

COUNTY COUNCIL

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



Sussex County

DELAWARE
sussexcountype.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

A G E N D A

June 10, 2025

12:30 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - June 3, 2025

Reading of Correspondence

Public Comments

Consent Agenda

1. Use of Existing Wastewater Infrastructure Agreement
First State O&M Surgery Center, West Rehoboth Area
2. Use of Existing Wastewater Infrastructure Agreement – IUA 2025-22
Gameon Sports Complex, Oak Orchard Area
3. Use of Existing Wastewater Infrastructure Agreement
The Commons on Vine Creek, Dagsboro/Frankford Area
4. Proclamation Request – Cape Henlopen High School Girls Lacrosse State Champions
5. Proclamation Request – Cape Henlopen High School Baseball State Champions

Todd Lawson, County Administrator

1. Administrator's Report



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 589
GEORGETOWN, DELAWARE 19947

Jamie Whitehouse, Planning & Zoning Director

1. **2025-30 filed on behalf of Roxana Road Storage – request for an extension**

Andrea Wall, Accounting Manager

1. **FY 2026 Insurance Renewal Recommendation**

Paul Mauser, Assistant County Engineer

1. **2024 Miscellaneous Engineering Base Contract**

A. George, Miles & Buhr – Amendment 1 – Warwick Park Phase II

Patrick Brown, Project Engineer III

1. **Waterside Road Improvements, Project T25-04**

A. Final Balancing Change Order & Substantial Completion

Hans Medlarz, Project Manager

1. **Joy Beach Sewer Expansion Phase I, S20-12**

A. Final Balancing Change Order and Substantial Completion

Grant Requests

1. **Harry K Foundation for their food backpack program**
2. **Millsboro Historical Society for the Jacob Godwin School**
3. **True Blue Jazz Inc. for their 13th Annual True Blue Jazz Festival**

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. **[Change of Zone No. 2016 filed on behalf of Marlin Cove, LLC](#)**

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 60.84 ACRES, MORE OR LESS” (property is lying on the west side of New Road [S.C.R. 391], approximately 65 feet north of Lighthouse Road [Rt. 54]) (911 Address: N/A) (Tax Map Parcel: 533-19.00-7.00, 8.01, & 9.00)

2. **[Conditional Use No. 2459 filed on behalf of Marlin Cove, LLC](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR MEDIUM-DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (106 UNITS) TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 23.90 ACRES, MORE OR LESS” (property is lying on the west side of New Road [S.C.R. 391], approximately 65 feet north of Lighthouse Road [Rt. 54]) (911 Address: N/A) (Tax Map Parcel: 533-19.00-7.00 & 8.01)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on June 3, 2025 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>.