



Sussex County Council Public/Media Packet

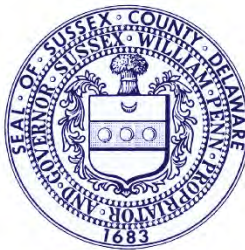
**MEETING:
August 23, 2016**

****DISCLAIMER****

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**Sussex County Council
2 The Circle | PO Box 589
Georgetown, DE 19947
(302) 855-7743**

MICHAEL H. VINCENT, PRESIDENT
SAMUEL R. WILSON JR., VICE PRESIDENT
ROBERT B. ARLETT
GEORGE B. COLE
JOAN R. DEAVER



2 THE CIRCLE | PO BOX 589
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sussexcountype.gov

Sussex County Council

A G E N D A

AUGUST 23, 2016

10:00 A.M.

Call to Order

Approval of Agenda

Approval of Minutes

Reading of Correspondence

Public Comments

Todd Lawson, County Administrator

1. Wastewater Agreement No. 1030
Sussex County Project No. 81-04
Johnsons Glade
Ocean View Expansion of the Bethany Beach Sanitary Sewer District
2. Administrator's Report

Gina Jennings, Finance Director

1. Second Quarter Employee Recognition Awards
2. Delaware Transit Reimbursable Program Request

Brandy Nauman, Housing Coordinator & Fair Housing Compliance Officer

1. Impacted Communities Study Presentation



Bobby Schoonover, Technical Services Division Manager

1. EMS 100 / Medic 104 Facility

A. Bid Award

B. Pennoni Contract No. 2

Joe Wright, Assistant County Engineer

1. Woods at Walls Creek Subdivision – Road Work

A. Recommendation to Award

2. The Estates of Sea Chase, Project 16-32

A. Bid Award

Grant Requests

1. Rehoboth Concert Band for operating expenses

2. March of Dimes for The Farmer and The Chef fundraiser

3. Autism Delaware for the Blue Jean Ball fundraiser

4. Marine Corps League - Delaware Devil Dogs Detachment 780 for event expenses

Introduction of Proposed Zoning Ordinances

Council Members' Comments

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

Possible Action on Executive Session Items

1:30 p.m. Public Hearing

Change of Zone No. 1802 filed on behalf of J. G. Townsend, Jr. & Co.

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A B-1 NEIGHBORHOOD BUSINESS DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 11.66 ACRES, MORE OR LESS” (property is located at the southeasterly corner of Gills Neck Road (Road 267) and Kings Highway (Road 268) (Tax Map I.D. No. 335-12.00-Part of Parcel 3.00) (911 Address: None Available (Acreage)

Adjourn

Sussex County Council meetings can be monitored on the internet at www.sussexcountype.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 16, 2016 at 4:30 p.m., and at least seven (7) days in advance of the meeting.

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

Agenda items listed may be considered out of sequence.

#

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, AUGUST 9, 2016

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, August 9, 2016, at 10:00 a.m., in the Council Chambers, Sussex County Administrative Office Building, Georgetown, Delaware, with the following present:

Michael H. Vincent	President
Samuel R. Wilson, Jr.	Vice President
Robert B. Arlett	Councilman
George B. Cole	Councilman
Joan R. Deaver	Councilwoman
Todd F. Lawson	County Administrator
Gina A. Jennings	Finance Director
J. Everett Moore, Jr.	County Attorney

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

Call to Order

Mr. Vincent called the meeting to order.

M 402 16 Approve Agenda

A Motion was made by Mr. Wilson, seconded by Mr. Arlett, to approve the Agenda, as amended and posted.

Motion Adopted: 4 Yeas, 1 Absent.

Vote by Roll Call: Mrs. Deaver, Absent; Mr. Cole, Yea;
Mr. Arlett, Yea; Mr. Wilson, Yea;
Mr. Vincent, Yea

Minutes

The minutes of August 2, 2016 were approved by consent.

Corre- spondence

Mr. Moore read the following correspondence:

**MARINE CORPS LEAGUE, DELAWARE DEVIL DOGS,
DETACHMENT 780, SEAFORD, DELAWARE**
RE: Letter in appreciation of the Council's support of their golf tournament fundraiser.

Mr. Arlett referenced an email he received from a constituent living in Mallard Lakes regarding the impact of Hurricane Sandy on the Mallard Lakes community and the residents' hope that they will receive an update soon.

Public Comments

Public Comments

Paul Reiger commented on barbed wire fencing regulations and noted that he has not received any answers to questions he has asked previously during

Public Comments (continued)	<p>the public comment period.</p> <p>Dan Kramer commented on the agenda amendments that have occurred recently and he stated that the amended agendas are in violation of FOIA regulations. Mr. Kramer also commented on off-premise signs, the proposed sign ordinance, and the extension of the sign moratorium.</p> <p>Mrs. Deaver joined the meeting.</p>
Wastewater Agreement	<p>Mr. Lawson presented a Wastewater Agreement for the Council's consideration.</p>
M 403 16 Execute Wastewater Agreement/ Coastal Club	<p>A Motion was made by Mrs. Deaver, seconded by Mr. Cole, based upon the recommendation of the Sussex County Engineering Department, for Sussex County Project No. 81-04, Agreement No. 984-6, that the Sussex County Council execute a Construction Administration and Construction Inspection Agreement between Sussex County Council and Coastal Club, LLC for wastewater facilities to be constructed in Coastal Club, Land Bay 4, Phase 1, located in the Goslee Creek Planning Area.</p> <p>Motion Adopted: 5 Yeas.</p> <p>Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea; Mr. Arlett, Yea; Mr. Wilson, Yea; Mr. Vincent, Yea</p>
Draft Sign Ordinance (Version 2)	<p>Mr. Lawson and Jamie Sharp, Assistant County Attorney, presented a new Draft Sign Ordinance (Version 2). Mr. Lawson noted that the changes recommended by the Council during recent discussions have been included in the new draft.</p> <p>Mr. Cole suggested providing examples of billboards for informational purposes, i.e. pictures or drawings that can be handed out along with the sign ordinance, when adopted.</p>
Introduction of Proposed Sign Ordinance (Version 2)	<p>Mr. Cole introduced the Proposed Ordinance entitled "AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 115 ("ZONING"), ARTICLE XXI ("SIGNS"). The Proposed Ordinance will be advertised for Public Hearing before the Planning and Zoning Commission (September 8, 2016) and the Sussex County Council (September 20, 2016).</p>
Extend Sign Moratorium (Ordinance No. 2414/ Amend-ment)	<p>Mr. Lawson suggested a Proposed Amendment to Ordinance No. 2414 entitled "AN ORDINANCE TO ESTABLISH A MORATORIUM UPON THE ACCEPTANCE OF SPECIAL USE EXCEPTION APPLICATIONS FOR OFF-PREMISES SIGNS". He reported that the current moratorium established by Ordinance No. 2414 was extended and the extension is set to expire on August 15th. Mr. Lawson noted that an additional extension would give the Council time to hold public hearings on, and to act on, the</p>

(continued) newly introduced ordinance (Sign Ordinance - Version 2).

M 404 16
Extend
Sign
Moratorium
(Ordinance
No. 2414
Amend-
ment)

A Motion was made by Mr. Cole, seconded by Mrs. Deaver, that the Sussex County Council amends Ordinance No. 2414 entitled "AN ORDINANCE TO ESTABLISH A MORATORIUM UPON THE ACCEPTANCE OF SPECIAL USE EXCEPTION APPLICATIONS FOR OFF-PREMISES SIGNS" to extend the moratorium from its current expiration date until October 11, 2016.

Motion Adopted: 5 Yeas.

Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;
Mr. Arlett, Yea; Mr. Wilson, Yea;
Mr. Vincent, Yea

Adminis-
trator's
Report

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

1. Projects Receiving Substantial Completion

Per the attached Engineering Department Fact Sheet, Peninsula Lakes – Phase 2 (Construction Record) and Americana Bayside – Village C – Phase 1B received Substantial Completion effective August 4th.

2. County Council Meeting Schedule

Please note, Council will not meet on August 16th. The next regularly scheduled Council meeting will be held on Tuesday, August 23rd.

[Attachments to the Administrator's Report are not attachments to the minutes.]

Annual
Compre-
hensive
Plan
Report

Vince Robertson, Assistant County Attorney, presented a Comprehensive Land Use Report that must be completed annually and submitted to the Governor's Advisory Council on Planning as required by Title 9, Section 6958, of the Delaware Code. This is the fifth annual report to the State. This annual report highlights the County's accomplishments and progress in implementing its Comprehensive Plan and provides a summary of activity over the past year. The report covers the period of July 1, 2015 through June 30, 2016. Mr. Robertson noted that the report references the fact that the County has kicked off preparations of its next Comprehensive Plan. The report will be posted on the County's website.

M 405 16
Approve
Compre-
hensive
Plan
Report

A Motion was made by Mr. Cole, seconded by Mr. Wilson, to approve the Comprehensive Land Use Plan Report to be submitted to the Governor's Advisory Council on Planning.

Motion Adopted: 5 Yeas.

**M 405 16
(continued)**

Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;
Mr. Arlett, Yea; Mr. Wilson, Yea;
Mr. Vincent, Yea

**Ground
Lease
Assignment/
M&C
Group
to
Seneca
Flight**

Jim Hickin, Director of Airport and Industrial Park, presented a proposed Ground Lease Assignment for Lot Number 5 (21785 Aviation Avenue at the Airport) from M&C Group, Inc. to Seneca Flight, LLC. Mr. Hickin reported that the current tenant, M&C Group, was assigned this lease in May 2008 by the original lease holder, Sean Carroll. M&C Group, Inc. now wishes to assign the lease to Seneca Flight, LLC; the terms of the lease include the following: a 30 year lease and a rent of \$9,200.00 annually.

**M 406 16
Approve
Ground
Lease
Assignment/
M&C
Group to
Seneca
Flight**

A Motion was made by Mrs. Deaver, seconded by Mr. Arlett, that the Sussex County Council approves the Assignment of the Commercial Lease Agreement for Lot C5 at Delaware Coastal Airport with M&C Group, Inc., dated May 16, 2006, to Seneca Flight, LLC.

Motion Adopted: 5 Yeas.

Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;
Mr. Arlett, Yea; Mr. Wilson, Yea;
Mr. Vincent, Yea

**Multi-
Juris-
dictional
Hazard
Mitigation
Plan
Update**

Joe Thomas, Director of Emergency Operations, presented an update to the Sussex County Multi-Jurisdiction Hazard Mitigation Plan.

The first plan was adopted in 2005 as part of the County's all hazards plan that serves as a comprehensive, long-term planning tool used to identify various strategies; the overall goal of the effort is to reduce or eliminate the loss of human life and damaged property as a result of hazards, both natural and man-made. The Disaster Mitigation Act passed in 2000 required state and local governments to develop and approve hazard mitigation plans in order to be eligible for post-disaster hazard mitigation funding. Every five years, FEMA requires that the plans be updated.

Mr. Thomas reported that the County has selected a consultant, The Olson Group, to assist the County in updating the Plan. Mr. Thomas, along with Anthony Mangeri, a representative of The Olson Group, presented a progress report on the update of the Plan:

- Four (4) of the seven (7) plan sections are completed in draft form and are in the process of final edits before submission to DEMA.
- In the process of updating the data found in Section 4: Risk Assessment, Section 5: Capabilities and Resources and Section 6: Mitigation Strategy with each municipality.
- Working to define and update significant hazards that may impact the County:

Multi-Jurisdictional Hazard Mitigation Plan Update (continued)

- The Team is working to secure and analyze data related to Hazardous Materials Incidents in the County since the last update.
 - Adding language to discuss the potential risk from coastal zone erosion into the erosion section.
- With the assistance of the County GIS Office, the team is in the process of updating Section 4 Risk Assessment.
- On August 10th and 11th, working sessions will be held with all participating municipalities to review material from the previous plan, assess local capabilities to manage hazards and to review potential hazard mitigation projects as warranted to reduce community risk.
- Steps have been taken to engage the community in the process. The project has a web presence on the Sussex County EOC website. Residents will be able to review the draft document and provide feedback for discussion within the working group.
- Public meetings have been held to include presenting the intent of the update to the County Planning and Zoning Commission. The next public meeting is tentatively scheduled for September 1, 2016 during the Advisory Committee and Working Group meeting.
- The draft Plan will be submitted to DEMA in September and to FEMA for review and approval in October.

Mr. Thomas reported that they will report back to Council after FEMA's approval for adoption has been received and that they will seek municipal adoption at that time also.

It was noted that the HMP Update Project involves stakeholders from the County, each municipality, DEMA and other Delaware agencies, University of Delaware, and the public.

Mr. Cole suggested that a link for public comment be placed on the County's website on the home page, in addition to being included on the Sussex County EOC website.

Administrative Office Building Chimney & Stair Repairs Project/ Contract 16-30

Hans Medlarz, County Engineer, announced that bids for the Sussex County Administrative Office Building Chimney & Stair Repairs Project (Contract 16-30) were opened on July 28, 2016; out of seven (7) contractors who attended the mandatory pre-bid meeting, only one (1) contractor submitted a bid. Common Sense Solutions, LLC bid \$293,000.00, which was well above the engineer's estimate of \$150,000.00. Mr. Medlarz reported that the Engineering Department recommends rejecting the bid and that the Department plans to immediately rebid the stair work as a standalone contract; the chimney work will be rebid at a later date once a revised scope of work is determined.

M 407 16 Rebid Project 16-30

A Motion was made by Mr. Cole, seconded by Mr. Arlett, based upon the recommendation of the Sussex County Engineering Department, that all bids for Contract 16-30, Sussex County Administrative Office Building

M 407 16 **Chimney and Stair Repairs, be rejected and that the Contract be rebid as**
(continued) **separate contracts.**

Motion Adopted: 5 Yeas.

Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;
 Mr. Arlett, Yea; Mr. Wilson, Yea;
 Mr. Vincent, Yea

Runway **Hans Medlarz, County Engineer, presented Change Order No. 1 for**
4-22 **Runway 4-22 24-Inch Storm Drain Lining Project (Contract 16-16) which**
24-Inch **increases the contract price by \$8,580.00 and brings the new contract price**
Storm **to \$62,929.00. The Change Order will provide for an addition of a separate**
Drain **8" storm drain under Taxiway "C"; this additional line item was discovered**
Lining **after the bidding and is required to be performed prior to paving Taxiway**
Project **"C". By completing the work during the same mobilization, there will be a**
 savings to the County in the range of \$5,000 to \$6,000.

Mr. Medlarz noted that the Agenda was amended for this item due to the savings opportunity.

M 408 16 **A Motion was made by Mr. Arlett, seconded by Mr. Cole, based upon the**
Approve **recommendation of the Sussex County Engineering Department, that**
Change **Change Order No. 1 for Contract 16-16, Runway 4-22 24-Inch Storm Drain**
Order/ **Lining Project, be approved, increasing the Contract amount by \$8,580.00,**
Runway **for a new total of \$62,929.00.**
4-22

24-Inch **Motion Adopted: 5 Yeas.**
Storm

Drain **Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;**
Lining **Mr. Arlett, Yea; Mr. Wilson, Yea;**
Project **Mr. Vincent, Yea**

Proposed **John Ashman, Director of Utility Planning, presented the boundaries for**
Boundary/ **the Proposed Chapel Branch Area of the Sussex County Unified Sanitary**
Chapel **Sewer District.**
Branch

Area **Mr. Ashman reported that he came before Council on June 14, 2016 to**
of the **request permission to prepare and post notices for a public meeting to**
SCUSSD **establish the proposed boundaries for the Chapel Branch Expansion of the**
 Sussex County Unified Sanitary Sewer District to include the Chapel Green
 and Oak Crest Farms communities and parcels of land in the center
 connecting the two communities.

Mr. Ashman reported that a public meeting was held on June 14, 2016 with the communities of Oak Crest Farms, Chapel Green and the properties in between the two communities. He noted that both of these communities will be able to renew their permits with DNREC at this time; however, when the permits come up for renewal again in 2021, those systems will

**Proposed
Boundary/
Chapel
Branch
Area
of the
SCUSSD
(continued)**

require significant costly upgrades. The communities previously approached the County about taking over the operation of their onsite systems and conveying effluent to the Inland Bays facility. Mr. Ashman noted that, in order to create a single sewer district, the Engineering Department included several parcels in the proposed boundaries; additionally, since the public meeting, requests have been received to include several other parcels in the proposed boundary and the boundary has been adjusted accordingly. Mr. Ashman presented the revised boundary.

Mr. Ashman and Mr. Medlarz, County Engineer, answered questions raised by the Council members.

**M 409 16
Adopt
R 014 16**

A Motion was made by Mr. Cole, seconded by Mrs. Deaver, to Adopt Resolution No. R 014 16 entitled "BOUNDARIES FOR THE PROPOSED CHAPEL BRANCH AREA OF THE SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT".

Motion Adopted: 5 Yeas.

**Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;
Mr. Arlett, Yea; Mr. Wilson, Yea;
Mr. Vincent, Yea**

Mr. Ashman reported that the referendum will be held on October 14, 2016 from 4:00 p.m. to 8:00 p.m.

**Grant
Requests**

Mrs. Jennings presented grant requests for the Council's consideration.

**M 410 16
Council-
manic
Grant**

A Motion was made by Mr. Cole, seconded by Mr. Arlett, to give \$1,000.00 (\$500.00 each from Mrs. Deaver's and Mr. Wilson's Councilmanic Grant Accounts) to the Chamber of Commerce for Greater Milford for festival and fireworks expenses.

Motion Adopted: 5 Yeas.

**Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;
Mr. Arlett, Yea; Mr. Wilson, Yea;
Mr. Vincent, Yea**

**M 411 16
Council-
manic
Grant**

A Motion was made by Mr. Cole, seconded by Mr. Wilson, to give \$1,000.00 (\$500.00 each from Mr. Wilson's and Mrs. Deaver's Councilmanic Grant Accounts) to CHEER for the Car, Truck & Bike Show fundraiser.

Motion Adopted: 5 Yeas.

**Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;
Mr. Arlett, Yea; Mr. Wilson, Yea;
Mr. Vincent, Yea**

**M 412 16
Council-
manic
Grant**

A Motion was made by Mrs. Deaver, seconded by Mr. Cole, to give \$750.00 from Mrs. Deaver's Councilmanic Grant Account to the Milton Little League (9/10 All Star Team) for trip expenses.

Motion Adopted: 5 Yeas.

**Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;
Mr. Arlett, Yea; Mr. Wilson, Yea;
Mr. Vincent, Yea**

**M 413 16
Council-
manic
Grant**

A Motion was made by Mr. Cole, seconded by Mr. Wilson, to give \$1,500.00 from Mr. Vincent's Councilmanic Grant Account to the Nanticoke River Arts Council for general operating expenses.

Motion Adopted: 5 Yeas.

**Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;
Mr. Arlett, Yea; Mr. Wilson, Yea;
Mr. Vincent, Yea**

**Introduction
of Proposed
Zoning
Ordinances**

Mrs. Deaver introduced the Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ELECTRICAL SUBSTATION TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 4.0 ACRES, MORE OR LESS" (Conditional Use No. 2057) filed on behalf of Delaware Electric Cooperative (Tax I.D. No. 234-21.00-138.00 (Part of) (911 Address: None Available).

Mrs. Deaver introduced the Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY (DUPLEX) DWELLING STRUCTURES (24 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 9.33 ACRES, MORE OR LESS" (Conditional Use No. 2058) filed on behalf of Old Orchard Ventures, LLC c/o Barry Baker (Tax I.D. No. 335-8.00-25.00) (911 Address: 16773 Old Orchard Road, Lewes).

Mrs. Deaver introduced the Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A BEAUTY SALON TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 24,205 SQUARE FEET, MORE OR LESS" (Conditional Use No. 2059) filed on behalf of Julie Norwood (Tax I.D. No. 334-12.00-25.00) (911 Address: None Available).

Introduction of Proposed Zoning Ordinances (continued) **Mr. Arlett introduced the Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A CR-1 COMMERCIAL RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LITTLE CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 6.24 ACRES, MORE OR LESS” (Change of Zone No. 1809) filed on behalf of MOCA Properties, LLC (Tax I.D. No. 532-6.00-87.02) (911 Address: 11244 Whitesville Road, Laurel).**

The Proposed Ordinances will be advertised for Public Hearing.

Council Members' Comments **Council Members' Comments**

Mrs. Deaver commented on transportation and development.

Mr. Cole commented on Airport leases.

Mr. Cole referenced comments and questions raised by Paul Reiger.

Mr. Arlett commented on Allen Harim’s Grand Re-Opening of their newly upgraded Harbeson, Delaware facility.

M 414 16 Go Into Executive Session **At 11:29 a.m., a Motion was made by Mr. Wilson, seconded by Mr. Arlett, to recess the Regular Session and to go into Executive Session to discuss matters relating to Job Applicants' Qualifications, Personnel, Pending Litigation, and Land Acquisition.**

Motion Adopted: 5 Yeas.

**Vote by Roll Call: Mrs. Deaver, Yea; Mr. Cole, Yea;
Mr. Arlett, Yea; Mr. Wilson, Yea;
Mr. Vincent, Yea**

Executive Session **At 11:36 a.m., an Executive Session of the Sussex County Council was held in the Basement Caucus Room to discuss matters relating to Job Applicants’ Qualifications, Personnel, Pending Litigation, and Land Acquisition. The Executive Session concluded at 2:02 p.m.**

M 415 16 Reconvene Regular Session **At 2:07 p.m., a Motion was made by Mr. Arlett, seconded by Mr. Cole, to come out of Executive Session and to reconvene the Regular Session.**

Motion Adopted: 3 Yeas, 2 Absent.

**Vote by Roll Call: Mrs. Deaver, Absent; Mr. Cole, Yea;
Mr. Arlett, Yea; Mr. Wilson, Absent;
Mr. Vincent, Yea**

E/S Action **There was no action on Executive Session matters.**

M 416 16 **At 2:07 p.m., a Motion was made by Mr. Arlett, seconded by Mr. Cole, to**
Adjourn **adjourn.**

Motion Adopted: **5 Yeas.**

Vote by Roll Call: **Mrs. Deaver, Yea; Mr. Cole, Yea;**
 Mr. Arlett, Yea; Mr. Wilson, 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.}

GINA A. JENNINGS, MBA, MPA
FINANCE DIRECTOR

(302) 855-7741 T
(302) 855-7749 F
gjennings@sussexcountype.gov



Sussex County
DELAWARE
sussexcountype.gov

MEMORANDUM:

TO: Sussex County Council
The Honorable Michael H. Vincent, President
The Honorable Samuel R. Wilson, Jr., Vice President
The Honorable Robert B. Arlett
The Honorable George B. Cole
The Honorable Joan R. Deaver

FROM: Gina A. Jennings
Finance Director

RE: **DELAWARE TRANSIT CORPORATION FUNDING BUDGET**

DATE: August 19, 2016

DART, a division of DelDOT, has allocated \$796,862, for funding of transportation expenses for various senior centers in Sussex County. This amount has remained at the same level for a number of years. The County's responsibility is to approve a recommended funding amount for Fiscal Year 2017 as per State law. This is an allocation of State grant funds to various senior agencies for transportation purposes. The recommended funding for each agency is the same as in previous years:

Nanticoke Senior Center	\$ 44,959.30
Indian River Senior Center	2,100.00
Laurel Senior Center	99,082.94
Lewes Senior Center	27,120.41
Cape Henlopen Senior Center	43,065.65
CHEER, Inc.	<u>580,533.70</u>
TOTAL	\$796,862.00

Attached are copies of the request from each agency. At the August 23, 2016 County Council meeting, we will recommend funding at the same level for each agency. Please feel free to contact me if you have any questions or concerns.

GAJ/nc

Attachments

pc: Mr. Todd F. Lawson



July 7, 2016

Mr. Todd Lawson
Sussex County Administrator
2 The Circle, P.O. Box 589
Georgetown, DE 19947



Dear Mr. Lawson,

The amount of money approved for the FY'17 Sussex County Reimbursable Program is \$846,862. However, the State's budget bill epilogue language states that "Section 1 of this Act makes an appropriation of \$1,494.3 TFO to the Delaware Transportation Authority (55-06-01) for Kent and Sussex Transportation "E&D". Of this amount, \$50.0 shall be allocated directly to the Sussex Cheer for transportation services." Therefore, you have a remaining \$796,862 to distribute.

Please determine the amount for each agency and write that amount on the attached budget forms. Please sign each form and mail to my attention at 119 Lower Beech St., Wilmington, DE 19805.

If you have any questions, I can be reached at 302-576-6113.

Sincerely,

A handwritten signature in black ink that reads "Mary L. Wahl".

Mary L. Wahl
Fiscal Manager

MLW.mlw
Enclosures

APPENDIX A – PAGE 2 OF 2
Delaware Transit Corporation
Reimbursable Transportation Program
Proposed Program Description
FY '2017
JULY 1, 2016—JUNE 30, 2017

AGENCY'S NAME: NANTICOKE SENIOR CENTER

ADDRESS: 1001 West Locust Street, P. O. Box 406 Seaford, DE 19973

CONTACT PERSON: Barbara K. Elliott

TELEPHONE #: 302-629-4939 EMAIL ADDRESS: barb.elliott@nanticokeseniorcenter.com

Client Transportation Expense

Expense Category	Agency Request	Expense amount by category—to equal approved apportionment
a.) Purchased Client Transportation	\$ _____	\$ _____
b.) Personal Vehicle Reimbursement	\$ <u>3000</u>	\$ _____
c.) Client Transportation Drivers	\$ <u>29000</u>	\$ _____
d.) Fuel, Oil and Fluids	\$ <u>7000</u>	\$ _____
e.) Client Vehicle Maintenance	\$ <u>6000</u>	\$ _____
f.) Client Vehicle Insurance	\$ <u>3600</u>	\$ _____
g.) Client Transportation Misc. Expense	\$ <u>300</u>	\$ _____
Admin. Wages & Benefits (<10% Total)	\$ <u>4500</u>	\$ _____
Overhead (<2% Total)	\$ <u>900</u>	\$ _____
Less: Client Transportation Income	\$ <u><4000></u>	\$ _____
TOTAL	\$ <u>50300</u>	\$ _____
Funding: Approved Sussex County Apportionment		\$ _____

Barbara K Elliott
Ms. Barbara K. Elliott,
Director of Operations, Nanticoke Senior Center

DATE APPROVED: _____

John T. Sisson Date
Chief Executive Officer, DTC

Todd Lawson Date
Sussex County Administrator

APPENDIX A - PAGE 2 OF 2
Delaware Transit Corporation
Reimbursable Transportation Program
Proposed Program
FY'2017
JULY 1, 2016 – JUNE 30, 2017

AGENCY'S NAME INDIAN RIVER SENIOR CENTER

ADDRESS: 214 Iron Avenue, Millsboro, DE 19966

CONTACT PERSON: Suzanne Frame

TELEPHONE #: (302) 934-8839 EMAIL ADDRESS INDIANRIVERSENIORCENTER@VERIZON.NET

Expense Category	Agency Request	Expense amount by category - to equal approved apportionment
1. Client Transportation Expense		
a. Purchased Client Transportation	\$ <u>2,500.00</u>	\$
b. Personal Vehicle Reimbursement	\$	\$
c. Client Transportation Drivers	\$	\$
d. Fuel, Oil and Fluids	\$	\$
e. Client Vehicle Maintenance	\$	\$
f. Client Vehicle Insurance	\$	\$
g. Client Transportation Misc. Expense	\$	\$
2. Admin. Wages & Benefits ($\leq 10\%$ Total)	\$	\$
3. Overhead ($\leq 2\%$ Total)	\$	\$
4. Less Client Transportation Income	(\$)	(\$)
TOTAL	\$ <u>2,500.00</u>	\$

Funding: **Approved Sussex County Apportionment**

\$ 2,500.00

Suzanne Frame
Ms. Suzanne Frame

7-20-15
Date

Executive Director, Indian River Senior Center

John T. Sisson Date
Chief Executive Officer, DTC

Todd Lawson Date
Sussex County Administrator

APPENDIX A – PAGE 2 OF 2
Delaware Transit Corporation
Reimbursable Transportation Program
Proposed Program description
FY' 2017
JULY 1, 2016– JUNE 30, 2017

AGENCY'S NAME LAUREL SENIOR CENTER

ADDRESS: P.O. Box 64, 113. N. Central Avenue, Laurel, DE 19956

CONTACT PERSON Penelope Duncan

TELEPHONE# (302) 875-2536 _ EMAIL ADDRESS: lsc5830@comcast.net

Agency Reimbursement		
Client Transportation Expense		
a. Purchased Client Transportation	\$	\$
b. Personal Vehicle Reimbursement	\$	\$
c. Client Transportation Drivers	\$ 58229	\$
d. Fuel, Oil and Fluids	\$ 12000	\$
e. Client Vehicle Maintenance	\$ 13000	\$
f. Client Vehicle Insurance	\$ 12500	\$
g. Client Transportation Misc. Expense	\$ 1500	\$
. Admin. Wages & Benefits (≤10% Total)	\$ 10519	\$
. Overhead (≤2% Total)	\$	\$
. Less Client Transportation Income	(\$)	(\$)
TOTAL	\$ 107748	\$

Funding: **Approved Sussex County Apportionment**

\$ _____

Penelope Duncan 7/15/15
Ms. Penelope Duncan Date
Executive Director, Laurel Senior Center

John T. Sisson Date
Chief Executive Officer, DTC

Todd Lawson Date
Sussex County Administrator

APPENDIX A - PAGE 2 OF 2
Delaware Transit Corporation
Reimbursable Transportation Program
Proposed Program Description
FY '2017
JULY 1, 2016 – JUNE 30, 2017

AGENCY'S NAME LEWES SENIOR CENTER

ADDRESS: 32083 Janice Road, Lewes, DE 19958

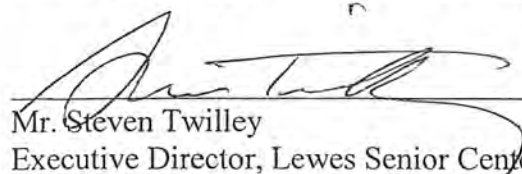
CONTACT PERSON: Steven Twilley

TELEPHONE #: (302) 645-9293 EMAIL ADDRESS: lewesseniorcenter@gmail.com

Expense Category	Agency Request	Expense amount by category - to equal approved apportionment
1. Client Transportation Expense		
a. Purchased Client Transportation	\$ <u>Ø</u>	\$
b. Personal Vehicle Reimbursement	\$ <u>900.⁰⁰</u>	\$
c. Client Transportation Drivers	\$ <u>22,000.⁰⁰</u>	\$
d. Fuel, Oil and Fluids	\$ <u>5,000.⁰⁰</u>	\$
e. Client Vehicle Maintenance	\$ <u>1,500.⁰⁰</u>	\$
f. Client Vehicle Insurance	\$ <u>3,650.⁰⁰</u>	\$
g. Client Transportation Misc. Expense	\$ <u>500.⁰⁰</u>	\$
2. Admin. Wages & Benefits (< 10% Total)	\$ <u>3,300.⁰⁰</u>	\$
3. Overhead (< 2% Total)	\$ <u>335.⁰⁰</u>	\$
4. Less Client Transportation Income	(\$ <u>1,800.⁰⁰</u>)	(\$)
TOTAL	\$ <u>35,385.⁰⁰</u>	\$

Funding: **Approved Sussex County Apportionment**

\$ _____


Mr. Steven Twilley
Executive Director, Lewes Senior Center

08/12/2015
Date

John T. Sisson
Chief Executive Officer, DTC

Date

Todd Lawson
Sussex County Administrator

Date

APPENDIX A - PAGE 2 OF 2
Delaware Transit Corporation
Reimbursable Transportation Program
Proposed Program Description
FY '2017
JULY 1, 2016 – JUNE 30, 2017

AGENCY'S NAME CAPE HENLOPEN SENIOR CENTER

ADDRESS: 11 Christian Street, Rehoboth Beach, DE 19971

CONTACT PERSON: LINDA BONVILLE

TELEPHONE #: (302) 227-2055 EMAIL ADDRESS: linda@hsc@aol.com

Expense Category	Agency Request	Expense amount by category - to equal approved apportionment
1. Client Transportation Expense		
a. Purchased Client Transportation	\$ 0	\$
b. Personal Vehicle Reimbursement	\$ 0	\$
c. Client Transportation Drivers	\$ 32,000.00	\$
d. Fuel, Oil and Fluids	\$ 8,500.00	\$
e. Client Vehicle Maintenance	\$ 1,000.00	\$
f. Client Vehicle Insurance	\$ 3,000.00	\$
g. Client Transportation Misc. Expense	\$ 600.00	\$
2. Admin. Wages & Benefits (\leq 10% Total)	\$	\$
3. Overhead (\leq 2% Total)	\$	\$
4. Less Client Transportation Income	(\$)	(\$)
TOTAL	\$ 45,100.00	\$

Funding: Approved Sussex County Apportionment \$

Linda Bonville 7/21/15
LINDA BONVILLE Date
Administrator, Cape Henlopen Senior Center

John T. Sisson Date
Chief Executive Officer

Todd Lawson Date
Sussex County Administrator

APPENDIX A - PAGE 2 OF 2
Delaware Transit Corporation
Reimbursable Transportation Program
Proposed Program Description
FY '2017
JULY 1, 2016 - JUNE 30, 2017

AGENCY'S NAME: CHEER, INC.

ADDRESS: 546 S. Bedford St, ext., Georgetown, DE 19947

CONTACT PERSON: Arlene S. Littleton

TELEPHONE #: (302) 515-3040

EMAIL ADDRESS: alittleton@cheerde.com

Expense Category	Agency Request	Expense amount by category - to equal approved apportionment
1. Client Transportation Expense		
a.) Purchased Client Transportation	\$ 5,000	\$
b.) Personal Vehicle Reimbursement	\$ 2,000	\$
c.) Client Transportation Drivers	\$ 374,936	\$
d.) Fuel, Oil and Fluids	\$ 90,000	\$
e.) Client Vehicle Maintenance	\$ 65,000	\$
f.) Client Vehicle Insurance	\$ 26,400	\$
g.) Client Transportation Misc. Expense	\$ 26,020	\$
2. Admin. Wages & Benefits (<10% Total)	\$ 106,685	\$
3. Overhead (< 2% Total)	\$ 16,000	\$
4. Less Client Transportation Income	\$ -	\$
TOTAL	\$ 712,041	\$

Funding: Approved Sussex County Apportionment

\$

Arlene S. Littleton

Ms. Arlene Littleton
Executive Director, CHEER, Inc.

7-29-15

Date

John T. Sisson Date
Chief Executive Officer, DTC

Todd Lawson Date
Sussex County Administrator

BRANDY BENNETT NAUMAN
HOUSING COORDINATOR &
FAIR HOUSING COMPLIANCE OFFICER
(302) 855-7777 T
(302) 854-5397 F
bnauman@sussexcountype.gov



Sussex County
DELAWARE
sussexcountype.gov

MEMORANDUM

TO: Sussex County Council
The Honorable Michael H. Vincent, President
The Honorable Samuel R. Wilson, Vice President
The Honorable George B. Cole
The Honorable Joan R. Deaver
The Honorable Robert B. Arlett
Todd Lawson, County Administrator

FROM: Brandy Nauman, Fair Housing Compliance Officer

RE: **Impacted Communities Study Presentation**

DATE: August 19, 2016

During Tuesday's Council meeting representatives from the consulting firm, GCR, Inc. will present the findings from the Impacted Communities Study.

This Study was a result of the requirement identified in Section III (7)(c) of HUD's Voluntary Compliance Agreement. This section required the County to "perform an internal evaluation of the recommended communities below (the "Impacted Communities") to determine at minimum, investment strategies, priority designation of infrastructure and or community development for those elements of infrastructure over which the County has primary governing authority. The County will also evaluate its past participation in providing secondary elements of infrastructure in the Impacted Communities (such as funding for trash disposal, roadway crusher run installation, well and septic installation and repair, public water and sewer system hookup, afterschool and community programs, street lighting, and construction for accessibility purposes) with the goal of prioritizing the funding for such infrastructure improvements and formalizing an approval process for continued County participation in such infrastructure projects. Priority designations shall be given to communities that have the greatest need.

Lucas Development
Pine Town
New Hope (*County added S. Old State Road also)
West Rehoboth
Polly Branch
Dog Patch



COUNTY ADMINISTRATIVE OFFICES WEST COMPLEX
22215 DUPONT BOULEVARD | PO BOX 589
GEORGETOWN, DELAWARE 19947

Mount Joy
Concord
Possum Point (*County added Riverview also)
Coverdale Crossroads
*Cedar Creek (*County added)
*Cool Spring (*County added)
*Diamond Acres (*County added)
*Greentop (*County added)”

The County’s Community Development & Housing Department staff, with help from community members and interns, conducted all the door-to-door surveys. GCR was contracted in July 2015 to provide technical assistance and to compile and aggregate the raw data into a report that reflects the evaluation component of the above-noted requirement.

