

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

AGENDA

March 10, 2026

12:30 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - March 3, 2026

Reading of Correspondence

Public Comments

Consent Agenda

1. Use of Existing Wastewater Infrastructure Agreement – IUA 690-1
Huntsfield (Hocker Properties), Millville Area
2. Use of Existing Wastewater Infrastructure Agreement – IUA 1250 Rev. 1
Vines Creek Crossing, Dagsboro/Frankford Area
3. Proclamation Request – Milton Fire Department, Inc. 125th Anniversary

Presentation – Lindsay Rhodenbaugh, Bayhealth

Todd Lawson, County Administrator

1. Recognition of Retiree – Earl E. Chaffinch, Jr.
2. Administrator's Report



Vince Robertson, Assistant County Attorney

1. **Discussion and Possible Introduction of Proposed Ordinances Related to**
 - A. **Sussex County Rental Program**
 - B. **Open Space Requirements**
 - C. **Preliminary Plat Requirements (§99-9C)**
 - D. **Cluster Subdivision in Growth Areas**
 - E. **Standard Subdivisions in Rural Areas**
2. **Discussion related to the effects of updating Sussex County Code on Land Use Applications**

Hans Medlarz, Project Manager

1. **SCRWF Treatment Process Upgrade No. 3 - Inland Bays Extension**
 - A. **BW Electric Change Order No. IB-002**
2. **Wolfe Neck Regional Wastewater Facility**
 - A. **Denali Sludge Removal Agreement – Change Order No. 3**

Introduction of Proposed Zoning Ordinances

Council Members' Comments

1:30 PM Public Hearings

1. [Change of Zone No. 2054 filed on behalf of 1534 Savannah Road, LLC](#)

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-2 MEDIUM COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.5739 ACRES, MORE OR LESS” (property is lying on the southeast side of Savannah Road [Rt. 9], approximately 535 feet north of Wescoats Road [S.C.R. 12]) (911 Address: 1534 Savannah Road, Lewes) (Tax Map Parcel: 335-12.06-52.00)

2. [Conditional Use No. 2625 filed on behalf of Greg Mitchell](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AMEND CONDITION E OF CONDITIONS OF APPROVAL FOR CONDITIONAL USE NO. 2270 (ORDINANCE NO. 3070) REGARDING THE HOURS OF OPERATION FOR AN EXISTING OUTDOOR RACETRACK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN 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. 252]) (911 Addresses: 22372, 22378 & 22382 Coverdale Road, Seaford & N/A) (Tax Map Parcels: 231-9.00-4.00, 5.00 & 5.01)

3. [Conditional Use No. 2485 filed on behalf of Christopher Hanyok](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A FENCE INSTALLATION BUSINESS WITH OUTSIDE STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 5.00 ACRES, MORE OR LESS” (property is and lying on the east side of Rust Road [S.C.R. 292A], approximately 0.27 mile south of Harbeson Road [Rt. 5]) (911 Address: 20601 Rust Road, Harbeson) (Tax Map Parcel: 234-4.00-10.32)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on March 3, 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.