalf of their client Banks Properties, LLC the owners/developers of the proposed Banks Property with a proposed use as a shopping center.
- The Banks Property shopping center is anticipating 33 EDUs, but no tenants have yet been secured.
- The Engineering Department requested permission to prepare and post notices for a Public Hearing on the annexation March 23, 2021.
- The area was posted on April 20<sup>th</sup> and advertised on April 28 & May 5.



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 589  
GEORGETOWN, DELAWARE 19947

# **PUBLIC NOTICE**

## **PROPOSED BANKS PROPERTIES LLC EXPANSION OF THE SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT (DAGSBORO/FRANKFORD AREA)**

**NOTICE IS HEREBY GIVEN** that the Sussex County Council voted on **March 23, 2021** to consider extending the boundary of the Sussex County Unified Sanitary Sewer District (SCUSSD), Dagsboro/Frankford Area, to include the Banks Properties, LLC on the west side of DuPont Blvd (Rt. 113) and west of the Town of Dagsboro, being situate in the Dagsboro Hundred, Sussex County, Delaware.

This action is in conformity with 9 Del. C §6502.

A description of the area, which is contiguous to and to be added to the SCUSSD is described as follows:

**Beginning** at a point, said point being on the westerly Right-Of-Way (ROW) of DuPont Blvd (Rt. 113) said point also being a the northernmost property corner of lands Now-Or-Formerly (N/F) of David Allen Clogg & Paula Rae Clogg; thence following the property line of Banks Properties LLC the following 7 courses and distances, (1) S61°32'04"W 430.93', (2) N74°24'20"W 247.18', (3) S80°57'07"W 58.77', (4) N03°56'28"E 434.00', (5) N18°36'23"E 41.53', (6) N60°44'12"E 390.86', (7) S29°26'57"E 591.65 to a point, said point being the **Point of Beginning**.

**NOTE:** The above description has been prepared using Sussex County Tax Map 233-11.00 and Sussex County property assessment records. The annexation contains 7.71 acres more or less.

A map outlining and describing the extension of the SCUSSD is attached. The area involved is crosshatched.

**The public hearing will be held on this issue at 10:00 a.m. on May 11, 2021 at the regularly scheduled Sussex County Council meeting.** All interested persons, officials, residents, voters, taxpayers, property owners, or corporations in any way affected by this boundary extension are welcome to attend. There will be an opportunity for questions and answers. The Sussex County Council following the hearing, at one of their regularly scheduled meetings, will make the final decision on the boundary extension.

For further information, please call or write the Sussex County Engineering Department, 2 The Circle, Post Office Box 589, Georgetown, DE 19947 – (302) 855-1299).

Hans M. Medlarz, P.E.  
County Engineer

# Proposed Annexation Banks Properties, LLC

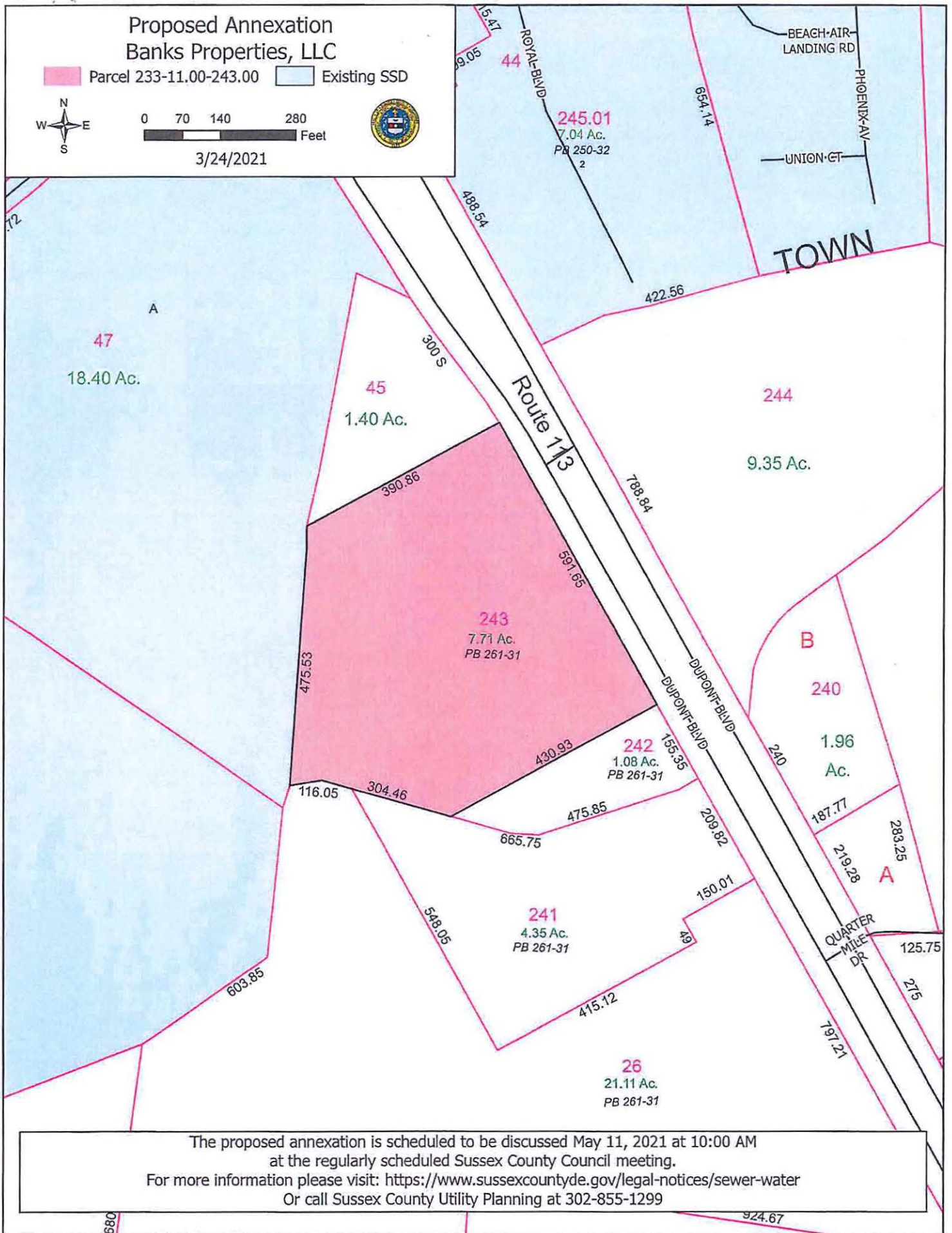
Parcel 233-11.00-243.00 Existing SSD



0 70 140 280 Feet



3/24/2021



The proposed annexation is scheduled to be discussed May 11, 2021 at 10:00 AM  
at the regularly scheduled Sussex County Council meeting.  
For more information please visit: <https://www.sussexcountycle.gov/legal-notices/sewer-water>  
Or call Sussex County Utility Planning at 302-855-1299

## RESOLUTION

A RESOLUTION TO EXTEND THE BOUNDARY OF THE SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT (SCUSSD) DAGSBORO-FRANKFORD AREA, TO INCLUDE ONE PARCEL OF LAND ALONG THE WEST SIDE OF DUPONT BOULEVARD LOCATED IN DAGSBORO HUNDRED, SUSSEX COUNTY, DELAWARE AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR SUSSEX COUNTY, DELAWARE.

