

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountye.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

A G E N D A

August 12, 2025

12:30 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - July 29, 2025

Reading of Correspondence

Public Comments

Todd Lawson, County Administrator

1. Board of Adjustments and Appeals Appointment
2. Administrator's Report

Mark Parker, Assistant County Engineer

1. Aeronautical Obstruction Removal, Project A25-26
 - A. Balancing Change Order & Project Closeout
2. EMS Paramedic Stations – Lincoln Station 101 & Milton Station 111
 - A. GMB Architectural Services Contract – Approval of Amendment No. 6
 - B. GMB Civil/Site Services Contract – Approval of Amendment No. 1



Grant Requests

1. **Community Resource Center, Inc. for their Safe Harbor Homeless Day Shelter**
2. **Cape Henlopen Senior Center for their Rehoboth Concert band fundraiser**
3. **Speak Out Against Hate Association for their youth education programs**
4. **Sussex Land Foundation Inc. for their Dogfish Dash event**
5. **Unique Mind Changing Lives Inc. for their Summer Healthy eating food pantry**
6. **Autism Delaware, Inc. for their Snowflake Soiree 2025**
7. **Friends of Prime Hook National Wildlife Refuge, Inc. for their family educational projects**
8. **Delaware Law Enforcement Thank You Ride Association for their Thank You Ride 2025**
9. **Developing Artist Collaboration for their final phase of the 2025 West Side creative market renovation**

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. 2395 filed on behalf of Breeze-A-Bella Land Group, LLC](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A DISTRIBUTION WAREHOUSE TO BE LOCATED ON A 10.896 ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 71.127 ACRES, MORE OR LESS” (property is lying on the south side of Park Avenue [S.C.R. 318] at the intersection of Park Avenue [S.C.R. 318] and Cedar Lane [S.C.R. 321A]) (911 Address: 22318 Cedar Lane, Millsboro) (Tax Map Parcel: 135-20.00-81.00)

2. **[Conditional Use No. 2537 filed on behalf of Ryan Brower](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A GENERAL TRADE CONTRACTING BUSINESS WITH OFFICE AND STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.73 ACRES, MORE OR LESS” (property is lying the southeast side of Pettyjohn Road [S.C.R. 255], approximately 0.65 mile northeast of Prettyman Road [S.C.R. 254]) (911 Address: 18113 Prettyman Road, Milton) (Tax Map Parcel: 235-25.00-45.00)

3. **[Conditional Use No. 2511 filed on behalf of Paulina Owedyk](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A GENERAL CONTRACTOR AND CONSTRUCTION BUSINESS WITH AN OFFICE, SHOWROOM, AND STORAGE INCLUDING VEHICLES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.46 ACRE, MORE OR LESS” (property is lying the north side of Clay Road [S.C.R. 269], approximately 0.43 mile west of Kings Highway [Rt. 9]) (911 Address: 33847 Clay Road, Lewes) (Tax Map Parcel: 335-12.06-56.00)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on August 5, 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>.