

COUNTY COUNCIL

DOUGLAS B. HUDSON, PRESIDENT
JOHN L. RIELEY, VICE PRESIDENT
JANE GRUENEBAUM
MATT LLOYD
STEVE C. McCARRON



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

AGENDA

February 24, 2026

10:00 AM

***** AMENDED on February 18, 2026 at 10:30 a.m.**

Call to Order

Approval of Agenda

Approval of Minutes - February 10, 2026

Reading of Correspondence

Public Comments

Presentation – Mimi DuPont, University of Delaware Aquaculture & Hatchery

Todd Lawson, County Administrator

1. **Recognition of Retiree – Robert D. Mauch, III**
2. **Review and approval of the Property Management Agreement with the Sussex County Land Trust for the Pepper Fork Preserve**
3. **Library Advisory Board Appointment**
4. **Administrator's Report**



Kristen McAfee, Logistics Manager

1. **Discussion and Possible Action for a Request for Relocation of Paramedic Station 114**

A. **Termination of Current Lease**

B. **Approval for New Lease**

Paul Mauser, Assistant County Engineer

1. **Briarwood Estates Septic Elimination, Project S23-11**

A. **Recommendation to Award**

B. **Johnson, Mirmiran, & Thompson, Inc. - Amendment 5 - CA/CM Services**

Bob Bryant, Airport Manager

1. **Taxiway B Construction – Phases V, VI and VII**

A. **Delta Airport Consultants Task Order No. 4 – Design**

2. **Runway 4 Obstruction Study**

A. **Delta Airport Consultants Task 3 - Aeronautical Obstruction Action Plan Update**

Old Business

1. **[Conditional Use No. 2530 filed on behalf of Whitney Price](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR SEASONAL BUNGALOWS (2 UNITS) FOR THE PURPOSE OF SHORT-TERM RENTAL TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.8 ACRE, MORE OR LESS” (property is located on the east side of Roxanna Road [Rt. 17] and the south side of Lucinda Drive, approximately 600 feet north of Burbage Road [S.C.R. 353]) (911 Address: 32293 Roxanna Road, Ocean View) (Tax Map Parcel: 134-12.00-379.01) ***TO ANNOUNCE P&Z RECOMMENDATION****

2. **[Change of Zone No. 2033 filed on behalf of Springpoint at Lewes, Inc. c/o Garrett T. Midgett](#)**

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN MR-RPC MEDIUM DENSITY RESIDENTIAL - RESIDENTIAL PLANNED COMMUNITY DISTRICT TO AN MR-RPC MEDIUM DENSITY RESIDENTIAL - RESIDENTIAL PLANNED COMMUNITY DISTRICT AND TO AMEND CONDITIONS OF APPROVAL FOR C/Z 1528 (ORDINANCE NO. 1679) AND FOR C/Z 1753 (ORDINANCE NO. 2361) FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 37.97 ACRES, MORE OR LESS” (property is and lying on the northerly and northwesterly right-of-way line of Gills Neck Road [S.C.R. 267] and approximately 0.20-mile east of Kings Highway [Route 9]) (911 Address: N/A) (Tax Map Parcel: 335-8.00-43.01) **TO ANNOUNCE CLOSURE OF THE RECORD**

3. [Ordinance No. 25-02](#)

“AN ORDINANCE TO AMEND CHAPTER 90, §§90-3, 90-6 AND TO ADD NEW §§90-8, 90-9 AND 90-10; TO AMEND CHAPTER 99, ARTICLES I, II, IV, V AND VI, §§99-5, 99-7, 99-9, 99-23, 99-26 AND 99-29; TO AMEND CHAPTER 110, ARTICLES I AND III, §§110-1 AND 110-12; AND TO AMEND CHAPTER 115, ARTICLES I AND XXV, §§115-4 AND 115-193 OF THE CODE OF SUSSEX COUNTY REGARDING SEDIMENT RELEASES AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT”

