

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountye.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

A G E N D A

September 29, 2026

1:15 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - September 22, 2026

Reading of Correspondence

Public Comments

Consent Agenda

1. Use of Existing Wastewater Infrastructure Agreement, IUA 1233
Heritage Shores Phase 6A (Phase 1), Western Sussex Area

Todd Lawson, County Administrator

1. Library Advisory Board Appointment
2. Administrator's Report

John Ashman, Director of Utility Planning & Design Review

1. Permission to Prepare & Post Notices for the Briarstone Annexation into the Sussex County Unified Sanitary Sewer District, Western Sussex (Greenwood Area)

Grant Request

1. Milford Museum and Landmarks Commission Inc. for museum supplies



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

Introduction of Proposed Zoning Ordinances

Council Members' Comments

1:30 p.m. Public Hearings

1. [Conditional Use No. 2560 filed on behalf of Zachary Pulcinella](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A LANDSCAPING BUSINESS WITH EQUIPMENT STORAGE AND PARKING TO BE LOCATED ON A CERTAIN PORTION OF A PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 13.18 ACRES, MORE OR LESS” (property is lying on the south side of Portsville Road [S.C.R. 492], approximately 1.04 miles east of South Shell Bridge Road [S.C.R. 492A]) (911 Address: 8504 Portsville Road, Laurel) (Tax Map Parcel: 432-7.00-13.00)

2. [Conditional Use No. 2585 filed on behalf of Cody Collins](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A LANDSCAPE AND HARDSCAPE BUSINESS TO BE LOCATED ON A PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 48.11 ACRES, MORE OR LESS” (property is lying on the north and south sides of Dots Road [S.C.R. 415B], the east and west sides of Firemans Road [S.C.R. 413], and the north side of Parker Road [S.C.R. 415], approximately 0.426 mile south of Cypress Road [Rt. 54]) (911 Address: 22009 & 37472 Dots Road, Millsboro) (Tax Map Parcel: 333-15.00-7.00 [P/O])

3. [Conditional Use No. 2629 filed on behalf of Age Well, LLC](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ASSISTED LIVING FACILITY FOR UP TO SIXTEEN (16) RESIDENTS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 8.0 ACRES, MORE OR LESS” (property is lying west of Roxana Road [Rt. 17], approximately 0.48 mile south of Powell Farm Road [S.C.R. 365]) (911 Address: 34188 Roxana Road, Frankford) (Tax Map Parcel: 134-15.00-139.00)

4. [Change of Zone No. 2036 filed on behalf of Nickolaos Halkopoulos](#)

“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 2.938 ACRES, MORE OR LESS” (properties are lying on the east and west side of Hitchens Lane, and the south side of John J. Williams Highway [Rt. 24], east of Warrington Road [Rt. 1D]) (911 Addresses: 20007 & 20008 Hitchens Lane, 19025 John J. Williams Hwy, Rehoboth Beach, and N/A) (Tax Map Parcels: 334-12.00-126.00, 182.00, 183.00, 184.00, 185.00 & 188.00)

5. **Change of Zone No. 2038 filed on behalf of Randall Hall**

“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 0.39 ACRES, MORE OR LESS”
(property is lying on the east side of Old Mill Bridge Road [S.C.R. 381], approximately 0.11-mile north of Lighthouse Road [Route 54]) (911 Address: 37011 Old Mill Bridge Road, Selbyville) (Tax Map Parcel: 533-12.00-74.00)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on September 22, 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://sussexcountysde.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://sussexcountysde.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@sussexcountysde.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.