

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

AGENDA

June 23, 2026

10:00 AM

*****Members of the Sussex County Council will participate in the Presentation & Discussion with the Sussex Central High School FFA - Agricultural Issues Team prior to the meeting *****

Call to Order

Approval of Agenda

Approval of Minutes - June 16, 2026

Reading of Correspondence

Public Comments

Todd Lawson, County Administrator

1. Administrator's Report

Jamie Whitehouse, Planning & Zoning Director

1. Comprehensive Land Use Plan Annual Report



Mike Harmer, County Engineer

1. **Slaughter Beach Septic Elimination, Project S22-26**
 - A. **Recommendation to Award (Contracts A & B)**
2. **South Coastal WRF Treatment Process Upgrade No. 3 & Rehoboth Beach WTP Capital Improvement Program, Phase 2**
 - A. **GHD Amendment 32 – Continuation of Engineering Support**

John Ashman, Director of Utility Planning & Design Review

1. **Permission to Prepare and Post Notices for Lilyvale Annexation into the Sussex County Unified Sanitary Sewer District (Millville Area)**

Bob Bryant, Airport Manager

1. **Construct Taxiway Bravo (B) Bid Package 3 (Phases 5, 6 and 7), Project A26-15**
 - A. **Approval to Submit FAA Airport Improvement Program (AIP) Grant Application and Approval to Sign Grant Offer**

Old Business

1. **[Change of Zone No. 2053 filed on behalf of Seaside at Lewes, LLC & Derrickson Properties, LLC](#)**

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-2 MEDIUM COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 29.97 ACRES, MORE OR LESS” (properties are lying on the northeast side of Coastal Highway [Rt. 1], directly north of Cave Neck Road [S.C.R. 88]) (911 Address: N/A) (Tax Map Parcel: 235-23.00-1.04 & 235-23.00-1.00 [P/O])

2. **[Conditional Use No. 2540 filed on behalf of La Dolce Far Niente, LLC](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SELF STORAGE FACILITY, AN OFFICE AND OUTDOOR STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 7.00 ACRES, MORE OR LESS” (property is lying on the west side of DuPont Boulevard [Route 113], approximately 0.19 mile north of East Piney Grove Road [S.C.R. 329]) (911 Address: N/A) (Tax Map Parcel: 133-11.00-1.02)

3. [Conditional Use No. 2604 filed on behalf of Alvaro E. Perez Roblero](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A LANDSCAPING BUSINESS WITH OUTDOOR STORAGE AND PARKING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 5.00 ACRES, MORE OR LESS” (property is lying on the west side of Cedar Corners Road [S.C.R. 638], approximately 410 feet south of Redden Road [Rt. 40]) (911 Address: 16694 Cedar Corners Road, Bridgeville) (Tax Map Parcel: 430-17.00-23.01)

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. Northstar Annexation into the Sussex County Unified Sanitary Sewer District (West Rehoboth Area)
2. Swann Lake Annexation into the Sussex County Unified Sanitary Sewer District (Fenwick Island Area)
3. [Conditional Use No. 2577 filed on behalf of Soltage DE DevCo, LLC](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR SOLAR ARRAYS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 32.94 ACRES, MORE OR LESS” (property is lying on the south side of Millsboro Highway [Route 24], at the intersection of Millsboro Highway [Route 24] and Phillips Hill Road [S.C.R. 472]) (911 Address: N/A) (Tax Map Parcel: 133-20.00-75.00)

4. [Conditional Use No. 2592 filed on behalf of Soltage DE DevCo, LLC](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR COMMERCIAL SOLAR ARRAYS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 85.3 ACRES, MORE OR LESS” (property is lying on the south side of Radish Road [S.C.R. 338] and on the north and south side of Hickory Hill Road [S.C.R. 82] and Indian Town Road [S.C.R. 408], approximately 940 feet east from Mumford Road [S.C.R. 409]) (911 Address: N/A) (Tax Map Parcel: 133-20.00-51.00)

5. **Conditional Use No. 2550 filed on behalf of Milton DE Solar CSS, LLC**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR SOLAR ARRAYS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 30.55 ACRES, MORE OR LESS” (property is lying on the west side of Harbeson Road [Route 5], approximately 850-feet south from the intersection of Diamond Farm Road [S.C.R. 257] and Harbeson Road [Route 5]) (911 Address: N/A) (Tax Map Parcel: 235-26.00-17.01)

6. **Change of Zone No. 2032 filed on behalf of ELU DeLuca Mid-Atlantic, LLC (Tide Pines)**

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A GR GENERAL RESIDENTIAL DISTRICT TO A GR-RPC GENERAL RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY (181 DWELLING UNITS) FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 63.28 ACRES, MORE OR LESS” (properties are lying on the on the south side of Legion Road [S.C.R. 298], approximately 0.51 mile south of John J. Williams Highway [Route 24]) (911 Address: N/A) (Tax Map Parcels: 234-29.00-265.00 & 264.00 [P/O])

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on June 16, 2026 at 3:30 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.