

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

AGENDA

June 2, 2026

10:00 AM

Call to Order

Approval of Agenda

Approval of Minutes - May 19, 2026

Reading of Correspondence

Public Comments

Consent Agenda

1. **Use of Existing Wastewater Infrastructure Agreement, IUA20-2025
The Centre at Love Creek (Building 5) Royal Farms Project, Angola North Area**
2. **Use of Existing Wastewater Infrastructure Agreement
Dockside Bar & Grill Project, Angola North Area**

Presentation – Patti Grimes, Executive Director, Joshua M. Freeman Foundation

Presentation – Sara Bluhm, Executive Director, Sussex County Land Trust

Todd Lawson, County Administrator

1. **Administrator's Report**



Mike Harmer, County Engineer

1. **Dewey Water Tank Recoating, Project G26-14**

A. Recommendation to Award

Mark Parker, Assistant County Engineer

1. **Business Park Water Tank, Project A26-09**

A. Recommendation to Award

2. **Kings Highway from SR 1 to Freeman Highway, DeIDOT State Contract T202512901 – Advanced Utility Relocation**

A. Approval of Christiana Excavating Co. Change Order No. 5

Jamie Whitehouse, Planning & Zoning Director

1. **S-25-01 & Conditional Use No. 2354 filed on behalf of Sussex CSG, LLC – request for an extension**
2. **On-Call Planning Services (Comprehensive Plan)**

A. Update and Approval of Vendor Contracts

Old Business

1. **[Ordinance No. 26-01](#)**

“AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 72, ARTICLE II, SECTION 72-24 AND CHAPTER 115, ARTICLE IV, V, VI, VII AND VIII SECTIONS 115-20, 115-29, 115-37, 115-45 AND 115-53 REGARDING AFFORDABLY PRICED RENTAL UNITS AND THE SUSSEX COUNTY RENTAL UNIT (SCR) PROGRAM”

2. **[Ordinance No. 26-03](#)**

“AN ORDINANCE TO AMEND CHAPTER 99, ARTICLE II, SECTIONS 99-9, “PUBLIC HEARING ON PRELIMINARY PLAT APPROVAL OR DISAPPROVAL” AND CHAPTER 115, ARTICLE IV, §115-25 “HEIGHT, AREA AND BULK REQUIREMENTS” OF THE CODE OF SUSSEX COUNTY REGARDING DESIGN CRITERIA FOR ALL SUBDIVISIONS”

Grant Requests

1. **Town of Greenwood for their National Night Out event**
2. **Sussex County Land Trust Foundation Inc. for their Dogfish Dash**
3. **Friends of the Georgetown Public Library Inc. for their Annual 5K race**
4. **Town of Georgetown for Delaware 250 events**
5. **Rehoboth Summer Children’s Theatre for their Jungle Book summer tour**

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. 2563 filed on behalf of George Herker](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR MINI-STORAGE WITH BOAT AND RV STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 13.48 ACRES, MORE OR LESS” (property is lying on the south side of Omar Road [S.C.R. 54], approximately 0.23 mile east of Dukes Road [S.C.R. 354]) (911 Address: N/A) (Tax Map Parcel: 433-7.00-20.00)

2. [Conditional Use No. 2631 filed on behalf of Zion Church Ventures, LLC](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR STORAGE/WAREHOUSE/OFFICE BUILDINGS AND A CAR WASH (TO AMEND CONDITION “D” AND CONDITION “N” OF THE CONDITIONS OF APPROVAL FOR CONDITIONAL USE NO. 2581 (ORDINANCE NO. 4009) TO ALLOW FOR OFFICE SPACES WITHIN THE WAREHOUSE UNITS AND TO REMOVE THE REQUIREMENT THAT AN ON-SITE MANAGEMENT OFFICE BE ESTABLISHED FOR THE MAINTENANCE AND OPERATION OF THE WAREHOUSE UNITS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 29.55 ACRES, MORE OR LESS” (property is lying on the southwest side of Zion Church Road [Route 20], approximately 605 feet northwest of Deer Run Road [S.C.R. 388], and the north side of Deer Run Road [S.C.R. 388], approximately 159 feet southwest of Zion Church Road [Route 20]) (911 Address: 36054 Zion Church Road, Frankford) (Tax Map Parcel: 533-11.00-23.00)

3. **Conditional Use No. 2551 filed on behalf of Sarah Peterson**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN EVENTS VENUE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 8.45 ACRES, MORE OR LESS” (property is lying on Morning Glory Farms Road on the northwest side of Portsville Road [S.C.R. 492], approximately 0.84 mile east of S. Shell Bridge Road [S.C.R 492A]) (911 Address: 8982 Morning Glory Farms Road, Laurel) (Tax Map Parcel: 432-3.00-41.06)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on May 26, 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.