

## COUNTY COUNCIL

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# Sussex County

DELAWARE  
sussexcountye.gov  
(302) 855-7743

## SUSSEX COUNTY COUNCIL

### A G E N D A

September 16, 2025

10:00 AM

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes - September 9, 2025

#### Reading of Correspondence

#### Public Comments

#### Consent Agenda

1. Use of Existing Wastewater Infrastructure Agreement – IUA-1199-1  
Lightkeeper's Village, West Rehoboth Area
2. Proclamation Request - Literacy Month

#### Presentation – Delaware Department of Transportation - Project & TID Updates

#### Todd Lawson, County Administrator

1. Administrator's Report

#### Jamie Whitehouse, Planning & Zoning Director

1. CU2313 filed on behalf of John Ford – request for an extension



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2 THE CIRCLE | PO BOX 589  
GEORGETOWN, DELAWARE 19947

**John Ashman, Director of Utility Planning & Design Review**

1. **Permission to Prepare and Post Notices for Lands of Ghulam Dastgir, LLC Expansion of the Sussex County Unified Sanitary Sewer District (Western Sussex Area)**

**Mike Harmer, County Engineer**

1. **Asset Management Initiation**
  - A. **Arcadis, Inc. – Amendment 1**

**Mark Parker, Assistant County Engineer**

1. **New Marydels Rd, Tanglewood & Oak Acres Sewer Extension, Projects S19-19 & S22-24**
  - A. **Approval of Project Closeout and Supplemental Funding Request Submission**
  - B. **Approval of GMB Amendment**

**Hans Medlarz, Project Manager**

1. **King's Highway from SR-1 to Freeman Highway Advanced Utility Relocation**
  - A. **Christiana Excavating Co. – Change Order No.1 Gills Neck Road MOT**

**Grant Requests**

1. **Misplillion Performance Series for their 2025-26 Season – Honorarium for Musical Artists**
2. **Francois Foundation for Autism for their Sensory Art and Craft program**
3. **Bridgeville Apple Scrapple Festival Inc. for their 33rd Annual Apple Scrapple festival**
4. **Trinity Foundation for their 2025 Golf Tournament**

**Introduction of Proposed Zoning Ordinances**

**Council Members' Comments**

**Executive Session - Land Acquisition pursuant to 29 Del.C.§10004(b)**

**Possible action on Executive Session Items**

**1:30 p.m. Public Hearings**

1. [Conditional Use No. 2568 filed on behalf of Unitarian Universalist Society of Southern Delaware](#)

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ON-PREMISES ELECTRONIC MESSAGE CENTER SIGN TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 5.91 ACRES, MORE OR LESS” (property lying on the south side of Lewes Georgetown Highway [Route 9], approximately 0.53 mile east of Dairy Farm Road [S.C.R. 261]) (911 Address: 30486 Lewes Georgetown Highway, Lewes) (Tax Map Parcel: 334-5.00-171.00)**

2. [Change of Zone No. 2024 filed on behalf of The Christopher Companies](#)

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AN MR-RPC MEDIUM-DENSITY RESIDENTIAL - RESIDENTIAL PLANNED COMMUNITY DISTRICT FOR CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 94.7 ACRES, MORE OR LESS” (properties are lying on the north and south side of Jeans Alley, on the south side of the intersection of Jeans Alley and Burton Farm Road [S.C.R. 373], and the west side of Horse Play Way, accessed from the west side of Roxanna Road [Rt. 17], approximately 0.48 mile south of Peppers Corner Road [S.C.R. 365]) (911 Address: 34311 Horse Play Way and 33736 & 33737 Jeans Alley, Frankford, DE 19945) (Tax Map Parcels: 134-15.00-15.01, 15.02, 17.12, 17.16, 17.17 & 17.18)**

3. [Change of Zone No. 2001 filed on behalf of Belmead Farm, LLC](#)

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-4 PLANNED COMMERCIAL DISTRICT FOR CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 39.22 ACRES, MORE OR LESS” (property is lying on the east side of John J. Williams Highway (Route 24), approximately 0.31 mile southwest of Mulberry Knoll Road [S.C.R. 284]) (911 Address: 20033 John J. Williams Highway, Lewes) (Tax Parcel Nos.: 334-18.00-40.01 & 40.06)**

**Adjourn**

**-MEETING DETAILS-**

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on September 9, 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>.