

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

AGENDA

August 27, 2024

12:30 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - August 13, 2024

Reading of Correspondence

Public Comments

Consent Agenda

1. Use of Existing Wastewater Infrastructure Agreement, IUA 1266
Channel Pointe Villas, Fenwick Inland Area
2. Use of Existing Wastewater Infrastructure Agreement, IUA S-18-94
Tranquility at Breakwater, LBPW to West Rehoboth Area
3. Use of Existing Wastewater Infrastructure Agreement, IUA S-18-96
Orchard Plaza, LBPW to West Rehoboth Area
4. Use of Existing Wastewater Infrastructure Agreement, IUA 1257
Justice Property, Millville Area

Todd Lawson, County Administrator

1. Administrator's Report



Old Business

1. ["AN ORDINANCE TO AMEND CHAPTER 99, ARTICLES I, III, IV, V AND VI SECTIONS 99-5, 99-6, 99-23, 99-26, 99-27, 99-30, 99-31 AND 99-32 AND BY ADDING A NEW SECTION 99-21A , AND CHAPTER 115, ARTICLES IV, V, VI, VII, VIII AND XXVIII SECTIONS 115-20, 115-25, 115-29, 115-37, 115-45, 115-53 AND 115-218 REGARDING PERIMETER BUFFERS AROUND RESIDENTIAL DEVELOPMENT"](#)

Grant Requests

1. Town of Greenwood for their 2024 Greenwood Day event
2. Unique Minds Changing Lives Inc. for their Community Support Center
3. Boys Scouts of America Delmarva Council for their Sussex County 2024 Distinguished Citizen Award Event
4. Ocean Waves Quilt Guild for their Quilts of Valor program

Introduction of Proposed Zoning Ordinances

Council Members' Comments

Executive Session - Land Acquisition and Pending & Potential Litigation pursuant to 29 Del.C.§10004(b)

Possible action on Executive Session Items

1:30 p.m. Public Hearings

1. [Conditional Use No. 2522 Delaware Electric Cooperative](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR THE EXPANSION OF UTILITY OPERATIONS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NORTHWEST FORK HUNDRED, SUSSEX COUNTY, CONTAINING 9.85 ACRES, MORE OR LESS” (property lying on the west side of Cart Branch Road [S.C.R. 583A], northwest of the intersection of Cart Branch Road [S.C.R. 583A] and Adams Road [S.C.R. 583]) (911 Address: 14326 Cart Branch Road, Greenwood) (Tax Map Parcel: 530-14.00-17.00)

2. [Conditional Use No. 2440 filed on behalf of Double H Development, LLC](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR MEDIUM-DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (108 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 37.52 ACRES, MORE OR LESS” (property lying on the southeast side of Lighthouse Road [Rt. 54] approximately 0.50 mile northeast of Williamsville Road [S.C.R. 395]) (911 Address: 35090 Lighthouse Road, Selbyville) (Tax Map Parcel: 533-19.00-47.00)

3. [Conditional Use No. 2518 filed on behalf of V&M, LLC](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AMEND CONDITION A OF ORDINANCE NO. 2853 TO ALLOW FOR A CONVENIENCE STORE WITH FUELING STATIONS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 2.98 ACRES, MORE OR LESS” (property lying on the southeast side of John J. Williams Highway [Rt.24], on the southwest side of Mulberry Knoll Road [S.C.R. 284], and the southeast corner of the intersection of John J. Williams Highway [Rt. 24] and Mulberry Knoll Road [S.C.R. 284]) (911 Address: N/A, Rehoboth Beach) (Tax Map Parcel: 334-12.00-108.00)

4. [Change of Zone No. 2008 filed on behalf of DTN Properties, LLC](#)

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A B-2 BUSINESS COMMUNITY DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 0.50 ACRE, MORE OR LESS” (property lying on the east side of Muddy Neck Road [S.C.R. 361], at the intersection of Muddy Neck Road [S.C.R. 361] and Butler Boulevard, approximately 200 feet north of Parker House Road [S.C.R. 362]) (911 Address: 37985 Muddy Neck Road, Ocean View) (Tax Map Parcel: 134-17.00-6.00)

5. [Change of Zone No. 2009 filed on behalf of Double H Development, LLC](#)

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AN MR MEDIUM RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 37.52 ACRES, MORE OR LESS” (property lying on the southeast side of Lighthouse Road [Rt. 54] approximately 0.50-mile northeast of Williamsville Road [S.C.R. 395]) (911 Address: 35090 Lighthouse Road, Selbyville) (Tax Map Parcel: 533-19.00-47.00)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on August 20, 2024 at 4:15 p.m. and at least seven (7) days in advance of the meeting.

This Agenda was prepared by the County Administrator and is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

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

The County provides a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.**

Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1-302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments under the Public Comment section of the meeting and during the respective Public Hearing.

The Council meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountye.gov/agendas-minutes/county-council>.