

**COUNTY COUNCIL**

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**Sussex County**

DELAWARE  
sussexcountyde.gov  
(302) 855-7743

**SUSSEX COUNTY COUNCIL**

**AGENDA**

**January 28, 2025**

**10:00 AM**

**Call to Order**

**Approval of Agenda**

**Approval of Minutes - January 14, 2025**

**Reading of Correspondence**

**Public Comments**

**Todd Lawson, County Administrator**

1. Discussion related to the County Council's priorities
2. Administrator's Report

**Gina Jennings, Finance Director**

1. Interview and possible appointment of an Alternate to the Board of Assessment Review

**Jamie Whitehouse, Planning & Zoning Director**

1. Presentation and discussion related to development activity and data

**Bill Pfaff, Director of Economic Development**

1. Delaware Technical Community College Kitchen Lease Agreement



**Mark Parker, Assistant County Engineer**

1. **Paramedic Station 103, Project C21-18**
  - A. **Change Order No. 4**

**Paul Mauser, Assistant County Engineer**

1. **Dump Truck RFP, Project M25-10**
  - A. **Recommendation to Award**

**Hans Medlarz, Project Engineer**

1. **SCRWF Treatment Process Upgrade No.3 – Inland Bays Extension**
  - A. **M.F. Ronca – Change Order IB-002, Inland Bays Clarifiers Cont.**
  - B. **M.F. Ronca – Change Order IB-003 Mobilization**
  - C. **BW Electric – Change Order IB-003 Mobilization**
2. **PS 207 Forcemain Interconnect, Project S25-23**
  - A. **Davis, Bowen & Friedel – Amendment 1**

**Grant Requests**

1. **Autism Delaware for their 2025 Walk for Autism event**
2. **Reverend Dr. Martin Luther King Jr. Celebration Organization of Sussex County, Inc. for their together we make the dream work program**

**Introduction of Proposed Zoning Ordinances**

**Council Members' Comments**

**Executive Session - Land Acquisition pursuant to 29 Del.C.§10004(b)**

**Possible action on Executive Session Items**

**1:30 p.m. Public Hearings**

1. **[Conditional Use No. 2455 filed on behalf of James L. Sturgis](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A TIRE AND BRAKE SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NORTHWEST FORK HUNDRED, SUSSEX COUNTY, CONTAINING 10.96 ACRES, MORE OR LESS” (property is lying on the east side of Sussex Highway [Rt. 13], approximately 0.36 mile north of Woodyard Road [S.C.R. 612]) (911 Address: 11217 Sussex Highway, Greenwood) (Tax Map Parcel: 530-5.00-3.02)**

2. **[Conditional Use No. 2520 filed on behalf of Twin Branches, LLC](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A FARM WINERY WITH TASTING ROOM AND EVENTS VENUE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROAD KILL HUNDRED, SUSSEX COUNTY, CONTAINING 38.66 ACRES, MORE OR LESS” (property is lying on the west side of Twin Branch Road, approximately 0.89 mile south of the intersection of Saw Mill Road [S.C.R. 238] and Twin Branch Road) (911 Address: 14756 Twin Branch Road, Milton) (Tax Map Parcels: 235-19.00-11.00 & 11.01)**

3. **[Conditional Use No. 2270 filed on behalf of Gregory Mitchell](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO OPERATE AN OUTDOOR RACETRACK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NANTICOKE HUNDRED, SUSSEX COUNTY, CONTAINING 35.00 ACRES, MORE OR LESS” (properties are lying on the northwest side of the intersection of Hastings Farm Road [S.C.R. 526] and Coverdale Road [S.C.R. 525]) (911 Addresses: 22372, 22378 & 22382 Coverdale Road, Seaford) (Tax Map Parcels: 231-9.00-4.00, 5.00 & 5.01)**

**Adjourn**

**-MEETING DETAILS-**

**In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on January 21, 2025 at 3:15 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>.**