WHEREAS, Sussex County has established the Sussex County Unified Sanitary Sewer Sanitary Sewer District (SCUSSD); and

WHEREAS, in the best interests of the present district and to enhance the general health and welfare of that portion of Sussex County in the vicinity of the Dagsboro area, the inclusion of this area will be beneficial; and

WHEREAS, in accordance with 9 Del.C., Section 6502 (a), the Sussex County Council may, upon request of the County Engineer, revise the boundary of an established sewer district when 50 or more houses have been connected by posting a public notice in four public places in the district describing the new or revised boundary; and

WHEREAS, the Sussex County Council has caused to be posted a public notice in at least four public places in the district, as verified by the affidavit of Phillip C. Calio, a copy of which affidavit and public notice is attached hereto and made a part hereof; and

WHEREAS, in accordance with 9 Del.C., Section 6502 (b), the Sussex County Council shall, within ninety days after posting the public notices pass a formal resolution establishing the new boundary of the district;

NOW, THEREFORE, BE IT RESOLVED the Sussex County Council hereby revises the boundary of the SCUSSD to encompass the lands mentioned above in the Dagsboro-Frankford area and further described as follows:

**Beginning** at a point, said point being on the westerly Right-Of-Way (ROW) of DuPont Blvd (Rt. 113) said point also being a the northernmost property corner of lands Now-Or-Formerly (N/F) of David Allen Clogg & Paula Rae Clogg; thence following the property line of Banks Properties LLC the following 7 courses and distances, (1) S61°32'04"W 430.93', (2) N74°24'20"W 247.18', (3) S80°57'07"W 58.77', (4) N03°56'28"E 434.00', (5) N18°36'23"E 41.53', (6) N60°44'12"E 390.86', (7) S29°26'57"E 591.65 to a point, said point being the **Point of Beginning**.

NOTE: The above description has been prepared using Sussex County Tax Map 233-11.00 and Sussex County property assessment records.

A map outlining and describing the extension of the SCUSSD is attached. The area involved is crosshatched.

BE IT FURTHER RESOLVED that the Sussex County Council directs the County Engineer and the Attorney for the County Council to procure the necessary lands and right-of-way by purchase, agreement, or condemnation in accordance with the existing statutes; and

BE IT FURTHER RESOLVED that the County Engineer is hereby authorized to prepare maps, plans, specifications, and estimates, let contracts for and supervise the construction and maintenance of, or enlarging and remodeling of, any and all structures required to provide for the safe disposal of sewage in the sanitary sewer district, as amended.

SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT  
BANKS PROPERTIES EXPANSION  
AFFIDAVIT FOR PUBLIC HEARING

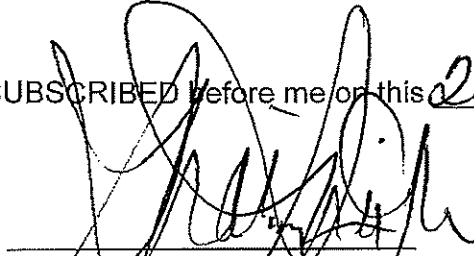
STATE OF DELAWARE )( :  
COUNTY OF SUSSEX )(

BE IT REMEMBERED That the subscriber, PHILLIP C. CALIO, personally appeared before me and known to me personally to be such, who being by me duly sworn to law did depose and say as follows:

- A. On April 20, 2021 he was a Utility Planner for the Sussex County Engineering Department, Sussex County, State of Delaware; and
- B. On April 20, 2021 he did post the attached "Public Notice," prepared by the Sussex County Engineering Department, at the following locations:
  - 1. On a post 3' south of DPL Pole 56694/99462 in the westerly Right-Of-Way (ROW) of DuPont Blvd (Rt. 113),
  - 2. On a post in front of DPL Pole 56702/99446 in the westerly ROW of DuPont Blvd (Rt. 113),
  - 3. On a post in front of DPL Pole 56711/99428 in the westerly ROW of DuPont Blvd. (Rt 113),
  - 4. On a post in front of DPL Pole 56720/99413 in the westerly ROW of DuPont Blvd, (Rt. 113),
  - 5. On a bulletin board inside the U.S. Post Office 28290 Clayton St. (Rt. 26), Dagsboro, DE,
  - 6. On a post in the easterly ROW of DuPont Blvd (Rt. 113) at the exit of Royal Farms, Dagsboro DE,
  - 7. On a post in the easterly ROW of DuPont Blvd. (Rt. 113), in front of a stop sign at the exit from Savannah Square, Dagsboro, DE,
  - 8. On a post in front of Pole 56939/99912 in front of Bodies Market on Market Street, Dagsboro, DE.

  
PHILLIP C. CALIO

SWORN TO AND SUBSCRIBED before me on this 21<sup>st</sup> day of April A.D., 2021

  
NOTARY PUBLIC

SHARON E. SMITH  
NOTARY PUBLIC  
STATE OF DELAWARE  
My Commission Expires on 6/14/22

My Commission Expires 6/14/22



**Stephen J. Fallon**  
**Director – Employee Benefits Practice**  
**Principal Consultant**  
tel: 410-666-0500 ext. 224  
cell: 609-405-0147  
email: sfallon@consultibc.com

May 7, 2021

Ms. Karen Brewington  
Director Human Resources  
Sussex County Government  
P.O. Box 589, 2 The Circle  
Georgetown, Delaware 19947  
[kbrewington@sussexcountye.gov](mailto:kbrewington@sussexcountye.gov)

RE:

Karen

Insurance Buyer's Council, Inc. (IBC) appreciates the opportunity to work with Sussex County Government (SCG) in reviewing renewal information related to your employee health benefits programs. As an independent, fee-based consulting firm, IBC does not receive income from any insurance companies or other vendors thereby assuring our interests are aligned with SCG's.

### Stop Loss Renewal (Vista Underwriting/Companion Life)

Current MGU: Vista UW Carrier: Companion Life	Lives	Current	Renewal	Revised Renewal	Option 1	Option 2 <b>RECOMMENDED</b>
<b>Specific</b>						
Covered Benefits		Medical/Rx Card	Medical/Rx Card	Medical/Rx Card	Medical/Rx Card	Medical/Rx Card
Contract Basis		12/24	12/24	12/24	12/24	<b>PAID</b>
Annual Specific Deductible		\$285,000	\$285,000	\$285,000	\$295,000	\$295,000
Aggregate Specific Deductible		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Maximum Annual Reimbursement		Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Lifetime Maximum Reimbursement		Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
<b>Rate per Month:</b>						
Single	219	\$27.89	\$29.87	\$28.27	\$26.88	\$26.66
Family	317	\$69.67	\$82.02	\$76.67	\$72.43	\$65.64
Estimated Annual Specific Premium		\$338,320	\$390,502	\$365,946	\$346,164	\$319,757
Commission		0.00%	0.00%	0.00%	0.00%	0.00%
<b>Aggregate</b>						
Covered Benefits		Medical	Medical	Medical	Medical	Medical
Contract Basis		24/12	24/12	24/12	24/12	<b>PAID</b>
Loss Limit per Individual		\$285,000	\$285,000	\$285,000	\$295,000	\$295,000
Maximum Annual Reimbursement		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
<b>Rate per Month:</b>						
Composite Rate	536	\$6.75	\$6.75	\$6.75	\$7.41	\$7.41
Estimated Annual Aggregate Premium		\$43,416	\$43,416	\$43,416	\$47,661	\$47,661
Commission		0.00%	0.00%	0.00%	0.00%	0.00%
Total Combined Estimated Contract Premium		\$381,736	\$433,918	\$409,362	\$393,825	\$367,418
\$ Difference to Current Premium			\$52,183	\$27,627	\$12,090	-\$14,317
% Difference to Current Premium			13.7%	7.2%	3.2%	-3.8%
<b>Aggregate Monthly Factors:</b>						
Single (Medical)	219	\$871.98	\$837.43	\$837.43	\$838.62	\$847.01
Family (Medical)	317	\$2,189.54	\$2,456.08	\$2,456.08	\$2,459.57	\$2,354.20
Annual Aggregate Deductible (Attachment Point)		\$10,620,574	\$11,543,694	\$11,543,694	\$11,560,098	\$11,181,319
Run-In Limitation		\$0.00	\$0.00	\$0.00	\$0.00	\$1,751,400
\$ Difference to Current Aggregate Deductible			\$923,121	\$923,121	\$939,524	\$560,745
% Difference to Current Aggregate Deductible			8.7%	8.7%	8.8%	5.3%



