

COUNTY COUNCIL

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Sussex County

DELAWARE
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SUSSEX COUNTY COUNCIL

A G E N D A

June 17, 2025

10:00 AM

***** AMENDED on June 12, 2025 at 3:15 p.m.**

Call to Order

Approval of Agenda

Approval of Minutes - June 10, 2025

Reading of Correspondence

Public Comments

Todd Lawson, County Administrator

1. **Presentation & Update by Sussex County Land Trust**
2. **Library Advisory Board Appointments**
3. **Administrator's Report**



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

10:15 a.m. Public Hearings

1. Fiscal Year 2026 Budget and Related Ordinances

ASSESSMENT ROLLS FOR SEWER AND WATER DISTRICTS

“AN ORDINANCE ESTABLISHING ANNUAL SERVICE CHARGES, ANNUAL ASSESSMENT RATES FOR COLLECTION AND TRANSMISSION AND/OR TREATMENT, AND CONNECTION CHARGES FOR ALL SUSSEX COUNTY WATER AND SANITARY SEWER DISTRICTS”

“AN ORDINANCE TO AMEND CHAPTER 62, ARTICLE IV, § 62-15 OF THE CODE OF SUSSEX COUNTY TO INCREASE VARIOUS FEES CHARGED BY THE SHERIFF”

“AN ORDINANCE ESTABLISHING THE ANNUAL OPERATING BUDGET FOR FISCAL YEAR 2026”

Andrew Harton, Economic Development Manager

1. Delaware Coastal Business Park Lease Approval

A. Pats Aircraft, LLC dba Aloft AeroArchitects

Bob Bryant, Airport Manager

1. Construct Two (2) Taxilanes and Tie-Downs – Phase 1 (Design)

A. Approval to Submit FAA Airport Infrastructure Grant Application

B. Authority of Signature FAA Airport Infrastructure Grant Offer

2. Construct Parallel Taxiway B - Phase II

A. Task Order 6 - Construction Administration Services

Hans Medlarz, Project Manager***

1. Kings Highway Advanced Utility Relocation - Project S25-46***

A. Approval of DelDOT Letter Agreement T202512901 – Kings Highway Sussex County Sewer Relocation, Phase I

Introduction of Proposed Zoning Ordinances

Council Members' Comments

Executive Session – Land Acquisition, Personnel, Job Applicant qualifications’ and 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. 2524 filed on behalf of Brian Rowe](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A LANDSCAPING BUSINESS TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 5.41 ACRES, MORE OR LESS” (properties are lying on the south side of Lynch Road [S.C.R. 387A], approximately 0.18 mile southeast of Lighthouse Road [Rt. 54]) (911 Addresses: 32190 & 32198 Lynch Road, Selbyville) (Tax Map Parcels: 533-17.00-164.08 & 164.09)

2. [Conditional Use No. 2484 filed on behalf of Dick Ennis, Inc.](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR A BOAT REPAIR FACILITY WITH OUTDOOR BOAT AND RV STORAGE, A LANDSCAPE BUSINESS, AND A CONSTRUCTION BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 5.371 ACRES, MORE OR LESS” (property is lying on the southwest side of Layton Davis Road [S.C.R. 312-A], approximately 0.82-mile southeast of John J Williams Highway [Rt. 24]) (911 Address: N/A) (Tax Map Parcel: 234-34.00-53.00)

3. [Conditional Use No. 2503 filed on behalf of Hastings Community Energy Initiative, LLC](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SOLAR ENERGY FACILITY TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROAD CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 33.69 ACRES, MORE OR LESS” (property is lying on the east side of Normandy Lane, a private lane accessed off E. Seventh Street) (911 Address: N/A) (Tax Map Parcel: Tax I.D. No.: 132-1.00-11.00)

4. [Conditional Use No. 2583 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 FOR A CAMPGROUND FOR THE UNHOUSED TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 7.16 ACRES, MORE OR LESS” (property is lying 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)

5. [Conditional Use No. 2557 filed on behalf of Stockley Materials, LLC](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR THE PREPARATION, PROCESSING AND STORAGE OF MATERIAL IN RELATION TO AN EXISTING BORROW PIT TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 82.32 ACRES, MORE OR LESS” (property is lying on the east side of Cedar Lane [S.C.R. 318] and the west side of Peterkins Road [S.C.R. 317], approximately 500 feet south of Governor Stockley Road [S.C.R. 432]) (911 Address: N/A) (Tax Map Parcel: 133-3.00-6.00)

Adjourn

***** Per 29 Del. C. §10004 (e) (5) and Attorney General Opinion No. 13-IB02, this agenda was amended to address a matter which arose after the initial posting of the agenda but before the start of the Council meeting.**

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on June 10, 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://sussexcountye.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://sussexcountye.gov/agendas-minutes/county-council>.