The final data and report will be available in print and electronically on our Affordable and Fair Housing Website soon after the presentation.

If you have any questions, please do not hesitate to ask. Thank you.

CC: Brad Whaley, Director of CD&H
Stephanie Hansen, Esquire
Robin Griffith, Clerk of Council

GINA A. JENNINGS, MBA, MPA
FINANCE DIRECTOR

(302) 855-7741 T
(302) 855-7749 F
gjennings@sussexcountype.gov



Sussex County

DELAWARE
sussexcountype.gov

MEMORANDUM:

TO: Sussex County Council
The Honorable Michael H. Vincent, President
The Honorable Samuel R. Wilson, Jr., Vice President
The Honorable Robert B. Arlett
The Honorable George B. Cole
The Honorable Joan R. Deaver

FROM: Gina A. Jennings
Finance Director

RE: **EMS STATION 100/104 BID RESULTS**

DATE: August 19, 2016

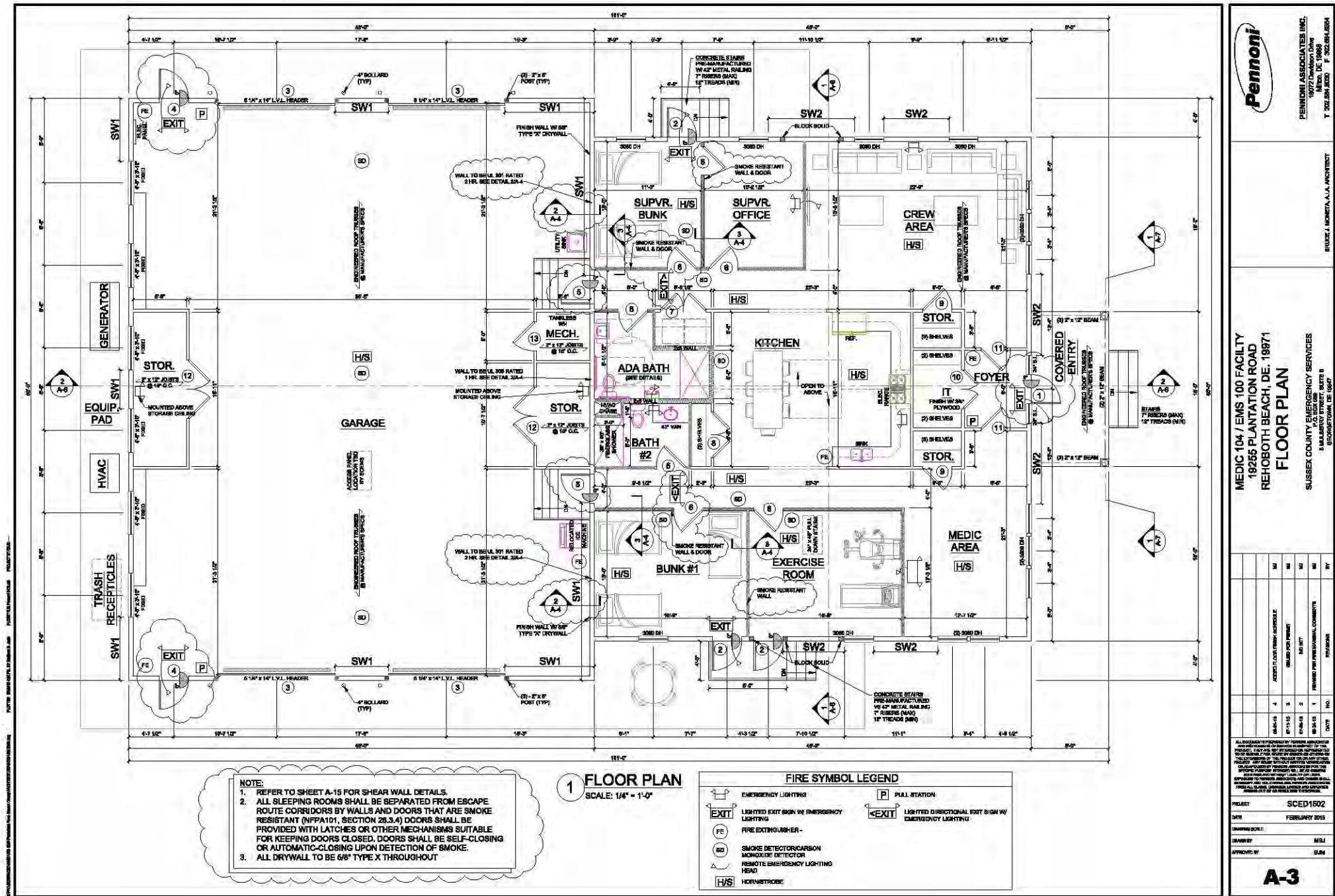
On Tuesday, the Emergency Medical Services (EMS) Department will be presenting the bid results on the construction of their 100/104 station. If the County receives its 30 percent State reimbursement funding, the County must pay prevailing wage rates. Because we were unsure if the rate increase would offset the benefit of the grant, we requested bidders to bid using and not using prevailing wage; below are the results. Prevailing wage increased the lowest contract cost by \$217,266, or 21 percent. After State of Delaware reimbursement, the County will save \$159,097, or 15 percent.

Name of General Contractor	BID	CONTINGENT BID	TOTAL BID <u>NO</u> WAGE RATE	WITH PREVAILING WAGE RATES	TOTAL BID WITH WAGE RATES	COUNTY'S COST AFTER STATE GRANT
John L. Briggs & Co.	1,307,200	15,600	1,322,800	274,700	1,597,500	1,118,250
Willow Construction	1,043,600	15,600	1,059,200	322,000	1,381,200	966,840
Delmarva Veteran Builders	1,021,678	15,600	1,037,278	217,266	1,254,544	878,181
EDiS	1,228,956	15,600	1,244,556	301,670	1,546,226	1,082,358

EMS will be making the recommendation to award the contract to Delmarva Veteran Builders in the amount of \$1,254,544. Please feel free to contact me if you have any questions or concerns.

GAJ/nc

pc: Mr. Todd F. Lawson



MEDIC 104 / EMS 100 FACILITY
19255 PLANTATION ROAD
REHOBOTH BEACH, DE. 19871

FLOOR PLAN

SUSSEX COUNTY EMERGENCY SERVICES
P.O. BOX 1000
MILFORD, DE 19968

DATE: 01/11/2017
DRAWN BY: J. MONTEA, AIA, ARCHITECT

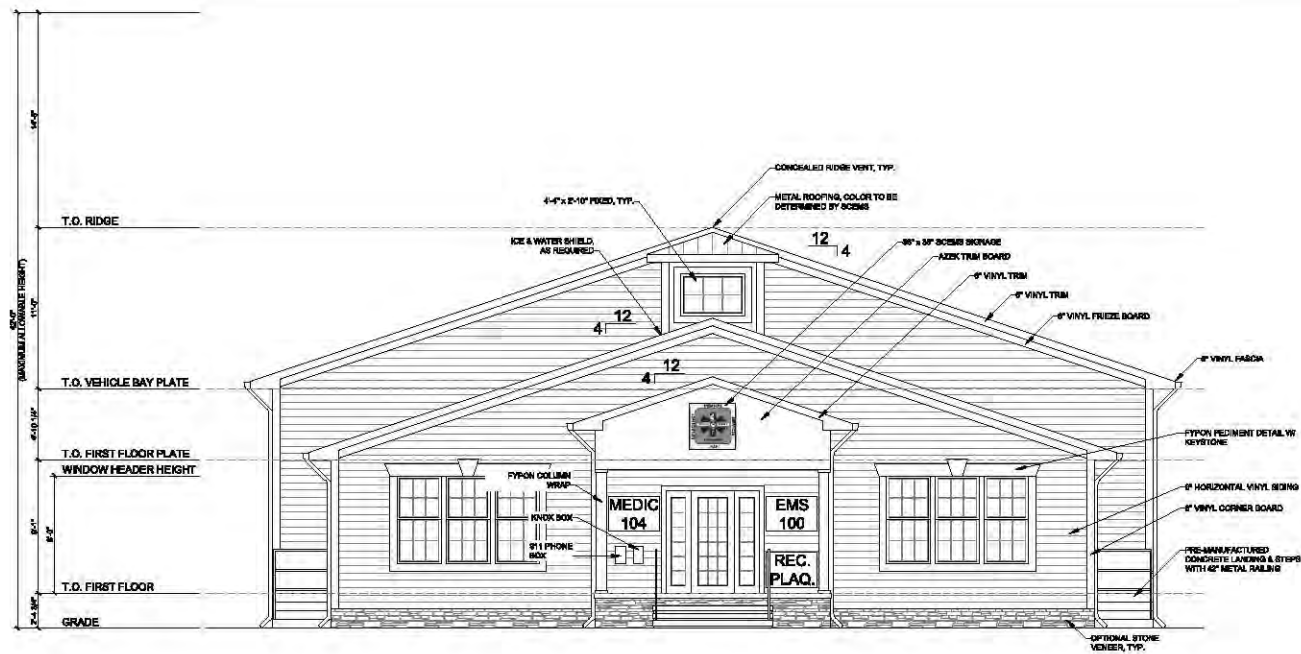


PENNONI ASSOCIATES INC.
1000 PENNONI DRIVE
MILFORD, DE 19968
T 302.684.8000 F 302.684.8004

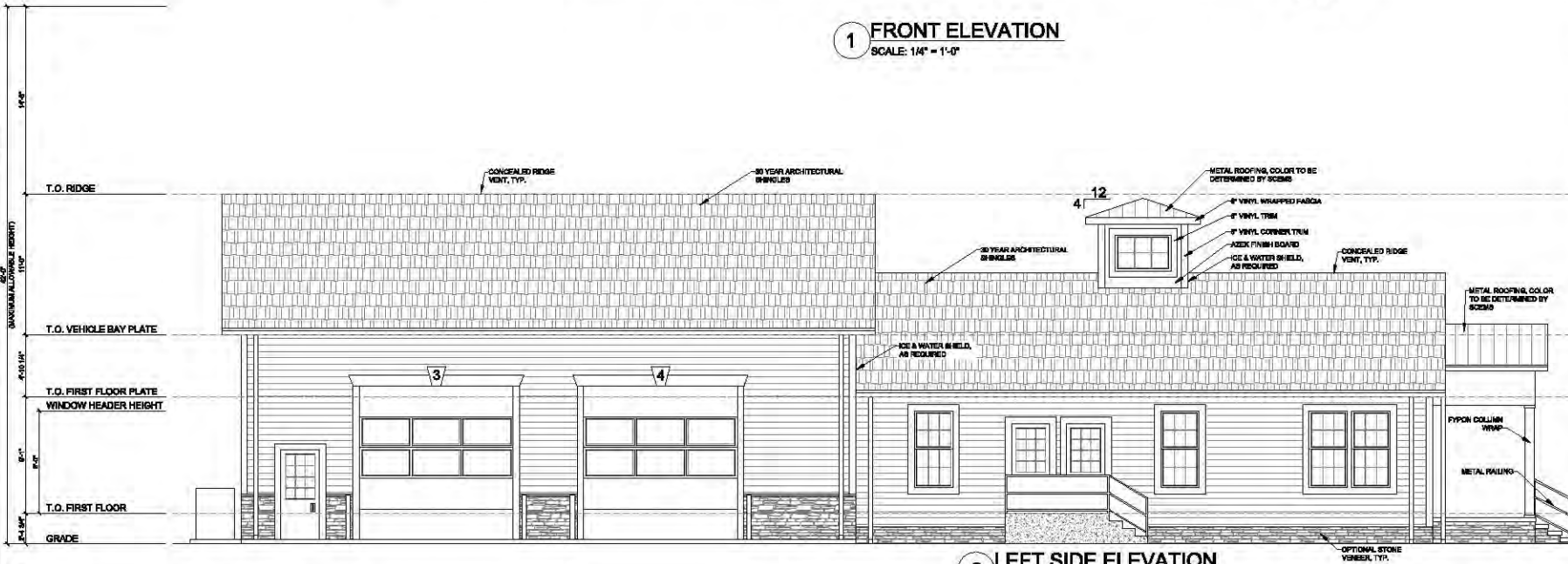
NO.	DATE	NO.	DESCRIPTION
01	01/11/2017	1	ISSUED FOR PERMITS
02	01/11/2017	2	ISSUED FOR PERMITS
03	01/11/2017	3	ISSUED FOR PERMITS
04	01/11/2017	4	ISSUED FOR PERMITS
05	01/11/2017	5	ISSUED FOR PERMITS
06	01/11/2017	6	ISSUED FOR PERMITS
07	01/11/2017	7	ISSUED FOR PERMITS
08	01/11/2017	8	ISSUED FOR PERMITS
09	01/11/2017	9	ISSUED FOR PERMITS
10	01/11/2017	10	ISSUED FOR PERMITS
11	01/11/2017	11	ISSUED FOR PERMITS
12	01/11/2017	12	ISSUED FOR PERMITS
13	01/11/2017	13	ISSUED FOR PERMITS
14	01/11/2017	14	ISSUED FOR PERMITS
15	01/11/2017	15	ISSUED FOR PERMITS
16	01/11/2017	16	ISSUED FOR PERMITS
17	01/11/2017	17	ISSUED FOR PERMITS
18	01/11/2017	18	ISSUED FOR PERMITS
19	01/11/2017	19	ISSUED FOR PERMITS
20	01/11/2017	20	ISSUED FOR PERMITS

ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
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PROJECT: SCED11002
DATE: FEBRUARY 2015
DRAWING NO.:
DESIGNED BY: MSL
APPROVED BY: ESM



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	BY	REVISION
01	01/15/16	MSJ	ISSUED FOR PERMIT
02	01/15/16	MSJ	REV. 01/15/16
03	01/15/16	MSJ	REV. 01/15/16
04	01/15/16	MSJ	REV. 01/15/16

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

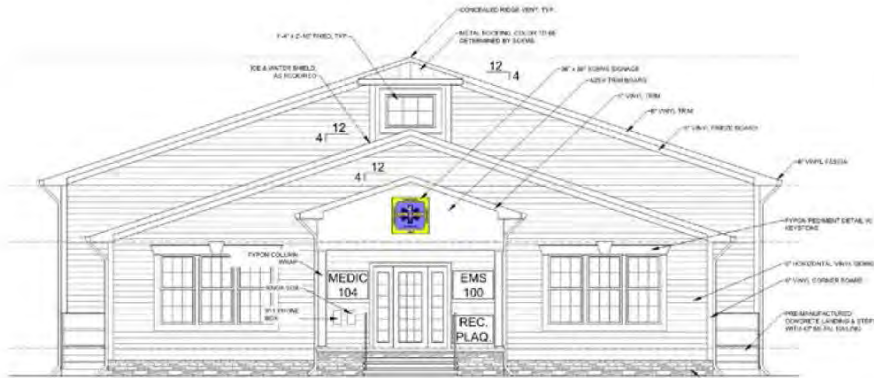
PROJECT: SCED1602
DATE: FEBRUARY 2016
DRAWING NO.:
DESIGNED BY: MSJ
APPROVED BY: MSJ

SUSSEX COUNTY EMERGENCY MEDICAL SERVICES

MEDIC 104 / EMS 100 FACILITY

19255 PLANTATION ROAD
REHOBOTH BEACH, DE 19972





1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



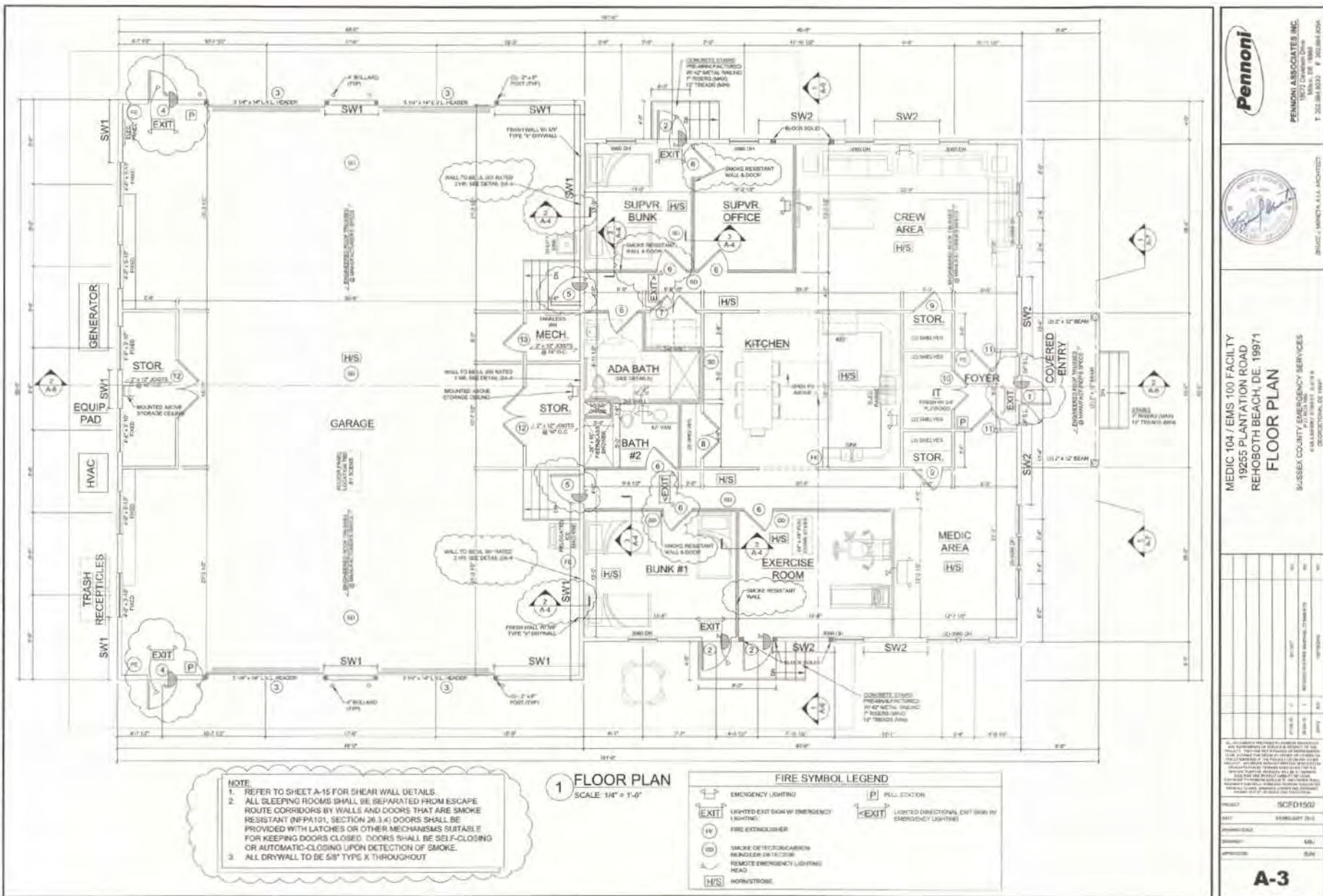
1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS

FLOOR PLAN



Site plan for the proposed 100-unit apartment complex at the intersection of Plantation Road (SCR 275) and Summercrest. The plan shows the layout of the building, parking areas, and surrounding property lines. Key features include:

- Building Footprint:** A large, irregularly shaped building footprint with multiple units and common areas.
- Parking Areas:** Several parking areas with 100 spaces, including a large lot to the west and a smaller lot to the east.
- Surrounding Property:** The site is bounded by several other lots, some of which are also shown with building footprints.
- Plantation Road (SCR 275):** A major road running horizontally across the bottom of the plan.
- Summercrest:** A road running vertically along the right side of the plan.
- Annotations:** Various annotations for easements, setbacks, and survey data are present throughout the plan.

