

COUNTY COUNCIL

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



Sussex County

DELAWARE
sussexcountye.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

A G E N D A

September 9, 2025

10:00 AM

Call to Order

Approval of Agenda

Approval of Minutes - August 19, 2025

Reading of Correspondence

Public Comments

Consent Agenda

1. Proclamation Request – Emergency Preparedness Month

Todd Lawson, County Administrator

1. Personnel Board Reappointment
2. Discussion & Possible Introduction of an Ordinance amending Ordinance No. 3016 – Regulating Marijuana Establishments
3. Administrator's Report

Karen Brewington, Human Resources Director

1. Third Quarter Employee Recognition Awards



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

Mike Harmer, County Engineer

1. **South Coastal Library HVAC Replacements, Project G24-23**

A. Recommendation to Award

Mark Parker, Assistant County Engineer

1. **Sugar Maple Farms Road Improvements, Project T25-40**

A. Recommendation to Award

2. **Chesapeake Utilities Customer Advance Agreement**

A. Approval of First Amendment

Hans Medlarz, Project Manager

1. **Inland Bays Loop Project, Project S24-01**

A. Change Order No. 3

2. **Wolfe Neck Regional Wastewater Facility**

A. Denali Sludge Removal Agreement – Change Order No. 2

Grant Requests

1. **Leadership Delaware Inc. for their Sussex County Leadership Development Program**
2. **Historical Georgetown Association for their Train Station Museum and First Fire House**
3. **Millsboro Little League, Inc. for their LED lighting replacement**
4. **Bethel Historical Society, Inc. for a Community Pavilion**
5. **Chamber of Commerce for Greater Milford for their Riverwalk Freedom Festival**
6. **Greater Millsboro Chamber of Commerce Inc. for safety & policing at their community events**
7. **New Coverdale Outreach Mission, Inc. for their back-to-school program**

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. **Conditional Use No. 2517 filed on behalf of High Tide Church, Inc.**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ON-PREMISE ELECTRONIC MESSAGE CENTER SIGN TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 19.30 ACRES, MORE OR LESS” (property is lying on the south side of Nine Foot Road [Rt. 26], approximately 949 feet southwest of DuPont Boulevard [Rt. 113]) (911 Address: 28000 Nine Foot Road, Dagsboro) (Tax Map Parcel: 233-10.00-46.00)

2. **Conditional Use No. 2493 filed on behalf of Rennie Hunt**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO ALLOW FOR SITE DEVELOPMENT BUSINESS WITH OFFICE AND OUTDOOR STORAGE AND PARKING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.45 ACRES, MORE OR LESS” (property is lying on the northwest side of Roxana Road [Route 17], approximately 0.07-mile northeast of Pyle Center Road [Route 20]) (911 Address: 35082 Roxana Road, Frankford) (Tax Map Parcel: 533-6.00-19.00)

3. **Conditional Use No. 2494 filed on behalf of Rennie Hunt**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO ALLOW FOR A SITE DEVELOPMENT BUSINESS WITH OFFICE AND OUTDOOR STORAGE AND PARKING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.38 ACRES, MORE OR LESS” (property is lying on the north side of Gum Road [S.C.R. 392], approximately 0.12 mile west of Roxana Road [Route 17]) (911 Address: 36215 & 36219 Little Creek Lane, Frankford) (Tax Map Parcel: 533-10.00-46.02)

4. **Change of Zone No. 2028 filed on behalf of Oscar H. Jr. & Thelma M. Warrington Trustee**

“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 1.529 ACRES, MORE OR LESS” (property is lying on the west side of Kings Highway [Rt. 9], approximately 0.36 mile northwest of Gills Neck Road [S.C.R. 267]) (911 Address: 1006 Kings Highway, Lewes) (Tax Map Parcel: 335-8.00-36.06)

-MEETING DETAILS-

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