

## COUNTY COUNCIL

DOUGLAS B. HUDSON, PRESIDENT  
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# Sussex County

DELAWARE  
sussexcountye.gov  
(302) 855-7743

## SUSSEX COUNTY COUNCIL

### A G E N D A

October 27, 2026

10:00 AM

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes - October 20, 2026

#### Reading of Correspondence

#### Public Comments

#### Presentation – James Adkins, Director, Carvel Research and Education Center

#### Todd Lawson, County Administrator

1. **Comprehensive Land Use Plan Update & Discussion**
2. **Implementation of Senate Bill 23 & House Bill 450 Update & Discussion**
3. **Administrator's Report**



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

### **Mike Harmer, County Engineer**

1. **Lewes Board of Public Works (LBPW) - Sussex County Partnership Wolfe Neck RWF Upgrade & Expansion**
  - A. **Electrical Construction, Project S24-09 – Change Order No. 4**
2. **Administration Building MEP Renovations, Project C26-21**
  - A. **DEDC Additional Services Proposal**
3. **SCWRF Treatment Process Upgrade No.3 – Inland Bays Extension**
  - A. **M.F. Ronca & Sons, Inc. Change Order No. IB-014**
  - B. **BW Electric, Inc. Change Order No. IB-005**

### **Mark Parker, Assistant County Engineer**

1. **Sugar Maple Farms Road Improvements, Chapter 96 SCI - Project T25-40**
  - A. **Project Closeout**

### **Paul Mauser, Assistant County Engineer**

1. **Discussion and Possible Introduction of a Proposed Ordinance entitled “AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO \$4,892,000 OF A GENERAL OBLIGATION BOND OF SUSSEX COUNTY IN CONNECTION WITH THE JOY BEACH PHASE 2 SEPTIC ELIMINATION PROJECT AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH”**
2. **Sussex County Pole Buildings, Project G25-08**
  - A. **Change Order No. 1**
3. **Davis, Bowen & Friedel, Inc. 2024 Miscellaneous Engineering Base Contract**
  - A. **Amendment No. 4 – Slaughter Beach Sewer Extension Construction Administration & Inspection**

### **Grant Request**

1. **Town of Georgetown for their Mayor’s Reception on Return Day**

### **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. **Briarstone Annexation into the Sussex County Unified Sanitary Sewer District, Western Sussex (Greenwood Area)**
2. **[Conditional Use No. 2616 filed on behalf of TPE DE SU519, LLC](#)**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR SOLAR ARRAYS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 31.3 ACRES, MORE OR LESS” (parcel is lying on the west side of North Old State Road [S.C.R. 213] and the south side of Haflinger Road [S.C.R. 625], approximately 0.25 mile east of DuPont Boulevard [Rt. 113]) (911 Address: 9074 North Old State Road & 18126 Haflinger Road, Lincoln) (Tax Map Parcel: 230-12.00-22.00)**

3. **[Change of Zone No. 2061 filed on behalf of Sandie, LLC](#)**

**“AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN MR-RPC MEDIUM DENSITY RESIDENTIAL - RESIDENTIAL PLANNED COMMUNITY DISTRICT TO AN MR-RPC MEDIUM DENSITY RESIDENTIAL - RESIDENTIAL PLANNED COMMUNITY DISTRICT TO AMEND CONDITIONS OF APPROVAL FOR C/Z 673 (ORDINANCE NO. 294) IN RELATION TO THE ADDITION AND USE OF RECREATIONAL AMENITIES FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 4.29 ACRES, MORE OR LESS” (property is lying on the south side of Plantations Boulevard, approximately 0.46 mile north of Cedar Grove Road [S.C.R. 283] and 0.14 mile west of Plantation Road [Route 1D & S.C.R. 275]) (911 Addresses: 18462, 18464 & 18466 Plantation Boulevard, Lewes) (Tax Map Parcel: 334-6.00-553.02)**

**Adjourn**

**-MEETING DETAILS-**

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on October 20, 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://sussexcountype.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://sussexcountype.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@sussexcountype.gov](mailto:councilpackets@sussexcountype.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.*