- A. PAVING/PAVING (SEE DETAIL SHEET 10)
- B. STAFF/PAVING/PAVING
- C. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- D. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- E. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- F. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- G. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- H. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- I. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- J. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- K. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- L. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- M. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- N. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- O. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- P. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- Q. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- R. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- S. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- T. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- U. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- V. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- W. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- X. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- Y. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)
- Z. STAFF/PAVING/PAVING (SEE DETAIL SHEET 10)

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT OF WAY	RIGHT OF WAY
EASEMENT	EASEMENT
EASEMENT MARKING	EASEMENT MARKING
EASEMENT CLASS & GUTTER	EASEMENT CLASS & GUTTER
MANHOLE	MANHOLE
SIDE-LIGHT POLE	SIDE-LIGHT POLE
PROPERTY BOUNDARY	PROPERTY BOUNDARY
FENCE	FENCE
COMMUNICATION LINE	COMMUNICATION LINE
OVERHEAD ELECTRIC POWER POLE	OVERHEAD ELECTRIC POWER POLE
TREE	TREE
ROCK LINE	ROCK LINE
WATER MAIN VALVE, HYDRANT & METER PIT	WATER MAIN VALVE, HYDRANT & METER PIT
BOTTOM MAIN MANHOLE & CLEAN-OUT	BOTTOM MAIN MANHOLE & CLEAN-OUT
STORM SEWER, 18" & 24" DIAMETER & FLUMES	STORM SEWER, 18" & 24" DIAMETER & FLUMES
GROUNDPOUT	GROUNDPOUT

ALL INFORMATION MUST BE VERIFIED CORRECTLY.
AND DATA MUST BE NOTIFIED ON ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK.



MEDIC 104 / EMS 100 FACILITY
15255 PLANTATION ROAD, REHOBOTH BEACH, DE 19671
LENEX RE-GROWTH HUNTERD
SUSSEX COUNTY, DELAWARE

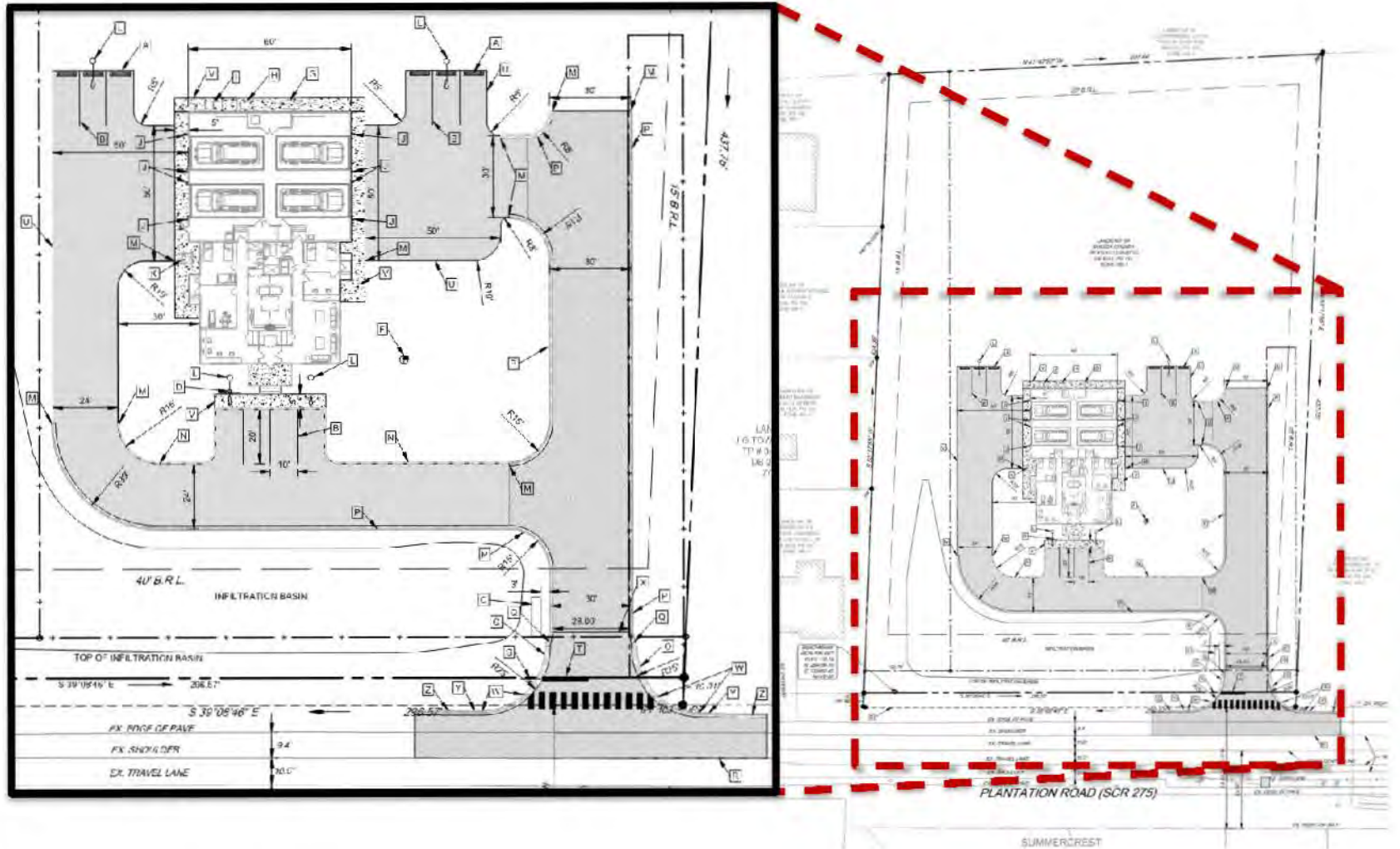
SUSSEX COUNTY EMERGENCY SERVICES
P.O. BOX 549
8 WAVERLY STREET, SUITE B
GEORGETOWN, DE 19647

[illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 05-01-2001 BY 60322 UCBAW/STP

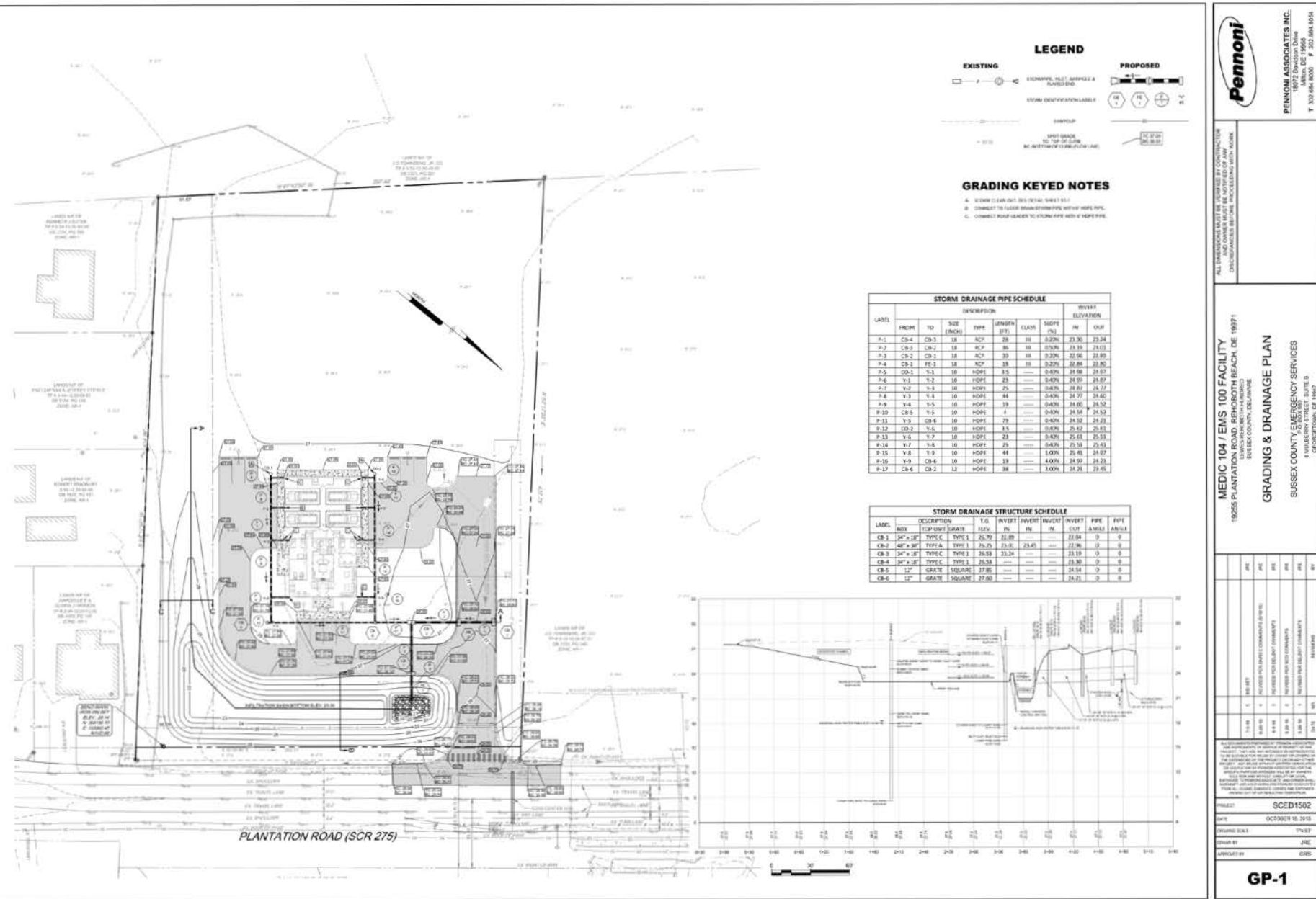
PROJECT	SCED1502
DATE	OCTOBER 13, 2013
DRAWING SCALE	1"=30'
DRAWN BY	JRS
APPROVED BY	CRS

SP-1



SITE PLAN (DETAIL)

GRADING PLAN



PROPOSED MOTION

BE IT MOVED BASED ON THE RECOMMENDATION OF THE SUSSEX COUNTY EMERGENCY MEDICAL SERVICES DEPARTMENT AND THE UNDERSTANDING THAT THE STATE OF DELAWARE WILL REIMBURSE 30 PERCENT OF CAPITAL EXPENDITURES AS STATED IN TITLE 16 CHAPTER 98 SECTION 14 OF THE STATE CODE, THAT SUSSEX COUNTY PROJECT 06-08, SUSSEX COUNTY EMERGENCY MEDICAL SERVICES REHOBOTH STATION, MEDIC 104/EMS 100, BE AWARDED TO DELMARVA VETERAN BUILDERS, LLC OF SALISBURY, MD AT THE BID AMOUNT OF \$ 1,254,544.00.

ROBERT L. SCHOONOVER

AUGUST 23, 2016



August 17, 2016

SCED1502

Bobby Schoonover
Sussex County Emergency Medical Services
Georgetown, Delaware 19947

**RE: Additional Engineering Services
Medic 104 / EMS 100 (Plantation Road, Rehoboth Beach, DE)**

Dear Mr. Schoonover,

As brought to your attention and discussed, this letter shall serve as Pennoni's formal request for additional monies to be added to the previously agreed to and approved engineering contract for the above project. An additional **\$14,000** is requested to provide necessary engineering design services to complete the tasks below. The scope of work for these tasks are described herein:

Scope of Work

Task 1: Grinder Station / Forcemain (Sanitary Sewer) – Water Service Connection

Based on the existing conditions of the site, sanitary sewer and water services were not readily available directly adjacent to the proposed site for the project as originally expected. This is something we uncovered early in the site planning process while surveying the property. Due to this unexpected circumstance, additional effort was required to design and achieve approval for a duplex grinder package pump station and associated forcemain system. This effort included additional surveying, design, planning, coordination with county staff / agencies, applications, and approvals necessary to ensure the project would have adequate sanitary sewer utility service. Water service was also an additional effort that is included in this task as Pennoni had to plan and design for a directional drill and connection under Plantation Road. The Time and Material for this effort amounted in excess of \$10,000, however in good faith of the project budget, we have limited our billings to **\$10,000** in additional fee to cover our expenses.

Task 2: Additional Specification Revisions (based on County Attorney Review) – Front End

The front end portion of the Technical Specification for the project was required to include an updated EJCDC "General Condition" section to comply with State Wage Rate Funding requisites. Based on this need, additional review was performed by the County's Attorney generating a lengthy list of Supplemental Conditions to ensure conformance with Sussex County's legal obligations. These revisions were out of scope from our original contract and required extra effort to complete. The Time and Material fees associated with this effort amounted to **\$4,000.00**

In respect of the expedited schedule of this project, these services have already been completed. We appreciate your consideration in approving these additions to the contract amount.

Should you have any questions, please do not hesitate to contact me anytime (302) 684-6212 or csavage@pennoni.com.

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in blue ink, appearing to read 'Carlton Savage Jr.', is positioned above the printed name.

Carlton Savage Jr., P.E.
Senior Engineer

cc:

S:\PROJECTS\SCED\SCED1502-EMS-Plantations Road-Sussex County\MANAGEMENT\CONTRACT\SCED1502-Additional Services.docx



SUSSEX COUNTY *EMERGENCY MEDICAL SERVICES*

22215 Dupont Blvd. • P.O. Box 589 • Georgetown, DE 19947 • 302-854-5050 • FAX 302-855-7780

Robert A. Stuart
Director

PROPOSED MOTION

BE IT MOVED BASED ON THE RECOMMENDATION OF THE SUSSEX COUNTY
EMERGENCY MEDICAL SERVICES DEPARTMENT, ACCEPT A CHANGE ORDER TO
PENNONI ASSOCIATES, INC OF MILTON, DE CONTRACT FOR SUSSEX COUNTY
PROJECT 06-08, SUSSEX COUNTY EMERGENCY MEDICAL SERVICES REHOBOTH
STATION, IN THE AMOUNT OF \$ 14,000.00 FOR FORCEMAIN DESIGN SERVICES,
PERMITTING, COORDINATION AND SPECIFICATION PREPARATION.

ROBERT L. SCHOONOVER

AUGUST 23, 2016

Caring People,
Quality Service



Todd F. Lawson
Administrator



ENGINEERING DEPARTMENT

ADMINISTRATION	(302) 855-7718
AIRPORT & INDUSTRIAL PARK	(302) 855-7774
ENVIRONMENTAL SERVICES	(302) 855-7730
PUBLIC WORKS	(302) 855-7703
RECORDS MANAGEMENT	(302) 854-5033
UTILITY ENGINEERING	(302) 855-7717
UTILITY PERMITS	(302) 855-7719
UTILITY PLANNING	(302) 855-1299
FAX	(302) 855-7799



Sussex County

DELAWARE

sussexcountype.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

JOSEPH WRIGHT, P.E.
ASSISTANT COUNTY ENGINEER

WOODS AT WALLS CREEK SUBDIVISION ROAD WORK PROJECT 17-03

Bids for Project #17-03, "Woods At Walls Creek Subdivision - Road Work", were opened on August 12, 2016. There were a total of 3 bids received and a copy of the bid results are attached.

The scope of work for this project consists of completing unfinished roadwork within the subdivision, using funds from a bond to be redeemed for the amount of the low bid.

The lowest responsive bidder is Jerry's, Inc. of Milford, Delaware, with a total bid of \$132,670.60. The engineer's estimate for the project was \$172,835.00.



