

## COUNTY COUNCIL

DOUGLAS B. HUDSON, PRESIDENT  
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MATT LLOYD  
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# Sussex County

DELAWARE  
[sussexcountyde.gov](http://sussexcountyde.gov)  
(302) 855-7743

## SUSSEX COUNTY COUNCIL

### A G E N D A

January 13, 2026

1:00 PM

#### Call to Order

#### Approval of Agenda

#### Amendment to the Rules of Procedure for County Council Zoning Hearings

#### Approval of Minutes - January 6, 2026

#### Reading of Correspondence

#### Public Comments

#### Recognition of Board of Adjustment & Planning & Zoning Commission Members

#### Todd Lawson, County Administrator

##### 1. Administrator's Report

#### Hans Medlarz, Project Manager

##### 1. South Coastal WRF Treatment Process Upgrade No.3 – Inland Bays Extension

###### **A. Direct Equipment Purchase Order for Intermediate Pumping Equipment**



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

## Old Business

1. [Change of Zone No. 2037 filed on behalf of Mulberry Knoll Associates, LLC](#)

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-4 PLANNED COMMERCIAL DISTRICT FOR CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 73.5 ACRES, MORE OR LESS”** (properties are lying on the northwest side of John J. Williams Highway [Rt. 24], at the northwest corner of the intersection with Mulberry Knoll Road [SCR 284]) (911 Address: N/A) (Tax Map Parcel: 334-12.00-46.00 & 47.00)

## Introduction of Proposed Zoning Ordinances

### Council Members' Comments

#### 1:30 p.m. Public Hearing

1. [Conditional Use No. 2586 filed on behalf of Preston & Mason Dyer](#)

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AMEND CONDITIONAL USE NO. 705 TO ALLOW FOR AN EXPANSION OF AN EXISTING CAMPGROUND TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY CONTAINING 21.93 ACRES, MORE OR LESS”** (properties are lying on the southwest side of Coastal Highway [Rt. 1], approximately 0.70 mile north of Broadkill Road [Rt. 16]) (911 Address: 12984 Coastal Highway & 13177 Eagles Nest Trail, Milton) (Tax Map Parcels: 235-8.00-35.02 & 35.03 ([P/O]))

## Adjourn

**-MEETING DETAILS-**

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on January 6, 2026 at 4:15 p.m. and at least seven (7) days in advance of the meeting.

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

Agenda items may be considered out of sequence.

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

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

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

To join the meeting via telephone, please dial:

**Conference Number: 1-302-394-5036**  
**Conference Code: 570176**

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

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

*Any person who intends to present a digital presentation or document, including PowerPoint files, for electronic display during County meetings shall submit said file(s) in advance, no later than one (1) business day before the respective public meeting. Files may be sent electronically to councilpackets@sussexcountyde.gov or delivered by hand to County Administration, located in the Sussex County Administrative Offices, 2 The Circle, in Georgetown. No external storage devices shall be permitted to connect to County equipment.*