Jamie Whitehouse, Planning & Zoning Director

1. Update and Discussion related to County Code Ordinances focused on Land Use Reforms

Grant Requests

1. Heritage Shores Military Group for their Supporting Veterans project
2. The Shaffer Foundation of Delaware for the 5th Annual Rally for our First Responders event
3. Town of Laurel for their first annual Laurel Heritage Day

Introduction of Proposed Zoning Ordinances

Council Members' Comments

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

Possible action on Executive Session Items

1:30 p.m. Public Hearings

1. [Conditional Use No. 2534 filed on behalf of Hardscapes Jimenez, LLC](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR A HARDCAPE BUSINESS WITH AN OFFICE, SHOWROOM, STORAGE, AND PARKING TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.14 ACRES, MORE OR LESS” (properties are lying southwest of the intersection of Morris Mill Road [S.C.R. 297] and Zoar Road [S.C.R. 48], approximately 0.6 mile east of Peterkins Road [S.C.R. 371]) (911 Address: N/A & 25064 Morris Mill Road, Millsboro) (Tax Map Parcel: 234-20.00-9.01 & 11.01)

2. [Conditional Use No. 2538 filed on behalf of Jeffrey Baughman](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A PROFESSIONAL OFFICE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 10.48 ACRES, MORE OR LESS” (property is lying on the east and west side of September Way, a private lane accessed from the south side of Fitzgeralds Road [S.C.R. 207], approximately 677 feet west of DuPont Boulevard [Route 113]) (911 Address: 8848 September Way, Lincoln) (Tax Map Parcel: 230-5.00-6.00)

3. [Conditional Use No. 2612 filed on behalf of Brian P. Lessard](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT AND AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AMEND CONDITION “A” OF CONDITIONAL USE NO. 2129 (ORDINANCE NO. 2603) AND CONDITIONAL USE NO. 2235 (ORDINANCE NO. 2773) AND FOR THE ADDITION OF 41 RV PARKING SPACES TO THE EXISTING MINI STORAGE FACILITY TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 11.70 ACRES, MORE OR LESS” (property is lying on the southeast corner of Argos Corner Road [S.C.R. 14E] and Coastal Highway [Route 1]) (911 Address: 22692 & 22754 Argos Corner Road, Milford) (Tax Map Parcel: 230-7.00-95.00)

4. [Conditional Use No. 2480 filed on behalf of DJ Tire Center, LLC](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN AUTO TIRE CENTER TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.0 ACRE, MORE OR LESS” (property is lying on the east side of Downs Road [S.C.R. 243], approximately 0.45 mile northeast of Wilson Road [S.C.R. 244]) (911 Address: 18651 Downs Road, Georgetown) (Tax Map Parcel: 135-9.00-280.00)

5. [Conditional Use No. 2622 filed on behalf of Tharros Village \(c/o Code Purple at the Cape\)](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A C-1 GENERAL COMMERCIAL DISTRICT TO AMEND CONDITION K OF CONDITIONAL USE NO. 2583 (ORDINANCE NO. 4003) TO ALLOW FOR YEAR-ROUND OUTDOOR STORAGE TO REMAIN ON THE PROPERTY AS PART OF A CAMPGROUND FOR THE UNHOUSED TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 7.16 ACRES, MORE OR LESS” (property is lying on the south side of Coastal Highway [Rt. 1], approximately 0.2 mile northwest of the intersection of Coastal Highway [Rt. 1] and Dartmouth Drive [Rt. 9]) (911 Address: 17996 Coastal Highway, Lewes) (Tax Map Parcel: 334-6.00-526.01)

*****Per 29 Del. C. §10004 (e) (5) and Attorney General Opinion No. 13-IB02, this agenda was amended to provide additional clarification for Conditional Use No. 2530 filed on behalf of Whitney Price**

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on February 17, 2026 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>.

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.