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

ENGINEERING DEPARTMENT

ADMINISTRATION	(302) 855-7718
AIRPORT & INDUSTRIAL PARK	(302) 855-7774
ENVIRONMENTAL SERVICES	(302) 855-7730
PUBLIC WORKS	(302) 855-7703
RECORDS MANAGEMENT	(302) 854-5033
UTILITY ENGINEERING	(302) 855-7717
UTILITY PERMITS	(302) 855-7719
UTILITY PLANNING	(302) 855-1299
FAX	(302) 855-7799



Sussex County

DELAWARE
sussexcountype.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

JOSEPH WRIGHT, P.E.
ASSISTANT COUNTY ENGINEER

WOODS AT WALLS CREEK SUBDIVISION

ROAD WORK

BID OPENING, 3:00 p.m., FRIDAY, AUGUST 12, 2016

BIDDER	BID AMOUNT
Jerry's, Inc. *	\$132,670.60
Del-Mar-Va Paving	\$142,966.25
George & Lynch	\$158,054.20

***Apparent Low Bidder**

Estimate \$172,835.00



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

WOODS AT WALLS CREEK - ROAD WORK PROJECT NO. 17-03				Engineer's Estimate		Jerry's Paving		Del-Mar-Va Paving		George & Lynch		
Bid Item		Description of Work	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
PART A - BASE BID												
A-1	Mobilization		1	LS	\$6,500.00	\$6,500.00	\$6,100.00	\$6,100.00	\$3,295.00	\$3,295.00	\$7,600.00	\$7,600.00
A-2	Manhole Adjustments		7	EA	\$500.00	\$3,500.00	\$304.00	\$2,128.00	\$285.00	\$1,995.00	\$600.00	\$4,200.00
A-3	Type C Hot Mix (2.0") 160 Gyrations PG 64-22		1,500	TONS	\$90.00	\$135,000.00	\$70.21	\$105,315.00	\$70.00	\$105,000.00	\$72.00	\$108,000.00
A-4	Existing Hot Mix Preparation		1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$6,450.00	\$6,450.00	\$16,597.00	\$16,597.00
A-5	Driveway Tie-ins		38	EA	\$100.00	\$3,800.00	\$120.00	\$4,560.00	\$200.00	\$7,600.00	\$260.00	\$9,880.00
A-6	Soil Stabilization (12" wide)		11,760	LF	\$1.00	\$11,760.00	\$0.51	\$5,997.60	\$0.75	\$8,820.00	\$0.52	\$6,115.20
TOTAL FOR PART A						\$165,560.00		\$129,100.60		\$133,160.00		\$152,392.20
PART B - CONTINGENT BID ITEMS												
B-1	Hot Mix Milling (1/2" - 2.0")		225	SY	\$15.00	\$3,375.00	\$6.00	\$1,350.00	\$11.25	\$2,531.25	\$1.92	\$432.00
B-2	Additional Manhole Adjustments		5	EA	\$500.00	\$2,500.00	\$180.00	\$900.00	\$285.00	\$1,425.00	\$600.00	\$3,000.00
B-3	R.O.W. Landscaping Removal		1	LS	\$300.00	\$300.00	\$300.00	\$300.00	\$2,750.00	\$2,750.00	\$170.00	\$170.00
B-4	Additional Driveway Tie-ins		6	EA	\$100.00	\$600.00	\$120.00	\$720.00	\$200.00	\$1,200.00	\$260.00	\$1,560.00
B-5	Concrete Driveway with Existing Grade Issues		1	EA	\$500.00	\$500.00	\$300.00	\$300.00	\$1,900.00	\$1,900.00	\$500.00	\$500.00
TOTAL FOR PART B						\$7,275.00		\$3,570.00		\$9,806.25		\$5,662.00
TOTAL BASE BID (Part A + Part B)						\$172,835.00		\$132,670.60		\$142,966.25		\$158,054.20

ENGINEERING DEPARTMENT

ADMINISTRATION	(302) 855-7718
AIRPORT & INDUSTRIAL PARK	(302) 855-7774
ENVIRONMENTAL SERVICES	(302) 855-7730
PUBLIC WORKS	(302) 855-7703
RECORDS MANAGEMENT	(302) 854-5033
UTILITY ENGINEERING	(302) 855-7717
UTILITY PERMITS	(302) 855-7719
UTILITY PLANNING	(302) 855-1299
FAX	(302) 855-7799



Sussex County

DELAWARE

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HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

JOSEPH WRIGHT, P.E.
ASSISTANT COUNTY ENGINEER

THE ESTATES OF SEA CHASE SUBDIVISION PROJECT 16-32

The Estates of Sea Chase is an existing 45 single family home lot subdivision located off Old Landing Road and Warrington Road in Rehoboth. Road and drainage work was left incomplete by the developer. The Sussex County Engineering Department and the County attorney, through discussion/negotiation with the surety and their attorney as well as the HOA, agreed upon a value of \$55,000.00 to complete the work, with Council's approval on September 15, 2015.

With community support, it was determined that the best use of funds was to repair and repave all the roads within the development. The shortage of funds to complete the full scope of work are to be provided by the homeowners under the terms and conditions of Chapter 96 which was separately approved by Council on June 7, 2016.

Bids for Project #16-32, "The Estates of Sea Chase Subdivision", were opened on August 16, 2016. There were a total of 2 bids received and a copy of the bid results are attached. The lowest responsive bidder is Jerry's, Inc. of Milford, Delaware, with a total bid of \$86,056.60. The engineer's estimate for the project was \$128,850.00.



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

ENGINEERING DEPARTMENT

ADMINISTRATION	(302) 855-7718
AIRPORT & INDUSTRIAL PARK	(302) 855-7774
ENVIRONMENTAL SERVICES	(302) 855-7730
PUBLIC WORKS	(302) 855-7703
RECORDS MANAGEMENT	(302) 854-5033
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Sussex County

DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

JOSEPH WRIGHT, P.E.
ASSISTANT COUNTY ENGINEER

THE ESTATES OF SEA CHASE SUBDIVISION BID OPENING, 1:00 p.m., TUESDAY, AUGUST 16, 2016

BIDDER	BID AMOUNT
Jerry's, Inc. *	\$86,056.60
George & Lynch	\$132,816.50

***Apparent Low Bidder**

Estimate \$128,850.00



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

THE ESTATES OF SEA CHASE SUBDIVISION PROJECT NO. 16-32				Engineer's Estimate		Jerry's Paving		George & Lynch	
Bid Item	Description of Work	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	WMA, SP, TY C, 160 Gyrations, PG 64-22, Patching	100	SYIN	\$13.00	\$1,300.00	\$4.74	\$474.00	\$11.60	\$1,160.00
2	WMA, SP, TY C, 160 Gyrations, PG 64-22	820	TONS	\$95.00	\$77,900.00	\$78.93	\$64,722.60	\$78.00	\$63,960.00
3	Hot Mix Patching	100	SYIN	\$7.00	\$700.00	\$4.00	\$400.00	\$5.70	\$570.00
4	Joint/Crack Cleaning & Sealing	200	LF	\$7.00	\$1,400.00	\$1.50	\$300.00	\$8.00	\$1,600.00
5	Topsoil	400	SY	\$6.00	\$2,400.00	\$3.75	\$1,500.00	\$9.40	\$3,760.00
6	Seeding	400	SY	\$1.00	\$400.00	\$2.10	\$840.00	\$1.05	\$420.00
7	Mulching	400	SY	\$1.00	\$400.00	\$2.05	\$820.00	\$1.05	\$420.00
8	Painting of White, Symbol/Legen	1	LS	\$300.00	\$300.00	\$450.00	\$450.00	\$395.00	\$395.00
9	Adjust Water Valve Box	9	EA	\$200.00	\$1,800.00	\$40.00	\$360.00	\$280.00	\$2,520.00
10	Adjust Sanitary Sewer Manhole Frame & Cover	15	EA	\$500.00	\$7,500.00	\$180.00	\$2,700.00	\$820.00	\$12,300.00
11	Adjust Sanitary Sewer Cleanout Frame & Cover	37	EA	\$300.00	\$11,100.00	\$85.00	\$3,145.00	\$425.00	\$15,725.00
12	Driveway Tie-In Preparation	45	EA	\$100.00	\$4,500.00	\$67.00	\$3,015.00	\$140.00	\$6,300.00
13	Pavement Milling	380	SY	\$20.00	\$7,600.00	\$5.50	\$2,090.00	\$7.56	\$2,872.80
14	Butt Joints, Hot-Mix	30	SY	\$25.00	\$750.00	\$13.00	\$390.00	\$23.54	\$706.20
15	Saw Cutting, Hot-Mix	75	LF	\$4.00	\$300.00	\$6.00	\$450.00	\$3.30	\$247.50
16	Maintenance of Traffic	1	LS	\$5,000.00	\$5,000.00	\$900.00	\$900.00	\$14,610.00	\$14,610.00
17	Mobilization	1	LS	\$5,500.00	\$5,500.00	\$3,500.00	\$3,500.00	\$5,250.00	\$5,250.00
TOTAL BID					\$128,850.00		\$86,056.60		\$132,816.50



SUSSEX COUNTY GOVERNMENT

GRANT APPLICATION

SECTION 1 APPLICANT INFORMATION

ORGANIZATION NAME:	Rehoboth Concert Band		
PROJECT NAME:	Our Fifth Season		
FEDERAL TAX ID:	46-1034039	NON-PROFIT:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADDRESS:	3 Stafford Road		
	Rehoboth Beach, DE 19971		
	(CITY)	(STATE)	(ZIP)
PHONE:	7035989867	EMAIL:	rehobothconcertband@gmail.com
CONTACT PERSON:	Kay Creech		
TITLE:	Executive Director		
ADDRESS:	3 Stafford Road		
	Rehoboth Beach, DE 19971		
	(CITY)	(STATE)	(ZIP)
PHONE:	7035989867	EMAIL:	kfcreech@yahoo.com

TOTAL FUNDING REQUEST: \$ 2,000.00

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

☐ YES ☒ NO

If YES, how much was received in the last 12 months? \$ 0.00

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

☒ YES ☐ NO

If YES, approximately what percentage of the project's funding does the Council grant represent? 20%

SECTION 2: PROGRAM DESCRIPTION

PROGRAM CATEGORY (choose all that apply)

- | | | |
|--|--|---|
| <input type="checkbox"/> Fair Housing | <input type="checkbox"/> Health and Human Services | <input checked="" type="checkbox"/> Cultural |
| <input type="checkbox"/> Infrastructure ¹ | <input type="checkbox"/> Other _____ | <input checked="" type="checkbox"/> Educational |

BENEFICIARY CATEGORY

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Disability & Special Needs | <input type="checkbox"/> Victims of Domestic Violence | <input type="checkbox"/> Homeless |
| <input checked="" type="checkbox"/> Elderly Persons | <input type="checkbox"/> Low to Moderate Income ² | <input checked="" type="checkbox"/> Youth |
| | <input checked="" type="checkbox"/> Other <u>all county residents and guests</u> | |

BENEFICIARY NUMBER

Approximately the total number of Sussex County Beneficiaries served annually by this program:
1500-2000

SECTION 3: PROGRAM SCOPE

Briefly describe the program for which funds are being requested. The narrative should include the need or problem to be addressed in relation to the population to be served or the area to benefit.

Our program scope encompasses our fifth season from September, 2016 through June, 2017 and includes four to six concerts in various stages of planning. We need music scores and some operating expenses funding.

1. First concert has been scheduled for November. Cape Henlopen Senior Center has requested us to perform a benefit concert for its members and community to celebrate their 50th Anniversary and to support their new building fund. (Population to be served are Center members, community officials, and residents, including children and youth)

2. Second concert is in planning stage to provide entertainment to an assisted living community. Brandywine Senior Living in Selbyville is our target venue for performing a Christmas concert in late December. (Population served would be residents of Brandywine and their guests.)

3. Third and Fourth concerts are by oral invitation; written contracts will not be presented and signed until next spring. Also in June, we plan on being invited back again to perform a concert at Rehoboth Beach Bandstand for their Summer Concert Series. This would be the fifth time we have participated in the Summer Concert Series. (Population served would be community and visitors of all ages and race.)

As our fifth season gets underway, there may be another one or two concerts to be added to our program schedule.

The mission statement of Rehoboth Concert Band is to provide instrumentalists the opportunity to make beautiful music, while enriching community life. Our concerts offer diverse genres of music from classical to jazz, providing an entertaining and educational experience for all listeners.

SECTION 4: BUDGET

REVENUE	
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	
TOTAL REVENUES	\$ 765.00
EXPENDITURES	
Please enter the total projected budget for the project (not entire organization expense if not applicable to request). Example of expenditure items: PERSONNEL-one lump sum that would include benefits, OPERATING COSTS-supplies, equipment, rent/lease, insurance, printing, telephone, CONSTRUCTION/ACQUISITION-acquisition, development, rehab hard cost, physical inspections, architectural engineering, permits and fees, insurance, appraisal. (Put amounts in as a negative)	
	music scores (4300)
	insur, license, dues, (2500)
	personnel (2700)
TOTAL EXPENDITURES	\$ 9,500.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	\$ 10,265.00

SECTION 5: STATEMENT OF ASSURANCES

If this grant application is awarded funding, the Rehoboth Concert Band agrees that:
(Name of Organization)

- 1) All expenditures must have adequate documentation.
- 2) All accounting records and supporting documentation shall be available for inspection by Sussex County Government by request.
- 3) No person, on the basis of race, color, or national origin, should be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the program or activity funded in whole or in part by these Human Service Grant funds.
- 4) All statements made in this funding request are accurate.
- 5) All funding will benefit only Sussex County residents.
- 6) All documents submitted by the applicant are defined as public documents and available for review under the Freedom of Information Act of the State of Delaware.

Kay Creech

Applicant/Authorized Official

August 5, 2016

DATE



SUSSEX COUNTY GOVERNMENT

GRANT APPLICATION

SECTION 1 APPLICANT INFORMATION

ORGANIZATION NAME:	March of Dimes		
PROJECT NAME:	The Farmer and The Chef		
FEDERAL TAX ID:	13-1846366	NON-PROFIT:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADDRESS:	5620 Kirkwood Highway		
	Wilmington	DE	19808
	(CITY)	(STATE)	(ZIP)
PHONE:	302-225-1020	EMAIL:	lklatzkin@marchofdimes.org
CONTACT PERSON:	Laura Klatzkin		
TITLE:	Executive Director of Market Development		
ADDRESS:	5620 Kirkwood Highway		
	Wilmington	DE	19808
	(CITY)	(STATE)	(ZIP)
PHONE:	302-256-5193	EMAIL:	lklatzkin@marchofdimes.org

TOTAL FUNDING REQUEST: \$ 500.00

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

☐ YES ☒ NO

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

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

☒ YES ☐ NO

If YES, approximately what percentage of the project's funding does the Council grant represent? approx 10%

SECTION 2: PROGRAM DESCRIPTION

PROGRAM CATEGORY (choose all that apply)

- | | | |
|--|---|--------------------------------------|
| <input type="checkbox"/> Fair Housing | <input checked="" type="checkbox"/> Health and Human Services | <input type="checkbox"/> Cultural |
| <input type="checkbox"/> Infrastructure ¹ | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Educational |

BENEFICIARY CATEGORY

- | | | |
|---|---|-----------------------------------|
| <input type="checkbox"/> Disability & Special Needs | <input type="checkbox"/> Victims of Domestic Violence | <input type="checkbox"/> Homeless |
| <input type="checkbox"/> Elderly Persons | <input type="checkbox"/> Low to Moderate Income ² | <input type="checkbox"/> Youth |
| | <input checked="" type="checkbox"/> Other <u>mothers and babies</u> | |

BENEFICIARY NUMBER

Approximately the total number of Sussex County Beneficiaries served annually by this program:

SECTION 3: PROGRAM SCOPE

Briefly describe the program for which funds are being requested. The narrative should include the need or problem to be addressed in relation to the population to be served or the area to benefit.

The mission of the March of Dimes is to improve the health of babies by preventing birth defects, premature birth, and infant mortality. We carry out this mission through research, community services, education and advocacy to save babies' lives. March of Dimes researchers, volunteers, educators, outreach workers and advocates work together to give all babies a fighting chance against the threats to their health: prematurity, birth defects, low birthweight.

The premise of the event is simple, pair local farmers with local chefs. While the event is a fundraiser for the March of Dimes, we are also helping to create sustainable relationships between local farmers and chefs, while reinforcing the movement of eating healthy which is something the March of Dimes believes in and promotes to women who are considering pregnancy.

SECTION 4: BUDGET

REVENUE	
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	
TOTAL REVENUES	\$ 6,000.00
EXPENDITURES	
Please enter the total projected budget for the project (not entire organization expense if not applicable to request). Example of expenditure items: PERSONNEL-one lump sum that would include benefits, OPERATING COSTS-supplies, equipment, rent/lease, insurance, printing, telephone, CONSTRUCTION/ACQUISITION-acquisition, development, rehab hard cost, physical inspections, architectural engineering, permits and fees, insurance, appraisal. (Put amounts in as a negative)	
Baywood Greens room rental	-600
Tents rentals	-3,117
Band	-300
licenses	-55
additional expenses to be determined	
TOTAL EXPENDITURES	-\$ 958.12
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	\$ 5,041.88

SECTION 5: STATEMENT OF ASSURANCES

If this grant application is awarded funding, the March of Dimes agrees that:
(Name of Organization)

- 1) All expenditures must have adequate documentation.
- 2) All accounting records and supporting documentation shall be available for inspection by Sussex County Government by request.
- 3) No person, on the basis of race, color, or national origin, should be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the program or activity funded in whole or in part by these Human Service Grant funds.
- 4) All statements made in this funding request are accurate.
- 5) All funding will benefit only Sussex County residents.
- 6) All documents submitted by the applicant are defined as public documents and available for review under the Freedom of Information Act of the State of Delaware.

Laura Klatzkin

Applicant/Authorized Official

8/2/2016

DATE



SUSSEX COUNTY GOVERNMENT

GRANT APPLICATION

SECTION 1 APPLICANT INFORMATION

ORGANIZATION NAME:	Autism Delaware		
PROJECT NAME:	Blue Jean Ball		
FEDERAL TAX ID:	20-2110190	NON-PROFIT:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADDRESS:	924 Old Harmony Road		
	Suite 201		
	Newark	DE	199713
	(CITY)	(STATE)	(ZIP)
PHONE:	302-644-3410	EMAIL:	Frank.Shade@delautism.org
CONTACT PERSON:	Frank Shade		
TITLE:	Southern Delaware Development Coordinator		
ADDRESS:	17517 Nassau Common Blvd Unit 1		
	Lewes	DE	19958
	(CITY)	(STATE)	(ZIP)
PHONE:	302-644-3410	EMAIL:	Frank.Shade@delautism.org

TOTAL FUNDING REQUEST: \$ 1,000.00

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

☒ YES ☐ NO

If YES, how much was received in the last 12 months? \$ 1,000.00

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

☒ YES ☐ NO

If YES, approximately what percentage of the project's funding does the Council grant represent? 2%

SECTION 2: PROGRAM DESCRIPTION

PROGRAM CATEGORY (choose all that apply)

- | | | |
|--|---|--------------------------------------|
| <input type="checkbox"/> Fair Housing | <input checked="" type="checkbox"/> Health and Human Services | <input type="checkbox"/> Cultural |
| <input type="checkbox"/> Infrastructure ¹ | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Educational |

BENEFICIARY CATEGORY

- | | | |
|--|--|-----------------------------------|
| <input checked="" type="checkbox"/> Disability & Special Needs | <input type="checkbox"/> Victims of Domestic Violence | <input type="checkbox"/> Homeless |
| <input type="checkbox"/> Elderly Persons | <input type="checkbox"/> Low to Moderate Income ² | <input type="checkbox"/> Youth |
| | <input type="checkbox"/> Other _____ | |

BENEFICIARY NUMBER

Approximately the total number of Sussex County Beneficiaries served annually by this program:

30

SECTION 3: PROGRAM SCOPE

Briefly describe the program for which funds are being requested. The narrative should include the need or problem to be addressed in relation to the population to be served or the area to benefit.

Autism Delaware – an organization dedicated to advocacy and service for those affected by autism here in the First State.

This organization was created to offer guidance for those newly diagnosed in Delaware, access to parent mentors, information about our nationally recognized adult vocational services, and a great deal more.

