

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

AGENDA

October 21, 2025

10:00 AM

Call to Order

Approval of Agenda

Approval of Minutes - October 7, 2025 & October 14, 2025

Reading of Correspondence

Public Comments

Presentation – James Adkins, Interim Director, University of Delaware Carvel Research and Education Center

Todd Lawson, County Administrator

1. Administrator's Report

Brandy Nauman, Director of Community Development & Housing

1. Discussion and Possible Action regarding a Resolution entitled "TO SUPPORT AND APPROVE AN APPLICATION BEING SUBMITTED TO DELAWARE STATE HOUSING AUTHORITY TO PROVIDE A TECHNICAL ASSISTANCE PROVIDER TO FACILITATE AT LEAST ONE ZONING/LAND USE REFORM THAT EXPANDS AFFORDABLE HOUSING OPTIONS"



Mark Parker, Assistant County Engineer

1. **King's Highway from SR1 to Freeman Highway - DelDOT State Contract T20251209 - Advanced Utility Relocation**

A. Christiana Excavating Co. – Change Order 2

Patrick Brown, Project Engineer IV

1. **Warwick Park Sewer - Phase I, Project S24-13**

A. Recommendation to Award

B. George, Miles & Buhr Amendment 3 – Construction Services

Hans Medlarz, Project Manager

1. **Discussion and Possible Introduction of an Ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 90, §§90-3, 90-6 AND TO ADD NEW §§90-8, 90-9 AND 90-10; TO AMEND CHAPTER 99, ARTICLES I, II, IV, V AND VI, §§99-5, 99-7, 99-9, 99-23, 99-26 AND 99-29; TO AMEND CHAPTER 110, ARTICLES I AND III, §§110-1 AND 110-12; AND TO AMEND CHAPTER 115, ARTICLES I AND XXV, §§115-4 AND 115-193 OF THE CODE OF SUSSEX COUNTY REGARDING SEDIMENT RELEASES AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT”**

Old Business

1. **[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) – FOR STAFF TO PROVIDE AN UPDATE ON RESPONSES TO COUNCIL MEMBER QUESTIONS

2. **[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)

Grant Requests

1. **Urban Youth Golf Program Association for their school and community program expansion**
2. **Downtown Seaford Association for their Annual Christmas parade**
3. **Seaford Tomorrow for their Friday Night Live event**
4. **Sussex County Science Fair for their 2025-26 Science fair**
5. **Jason Anderson Foundation for Youth Sports for their Youth sports grants and scholarships**
6. **Cape Henlopen Education Foundation for their teacher grant program**
7. **Sussex County Land Trust for their 25th Anniversary event**

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. **Lands of Ghulam Dastgir, LLC Annexation into the Sussex County Unified Sanitary Sewer District (Western Sussex Area)**

2. **[Conditional Use No. 2395 filed on behalf of Breeze-A-Bella Land Group, LLC](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A DISTRIBUTION WAREHOUSE TO BE LOCATED ON A 10.896 ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 71.127 ACRES, MORE OR LESS” (property is lying on the south side of Park Avenue [S.C.R. 318] at the intersection of Park Avenue [S.C.R. 318] and Cedar Lane [S.C.R. 321A]) (911 Address: 22318 Cedar Lane, Georgetown) (Tax Map Parcel: 135-20.00-81.00)

3. **[Change of Zone No. 2055 filed on behalf of David Roe](#)**

“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A GR GENERAL RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.75 ACRES, MORE OR LESS” (property is lying on the south side of Ballast Point Road [S.C.R. 341A], approximately 215 feet west of Sandy Landing Road [S.C.R. 342]) (911 Address: N/A) (Tax Map Parcel: 134-6.00-175.00)

4. **[Change of Zone No. 2037 filed on behalf of Mulberry Knoll Associates, 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 73.5 ACRES, MORE OR LESS” (properties are lying on the northwest side of John J. Williams Highway [Rt. 24], at the northwest corner of the intersection with Mulberry Knoll Road [SCR 284]) (911 Address: N/A) (Tax Map Parcel: 334-12.00-46.00 & 47.00)

5. **[Change of Zone No. 2052 filed on behalf of Marlin Cove, LLC](#)**

“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 (210 UNITS) FOR CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 60.84 ACRES, MORE OR LESS” (properties are lying on the west side of New Road [S.C.R. 391], approximately 80 feet north of Lighthouse Road [Rt. 54]) (911 Address: N/A) (Tax Map Parcel: 533-19.00-7.00, 8.01 & 9.00)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on October 14, 2025 at 3:30 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>.