IBC conducted a stop loss RFQ and was successful in negotiating the renewal increase (Vista Underwriting/Companion Life) from 13.7% to 7.2% (savings of over \$24,000). This is a competitive result in the medical stop loss market where increases of 15-20% are standard due to medical inflation, increased severity of catastrophic claims and the concept of “leveraged trend”. To further mitigate the premium increase, IBC recommends adjusting the specific deductible from the current \$285,000 to \$295,000. This modest increase in deductible will result in SCG assuming additional risk of \$10,000 per claim in exchange for an annual premium reduction of \$15,537. Weighing the premium savings against the frequency of claims over \$285,000, we believe the incremental increase in deductible is a worthwhile risk as a hedge against healthcare trend (inflation).

In addition to the change in deductible, IBC also recommends changing the contract basis for the stop loss contracts. The current contracts are:

**Specific Reinsurance Policy** (large, catastrophic claims): Incurred in the current 12 months and paid within 24 months (current 12 months plus the following 12 months).

**Aggregate Reinsurance Policy** (accumulation of claims below the Specific Reinsurance Deductible which caps SCG’s total claim exposure each year): Incurred within 24 months (current 12 months and prior 12 months) and paid within the current 12 months.

Our recommendation is to standardize the contracts into a “Paid” contract in which a claim would be eligible for payment if processed in the current year irrespective of the incurred date. A “Paid” contract is the broadest contract term available in the medical stop loss market and is also known as a “gapless” contract. This contract change would result in premium savings of \$26,407 compared to the revised renewal (assuming the \$295,000 deductible/Paid option outlined above). The savings is the result of the standardized contract and eliminating the underwriting uncertainty of run-out claims.

The total annual savings for increasing the deductible and moving to a Paid contract would be \$41,944 compared to the revised renewal.

### **Group Life and Disability (The Hartford)**

The Hartford has provided group life and disability benefits for Sussex County Government since 2012. They also administer the self-funded short term disability benefit. The renewal is effective July 1, 2021 and while the Short-Term Disability fee is increasing 26.1% (\$1,800 annually), the Long-Term Disability rate is being decreased by 26.1% (\$20,519) resulting in a net premium/fee reduction of \$18,719. The rates for group Life and AD&D coverage are remaining unchanged.

Coverage	Renewal Date	Current Lives	Current Annual Premium/Fees	Renewal Annual Premium/Fees	Rate Adjustment
Life	7/1/2019	703	\$32,872	\$32,872	0.0%
AD&D	7/1/2019	703	\$1,604	\$1,604	0.0%
Supp Life	7/1/2019	248	\$85,973	\$85,973	0.0%
Supp AD&D	7/1/2019	168	\$10,418	\$10,418	0.0%
Supp Dep Life	7/1/2019	223	\$17,328	\$17,328	0.0%
LTD	7/1/2019	500	\$123,055	\$102,546	-16.7%
STD-ASO ATP	7/1/2019	500	\$6,900	\$8,700	26.1%

IBC recommends accepting the renewal as proposed and locking in the rates for two years through June 30, 2023.

### **Highmark Pharmacy Management Programs**

The cost of pharmacy benefits continues to rise at an alarming rate with most actuarial studies projecting nationwide increases of 7-10% annually. SCG's pharmacy benefits are administered by Highmark in partnership with Express Scripts, Inc.

To help address rising prescription costs, Highmark offers numerous cost containment programs. IBC is recommending adoption of the programs below. Our recommendation takes into account potential savings balanced against the impact to members. While not providing significant immediate savings, the programs will position the SCG future pharmacy plan with minimal member disruption.

**Copay Armor Rx Program** (Attachment 1): Copay assistance to help plan sponsor and members manage the cost of high-cost specialty drugs by applying pharmaceutical manufacturer's assistance to reduce or eliminate the member copay and applying these funds to reduce the plan cost.

Cost: 25% of savings achieved.

**Alliance Rx Walgreen's Prime** (Attachment 2): Reduces the cost and improves patient outcomes and treatment adherence through an exclusive specialty drug delivery channel, Alliance Rx Walgreen's Prime. Will require members to obtain specialty drugs through Alliance Rx Walgreen's Prime

Cost: No charge

### **Understanding Specialty Drugs**

Specialty drugs are high-cost medications designed to treat complex chronic conditions and other critical illness such as cancer and autoimmune disorders.

They generally share some or all of the following characteristics:

- High cost – the more common specialty drugs range from \$3,000-\$15,000 per Rx with some of the rare treatments exceeding \$100,000 per.
- High complexity-biotech products.
- Special handling/administration requirements.
- Requires high-touch patient care.

Specialty drugs now comprise 30% of SCG's total pharmacy spend.



May 7, 2021

Page 4

### SCG Top Specialty Drugs

Drug	Drug Class	Total Plan Cost	Plan Cost 30 days	Net Rx's	Unique Users
Humira	Anti-Inflammatory	\$258,886	\$5,779	36	5
Tecfidera	CNS Drugs	\$88,809	\$7,401	4	1
Xeljanz XR	Anti-Arthritics	\$71,511	\$4,469	10	3
Cosentyx	Skin Preps	\$47,257	\$5,626	5	1
Aubagio	CNS Drugs	\$42,048	\$7,250	2	1

**Hemophilia Program** (Attachment 3): Helps reduce the cost of infusion services and medications through Highmark partnership with local pharmacies. Average savings 25%. Currently no SCG members diagnosed with hemophilia.

Cost: No charge

I hope you find this information helpful. If you have any questions, please feel free to contact me at 410-666-0500 ext. 224.

Very truly yours,



Stephen J. Fallon  
Director – Employee Benefits Practice  
Principal Consultant  
Encl.

## ENGINEERING DEPARTMENT

ADMINISTRATION	(302) 855-7718
AIRPORT & INDUSTRIAL PARK	(302) 855-7774
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# Sussex County

DELAWARE  
sussexcountype.gov

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

JOHN J. ASHMAN  
DIRECTOR OF UTILITY PLANNING

## Proposed 7-Eleven Bridgeville Expansion of the Sussex County Unified Sanitary Sewer District

### PERMISSION TO POST FACT SHEET

- Expansion of the Sussex County Unified Sanitary Sewer District (Western Sussex Area)
- The Engineering Department has received a request from Becker Morgan Group, Inc. on behalf of their client PTV 1081, LLC the owners/developers of a project known as 7-Eleven Bridgeville for parcels 131-19.00-7.00 & 8.02.
- The project is a proposed convenience store and service station.
- The project will be responsible for System Connection Charges of \$6,360.00 per EDU based on current rates.
- The Engineering Department would like to request permission to prepare and post notices for a Public Hearing on the annexation of the area.
- A tentative Public Hearing is currently scheduled for June 29, 2021 at the regular County Council meeting.



