

## 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 23, 2025

**12:00 P.M.**

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes - September 16, 2025

#### Reading of Correspondence

#### Public Comments

#### Vince Robertson, Assistant County Attorney

1. Discussion and Possible Introduction of an Ordinance Related to Marijuana Establishments

#### Todd Lawson, County Administrator

1. Administrator's Report

#### Gina Jennings, Finance Director

1. Sussex County Land Trust Forest on the Broadkill OPRT Grant Resolution

#### Andrea Wall, Accounting Manager

1. Federal Payment in Lieu of Taxes



### **Hans Medlarz, Project Manager**

1. **South Coastal WRF Treatment Process Upgrade No. 3 - Inland Bays Extension**
  - A. Change Order IB-009
  - B. Change Order IB-005 Modification
  - C. Purchase Order Issuance – South Coastal Grit Removal

### **Old Business**

1. **[Conditional Use No. 2503 filed on behalf of Hastings Community Energy Initiative, LLC](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SOLAR ENERGY FACILITY TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROAD CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 33.69 ACRES, MORE OR LESS” (property is lying on the east side of Normandy Lane, a private lane accessed off E. Seventh Street) (911 Address: N/A) (Tax Map Parcel: Tax I.D. No.: 132-1.00-11.00)**

### **Grant Requests**

1. **Town of Delmar for their Lincoln Ave Stormwater replacement project**
2. **Delaware Manufacturing Homeowners Association for their website redesign**
3. **Laurel Lions Club Foundation, Inc. for Phase 2 of the Laurel Lions Club Recreation Complex**

### **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. **Waterside Road Improvements, Project T25-04**

**A. Proposed Assessment Roll**

2. **[Conditional Use No. 2476 filed on behalf of Richard & Brandi Gentner, Jr](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A MASONRY BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 5.37 ACRES, MORE OR LESS”** (property is lying on the north side of Hardscrabble Road [Rt. 20], approximately 1.25 miles southeast of E. Trap Pond Road [S.C.R. 62]) (911 Address: 18353 Hardscrabble Road, Georgetown) (Tax Map Parcel: 133-13.00-2.05 [p/o])

3. **[Conditional Use No. 2479 filed on behalf of The Crossings at Oak Orchard, LLC](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT TO AMEND CONDITIONAL USE NO. 677 TO ALLOW FOR TWO (2) ADDITIONAL LOTS INTO THE RIVERWINDS (F.K.A. OAK ORCHARD WEST) MANUFACTURED HOME PARK TO BE LOCATED ON A 0.37 ACRE PORTION, MORE OR LESS, OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 35 ACRES MORE OR LESS”** (property is lying on the south side of Devon Drive within the Riverwinds [F.K.A. Oak Orchard West] Manufactured Home Park, located on the south side of Oak Orchard Road [Rt. 5]) (911 Address: N/A) (Tax Map Parcel: 234-29.00-222.03 [p/o])

4. **[Conditional Use No. 2527 filed on behalf of LIC Housing, LLC](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN INDEPENDENT CARE FACILITY, RESTAURANT AND FITNESS CENTER TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 4.833 ACRES, MORE OR LESS”** (property is lying on the west side of Kings Highway [Route 9], approximately 0.17 mile southwest of Clay Road [S.C.R. 269]) (911 Address: 16770 Kings Highway, Lewes) (Tax Map Parcel: 334-6.00-56.00)

5. **[Conditional Use No. 2475 filed on behalf of S&J Growers](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A BORROW PIT TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 30 ACRES, MORE OR LESS”** (property is lying on the north and south sides of Bald Branch Road [S.C.R. 61] and on the east and west sides of Millsboro Highway [Rt. 30/26]) (911 Addresses: 22311, 22327 & 34943 Bald Branch Road and 36597 Millsboro Highway, Frankford) (Tax Map Parcel: 333-7.00-23.00)

**Adjourn**

**-MEETING DETAILS-**

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on September 16, 2025 at 5:00 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>.