

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountye.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

A G E N D A

October 7, 2025

12:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - September 23, 2025

Reading of Correspondence

Public Comments

Todd Lawson, County Administrator

1. Discussion related to Land Use Reform Working Group Recommendations & Report
2. Administrator's Report

12:15 p.m. Public Hearing

1. "A RESOLUTION APPROVING, IN ACCORDANCE WITH SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, THE ISSUANCE OF BONDS TO FINANCE PROJECTS FOR TIDALHEALTH NANTICOKE, INC. AND CERTAIN OF ITS AFFILIATES"

Jamie Whitehouse, Planning & Zoning Director

1. Office of State Planning Coordination Map Review
2. 2022-11 - Hunter's Creek – request for an extension



John Ashman, Director of Utility Planning & Design Review

1. **Permission to Prepare and Post Notices for Irwin Properties Annexation into the Sussex County Unified Sanitary Sewer District (Ocean View Area)**

Hans Medlarz, Project Manager

1. **Wolfe Neck RWF Electrical Service & Switchgear Replacement**
A. General Construction, Project S24-10 – Change Order No. 7

Introduction of Proposed Zoning Ordinances

Old Business

1. [Change of Zone No. 2025 filed on behalf of Northstar Property, LLC](#)

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-3 HEAVY COMMERCIAL DISTRICT FOR A 12.696-ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 433.07 ACRES AS RECENTLY SURVEYED OR 419.64 ACRES AS SCALED AND SHOWN ON THE SUSSEX COUNTY TAX MAP, MORE OR LESS” (property lying on the southeast side of Lewes-Georgetown Highway [Rt. 9] and the northwest and southeast sides of Beaver Dam Road [S.C.R. 285/Rt. 23] approximately 2.4 miles southwest of Coastal Highway [Rt. 1]) (Address: N/A) (Tax Map Parcel: 334-5.00-175.00 [p/o])

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. 2519 filed on behalf of Savini Companies](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A GENERAL CONTRACTING AND HOME CONSTRUCTION BUSINESS, SERVICE & PROFESSIONAL OFFICES AND STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 5.57 ACRES, MORE OR LESS” (properties are lying on the north and south sides of Old Silo Lane, and on the west side of Shingle Point Road [S.C.R. 249], approximately 0.81 mile north of Gravel Hill Road [Rt. 30]) (911 Address: 16902 Shingle Point Road, 8301 Old Silo Lane, Milton & N/A) (Tax Map Parcels: 235-25.00-33.00, 33.02 & 33.04)

2. [Conditional Use No. 2510 filed on behalf of Henry Villegas-Solis](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A B-1 NEIGHBORHOOD BUSINESS DISTRICT FOR AN AUTO REPAIR SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.61 ACRES, MORE OR LESS” (property is lying on the southwest side of Layton Avenue, north of Jersey Road [S.C.R. 305], approximately 0.06 mile south of John J. Williams Highway [Route 24]) (911 Address: 28375 & 28377 Layton Avenue, Millsboro) (Tax Map Parcel: 234-32.00-67.00)

3. [Change of Zone No. 2021 filed on behalf of Crosswinds Landing, LLC](#)

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AN AR-1 - RPC AGRICULTURAL RESIDENTIAL DISTRICT - RESIDENTIAL PLANNED COMMUNITY (352 DWELLINGS) FOR CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 183.19 ACRES, MORE OR LESS” (properties are lying on the southwest side of Lighthouse Road [Rt. 54], and on the west side of Dickerson Road [S.C.R. 389], approximately 310 feet northwest of the intersection of Lighthouse Road [Rt. 54] and Dickerson Road [S.C.R. 389]) (911 Address: 33080 Lighthouse Road & N/A) (Tax Map Parcels: 533-18.00-63.00 & 56.00)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on September 30, 2025 at 3:15 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>.