# Proposed Annexation 7-Eleven Bridgeville

Parcels of Interest Existing SSD



0 55 110 220 Feet

4/20/2021



PB 74-309

PB 70-319

8.03

1.87  
Ac.

467.81

6

1.00  
Ac.

210

7

1.00  
Ac.

210

8.02

2.09  
Ac.

350.39

264.10

GAMMON RD

RT. 18

481.68

65.01

3.19 Ac.

489.83

RT. 13

SUSSEX-HWY

SUSSEX-HWY

RAMP

RAMP

RT. 13

3.21 Ac. S

PB 59-269

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157.09

198.33

213.09

250.47

141.88

150

120

80.70

86.70

141.74

150

141.70

82

100

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GINGER LN

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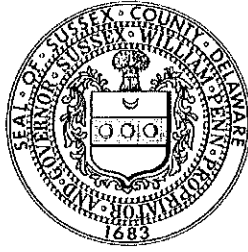
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## ENGINEERING DEPARTMENT

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## Sussex County

DELAWARE  
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HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

JOHN J. ASHMAN  
DIRECTOR OF UTILITY PLANNING

### Proposed Peninsula Square Expansion of the Sussex County Unified Sanitary Sewer District

### PERMISSION TO POST FACT SHEET

- Expansion of the Sussex County Unified Sanitary Sewer District (Long Neck Area)
- The Engineering Department has received a request from Duffield Associates, LLC on behalf of their client Four Diamonds Development & Consulting, LLC the owners/developers of a project known as Peninsula Square on parcel 234-23.00-115.00.
- The project is proposed a hotel, gas station, retail & office space.
- The project will be responsible for System Connection Charges of \$6,360.00 per EDU based on current rates.
- The Engineering Department would like to request permission to prepare and post notices for a Public Hearing on the annexation of the area.
- A tentative Public Hearing is currently scheduled for June 29, 2021 at the regular County Council meeting.





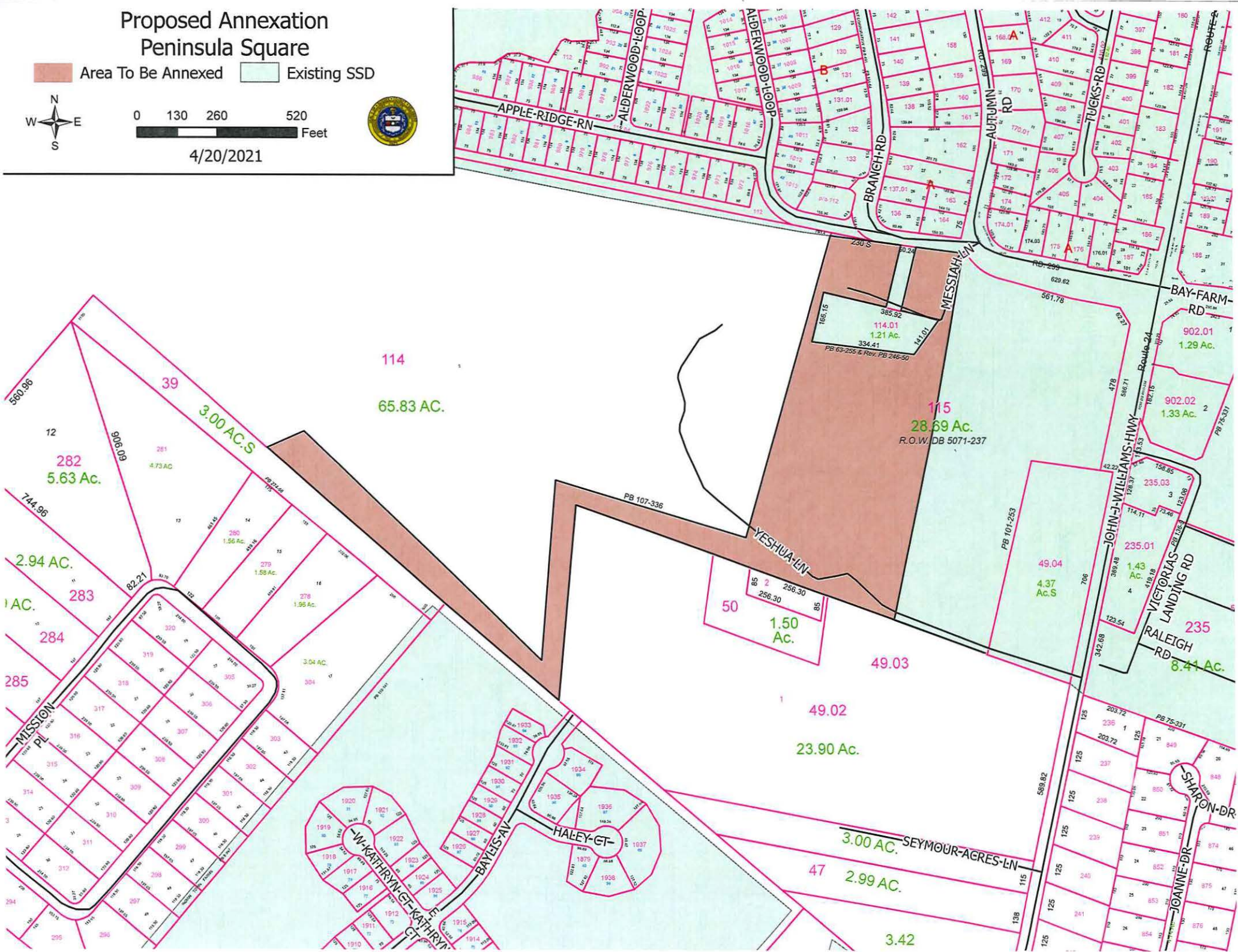
# Proposed Annexation Peninsula Square

Area To Be Annexed Existing SSD



0 130 260 520 Feet

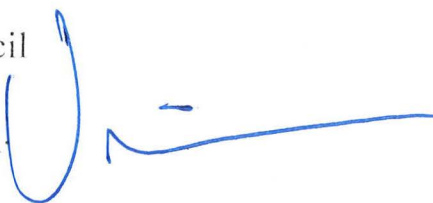
4/20/2021





MEMORANDUM

**To:** Sussex County Council

**From:** Vince Robertson, Esq. 

**Re:** Ordinance Amendment  
Deletion of Reference to ESDA

**Date:** May 7, 2021

\* \* \* \* \*

Attached is an ordinance to amend Chapter 115-25 of the Sussex County Zoning Code. It is necessary to replace a reference to the "Environmentally Sensitive Developing Area" (ESDA) with "Coastal Area". This revision is necessary because the ESDA name was revised to "Coastal Area" in our current Comprehensive Plan. Ordinance No. 2656 previously made this change throughout the entire Sussex County Code, but there was a place where the ESDA reference remained. The amendment makes that correction in Section 115-25B(3).

There was a second reference to the ESDA in 115-25F(3)(d). However, that section also described the County's "Bonus Density" program that allows up to four units an acre upon payment of an established per-unit fee that is to be used for the preservation of open space. Because this program is already clearly stated in Section 115-25B(3), it is redundant to have it restated again in 115-25F(3)(d). Therefore, instead of correcting the ESDA name, this subsection was deleted because of its redundancy.

