

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountye.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

A G E N D A

July 28, 2026

10:00 AM

Call to Order

Approval of Agenda

Approval of Minutes - July 14, 2026

Reading of Correspondence

Public Comments

Todd Lawson, County Administrator

1. Discussion related to the implementation of Senate Bill 23
2. Administrator's Report

Mike Harmer, County Engineer

1. SCRWF Treatment Process Upgrade No. 3 - Inland Bays Expansion
 - A. M.F. Ronca Change Order No. IB-013
 - B. BW Electric Change Order No. IB-004
2. Inflow and Infiltration Study
 - A. Arcadis - Amendment No. 5



3. **Sussex County Wastewater Long Range Planning Study**

A. Johnson, Mirmiran & Thompson – Amendment 8

Mark Parker, Assistant County Engineer

1. **Paramedic Station 101, Project C21-15**

A. Use of Contingency Items

Old Business

1. **[Ordinance No. 26-05](#)**

“AN ORDINANCE TO AMEND CHAPTER 99, ARTICLE I, III AND V §99-5 “DEFINITIONS”, §99-21A “PERIMETER BUFFERS” AND §99-26 “INFORMATION TO BE SHOWN” AND CHAPTER 115, ARTICLES I, XXV AND XXVIII §115-4 “DEFINITIONS AND WORD USAGE” AND §115-221 “FINAL SITE PLAN REQUIREMENTS” AND BY ADDING NEW §§115-194.8 “FOREST PRESERVATION’ AND 115-194.9 “TREE PLANTING REQUIREMENTS”

Grant Requests

1. **Developing Arist Collaboration for their West Side Creative Market Infrastructure & Workforce Development Initiative**
2. **Millsboro Little League for LED lighting improvements**
3. **Bridgeville Apple Scrapple Festival for their 34th Annual Apple Scrapple Festival**

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. Lilyvale Annexation into the Sussex County Unified Sanitary Sewer District (Millville Area)
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. 2576 filed on behalf of Patricia and Frank DiNatale](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A COIN RETAIL SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.34 ACRE, MORE OR LESS” (property is lying on the north side of Retz Lane and the west side of John J. Williams Highway [Rt. 24] within the Country Village Subdivision, approximately 437 feet south of Mulberry Knoll Road [S.C.R. 284]) (911 Address: 34429 Retz Lane, Lewes) (Tax Map Parcel: 334-12.00-35.00)

4. [Conditional Use No. 2598 filed on behalf of TPE DE SU245, 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 67.23 ACRES, MORE OR LESS” (property is lying on the southeast side of County Seat Highway [Rt. 9], approximately 0.35 mile southwest from Little Street [S.C.R. 469]) (911 Address: 2276 E Trap Pond Road, Georgetown) (Tax Map Parcel: 135-19.00-43.00)

5. [Conditional Use No. 2623 filed on behalf of TPE DE SU300A, LLC, TPE DE SU300B, LLC, TPE DE SU300C, 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 498.53 ACRES, MORE OR LESS” (properties are lying on the southwest corner of Zoar Road [S.C.R. 48] and Lawson Road [S.C.R. 296]) (911 Address: N/A) (Tax Map Parcels: 234-21.00-75.00 & 138.00)

6. [Conditional Use No. 2633 filed on behalf of TPE DE SU95A, LLC & TPE DE SU95B, 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 PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 185.96 ACRES, MORE OR LESS” (property is lying on the west side of North Old State Road [S.C.R. 38A], the east side of DuPont Boulevard [Rt. 113], and the north side of Haflinger Road [S.C.R. 625]) (911 Address: 8850 North Old State Road, Lincoln) (Tax Map Parcel: 230-12.00-19.00 [P/O])

7. [Conditional Use No. 2640 filed on behalf of TPE DE SU646, LLC](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT AND C-1 GENERAL COMMERCIAL DISTRICT FOR SOLAR ARRAYS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 19.74 ACRES, MORE OR LESS” (property is lying on the west side of the intersection of Sussex Highway [Rt. 13] and Camp Road [S.C.R. 532]) (911 Address: N/A) (Tax Map Parcel: 131-19.00-3.00)

8. [Conditional Use No. 2642 filed on behalf of TPE DE SU94B, 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 39.76 ACRES, MORE OR LESS” (property is lying on the east side of North Old State Road [S.C.R. 213], approximately 600 feet north of Haflinger Road [S.C.R. 625]) (911 Address: 9052 Lofland Drive, Lincoln) (Tax Map Parcel: 230-12.00-39.00)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on July 21, 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://sussexcountycle.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://sussexcountycle.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@sussexcountycle.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.