Autism is a rapidly rising concern throughout the country – and in fact around the world. In 2014 the Centers for Disease Control and Prevention updated their prevalence statistics to indicate that 1 in every 68 children has been identified with an autism spectrum disorder.

In Delaware, we are not immune to this trend. In 1991 Delaware's public schools had 152 children with an educational classification of autism. In 2015 that number was 1,660. That's a 992% increase over 24 years.

This tidal wave of autism, coupled with the unique and often complex needs of those affected, means that we have a great deal of work ahead of us at Autism Delaware. We hope that you will join us in that work, and in our mission to create better lives for all those affected by autism throughout Delaware.

We are hoping you will once again consider purchasing a sponsorship to the Blue Jean Ball.

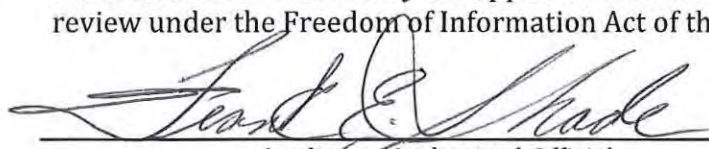
SECTION 4: BUDGET

REVENUE	
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	
TOTAL REVENUES	
EXPENDITURES	
Please enter the total projected budget for the project (not entire organization expense if not applicable to request). Example of expenditure items: PERSONNEL-one lump sum that would include benefits, OPERATING COSTS-supplies, equipment, rent/lease, insurance, printing, telephone, CONSTRUCTION/ACQUISITION-acquisition, development, rehab hard cost, physical inspections, architectural engineering, permits and fees, insurance, appraisal. (Put amounts in as a negative)	
TOTAL EXPENDITURES	\$ 0.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	\$ 0.00

SECTION 5: STATEMENT OF ASSURANCES

If this grant application is awarded funding, the Autism Delaware agrees that:
(Name of Organization)

- 1) All expenditures must have adequate documentation.
- 2) All accounting records and supporting documentation shall be available for inspection by Sussex County Government by request.
- 3) No person, on the basis of race, color, or national origin, should be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the program or activity funded in whole or in part by these Human Service Grant funds.
- 4) All statements made in this funding request are accurate.
- 5) All funding will benefit only Sussex County residents.
- 6) All documents submitted by the applicant are defined as public documents and available for review under the Freedom of Information Act of the State of Delaware.


 Applicant/Authorized Official

8/14/19
 DATE



SUSSEX COUNTY GOVERNMENT

GRANT APPLICATION

SECTION 1 APPLICANT INFORMATION

ORGANIZATION NAME: MARINE CORPS LEAGUE, DE DEVIL DOGS DETACHMENT

PROJECT NAME: 241st MARINE CORP BIRTHDAY BALL

FEDERAL TAX ID: 46-4606352 NON-PROFIT: ☒ YES ☐ NO

ADDRESS: PO Box 1476

SEAFORD DE 19973
(CITY) (STATE) (ZIP)

PHONE: 542-1082 EMAIL: CHAS2508@gmail.com

CONTACT PERSON: CHARLES (CHUCK) LANDON

TITLE: PAST COMMANDANT

ADDRESS: 7 PECAN CT.

LENES DE 19958
(CITY) (STATE) (ZIP)

PHONE: SAME AS ABOVE EMAIL: SAME AS ABOVE

TOTAL FUNDING REQUEST: \$ 500.00

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

☒ YES ☐ NO

If YES, how much was received in the last 12 months? \$ 500.00

DETAILED
ANNUAL
GOLF
TOURNAMENT

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

☒ YES ☐ NO

If YES, approximately what percentage of the project's funding does the Council grant represent? 150%

SECTION 2: PROGRAM DESCRIPTION

PROGRAM CATEGORY (choose all that apply)

- | | | |
|--|---|---|
| <input type="checkbox"/> Fair Housing | <input type="checkbox"/> Health and Human Services | <input type="checkbox"/> Cultural |
| <input type="checkbox"/> Infrastructure ¹ | <input checked="" type="checkbox"/> Other <u>SEE ATTACHED ORGANIZATIONS</u> | <input checked="" type="checkbox"/> Educational |

BENEFICIARY CATEGORY

- | | | |
|---|--|---|
| <input type="checkbox"/> Disability & Special Needs | <input type="checkbox"/> Victims of Domestic Violence | <input type="checkbox"/> Homeless |
| <input type="checkbox"/> Elderly Persons | <input type="checkbox"/> Low to Moderate Income ² | <input checked="" type="checkbox"/> Youth |
| | <input type="checkbox"/> Other <u>VETERANS</u> | |

① SEAFORD YOUNG MARINES UNIT
② BOY SCOUTS OF AMERICA

BENEFICIARY NUMBER

Approximately the total number of Sussex County Beneficiaries served annually by this program:

10

SECTION 3: PROGRAM SCOPE

Briefly describe the program for which funds are being requested. The narrative should include the need or problem to be addressed in relation to the population to be served or the area to benefit.

THE ANNUAL MARINE CORPS BIRTHDAY BALL IS A CELEBRATION OF THE BIRTH OF THE UNITED STATES MARINE CORPS CREATED ON NOVEMBER 10, 1775. THIS YEAR WILL BE THE MARINE CORPS 241ST BIRTHDAY. THE MARINE CORPS LEAGUE IS THE ONLY CONGRESSIONALLY CHARTERED U.S. MARINE CORPS VETERANS ORGANIZATION IN THE UNITED STATES. ITS CONGRESSIONAL CHARTER WAS APPROVED BY THE 75TH U.S. CONGRESS AND SIGNED BY PRESIDENT FRANKLIN D. ROOSEVELT ON AUGUST 4, 1937. THE MCL SUPPORTS VARIOUS VETERAN AND COMMUNITY PROGRAMS TO PROMOTE AND HONOR THE SPIRIT AND TRADITIONS OF MARINES.

SECTION 4: BUDGET

REVENUE	
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	\$ 5-6000.00
TOTAL REVENUES	\$ 5,000.00 ^{SOLD TICKETS}
EXPENDITURES	
Please enter the total projected budget for the project (not entire organization expense if not applicable to request). Example of expenditure items: PERSONNEL-one lump sum that would include benefits, OPERATING COSTS-supplies, equipment, rent/lease, insurance, printing, telephone, CONSTRUCTION/ACQUISITION-acquisition, development, rehab hard cost, physical inspections, architectural engineering, permits and fees, insurance, appraisal. (Put amounts in as a negative)	TOTAL \$ 11,000.00
① ADVERTIZING (ALL VETS & THEIR FAMILY MEMBERS ARE WELCOME)	\$ 2,000.00
② BALL ROOM RENTAL & DINNER	8,000.00
③ MUSIC & GUEST SPEAKERS	1,000.00
④ DECORATIONS & CLEAN-UP	500.00
	\$ 11,500.00
TOTAL EXPENDITURES	\$ 0.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	\$ 500.00 \$ 0.00

SECTION 5: STATEMENT OF ASSURANCES

If this grant application is awarded funding, the MCL DEVIL DOGS DETACHMENT # 780 agrees that:
(Name of Organization)

- 1) All expenditures must have adequate documentation.
- 2) All accounting records and supporting documentation shall be available for inspection by Sussex County Government by request.
- 3) No person, on the basis of race, color, or national origin, should be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the program or activity funded in whole or in part by these Human Service Grant funds.
- 4) All statements made in this funding request are accurate.
- 5) All funding will benefit only Sussex County residents.
- 6) All documents submitted by the applicant are defined as public documents and available for review under the Freedom of Information Act of the State of Delaware.

DE DEVIL DOGS DETACHMENT, # 780

By CHARLES H. LANDON

Applicant/Authorized Official

CH Landon
Past Commandant

8/10/16

DATE

PUBLIC HEARING
August 23, 2016

This is to certify that the Sussex County Planning and Zoning Commission conducted a public hearing on the below listed application for a Change of Zone. At the conclusion of the public hearing, the Commission moved and passed that the application be forwarded to the Sussex County Council with the recommendations as stated.

Respectfully submitted:

COUNTY PLANNING AND ZONING
COMMISSION OF SUSSEX COUNTY

Lawrence B. Lank
Director of Planning and Zoning

The attached comments relating to the public hearing are findings of the Planning and Zoning Commission based upon a summary of comments read into the record, and comments stated by interested parties during the public hearing.

PUBLIC HEARINGS

On July 14, 2016 the Commission held a public hearing on the following application:

C/Z #1802 – J.G. Townsend Jr. & Co.

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-1 (Neighborhood Business District) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 11.66 acres, more or less. The property is located at the southeasterly corner of Gills Neck Road (Road 267) and Kings Highway (Road 268). (911 Address: None Available) Tax Map I.D. 335-12.00-Part of Parcel 3.00.

Mr. Lank reminded the Commission that they had previously received the applicant's Exhibit Booklet, copies of letters and emails received, and the staff analysis of the application in their packet; and that copies of letters and emails received in support of and in opposition to the application since the packet had been sent out are copied at their seats. The total number of letters/emails included eight in support, 18 in opposition, of which 6 included 119 signatures in agreement, and one in support of a City of Lewes Alternative (a Conditional Use application).

Mr. Lank advised the Commission that the staff has received comments from the Sussex Conservation District and County Engineering Department Utility Planning Division, and that DelDOT comments are a part of the applicant's Exhibit Booklet.

The Commission found that Nick Hammonds was present on behalf of J.G. Townsend, Jr. & Co. with Gene Bayard, Esquire of Morris James Wilson Halbrook and Bayard, LLP, and Ring Lardner, Professional Engineer of Davis, Bowen and Friedel, Inc.; that during the process of their presentation they used a Power Point demonstration on the monitors; that they stated in their presentations and in response to questions raised by the Commission that over 30 years ago the applicants started a master plan for their properties along Gills Neck Road; that they have been developing portions of the property with subdivisions, starting with larger lots down to smaller lots as the developments progressed toward Kings Highway; that the corner of Kings Highway and Gills Neck Road has always been in their anticipated plan to become a business/commercial site to serve the communities in the area; that the first project along Gills Neck Road was Wolfe Runne, and then they continued with Wolfe Pointe, Cadbury, Breakwater, Hawkseye, Senators, Governors, and Showfield development projects; that the Senators project just recently sold out; that the Governors and Showfield projects are under construction; that the combination of the projects contain approximately 1,500 dwelling units that are within walking distance to this site; that the Junction/Breakwater Trail includes easements and construction that has been dedicated by the applicants; that the applicants have cost shared road improvements on 4.6 acres, and made intersection improvements and right-of-way dedications along Gills Neck Road and Kings Highway; that they referenced in their presentation that there have been several zoning changes along Kings Highway near the site and referenced the Crooked Hammock Restaurant, Morton Electric, Gallo properties, Palmer properties, the Lingo office site in the City of Lewes near the Cape Henlopen High School, and other rezoning in the County and the City of Lewes; that in 2007 they had proposed a 500,000 square foot retail center on 60 acres and withdrew the application; that in 2009 they had proposed a 387,000 square foot retail center on 47 acres and the rezoning was denied; that in 2015 they had proposed a 215,000 square foot retail center on 36.47 acres and withdrew it before it was introduced; and now they are applying for rezoning to B-1 Neighborhood Business for a 75,000 square foot retail center on 11.66 acres; that they are intending to create a neighborhood shopping center with a grocery containing 20,000 to 30,000 square feet, and hopefully a bank, pharmacy, and other stores and shops to provide needs and services; that they are not intending a gas filling station or dry cleaner; that the architectural will be similar to down town Lewes; that by comparison the center will be similar in size to the shopping center in front of the Village at Five Points; that B-1 Neighborhood Business zoning limits the size of the project by regulation; that they have provided a sketch plan of the center and acknowledge that it is only a conceptual plan; that they had submitted an application to the State for a Preliminary Land Use Service (PLUS) review prior to their application in 2015 and were not required to resubmit this application since the site and size of the project has been reduced in size; that their responses to the PLUS comments for the 2015 concept responses are printed in red, and their revised 2016 concept responses are printed in blue; that the findings of the Board of Public Works for the City of Lewes in their letters of June 21, 2013 (Tab 4a in the Exhibit Booklet) and November 19, 2015 (Tab 4b in the Exhibit Booklet) do not agree with the findings in the June 22, 2016 Water Resources and Environmental Impact Assessment for the project as prepared by Atlantic Hydrologic, Inc. (Tab 5 in the Exhibit Booklet); that Tab 5 provides references with an introduction, site topography and hydrology, geology and groundwater characteristics, a description of the Lewes supply wells, the County Ordinance for Source Water Protection, land use in the wellhead area, regulated properties in the wellhead area, PLUS issues for the site, a discussion of stormwater management, and conclusions and recommendations; that they referenced DelDOT definitions of a Traffic Impact

Study (TIS) and a Traffic Operational Analysis (TOA); that they made reference to a 2006 TIS DelDOT correspondence, a 2009 TIS DelDOT correspondence, and a 2016 TOA DelDOT correspondence, and added that DelDOT will make the final decision on what traffic and road improvements will be required; that there are no negative impacts on wetlands; that there are no historical or cultural site within the area of the application; that this application is a part of a progression of development activities of the Gills Neck Road area; that they suggested that the Commission review the Hydrological Reports from the Board of Public Works for the City of Lewes and compare them to the Hydrological Reports prepared for this application and it will be found that they disagree; that the Cape Henlopen High School site contains 18 acres of impervious surfaces (buildings, parking areas, game courts, etc.) that is closer to the Lewes well head site than this application site; that when the original village center application was filed the Board of Public Works did not ask for a hydrological study; that the applicants intend to comply with all County regulations in Ordinance 89, the Source Water Protection Ordinance; that the developers have downsized the project from 500,000 square feet to 75,000 square feet along with reductions in the number of residential units in the area which means that the required DelDOT improvements exceed the necessary improvements; that the developers have agreed to participate in those required improvements required by DelDOT; that changes of use on existing B-1 Neighborhood Business and C-1 General Commercial site only requires a site plan approval, not a public hearing; that the site is in an Investment Level One according to the Strategies for State Policies and Spending; and that they agree with the staff analysis of Ms. Cornwell, Planning and Zoning Manager, which references that the rezoning is consistent with the land use in the Comprehensive Plan, the surrounding area and uses.

The Commission found that Ted Becker, Mayor of the City of Lewes, Paul Silberstorn, Traffic Consultant, and Darrin Gordon, General Manager of the Board of Public Works for the City of Lewes, were present and submitted: a Resolution of the Mayor and Council of the City of Lewes; a copy of the draft for the City of Lewes Area Traffic Study as prepared by Environmental Resources Management; a letter from the Board of Public Works for the City of Lewes; a copy of a November 19, 2015 letter from Advanced Land and Water, Inc. to the Board of Public Works for the City of Lewes; and a spiral bound report, dated July 16, 2016, from Advanced Land and Water, Inc., and provided a short Power Point presentation while they spoke referencing arterial roads, existing traffic conditions, future land use, future traffic conditions and impacts, traffic mitigation, and traffic management tools; that the City is concerned about increased densities and traffic impacts caused by development of this parcel and vacant farmland that is for sale on the southeast corner of the intersection of Kings Highway and Gills Neck Road, traffic on New Road, Pilot Town Road, and Savannah Road; that the Lewes Byway Master Plan should be complied with; that excessive development will impact said Plan; that the site is a Primary Recharge Area; that water is essential; that the Public Works must provide safe drinking water into the future; that the DNREC mapped well head protection area includes the entire site; that hydrological reports have been prepared for both the applicants and the City; that best management practices must be utilized and monitored to protect the area; that the City would prefer to consider an application for a Conditional Use so that conditions can be imposed on the project; that monitoring is a necessity; that they would support the relocation of the site back away from Kings Highway so that a green zone could be created next to the well head site; that they are not anti-development if the project is done right; and that the City opposes the rezoning, but would support a Conditional Use application.

The Commission found that John Sergovic, Esquire of Sergovic Carmean Weidman McCartney & Owens, P.A. was present on behalf of the Lewes Partnership for Managing Growth, LLC, with John Mateyko of Lewes, and Michael Lenhart, Professional Engineering Consultant, and that they stated in their comments that the purpose of the Partnership is to promote orderly growth; that this project was never disclosed in the marketing of the residential developments along Gills Neck Road; that the location will impact pedestrians and cyclist; that the project should be moved back adjacent to the Governors project leaving space between the site and Kings Highway and the well head site across Kings Highway; that traffic lighting proposed at Clay Road may impact the area; questioning the intent of the residual lands adjacent to the site; that there is nothing in the record that restricts a gas station, boat storage, etc., therefore, this application should be rejected and a Conditional Use applied for; that the developers should support the Conditional Use process; that they disagree with Ms. Cornwell's analysis; that arterial roads mapped do not include Kings Highway; that if a Conditional Use were to be applied for the retail space should be limited to 20,000 square feet and as far away from the well heads as possible; that this concept would match the Governors project, a Conditional Use for multi-family; that this smaller sized retail would serve the immediate area of Gills Neck Road; that if the project is moved back it will be further away from the well heads, away from ambulance and emergency traffic, and away from the Cape Henlopen High School, but closer to the homes along Gills Neck Road; that the use would be more walkable, safer, and convenient for the residents of the area; that homeowners have purchased homes based upon existing zoning and conditions in the area; that any rezoning or new growth, to be orderly, must preserve their access, personal safety and home values; that this is especially important for the residents of Cadbury, who may not have an option to relocate; that they are concerned about the impact on the well heads; that a shopping center parking lot directly on top of the well head protection area would increase the risk to drinking water contamination, a public health risk that should not result from a discretionary rezoning; that those of us that live in Lewes experience bumper to bumper traffic on more and more roads; that the Byway and Consultant studies demonstrate that the carrying capacity of roads inside Lewes has been reached; that hazard preparedness, and risk reduction, is a critical consideration for this site, since this site is subject to future flood risks from both Canary Creek and Black Hook Creek and since Kings Highway is designated the primary evacuation/recovery route for the Lewes area; that for flooding mitigation it is not prudent to pave over the area immediately adjacent to the roadway preventing natural infiltration; that the area should remain open to permit contaminated floodwater to infiltrate and reduce the quantity of paved surface contaminations which floodwaters can wash directly on top of the well heads; that the application relies on old Traffic Impact Studies; that some major failures already exist; that there is no evidence that this project will not impact traffic; that the purpose of a B-1 Neighborhood Business has not been met; that the site is automobile oriented; that relocating the site further back from Kings Highway may be appropriate; and that they concur with the City of Lewes Traffic Engineer on his comments. Mr. Mateyko submitted written comments.