Plus, there has been a concern that 115-25F(3)(d) created confusion over the permitted location of cluster subdivisions generally since the Bonus Density opportunity is limited to the Developing Areas, Town Center Areas and (now) Coastal Areas, while cluster subdivisions can occur anywhere in the County. By

deleting the "Bonus Density" reference from 115-25F(3) this confusion is eliminated along with the redundancy of it being stated twice in the Code.

This ordinance does not change the substance of the Zoning Code nor does it affect the "Bonus Density" option. It simply corrects and clarifies the Code. This is also confirmed in the "Summary" that is added at the end of the Ordinance.

I will be available on at Council on Tuesday to answer any questions.

CC: J. Everett Moore, Esq.  
Todd Lawson  
Jamie Whitehouse  
Bob Wheatley  
Robin Griffith

**AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLE IV BY AMENDING SECTION 115-25 TO REPLACE THE REFERENCE TO THE “ENVIRONMENTALLY SENSITIVE DEVELOPING AREA” WITH “COASTAL AREA” AND TO DELETE REDUNDANT LANGUAGE REGARDING BONUS DENSITY.**

WHEREAS, Sussex County Council has adopted the 2018 Comprehensive Development Plan (the “Plan”); and

WHEREAS, The Future Land Use Element of the Plan creates a new “Coastal Area” and eliminates the Environmentally Sensitive Developing Area as a land use area on the Future Land Use Map contained in the Plan; and

WHEREAS, the Zoning Code was previously updated to eliminate all references to the Environmentally Sensitive Developing Area since that Area no longer exists in the Plan through Ordinance No. 2656, but omitted two remaining references to the Environmentally Sensitive Developing Area; and

WHEREAS, this Amendment inserts “Coastal Area” where the “Environmentally Sensitive Developing Area” was previously referenced in Section 115-25(B)(3) of the Sussex County Zoning Code; and

WHEREAS, this Amendment deletes subsection F(3)(d) of Section 115-25, since that subsection is redundant to subsection B(3) of Section 115-25 regarding “bonus density”, and relocates the last three sentences of subsection F(3)(d) to subsection B(3) of Section 115-25.

**NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:**

**Section 1. The Code of Sussex County, Chapter 115, Article IV, §115-25 “Height, Area and Bulk Requirements”, subsections B(3) and F(3)(d) thereof, is hereby amended by deleting the language in brackets and inserting the italicized and underlined language:**

**§115-25. Height, Area and Bulk Requirements.**

B. Minimum lot sizes, dimensions and open space for lots using a central sewer system as defined by §115-194A:



...

- (3) The number of dwelling units permitted shall be determined by dividing the gross area by 21,780 square feet. When a cluster development lies within a Town Center, a Developing Area, or [an Environmentally Sensitive Developing] *the Coastal* Area as described within the Land Use Element and as shown on the Future Land Use Plan of the adopted Sussex County Comprehensive Plan, and the developer has proffered to Sussex County for the purpose of creating open space preservation/active and passive recreation areas a development fee per unit for every unit in excess of two units per acre, then the maximum number of dwelling units that may be permitted by the Planning and Zoning Commission shall be determined by dividing the gross area by 10,890 square feet. The development fee shall not be less than the minimum established by the Sussex County Council and shall be paid prior to recording any lot based upon the fee in effect at the time the application was filed. "Gross area" shall include the lot area and the area of land set aside for common open space or recreational use but shall exclude any area designated as a tidal tributary stream or tidal wetlands by § 115-193. The Sussex County Council prior to the signing of a contract to purchase, shall approve all such land or conservation easement purchases which utilize monies paid to the County under the terms of this act. All such approvals by the Council shall be by a four-fifths majority vote. It is understood that the County shall control all monies and the Sussex County Land Trust will act as a recommending body and partner at the discretion of the County Council.

F. Review procedures for cluster development.

...

(3) ...

[(d) The cluster development lies within a Town Center, a Developing Area or an Environmentally Sensitive Developing Area as described within the Land Use Element and as shown on the Future Land Use Plan of the adopted Sussex County Comprehensive Plan, and the proposed development complies with § 115-25B(2), and does not exceed four dwelling units per gross acre,

and the developer has proffered to Sussex County for the purpose of creating open space for preservation and/or active and/or passive recreation areas the development fee required by § 115-25B(3). The Sussex County Council prior to the signing of a contract to purchase, shall approve all such land or conservation easement purchases which utilize monies paid to the County under the terms of this act. All such approvals by the Council shall be by a four-fifths majority vote. It is understood that the County shall control all monies and the Sussex County Land Trust will act as a recommending body and partner at the discretion of the County Council.]

## **Section 2. Effective Date.**

This ordinance shall take effect upon adoption by Sussex County Council.

## **SUMMARY.**

This Ordinance corrects the reference to “Coastal Area” in Section 115-25B(3) of the Sussex County Zoning Code. In addition, Section 115-25F(3)(d) required a similar update in terminology. However, Section 115-25F(3)(d) also created uncertainty about whether any cluster subdivision can only occur in the “Town Center, Developing Area or an Environmentally Sensitive Developing Area [now Coastal Area]” when that is not the case. Section 115-25F(3)(d) only provided the requirements for “Bonus Density”, yet the subsection fell under Section 115-25F “Review procedures for cluster development”, which applies to all cluster subdivisions. In addition, Section 115-25F(3)(d) is itself redundant, since the ability to acquire “Bonus Density” is already clearly established in Section 115-25B(3) with nearly identical language. The three sentences added to the end of Section 115-25B(3) by this Ordinance are moved *verbatim* from Section 115-25F(3)(d), which is deleted by this Ordinance.



## Memorandum

To: Sussex County Council  
The Honorable Michael H. Vincent  
The Honorable Cynthia C. Green  
The Honorable Douglas B. Hudson  
The Honorable John L. Rieley  
The Honorable Mark G. Schaeffer

From: Jamie Whitehouse, AICP, Director of Planning & Zoning

CC: Everett Moore, County Attorney

Date: May 6, 2021

RE: County Council Memo for Ordinance for the proposed amendment of the C-4 Planned Commercial Zoning District

---

On the County Council's agenda for May 11, 2021 is a proposed Ordinance to amend the Code of Sussex County, Chapter 115, Article XIX, Sections 115-83.26, 115-83.27, 115-83.31 and 115 Attachment 4, Sussex County Table IV.

To assist in providing some background information, on February 27, 2018, Sussex County Council adopted an Ordinance establishing multiple new business and commercial Zoning Districts. One of the Districts is the C-4 Planned Commercial District that allows for planned, large-scale commercial development including certain limited residential uses with site plan review integrated into the rezoning process.

The Planning & Zoning Department is requesting that the County Council consider potential minor revisions to the "C-4 Planned Commercial" District to allow its use and implementation to occur, including minimum lot sizes and types and percentages of residential uses permitted in the district.

Specifically, it is requested that the Minimum District Dimensions outlined within Chapter 115 be amended to permit a minimum district area of 3 acres or greater.

In addition, to facilitate the increased usage of the C-4 Zoning District, it is requested that the Zoning District be further amended to permit a maximum of 40% of its developable area to consist of duplexes, townhomes or multi-family dwelling houses. This is an increase from the 20% currently permitted.

