

COUNTY COUNCIL

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Sussex County

DELAWARE
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SUSSEX COUNTY COUNCIL

A G E N D A

September 22, 2026

10:00 AM

***** AMENDED on September 17, 2026 at 3:15 p.m.**

Call to Order

Approval of Agenda

Approval of Minutes - September 1, 2026

Reading of Correspondence

Public Comments

Consent Agenda

1. Use of Existing Wastewater Infrastructure Agreement, IUA 1264
Sycamore Chase Expansion, Miller Creek Area

Presentation – John Wellons, President Boys & Girls Clubs of Delaware

Todd Lawson, County Administrator

1. Recognition of Retiree – Kelly Kruger
2. Delaware Opioid Commission Appointment
3. Discussion related to upcoming Delaware Department of Transportation – Sussex County Workshop
4. Administrator's Report



Gina Jennings, Finance Director

1. Sussex County Land Trust Nanticoke Crossing Park ORPT Grant Resolution

Andrew Harton, Director of Economic Development

1. Delaware Coastal Business Park Lease Assignment

A. Cooper Bearings, Inc.

John Wright, Deputy Director of EMS ***

1. Roxana Medic Station 109 Lease

Paul Mauser, Assistant County Engineer

1. Briarwood Estates Septic Elimination, Project S23-11

A. Change Order No. 1

2. Bethany Forest Septic Elimination, Project S26-16

A. Approval of George, Miles & Buhr, LLC - Amendment No. 5

Bob Bryant, Airport Manager

1. Taxiway B, Bid Package 1, Project A24-15

A. Substantial Completion

Grant Requests

1. Encore Creativity Corporation for their creative aging through song program
2. Greater Millsboro Chamber of Commerce Inc. for their Greater Area Millsboro Visitor's Guide
3. Chamber of Commerce for Greater Milford, Inc. for their Riverwalk Freedom festival
4. People's Place II Inc. for their Little Connects, Growing Connections program

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. **Belmead Farm, LLC Annexation into the Sussex County Unified Sanitary Sewer District (West Rehoboth Area)**
2. **Cedar Creek Station Annexation into the Sussex County Unified Sanitary Sewer District (Ellendale Area)**
3. **[Conditional Use No. 2536 filed on behalf of John Whitby, Jr.](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A WELDING BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 4.56 ACRES, MORE OR LESS” (property is lying on the east side of Diamond Farm Road [S.C.R. 257] and approximately 774.64 ft. north of Walker Road [S.C.R. 260]) (911 Address: 16423 Diamond Farm Road, Milton) (Tax Map Parcel: 235-21.00-180.01)

4. **[Conditional Use No. 2561 filed on behalf of Frank Miranda](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR COMMERCIAL DOG KENNEL AND VETERINARY CLINIC TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 2.52 ACRES, MORE OR LESS” (property is lying on the north side of Lighthouse Road [Rt. 54], approximately 0.22 mile west of Dickerson Road [S.C.R. 389]) (911 Address: 33049 & 33053 Lighthouse Road, Selbyville) (Tax Map Parcel: 533-18.00-12.00)

5. **[Change of Zone No. 2042 filed on behalf of NVR \(Lantern Cove\)](#)**

“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 (179 UNITS) FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 57.10 ACRES, MORE OR LESS” (properties are lying on the north side of Old Mill Bridge Road [S.C.R. 381], the south and east sides of Bayard Road [Route 54/S.C.R. 384], and the south side of Lantern Lane, approximately 0.19-mile south of the intersection of Bayard Road [Route 54/S.C.R. 384] and Double Bridges Road [Route 54/S.C.R. 363]) (911 Addresses: 35987 & 36159 Daniel Way, 35379 Bayard Road, 35400 Lantern Lane, Frankford) (Tax Map Parcels: 134-19.00-108.00, 110.04, 110.05 & 110.00 [P/O] and 134-21.00-3.00 & 4.00 [P/O])

Adjourn

***** Per 29 Del. C. §10004 (e) (5) and Attorney General Opinion No. 13-IB02, this agenda was amended to address a matter which arose after the initial posting of the agenda but before the start of the Council meeting.**

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on September 15, 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.