The Commission found that Todd Sammons, Subdivision Engineer for DelDOT, was present and stated that his Department reviews subdivision and entrance plans; that DelDOT has studied and monitored this area; that the Traffic Impact Study results are adequate; that the developer is reviewing the area and performing a Traffic Operational Analysis; that a Corridor Management

Plan is being considered; and that the 2008 Agreement between DelDOT and LT Associates is being maintained, even though the project has been reduced in size by approximately 85 percent.

The Commission found that Mr. Bayard responded to some of the concerns expressed by the City of Lewes by stating that the City has not offered to purchase the land to protect the well heads; and that when the high school was rebuilt it was grandfathered since it was a replacement buildings and did not have to abide by the well head protection regulations.

The Commission found that Mark Eisner, Geologist for the Board of Public Works for the City of Lewes, stated that relocating the well heads would be costly and could impact the depth, the aquifer, pipe lines, soils, treatment, maintenance of the existing facilities, and that saltwater intrusion is a concern.

The Commission found that Mr. Gordon added that impervious surfaces impact well heads.

Mr. Robertson advised the Commission that Chapter 89, the County Source Water Protection Ordinance, provides for a safe zone of 100 feet from well heads.

The Commission found that Mr. Gordon responded that the State DNREC has stated that the Chapter 89 is weak in its requirements.

The Commission found that Mr. Lardner stated that the applicants are prepared to conform to Best Management Practices and the Source Water Regulations.

Mr. Robertson reminded the Commission that the Sussex Conservation District will oversee Stormwater Management and Erosion and Sediment Control requirements.

The Commission found that Ernie Lopez was present on behalf of approximately 30 individuals in support of this application and stated that this site is an appropriate location for a B-1 Neighborhood Business use; that the application came about through the applicants contacts with area residents; that the purpose of the B-1 Neighborhood Business zoning will be complied with; and that the application is actually a compromise reducing the size of the project and applying for a more restrictive business/commercial zoning category, B-1 Neighborhood Business.

The Commission found that Bobby Horsey, a site work contractor from Laurel, spoke in support and stated that he has known the applicants for years; that his family business has been involved in almost all of the applicants projects in the area; and that it is his opinion that the applicants have gone above and beyond on all of their projects, exceeding that which should be required.

The Commission found that Dennis Crawford was present and spoke in opposition to the application stating that he represents a consortium of eight (8) neighborhoods with contain approximately 1,400 homes in the area; that there has been no disclosure of a master plan that includes any commercial or retail development; that the residents that he represents do not want or need shopping or other commercial business in this area; that they have no issues traveling to Lewes or Route One to satisfy their shopping needs; that the site is currently zoned AR-1 Agricultural Residential and that the County is quite specific as to the purpose of such a zoning

category, referencing a full range of agricultural activities and to protect agricultural lands, as one of the County's most valuable natural resources, the intention to protect the watersheds, water resources, forest areas, and scenic values, and to seek to prevent untimely scattering of more dense urban uses; that their concerns in rezoning to B-1 Neighborhood Business are increases in traffic, their welfare and safety – the ability of fire, police and ambulance vehicles getting to them in an emergency, water quality and quantity – three of the neighborhoods receive their water from the Board of Public Works for the City of Lewes; crime and drug activity; and that his research has indicated that a 75,000 square foot retail center needs 6,000 residents in the area to support it. Mr. Crawford submitted his written comments.

Abby Feierstein, Lee Howard, Fran Mahon, Jane Lord, Fran Storey, Dan Durham, Tim Campbell, Peter Strub, Ric Moore, Joseph Kelly, Bill Barnardi, and Mrs. Mateyko also spoke in opposition to the application and expressed concerns that the Henlopen Gardens project is impacted by drivers short cutting through the community from Savannah Road to Kings Highway; that shopping is adequate in the area; that residents are concerns about interconnection of roadways causing drivers to travel through the other residential projects in the area; that creating a business zone across from the Cape Henlopen High School and across from a continuing care community is clearly at odds with the County's responsibility to promote the health, safety, and well-being of citizens in the area; that the ever increasing traffic at this intersection poses a threat to the safety of our youngest and oldest drivers and pedestrians, but immediate, unimpeded access for emergency vehicles is essential for both the high school and the continuing care community; that Gills Neck Road is very narrow with no shoulders making it difficult for emergency vehicles to respond; that the continuing care community relies heavily on emergency responders; that shopping centers are a magnet for criminal activities (carjacking, breaking into vehicles, and shoplifting, to name a few); that the Delaware State Police will have delayed response times due to traffic; that security studies should be completed and security procedures established; that saltwater intrusion is a concern; that a new traffic study is needed; that the City of Lewes had a traffic study prepared in 2015 for the area; that there is a fear that a precedent will be established for more business/commercial applications in this area if this application is approved; that there are multiple intersection issues in this area; that pedestrian and cyclist safety is a concern; that the County should promote sustainability by managing growth; that the purpose of zoning is to regulate and control growth; that this use is not appropriate; that agricultural preservation is needed; that open space preservation is needed; that sea level rise is a concern; that the impervious surfaces created with a project of this size will impact the well heads, stormwater management and water quality; that locating this retail center within the Lewes protected well field represents a grave risk of contamination of the well field by organics, including carcinogenic and probable carcinogenic substances; that pollutants from vehicles are a special threat with releases into the air and onto the ground; that DNREC has stated that the well field is highly susceptible to petroleum hydrocarbon intrusion; that there is no fool proof system for capturing pollutants; that no stormwater management system can eliminate flooding from extreme storms and hurricanes; that releases of contaminants would not in all events end up in stormwater treatment systems; that Lewes' drinking water would be afforded more protection if the parcel remains in agriculture; that the area has been farmed for more than 50 years and there is no inherent right to convert its use at public expense; questioning why should the public interest be compromised because developers wish to place a shopping center within a City wellhead protection area next to a school; and that the memorandum of understanding between

DelDOT and the County specifically calls for a traffic impact study with respect to this application. Ms. Lord and Mr. Kelly submitted their written comments.

The Commission found that Gail Van Gilder of the Lewes Scenic and Historic Byway Committee provided a letter and packet of Power Point exhibits referencing the Kings Highway – Gills Neck Road Master Plan; the Kings Highway – Gills Neck Road Landscape Master Plan; the DelDOT Manual for Sensitive Solutions for Delaware Byways; the PLUS review comments relating to the Village Center rezoning application; and the Transportation Management Report of the Corridor Management Plan and referenced that the Byway's goal is to conserve, enhance and promote the Byway Corridor; that the Byway Corridor Management Plan references existing and future carrying capacity for the corridor, intends to improve public transit, the enhancement and use of context sensitive solutions, to establish gateways and way findings by guiding land use change along Kings Highway and Gills Neck Road; that the Committee urges the County to follow the PLUS reviews Byway recommendations from DelDOT and the Management Plans and Master Plans; that the Committee ask that a Byway representative or consultant be involved in the Site Plan review process from the outset as a condition of approval; that the Lewes Byway Plan recommends that the County link land use and transportation; that the Committee urges the County to work with DelDOT to improve the transportation system in a context sensitive manner as quickly as possible given the enormous increase in traffic; that Byways generate tourism and improve the quality of life; that the developers have an ideal opportunity to design a model project that could enhance the Byway and its surrounding residential sites; that the developers have already improved the Byway by restoring the outside of the historic Townsend barn that sites on the property; that combining the shopping center with an adaptive reuse of the historic barn could make it a community amenity rather than a commercial strip; that DelDOT will enhance this site with a context sensitive road improvement project as funds become available as shown in their Master Plan; and that the Committee urges the County and the applicants to use the Byway designation, the Byway Corridor Management Plan recommendations and the PLUS review recommendations to create a project that will be a value to all.

At the conclusion of testimony, Mr. Ross noted that the site will not remain a cornfield; that water supply is important; and questioned why the developers are being asked to preserve their land to protect the well fields without compensation.

At the conclusion of the public hearing, the Commission discussed this application.

Mr. Robertson noted that Mr. Kelly's comments referenced Court actions, more specifically the Barley Mill rezoning, a case between New Castle County Council and citizens, and relating to a Traffic Impact Study or Traffic Operational Analysis.

On July 14, 2016 there was a motion by Mr. Burton, seconded by Mr. Johnson, and carried unanimously to defer action for further consideration. Motion carried 5 – 0.

On July 28, 2016 the Commission discussed this application under Old Business.

Mr. Burton stated that before we get to this motion, he would like to talk about this project and referenced the following:

In 2007, the Planning and Zoning Commission was presented with a request for a change in zone for this property to CR-1 (Commercial Residential) that would pave the way for a 520,000 square foot destination shopping center on 60 acres right at the intersection of Kings Highway and Gill's Neck Road. It was a shopping center as large as or larger than anything on Route One. As such a large potential destination, it created, even attracted, too much traffic onto Kings Highway and into Lewes. I voted against that application, and the applicants withdrew it. Then, another CR-1 (Commercial Residential) zoning request was sought for 45.7 acres of land, with the possibility of around 320,000 square feet of commercial space. I voted against that application, too.

At the last meeting, we were asked to consider a rezoning to B-1 (Neighborhood Business) for a proposed 75,000 square foot shopping center on a much smaller part of the same land. This was roughly an 82% reduction from the original proposal. Unlike the prior proposals which were intended to be destinations for people from all over Sussex County and beyond, this smaller project allows people who live in the vicinity of Gills Neck Road to get what they need locally without travelling across other Lewes roads or going onto Route One. It serves a need and is good planning. It also complies with our County Comprehensive Plan, which directs neighborhood shopping like this to areas where low and medium density residential development exists, exactly like the development that has occurred on Gill's Neck Road. It also says that development like this should be located in proximity to an incorporated municipality, which it is. I realize that not everyone may like the guidance that our Plan currently gives us, but that is what it says. As an aside, if you disagree with this type of planning, now is the time to get involved, as we are working on our new Plan to be adopted in 2018.

As we all know, the State controls the roads. In most cases, road improvements follow development approvals, which is always not the best way to go. Here, the developer has entered into an agreement with DelDOT for road improvements based on a much larger shopping center. I believe that we all benefit from these roadway improvements paid through private investment. And, unlike just about every other development we see, most of the road improvements will be completed prior to any development of this property.

There has rightfully been a lot of concern about the water supply for the City of Lewes. I am concerned about the protection of the City's water supply, too. But, the eventual development of this property will be regulated by Sussex County's Wellhead Protection Ordinance. It governs what can or can't be built in close proximity to the wells, and it also regulates the impervious areas and recharge requirements in the rest of the area. But, it does not prevent development of the land. In fact, it is similar to the City of Lewes requirements for Water Resource Protection Areas which also allow land development if impervious cover and recharge requirements are met. In the end, this project will probably be scrutinized like no other when the applicants seeks to have a site plan reviewed for the development of it. They will be forced to comply with the legal requirements put in place to protect the Lewes wells.

I know that there is some opposition to this request, but I believe it is a reasonable request, that it will serve the needs of a lot of people in this area with convenient shopping, and that it follows the directions of our own Comprehensive Plan. So, I am prepared to make a motion recommending approval of the rezoning to B-1 (Neighborhood Business).

Mr. Ross agreed and referenced the need for transit services.

Mr. Burton stated that he would move that the Commission recommend approval of Change in Zone No. 1802 for J.G. Townsend, Jr. & Co. for a change in zone from AR-1 (Agricultural Residential) to B-1 (Neighborhood Business) based upon the information contained in the record on this application and for the following reasons:

- 1) This application is for a change in zone from AR-1 (Agricultural Residential) to B-1 (Neighborhood Business). According to the Zoning Code, the B-1 (Neighborhood Business) zone is appropriate “to provide retail shopping and personal service uses” and “to serve the needs of a relatively small area, primarily nearby rural, low density or medium density residential neighborhoods”.
- 2) The purpose of the B-1 (Neighborhood Business District) is satisfied by this application. Right now, there are approximately 1,500 residential units located or approved along Gills Neck Road. All of these units have developed with low and medium density designs. And residents in all of these units currently must travel to Route One or cross Kings Highway and Clay Road to the Village of Five Points for their retail shopping needs and personal service uses, such as a grocery store. Neighborhood Business uses here will be convenient to those existing and future residents and will eliminate the traffic and congestion caused by having to travel to Route One or Savannah Road. B-1 (Neighborhood Business) zoning is appropriate for this site.
- 3) The B-1 (Neighborhood Business) zoning district is the most limited commercial or business zoning category in Sussex County. Here, B-1 (Neighborhood Business) zoning will limit the size and type of uses that occur on this site, ensuring that any future development of it will be on a scale that is compatible with the surrounding area.
- 4) There was a great deal of concern about the location of the City of Lewes’ wells across Kings Highway from this site, and whether the existence of these wells should prevent the rezoning of this property. The protection of these wells is important to everyone, and it is governed by the Sussex County Source Water Protection Ordinance that was adopted in 2008. Those protections apply at the Site Plan stage, and any development of this site must comply with the requirements of the Source Water Protection Ordinance, whether the site is zoned AR-1 (Agricultural Residential) or B-1 (Neighborhood Business). But, the existence of these wells is not a reason to deny this particular application.
- 5) The Sussex County Comprehensive Plan supports this rezoning. The property is located in the Environmentally Sensitive Developing Area according to the Plan. In this Area, our Plan says that “retail and office uses are appropriate”, and that “careful mixtures of homes with light commercial and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home”. This rezoning falls squarely within this guidance established by our Comprehensive Plan.
- 6) The Comprehensive Plan also directs that appropriate growth such as this B-1 (Neighborhood Business) rezoning should be directed towards a Growth Area, which includes the Environmentally Sensitive Developing Area where this property is located, based on several guidelines, including:
 - a. The proximity to an incorporated municipality;
 - b. The existence of public sewer and water;
 - c. The location on or near a major road;
 - d. The character and intensity of surrounding development; and

- e. How the area ranks according to the “Delaware Strategies for State Policies and Spending”.

Here, our Plan’s guidelines are all satisfied, since the project is close to the City of Lewes; there is public sewer and water available; the property is located along an “Arterial” roadway according to the Mobility Element of the Plan; the surrounding residential development supports the need for neighborhood business uses; the rezoning is consistent with other business and commercial trends in the area; and the location is in Level 1 according to the State Strategies. Our Comprehensive Plan supports this rezoning.

- 7) DelDOT has approved the Traffic Impact Study (TIS) for this project, and both DelDOT and the applicant have entered into an agreement for extensive roadway improvements in this area that support the rezoning. Both the TIS and the Agreement are based on a development of a much larger project than what can be built on this 11 acres of B-1 (Neighborhood Business) zoning. These roadway improvements, at the developer’s expense, will be a benefit to all travelers in the area. One example is the improvements of the Cape Henlopen High School/Gill’s Neck Road/Kings Highway intersection, which is currently underway.
- 8) The rezoning to B-1 (Neighborhood Business) is consistent with neighboring and adjacent uses. Besides the need for reasonable neighborhood businesses to serve the existing residential uses, B-1 (Neighborhood Business) zoning and the limited uses it allows are consistent with the small-scale commercial zoning across the road from the site, a small shopping center just down the road, the high school, and other businesses, retail establishments, restaurants, and offices that are nearby.
- 9) B-1 (Neighborhood Business) zoning is appropriate for this site. But, if approved by the County Council, that is not the end of the County’s involvement if it is developed. The Planning and Zoning Commission and its staff must still review any site plan for development of the project, including whether it complies with the County’s Source Water Protection Ordinance, how it relates to the Lewes Scenic Byways Program recently endorsed by County Council, especially at this location as a gateway to Lewes, and how it is interconnected with adjacent developments and roadways.
- 10) For all of these reasons, it is my recommendation that this rezoning from AR-1 (Agricultural Residential) to B-1 (Neighborhood Business) should be approved.

Motion by Mr. Burton, seconded by Mr. Ross, and carried unanimously to forward Change of Zone No. 1802 for J.G. Townsend, Jr. & Co. to the Sussex County Council with the recommendation that this application be approved for the reasons stated. Motion carried 5 – 0.

By Roll-Call: Mr. Burton – yea; Mr. Hudson – yea; Mr. Ross – yea; Mr. Johnson – yea; and Mr. Wheatley – yea.

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Sussex County
DELAWARE
sussexcountype.gov

Memorandum

To: Sussex County Planning Commission Members
From: Janelle Cornwell, AICP, Planning & Zoning Manager
CC: Lawrence Lank, Planning Director, Vince Robertson, Assistant County Attorney
Date: July 7, 2016
RE: Staff Analysis for CZ 1802 J.G. Townsend Jr. & Co. (Gills Neck Village Center)

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1802 J.G. Townsend Jr. & Co. (Village Center) to be reviewed during the July 14, 2016 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Change of Zone for a portion of parcel 335-12.00-3.00. The portion of the property to be rezoned is 11.66 ac +/- . The applicant is seeking to change the zone of the property from AR-1 (Agricultural Residential District) to B-1 (Neighborhood Business District).

The 2008 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map indicates that the properties have the land use designation Environmentally Sensitive Developing Areas.

The surrounding land uses to the north, south, and east are Environmentally Sensitive Developing Areas. The land use to the west are Environmentally Sensitive Developing Areas, Mixed Residential Areas and Highway Commercial Areas. The Environmentally Sensitive Developing Areas land use designation recognizes that "retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access to arterial roads. Careful mixtures of homes with light commercial and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home. Major new industrial uses are not proposed in these areas."

The properties to the east, and west are zoned AR-1 (Agricultural Residential District), C-1 (General Commercial District), CR-1 (Residential Commercial District), and MR (Medium Density Residential District). The properties to the north across Kings Hwy. are zoned AR-1 (Agricultural Residential District), C-1 (General Commercial District) and B-1 (Neighborhood Commercial District). The properties to the south are zoned AR-1 (Agricultural Residential District) and MR (Medium Density Residential District). There are several properties within the limits of the Town of Lewes in the vicinity that are commercial and residential uses. There are multiple Conditional Uses in the area for institutional (Cape Henlopen High School), retail and office uses.