To confirm, the proposed changes are to the bulk and area requirements of the Zoning District only, and the uses permitted within the Zoning District are not proposed to be changed.



**AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115, ARTICLE XID, SECTIONS 115-83.26, 115-83.27, 115-83.31 AND “115 ATTACHMENT 4, SUSSEX COUNTY TABLE IV”**

WHEREAS, on February 27, 2018, Sussex County Council adopted an ordinance establishing multiple new business and commercial districts; and

WHEREAS, one of the new districts is the “C-4 ‘Planned Commercial’” District that allows for planned, large scale commercial development including certain limited residential uses with site plan review integrated into the rezoning process; and

WHEREAS, subsequent to adoption, Sussex County has become aware of minor revisions to the “C-4 ‘Planned Commercial’” District to allow its use and implementation to occur, including minimum lot sizes and types and percentages of residential uses permitted in the district.

**NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:**

**Section 1.** The Code of Sussex County, Chapter 115, Article XID, §115-83.26 “Minimum District Dimensions” is hereby amended by deleting the language in brackets and adding the italicized and underlined language:

...

C. The land areas may contain a single parcel or multiple parcels. *The minimum district area is 3 acres.*

...

E. The [parcel] *district* may have a maximum of [20] *40%* of its developable area consist of duplexes, townhomes or multifamily dwellings.

....

**Section 2.** The Code of Sussex County, Chapter 115, Article XID, §115-83.27 “Permitted Uses” is hereby amended by deleting the language in brackets:

**§115-83.27 Permitted Uses.**

A. A building or land shall only be used for the following purposes:

...

**RESIDENTIAL USES**

Dwelling, duplex

Dwelling, multi-family

[Dwelling, single family]

Dwelling, townhouses

Home Occupation

Hotel, motel or motor lodge

....

**Section 3.** The Code of Sussex County, Chapter 115, Article XID, §115-83.31 “Height, Area and Bulk Requirements” is hereby amended by deleting the language in brackets and adding the italicized and underlined language:

**§115-83.31 Height, Area and Bulk Requirements.**

A. Minimum lot sizes. Minimum lot sizes shall be as follows:

Use	Minimum Area** (square feet)	Maximum Area** (square feet)	Width* (feet)	Depth (feet)
Permitted Uses:	[3 acres] <u>7,500</u>	--	75	100

\*NOTE: A lot fronting on a numbered road shown on the General Highway Map for Sussex County of 1964, as revised, shall have a minimum lot width of 150 feet.

\*\*NOTE: Any lot which is not connected to a central sewer system, as defined by §115-194A, or which is located within a planning area as defined by a sewer planning study approved by the Sussex County Council, shall have a minimum area of  $\frac{3}{4}$  acre.

....

**Section 4.** The Code of Sussex County, Chapter 115, “115 Attachment 4, Sussex County Table IV” is hereby amended by deleting “P<sup>4</sup>” from the line identified as “Dwelling, Single Family Detached, including Modular” within the column identified as “Zone C-4”.

**Section 5.** Effective Date.

This ordinance shall take effect upon the date of adoption by Sussex County Council.

FOR INTRODUCTION

*Green OK*

## Council Grant Form

Legal Name of  
Agency/Organization

Delaware Community Foundation for  
Georgetown-Millsboro Rotary Club

Project Name

Flags for Heroes 2021

Federal Tax ID

22-2804785 *OK*

Non-Profit

Yes

Does your  
organization or its  
parent organization  
have a religious  
affiliation? (If yes, fill  
out Section 3B.)

No

Organization's Mission

The Rotary motto is "Service Above Self." We provide a variety of programs, projects and services of benefit to the people of the Georgetown and Millsboro areas.

Address

Post Office Box 164

Address 2

City

Georgetown

State

DE

Zip Code

19947

Contact Person

Marlene Elliott Brown

Contact Title

Member

Contact Phone                      302-270-1078  
Number

Contact Email Address      [marleneelliottbrown07@gmail.com](mailto:marleneelliottbrown07@gmail.com)

Total Funding Request      \$1000

Has your organization      Yes  
received other grant  
funds from Sussex  
County Government in  
the last year?

If YES, how much was      1000  
received in the last 12  
months?

Are you seeking other      Yes  
sources of funding  
other than Sussex  
County Council?

If YES, approximately      4  
what percentage of the  
project's funding does  
the Council grant  
represent?

Program Category              Other  
(choose all that apply)

Program Category              Community Service/Patriotic  
Other

Primary Beneficiary          Other  
Category



<p><b>Beneficiary Category</b></p> <p><b>Other</b></p>	<p><b>Community Needs/Veterans/First Responders</b></p>
<p><b>Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program</b></p>	<p><b>500</b></p>
<p><b>Scope</b></p>	<p>The Georgetown-Millsboro Rotary Club is preparing to display over 500 American flags for the 8th year in honor of military members, first responders and frontline workers. The flags will be displayed on the Circle in Georgetown, along Route 404 at Delaware Tech, at the Millsboro Town Hall and at the east and west entrances to downtown Millsboro. Last year's display was featured on July 4th because of the pandemic but this year we will return to our original schedule of Memorial Day week and a smaller number for Independence Day and Veterans Day.</p> <p>Over the last 8 years, the Rotary Club has raised over \$100,000 in honor of these heroes who have given so selflessly to our community, our county and our country. Last year's proceeds supported the work of the Milton Food Pantry, St. Vincent DePaul, the Shepherd's Office, Read Aloud Delaware, KSI Industries, the Sussex Crisis House, the Delaware Early Childhood Center, What Is Your Voice, Stand by Me, the Sussex Amateur Radio, Sussex Central HS ROTC, the Harry K Foundation, La Esperanza, Primeros Pasos, and Delaware Tech student needs.</p> <p>The donations for this project are handled by the Delaware Community Foundation. Therefore, checks are payable to the Foundation and noted for the Georgetown-Millsboro Rotary Club Flags for Heroes project. Donors and sponsors are recognized in an insert that is published in the Sussex Post, on banners at the flag displays, in all</p>

media releases and at a Sponsors luncheon that is held at a later date.

After this most unusual year, it is our privilege to pause and honor those who have done so much for all of us, both near and far. The Rotary Club wants to express our appreciation for the County's support of this project that receives such a wonderful response from the community as the flags are unfurled and serves many organizations throughout the year. We would respectfully ask for your continued support.

#### Religious Components

Please enter the  
current support your  
organization receives  
for this project (not  
entire organization  
revenue if not  
applicable to request)

20,000.00

#### Description Newspaper Insert

Amount 3,200.00

#### Description Replacement Flags

Amount 3,000.00

#### Description Banners for Display

Amount 400.00

#### Description Community Grants

Amount 14,000.00

<b>Description</b>	<b>Delaware Tech Scholarships</b>
<b>Amount</b>	<b>3,000.00</b>
<b>Description</b>	
<b>Amount</b>	
<b>Description</b>	
<b>Amount</b>	
<b>Description</b>	
<b>Amount</b>	
<b>TOTAL EXPENDITURES</b>	<b>23,600.00</b>
<b>TOTAL DEFICIT FOR PROJECT OR ORGANIZATION</b>	<b>-3,600.00</b>
<b>Name of Organization</b>	<b>Georgetown-Millsboro Rotary Club</b>
<b>Applicant/Authorized Official</b>	<b>Marlene Elliott Brown</b>
<b>Date</b>	<b>04/07/2021</b>
<b>Affidavit Acknowledgement</b>	<b>Yes</b>

