

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

April 21, 2026

12:30 P.M.

*****Members of the Sussex County Council will attend a Ribbon Cutting for the Sussex County Bookmobile at 2 The Circle, Georgetown, Delaware, starting at 12:15 p.m. *****

Call to Order

Approval of Agenda

Approval of Minutes - April 14, 2026

Reading of Correspondence

Public Comments

Consent Agenda

1. **Proclamation Request – Fair Housing Month**

Presentation – Judson Malone, Springboard Delaware

Todd Lawson, County Administrator

1. **Administrator’s Report**



John Ashman, Director of Utility Planning & Design Review

1. **Permission to Prepare & Post Notices for Northstar Properties Annexation into the Sussex County Unified Sanitary Sewer District (West Rehoboth Area)**
2. **Permission to Prepare & Post Notices for Swann Lake Annexation into the Sussex County Unified Sanitary Sewer District (Fenwick Island Area)**

Brandy Nauman, Community Development & Housing Director

1. **Discussion and Update on the SJR8 initiative**

Vince Robertson, Assistant County Attorney

1. **Discussion and Possible Introduction of a Proposed Ordinance related to Forest Preservation**

Old Business

1. **[Ordinance No. 20-07](#)**

“AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-13.00-29.00, 235-13.00-29.01 & 235-14.00-570.00” (properties are lying on the west side of Gravel Hill Rd. [Rt. 30] approximately 309 feet south of Milton-Ellendale Hwy. [Rt. 16]). (911 Address: 14888, 14866 & 14742 Gravel Hill Rd., Milton) (Tax Map Parcels: 235-13.00-29.00, 29.01 & 235-14.00-570.00)

Grant Requests

1. **Mariners Bethel Inc. for their ABC Bike Ministry program**
2. **Bethany-Fenwick Area Chamber of Commerce for their 2026 Ocean to Bay Bike Tour**
3. **Nanticoke Indian Association, Inc. for their 48th Annual Nanticoke Indian Powwow**
4. **Greater Lewes Foundation on behalf of Celebrate Wellness Foundation for their Mental Health programs**

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. 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)

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. 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 HARDSCAPE 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)

4. **[Conditional Use No. 2424 filed on behalf of Oceans Six](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (6 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.61 ACRES, MORE OR LESS” (property is lying on the east side of Coastal Highway [Route 1], approximately 278 feet north of Jefferson Bridge Rd [S.C.R. 361-A]) (911 Address: N/A) (Tax Map Parcel: 134-17.07-190.00)

5. **[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)

6. [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)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on April 14, 2026 at 4:00 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.