The following are permitted uses with the B-1 Zoning District (Section 115-68):

- Automatic ice-distribution stations or other drive-in automatic vending machine stations. Groups of vending machines shall be contained in a completely enclosed building.
- Automobile parking lots and garages, but not a used car lot or other lot for automobile sales or storage.
- Banks, drive-in or otherwise, so long as driveway space shall be provided off the street for all vehicles waiting for drive-in service.
- Bakeries, retail.
- Barbershops or beauty parlors.
- Bicycle sales and repair shops.
- Catering or delicatessen businesses.
- Clinics.
- Dry-cleaning and laundry establishments.
- Filling stations, subject to the following requirements:
 - a) A site plan must be submitted to the Commission.
 - b) Design features relative to access to public roads shall be approved by the Delaware State Highway Department.
 - c) The minimum lot size is 14,000 square feet.
 - d) The minimum lot depth is 100 feet.
 - e) The minimum lot width is 120 feet.
 - f) The minimum distance between gasoline pumps and all accessory equipment and facilities and any public roadway line is 20 feet.
 - g) Hydraulic hoists, service pits and all lubrication, greasing, repair and washing equipment must be entirely enclosed within buildings.
 - h) A solid fence or wall at least six feet high must be erected along all property lines adjoining a residential district. Such fence or wall shall, on a side property line, terminate 20 feet from the front property line.
 - i) Exterior lighting must not cause glare hazardous to passing motorists and annoying to adjacent properties.
 - j) Wrecked, junked or stripped vehicles in an inoperative condition are prohibited on the premises.
 - k) All waste petroleum products must be stored in underground tanks.
 - l) Parking of utility trailers and/or small trucks for rent must be a minimum distance of 25 feet from any roadway.
- Flower shops and greenhouses incidental thereto.
- Frozen-food lockers for individual or family use.
- Hospitals or clinics for small animals, dogs, cats, birds and the like, provided that such hospital or clinic and treatment rooms, cages, pens or kennels are maintained within a completely enclosed soundproof building and that such hospital or clinic is operated in such a way as to produce no objectionable noise or odors outside its walls.
- Laundromats or self-service dry-cleaning establishments.
- Offices, general business or professional.
- Private clubs, lodges or meeting halls.
- Radio and television broadcasting stations or studios.

- Restaurants, drive-in or otherwise.
- Shoe-repairing shops.
- Shops for the sale, service or repair of home appliances, office machines, electrical and television and radio equipment.
- Stores and shops for the conduct of retail business, including sale of accessories, antiques, apparel, appliances, beverages, books, carpets, drugs, fabrics, food, furniture, general merchandise, hardware and lumber and building material, garden supplies, hobby supplies, jewelry, office supplies, paint, sporting goods and stationery, and similar stores and shops.
- Telephone stations or booths, including drive-in or talk-from-car stations, and telephone central offices, provided that all storage of materials, all repair facilities and all housing of repair crews are within a completely enclosed area.
- Undertaking businesses or establishments or funeral homes.
- Studios for artists, photographers, teachers, sculptors and musicians.

The purpose of the B-1 (Neighborhood Business District) "...is to provide primarily for retail shopping and personal service uses, to be developed either as a unit or in individual parcels, to serve the needs to a relatively small area, primarily rural, low density or medium density residential neighborhoods." The residential neighborhoods in the immediate vicinity are primarily low and medium density with some commercial and institutional uses. There are approximately 1,400 residential units within the area along Gills Neck Rd. The B-1 (Neighborhood Business District) zoning district would allow for residential uses as a Conditional Use. The B-1 (Neighborhood Business District) zoning district is a less intense zoning district that would allow for commercial development and provide a good transition to the agricultural/residential uses that surround the property and that are within the immediate vicinity while still providing commercial uses and economic development. The B-1 (Neighborhood Business District) zoning district has a limit of 75,000 SF for the amount of retail space that could be constructed on one parcel of land. The zoning district would allow for convenient services for the residential uses and could allow people to work close to home. It could also allow for alternative modes of transportation (walking, biking, etc.) from the residential areas to the commercial uses. The request for 11 acres +/- of the site to B-1 (Neighborhood business District) would leave the remainder of the parcel zoned AR-1(Agricultural Residential District).

Staff notes that a portion of the site is located within a wellhead protection area and any use in any zoning district shall be required to comply with the section of the Zoning Code that addresses Source Water Protection (Chapter 89).

The site is located along the Lewes Scenic and Historic Byway. The items identified within the Byway Corridor Management Plan could be considered as part of a site development plan if any development occurs on the site.

Based on the analysis of the land use and surrounding zoning and uses the Change of Zone from AR-1 (Agricultural Residential District) to B-1 (Neighborhood Business District) would be considered consistent with the land use in the Comprehensive Plan, the surrounding zoning and uses.

Introduced 05/03/16

Council District No. 3 - Deaver

Tax Map I.D. No. 335-12.00-Part of Parcel 3.00

911 Address: None Available (Acreage)

ORDINANCE NO. ____

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A B-1 NEIGHBORHOOD BUSINESS DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 11.66 ACRES, MORE OR LESS

WHEREAS, on the 18th day of April 2016, a zoning application, denominated Change of Zone No. 1802 was filed on behalf of J.G. Townsend Jr. & Co.; and

WHEREAS, on the ____ day of _____ 2016, 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. 1802 be _____; and

WHEREAS, on the ____ day of _____ 2016, 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 COUNTY 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 of B-1 Neighborhood Business District 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 at the southeasterly corner of Gills Neck Road (Road 267) and Kings Highway (Road 268) and being more particularly described as:

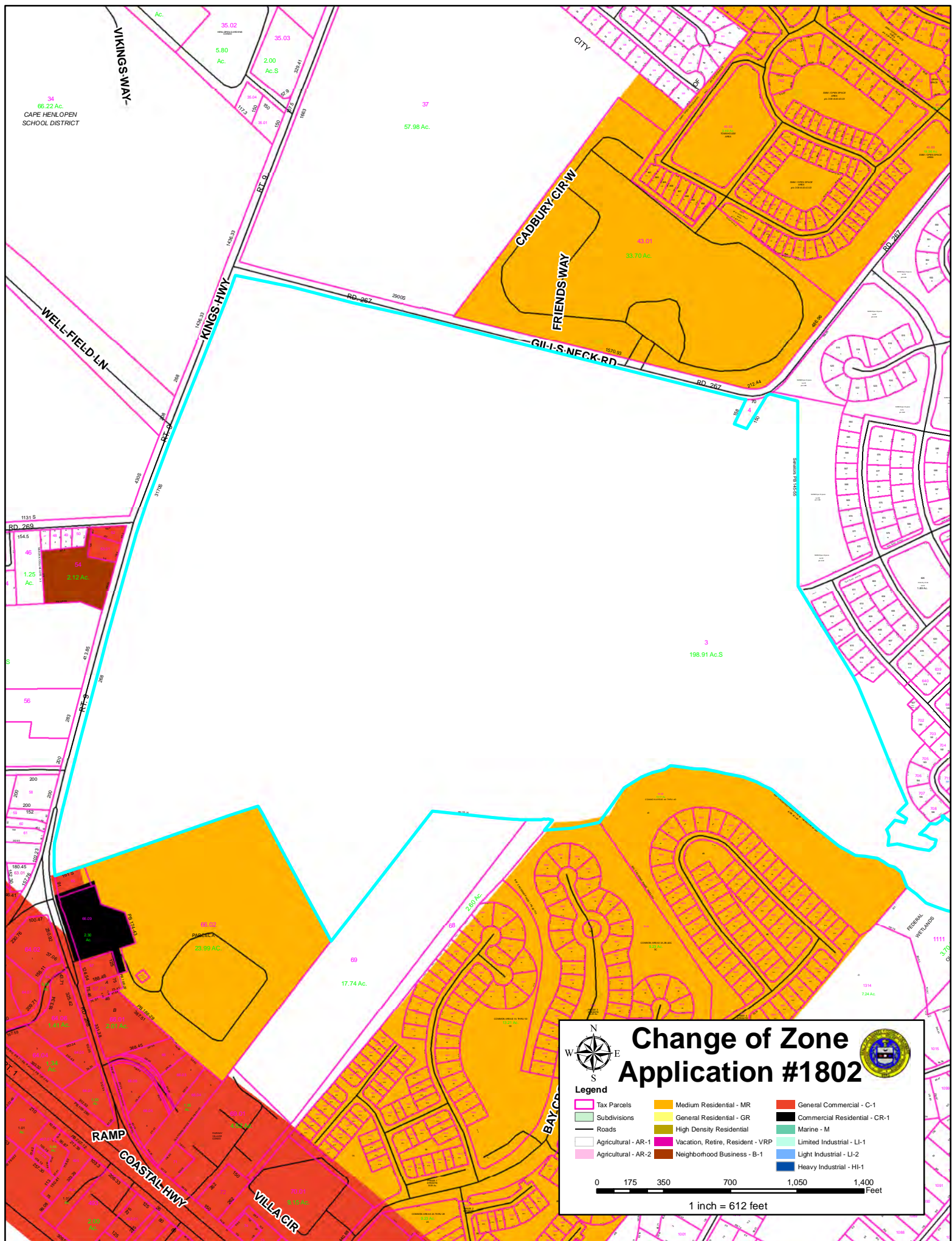
ALL that piece or parcel of land, hereinafter described, situate, lying and being on the southerly side of Gills Neck Road (Road 267) and the easterly side of Kings Highway (Road 268); being located in Lewes and Rehoboth Hundred, Sussex County, Delaware; said piece or parcel of land being a portion of the lands of J. G. Townsend, Jr. & Co.; said piece or parcel of land being more particularly described as follows:

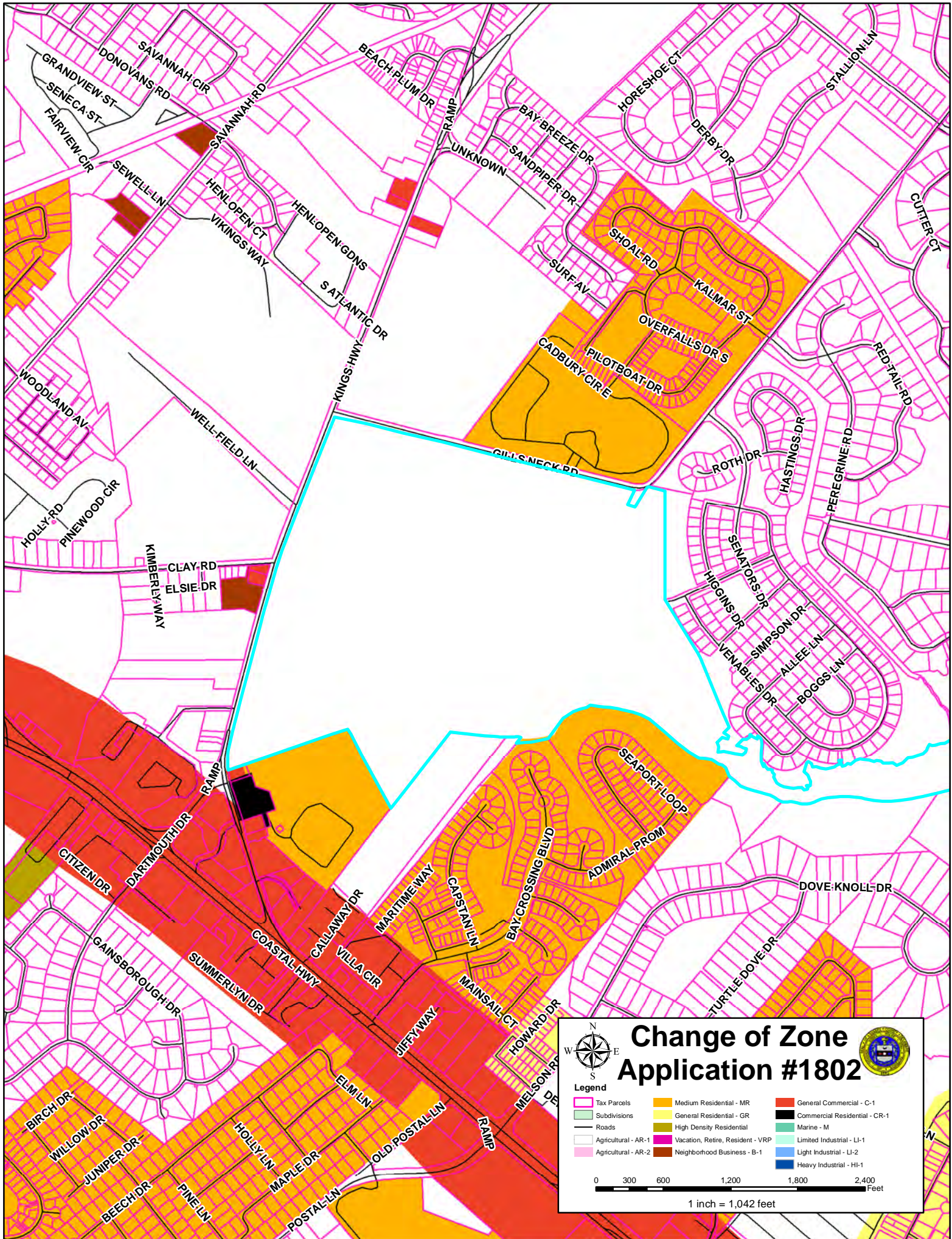
BEGINNING at a point formed by the intersection of the southerly right-of-way line of Gills Neck Road (Road 267, width varies) with the easterly right-of-way line of Kings Highway (Road 268, 100' wide); said beginning point being coordinated on the Delaware State Grid System as North 275,225.16 feet, East 732.729.15, thence:

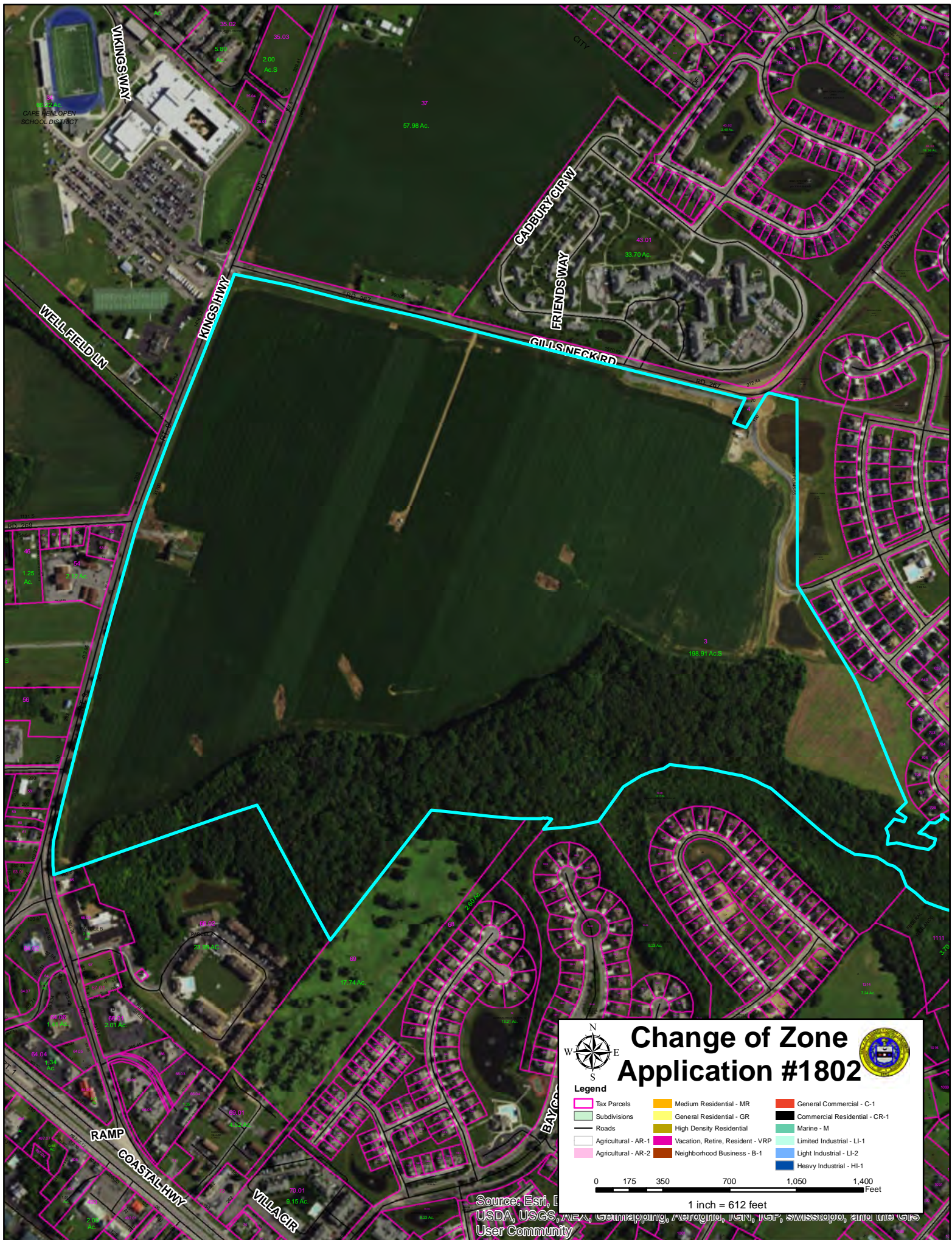
- 1) leaving said Kings Highway and running by and with said southerly right-of-way line of Gills Neck Road, South 75°47'58' East 410.52 feet to a point, thence,**
- 2) leaving said Gills Neck Road and running through the lands of J.G. Townsend, Jr. & Co., the following two courses and distances, South 21°53'57' West 1,292.42 feet to a point, thence running,**
- 3) North 68°06'03" West 395.24 feet to a point on the aforesaid easterly right-of-way line of Kings Highway, thence,**
- 4) running by and with said Kings Highway, the following two courses and distances, by and with a curve deflecting to the right with an arc length of 79.47 feet, a radius of 4237.52 feet, a chord bearing and distance of North 20°51'37" East 200.08 feet, thence running,**
- 5) North 21°23'51" East 1,158.01 feet to the point and place of beginning; containing 11.66 acres of land, more or less;**


SUBJECT TO and together with easements, conditions and restrictions as shown on the plot entitled "Gills Neck Road, Chesapeake Utilities Easement", as recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Plot Book 183, Page 34.

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


























Change of Zone Application #1802



Legend

 Tax Parcels	 Medium Residential - MR	 General Commercial - C-1
 Subdivisions	 General Residential - GR	 Commercial Residential - CR-1
 Roads	 High Density Residential	 Marine - M
 Agricultural - AR-1	 Vacation, Retire, Resident - VRP	 Limited Industrial - LI-1
 Agricultural - AR-2	 Neighborhood Business - B-1	 Light Industrial - LI-2
		 Heavy Industrial - HI-1

0 175 350 700 1,050 1,400 Feet

1 inch = 612 feet

Source: Esri, Intel, USDA, USGS, AEA, GeoEye, AeroGRID, IGN, ICG, Swisstopo, and the GIS User Community