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Green  
OK

<b>Council Grant Form</b>	
<b>Legal Name of Agency/Organization</b>	Grace -N- Mercy Ministries, Inc.
<b>Project Name</b>	Summer Youth Camp
<b>Federal Tax ID</b>	383655598 <i>OK</i>
<b>Non-Profit</b>	Yes
<b>Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.)</b>	No
<b>Organization's Mission</b>	Our ultimate goal is to mentor these children as they get older and life happens. We want them to know they have options and to always choose the high road. Over the last year, we were not able to serve the families that we normal service due to the coronavirus. We are looking to open our facility in July for six weeks.
<b>Address</b>	14 Gardenia Boulevard
<b>Address 2</b>	
<b>City</b>	Greenwood
<b>State</b>	DE
<b>Zip Code</b>	19950
<b>Contact Person</b>	Joyce Mizzelle

<b>Contact Title</b>	
<b>Contact Phone Number</b>	3022495400
<b>Contact Email Address</b>	<a href="mailto:tonekia.showell@seaford.k12.de.us">tonekia.showell@seaford.k12.de.us</a>
<b>Total Funding Request</b>	6000.00
<b>Has your organization received other grant funds from Sussex County Government in the last year?</b>	Yes
<b>If YES, how much was received in the last 12 months?</b>	3000
<b>Are you seeking other sources of funding other than Sussex County Council?</b>	No
<b>If YES, approximately what percentage of the project's funding does the Council grant represent?</b>	N/A
<b>Program Category (choose all that apply)</b>	Educational, Health and Human Services
<b>Program Category</b>	Other
<b>Primary Beneficiary Category</b>	Low to Moderate Income

**Beneficiary Category****Other****Approximately the  
total number of  
Sussex County  
Beneficiaries served,  
or expected to be  
served, annually by  
this program**

30

**Scope**

For years, we have observed the lack of youth programs available to low- moderate income families in Sussex County. On further investigation, we found that the problem was not unique to Greenwood; most cities/towns in Sussex County also suffered from the same issue. Sadly, the problem persists in 2017, as there are few summer programs available to children of low- moderate income parents. The few programs that are available have openings tat fill quickly and sometimes have fees that many families cannot afford. Due to the county's growth, one can surmise that along with the population growth, the need for summer camp programs will also increase. Our current camp attendee's live in the following cities: Delmar, Laurel, Seaford, Blades, Bridgeville, Greenwood, Milford and Lincoln. We have structured our program that the children are able to participate in activities they have never experienced. On Monday's, we have presenters from the University of Delaware 4H Extension. Every Tuesday, the travel to Dover to watch an age appropriate movie at the AMC Theatre. Every Wednesday, we travel to Killen's Pond to the waterpark. On Thursday's, there are different activities each week including the fire department, state police, and Spatulearn (Chef). We use Monday, Thursday and some Friday's to teach social skills through playing games. Our older counselors will play basketball and kickball games with the campers. During this time, they are able to demonstrate what using good sportsmanship qualities look like. I know the program will look very different but we are willing to serve these families and offer them what they need to get back to some normalcy.

### Religious Components

Please enter the  
current support your  
organization receives  
for this project (not  
entire organization  
revenue if not  
applicable to request)

500.00

Description Air Purifiers x 3

Amount 600.00

Description Operating Cost (breakfast/lunch, cutlery, cups, trays)

Amount 3,000.00

Description Disinfect/Sanitize/CLEAN

Amount 2,000.00

Description GLOVES/MASK /Hand Sanitizers

Amount 900.00

Description

Amount 0.00

Description

Amount 0.00

Description

Amount 0.00



<b>Description</b>	
<b>Amount</b>	0.00
<b>TOTAL</b>	6,500.00
<b>EXPENDITURES</b>	
<b>TOTAL DEFICIT FOR PROJECT OR ORGANIZATION</b>	-6,000.00
<b>Name of Organization</b>	Grace -N- Mercy Ministries, Inc.
<b>Applicant/Authorized Official</b>	TONEKIA LINNEA SHOWELL
<b>Date</b>	04/22/2021
<b>Affidavit Acknowledgement</b>	Yes

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Green  
OK

## Council Grant Form

Legal Name of  
Agency/Organization

Urban Garden Initiative Corporation  
~~The urban Garden Initiative~~

Project Name

The urban Garden Initiative in Georgetown

Federal Tax ID

84-2296578 OK

Non-Profit

Yes

Does your  
organization or its  
parent organization  
have a religious  
affiliation? (If yes, fill  
out Section 3B.)

No

Organization's Mission

TUGI's mission is to inspire and empower youth to achieve urban sustainability through a gardening-based educational program. In order to achieve these goals, we have designed a year-long program that engages youth in environmental education as well as urban gardening in both the fall and the spring time.

Address

17099 County Seat Highway  
Georgetown, DE, 19947

Address 2

City

Georgetown

State

Delaware

Zip Code

19947

Contact Person

Nessy Cherazard

<b>Contact Title</b>	
<b>Contact Phone Number</b>	<b>3023121062</b>
<b>Contact Email Address</b>	<b><u>tugigeorgetown@gmail.com</u></b>
<b>Total Funding Request</b>	<b>5,000</b>
<b>Has your organization received other grant funds from Sussex County Government in the last year?</b>	<b>No</b>
<b>If YES, how much was received in the last 12 months?</b>	<b>N/A</b>
<b>Are you seeking other sources of funding other than Sussex County Council?</b>	<b>No</b>
<b>If YES, approximately what percentage of the project's funding does the Council grant represent?</b>	<b>N/A</b>
<b>Program Category (choose all that apply)</b>	<b>Educational, Other</b>
<b>Program Category Other</b>	<b>Food insecurity deterrence</b>
<b>Primary Beneficiary Category</b>	<b>Youth</b>

**Beneficiary Category**  
**Other**

**Approximately the  
total number of  
Sussex County  
Beneficiaries served,  
or expected to be  
served, annually by  
this program**

**2000**

**Scope**

The urban garden initiative at Georgetown is a garden project based in Georgetown, DE. TUGIG aims to empower and inspire youth, meanwhile educating them on the benefits of a sustainable lifestyle. Georgetown's homeless population has increased to over 40%, and with garden projects like TUGIG, we provide nutritional facts, healthy eating, ways to save and be eco friendly, donations to the less fortunate, like, restaurants, low income communities, food banks, and the homeless. \$5,000 will not nearly occupy our mission to help the community, but it'll be enough to start. We are seeking \$5,000 for garden supplies, space, soil, etc. in addition to serving the individuals in the Sussex County area, this garden will serve the community as whole, making it safer and providing an outlet for where the community can volunteer. Potentially allowing more residents to explore the Community.

**Religious Components**

**Please enter the  
current support your  
organization receives  
for this project (not  
entire organization  
revenue if not  
applicable to request)**

**0.00**

Description	Garden supplies
Amount	2,000.00
Description	Land cleanup
Amount	700.00
Description	Leasing land
Amount	2,000.00
Description	
Amount	
Description	
Amount	
Description	
Amount	
Description	
Amount	
Description	
Amount	
TOTAL	4,700.00
EXPENDITURES	

**TOTAL DEFICIT FOR**        **-4,700.00**  
**PROJECT OR**  
**ORGANIZATION**

**Name of Organization**        **The Urban Garden Initiative at Georgetown**

**Applicant/Authorized**        **Nessy Cherazard**  
**Official**

**Date**        **04/12/2021**

**Affidavit**        **Yes**  
**Acknowledgement**

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Hudson  
OK

## Council Grant Form

Legal Name of  
Agency/Organization

Ocean View Historical Society *OK*

Project Name

Hall's Store Visitors and Education Center

Federal Tax ID

26-1719840 *OK*

Non-Profit

Yes

Does your  
organization or its  
parent organization  
have a religious  
affiliation? (If yes, fill  
out Section 3B.)

