

## COUNTY COUNCIL

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# Sussex County

DELAWARE  
sussexcountyde.gov  
(302) 855-7743

## SUSSEX COUNTY COUNCIL

### AGENDA

May 12, 2026

10:00 AM

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes - April 28, 2026 & May 5, 2026

#### Reading of Correspondence

#### Public Comments

#### Consent Agenda

1. **Use of Existing Wastewater Infrastructure Agreement, IUA-1283  
Convenience Store with Gas (Wawa), Western Sussex Area**
2. **Use of Existing Wastewater Infrastructure Agreement, IUA-1284  
Club House Crossing, Millville Area**
3. **Use of Existing Wastewater Infrastructure Agreement, IUA-1296  
Dartmouth Independent Living (LIC Housing), West Rehoboth Area**

#### Todd Lawson, County Administrator

1. **Discussion & Possible Action on Opioid Commission Grant Applications**
2. **Administrator's Report**



**Jamie Whitehouse, Planning & Zoning Director**

1. **Conditional Use No. 2371 filed on behalf of Georgetown Business Plaza, LLC – request for an extension**

**Mike Harmer, County Engineer**

1. **Lewes Board of Public Works (LBPW) – Sussex County Partnership Wolfe Neck RWF Upgrade and Expansion**
  - A. **Electrical Construction, Project S24-09 – Change Order No. 4**
  - B. **Denali Sludge Removal Agreement – Change Order No. 5**
2. **Administration Building MEP Renovations, Project C26-21**
  - A. **DEDC Professional Services Proposal**
3. **Sussex County Landfills Site Maintenance Contract 17-13**
  - A. **Change Order No. 1 – FY 26**
4. **FY 2025 General Labor & Equipment Contract, Project 25-01**
  - A. **FY 26 Change Order 2**
  - B. **One-year Extension**

**Mark Parker, Assistant County Engineer**

1. **Lincoln EMS Station, Project C21-15**
  - A. **Recommendation to Award**

**Paul Mauser, Assistant County Engineer**

1. **Facilities Management Pole Buildings, Project G25-08**
  - A. **Recommendation to Award**

**Karen Brewington, Human Resources Director**

1. **Stop Loss Insurance for consideration and possible approval**

## Old Business

1. [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)

2. [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)

## Grant Requests

1. Children’s Beach House, Inc. for their Youth Development program
2. History Book Festival at Lewes Inc. for their History Book Authors in Schools and Community Outreach programs
3. American Legion Post 8 Inc. for Emergency Aid to Veterans’ project
4. Millsboro Historical Society for the Jacob Godwin School
5. Speak Out Against Hate Association for their Student Ambassador Internship program
6. Bridgeville Apple Scapple Festival Inc. for their 34th Annual Apple Scapple festival

## Introduction of Proposed Zoning Ordinances

## Council Members' Comments

## Recess

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

1. **“AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO \$239,059 OF A GENERAL OBLIGATION BOND OF SUSSEX COUNTY IN CONNECTION WITH INCREASED COSTS ASSOCIATED WITH THE JOY BEACH PROJECT AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH”**

2. **[Conditional Use No. 2546 filed on behalf of James Mershon](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR BOAT STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.3 ACRES, MORE OR LESS” (property is lying on the south side of Roxana Road [Rt. 17], approximately 370 feet south of Bennett Road [S.C.R. 371]) (911 Address: 35015 & 35011 Roxana Road, Frankford) (Tax Parcel: 533-6.00-60.03)**

3. **[Conditional Use No. 2594 filed on behalf of Anthony DeGirolano](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN AUTO REPAIR AND VEHICLE STORAGE BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.07 ACRES, MORE OR LESS” (property is lying on the north side of Long Neck Road [Rt. 23], approximately 800 feet west of Pot Nets Road [S.C.R. 22C]) (911 Address: 32909 Long Neck Road, Millsboro) (Tax Parcel: 234-24.00-39.05)**

4. **[Conditional Use No. 2636 filed on behalf of Antulio Joel Chavez Lopez](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A MECHANICAL TRAILER MAINTENANCE BUSINESS AND STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 5.0 ACRES, MORE OR LESS” (property is lying on the west side of Doddtown Road [S.C.R. 293], approximately 0.36 mile north of Anderson Corner Road [S.C.R. 292]) (911 Address: 21032 Doddtown Road, Harbeson) (Tax Parcel: 135-17.00-25.00)**

5. **[Conditional Use No. 2541 filed on behalf of Hudson Pond, LLC](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR MINI-STORAGE WITH OUTDOOR BOAT AND RV STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 4.485 ACRES, MORE OR LESS” (properties are lying on the north and south sides of West Hudson Pond Road [S.C.R. 623], approximately 234-feet west of DuPont Boulevard [Rt. 113]) (911 Address: N/A) (Tax Parcel: 230-19.00-23.03 & 23.00 [P/O])**

6. **Conditional Use No. 2602 filed on behalf of Sunset Bridge Corporation**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A NON-PROFIT PUBLIC CHARITY PROVIDING RESPITE CARE FACILITY AND USE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.64 ACRES, MORE OR LESS” (property is lying on the east side of Charleys Run, approximately, 0.22 mile south of Fred Hudson Road [S.C.R. 360]) (911 Address: 31613 Charleys Run, Bethany Beach) (Tax Parcel: 134-13.00-84.00)**

**Adjourn**

**-MEETING DETAILS-**

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on May 5, 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](mailto: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.*