No

Organization's Mission

The Ocean View Historical Society is seeking to preserve, interpret, and collect artifacts and stories showing the rich history of the Coastal Towns of Baltimore Hundred, sharing our past with local students, locals, and visitors. Since 2008, we have established an identity that enables us to wisely approach the challenges the future will bring to Delaware's Coastal Towns while conserving the history. This mission is being carried out through the creation of The Historic Village consisting of five buildings located on the edges of John T. West Park in Ocean View. We offer tours and lectures, using local artifacts, historical lectures, interactive activities, and printed materials which are available to the community.

Address

PO Box 576

Address 2

City

Ocean View



State	DE
Zip Code	19970
Contact Person	Barbara Slavin
Contact Title	President
Contact Phone Number	302-593-8814
Contact Email Address	<u>ovhsociety@gmail.com</u>
Total Funding Request	\$5000
Has your organization received other grant funds from Sussex County Government in the last year?	No
If YES, how much was received in the last 12 months?	N/A
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of the project's funding does the Council grant represent?	10
Program Category (choose all that apply)	Cultural, Educational

<b>Program Category</b> Other	
<b>Primary Beneficiary Category</b>	Elderly Persons (62 +)
<b>Beneficiary Category</b> Other	
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	1700
<b>Scope</b>	Being a non-profit organization means that we have to raise the funds for every activity that we have and still consider operations, maintenance, and continuing expenses. Although we have a generous base of over 180 members, we still need additional funds that we fundraise for, as well as applying for grants. BEcause of the Pandemic, we have not been open for over a year, nor have we done any fundraising.
<b>Religious Components</b>	
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	0.00
<b>Description</b>	<b>Operating Costs</b>

Amount	4,000.00
Description	Insurance
Amount	2,500.00
Description	
Amount	
Description	
Amount	
Description	
Amount	
Description	
Amount	
Description	
Amount	
Description	
Amount	
TOTAL	6,500.00
EXPENDITURES	
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-6,500.00

<b>Name of Organization</b>	<b>Ocean View Historical Society</b>
<b>Applicant/Authorized Official</b>	<b>Barbara Slavin</b>
<b>Date</b>	<b>04/21/2021</b>
<b>Affidavit Acknowledgement</b>	<b>Yes</b>

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**To Be Introduced 05/11/21**

**Council District 2 - Green**

**Tax I.D. No. 231-7.00-36.00**

**911 Address: 16842 Seashore Highway, Georgetown**

**ORDINANCE NO. \_\_\_\_**

**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**

**WHEREAS, on the 15th day of March 2021, a conditional use application, denominated Conditional Use No. 2275 was filed on behalf of Christopher L. Hooper and Lisa A. Hooper; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2021, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2275 be \_\_\_\_\_; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2021, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.**

**NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:**

**Section 1. That Chapter 115, Article 115, Subsection 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2275 as it applies to the property hereinafter described.**

**Section 2. The subject property is described as follows:**

**ALL that certain tract, piece or parcel of land, lying and being situate in Nanticoke Hundred, Sussex County, Delaware, and lying on the south side of Seashore Highway (Route 18/404), approximately 2.32 miles west of DuPont Boulevard (Route 13), and being more particularly described in the attached legal description prepared by D. Stephen Parsons, P.A., said parcel containing 9.7 acres, more or less**

**This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.**

**To Be Introduced 05/11/21**

**Council District 1 - Vincent  
Tax I.D. No. 132-3.00-4.09  
911 Address: 10872 Concord Road, Seaford**

**ORDINANCE NO. \_\_\_\_**

**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**

**WHEREAS, on the 24th day of March 2021, a conditional use application, denominated Conditional Use No. 2276 was filed on behalf of Atlantic Well Drilling, Inc.; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2021, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2276 be \_\_\_\_\_; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2021, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.**

**NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:**

**Section 1. That Chapter 115, Article 115, Subsections 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2276 as it applies to the property hereinafter described.**

**Section 2. The subject property is described as follows:**

**ALL that certain tract, piece or parcel of land, lying and being situate in Nanticoke Hundred, Sussex County, Delaware, and 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), and being more particularly described in the attached legal description prepared by The Smith Firm, LLC, said parcel containing 1.04 acres, more or less**

**This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.**

TO BE INTRODUCED



**To Be Introduced 05/11/21**

**Council District 3 - Schaeffer**

**Tax I.D. No. 334-12.00-7.00**

**911 Address: 33508 Ritter Lake Drive, Lewes**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR THE EXPANSION OF A NON-CONFORMING USE AS A BORROW PIT TO INCLUDE THE PROCESSING, CRUSHING OF CEMENT AND OTHER AGGREGATES, AND THE OUTDOOR STORAGE, SALE, AND PROCESSING AND CRUSHING OF MULCH AND SOIL TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 50.90 ACRES, MORE OR LESS**

**WHEREAS, on the 23rd day of April 2021, a conditional use application, denominated Conditional Use No. 2281 was filed on behalf of Susan Ritter; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2021, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2281 be \_\_\_\_\_; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2021, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.**

**NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:**

**Section 1. That Chapter 115, Article IV, Subsection 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2281 as it applies to the property hereinafter described.**

**Section 2. The subject property is described as follows:**

**ALL that certain tract, piece or parcel of land, lying and being situate in Lewes and Rehoboth Hundred, Sussex County, Delaware, and lying on the southwest side of Plantations Road (Rt. 1D) approximately 0.18-mile southeast of Robinsonville Road (S.C.R. 277) and being more particularly described in the attached legal description prepared by Maull & Maull, P.A., said parcel containing 50.90 acres, more or less.**

**This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.**

**To Be Introduced 05/11/21**

**Council District 4 - Hudson  
Tax I.D. No. 134-17.00-12.02  
911 Address: None Available**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY 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**

**WHEREAS, on the 15<sup>th</sup> day of September 2020, a zoning application, denominated Change of Zone No. 1931 was filed on behalf of Lighthipe, LLC; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2021, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Change of Zone No. 1931 be \_\_\_\_\_; and**

**WHEREAS, on the \_\_\_\_ day of \_\_\_\_\_ 2021, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County has determined, based on the findings of facts, that said change of zone is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County,**

**NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:**

**Section 1. That Chapter 115, Article II, Subsection 115-7, Code of Sussex County, be amended by deleting from the Comprehensive Zoning Map of Sussex County the zoning classification of AR-1 Agricultural Residential District and adding in lieu thereof the designation MR-RPC Medium Density Residential District Residential Planned Community as it applies to the property hereinafter described.**

**Section 2. The subject property is described as follows:**

**ALL that certain tract, piece or parcel of land lying and being situate in Baltimore Hundred, Sussex County, Delaware, and lying on the north side of Muddy Neck Road (S.C.R 361) approximately 0.52 mile southeast of Parker House Road (S.C.R 362) and being more particularly described in the attached legal description prepared by Davis, Bowen & Friedel, Inc., said parcel containing 56.372 acres, more or less.**

**This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.**