

## COUNTY COUNCIL

DOUGLAS B. HUDSON, PRESIDENT  
JOHN L. RIELEY, VICE PRESIDENT  
JANE GRUENEBAUM  
MATT LLOYD  
STEVE C. McCARRON



# Sussex County

DELAWARE  
sussexcountype.gov  
(302) 855-7743

## SUSSEX COUNTY COUNCIL

### A G E N D A

December 9, 2025

10:00 AM

**\*\*\* AMENDED on December 5, 2025 at 9:15 a.m.**

The Sussex County Council will hold its meeting in the morning at the Sussex County Public Safety Complex, 21911 Rudder Lane, Georgetown, DE 19947.

#### Call to Order

#### Approval of Agenda

#### Presentation and discussion with the Office of State Planning Coordination

#### Recess and return to the County Administrative Offices at 2 The Circle

**1:00 PM**

#### Approval of Minutes - November 18, 2025

#### Reading of Correspondence

#### Public Comments

#### Consent Agenda

1. Proclamation Request – Cape Henlopen High School Boys' Cross Country State Champions

#### Todd Lawson, County Administrator

1. Administrator's Report



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

**John Ashman, Director of Utility Planning & Design Review**

1. **2025 Mass Annexation Request**

**Hans Medlarz, Project Engineer**

1. **Kings Highway from SR 1 to Freeman Highway – Advanced Utility Relocation, S25-46**

**A. Approval of Change Order Nos. 3 and 4**

**Old Business**

1. **Conditional Use No. 2493 filed on behalf of Rennie Hunt**

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO ALLOW FOR SITE DEVELOPMENT BUSINESS WITH OFFICE AND OUTDOOR STORAGE AND PARKING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.45 ACRES, MORE OR LESS” (property is lying on the northwest side of Roxana Road [Route 17], approximately 0.07-mile northeast of Pyle Center Road [Route 20]) (911 Address: 35082 Roxana Road, Frankford) (Tax Map Parcel: 533-6.00-19.00)**

2. **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) \*\*\* FOR STAFF TO PROVIDE AN UPDATE ON RESPONSES TO COUNCIL MEMBER QUESTIONS**

3. **ORD. 23-07**

**“AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 334-4.00-34.00, 235-27.00-11.00, 12.00, 13.00 & 14.00” (properties are lying on the north and south side of Log Cabin Hill Road [S.C.R. 247], the east and west side of Cool Spring Road [S.C.R. 290], the east side of Hudson Road [S.C.R. 258], and the north side of Lewes Georgetown Highway [Rt. 9] at the intersection of Cool Spring Road [S.C.R. 290] and Lewes Georgetown Highway [Rt. 9] (911 Addresses: N/A, 28645 Log Cabin Road, Lewes, & 16915 Hudson Road, Milton) (Zoning: AR-1 [Agricultural Residential]) FOR STAFF TO PROVIDE AN UPDATE ON RESPONSES TO COUNCIL MEMBER QUESTIONS**

4. [Change of Zone No. 2010 filed on behalf of CMF Cool Spring, 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 DISTRICT – RESIDENTIAL PLANNED COMMUNITY FOR CERTAIN PARCELS OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 637 ACRES, MORE OR LESS” (properties are lying on the north and south side of Log Cabin Hill Road [S.C.R. 247], the east and west side of Cool Spring Road [S.C.R. 290], the east side of Hudson Road [S.C.R. 258], and the north side of Lewes Georgetown Highway [Rt. 9] at the intersection of Cool Spring Road [S.C.R. 290] and Lewes Georgetown Highway [Rt. 9]) (911 Addresses: N/A, 28645 Log Cabin Road, Lewes, & 16915 Hudson Road, Milton) (Tax Map Parcels: 235-27.00-11.00, 12.00, 13.00, 14.00 & 334-4.00-34.00) FOR STAFF TO PROVIDE AN UPDATE ON RESPONSES TO COUNCIL MEMBER QUESTIONS**

5. [Conditional Use No. 2441 filed on behalf of CMF Cool Spring, LLC](#)

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY FOR AN EDUCATIONAL FACILITY TO BE LOCATED ON A 2.65 ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 194.17 ACRES, MORE OR LESS” (property is lying on the south side of Log Cabin Hill Road [S.C.R. 247], the west side of Cool Spring Road [S.C.R. 290] and the north side of Lewes Georgetown Highway [Rt. 9] at the intersection of Cool Spring Road [S.C.R. 290], the east side of Hudson Road [S.C.R. 258], and Lewes Georgetown Highway [Rt. 9]) (911 Address: N/A) (Tax Map Parcel: 235-27.00-11.00) FOR STAFF TO PROVIDE AN UPDATE ON RESPONSES TO COUNCIL MEMBER QUESTIONS**

6. [Conditional Use No. 2442 filed on behalf of CMF Cool Spring, LLC](#)

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR-RPC MEDIUM DENSITY RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY FOR AN ASSISTED LIVING FACILITY AND MEDICAL OFFICES TO BE LOCATED ON A 13.86 PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 194.17 ACRES, MORE OR LESS” (property is lying on the south side of Log Cabin Hill Road [S.C.R. 247], the west side of Cool Spring Road [S.C.R. 290], the east side of Hudson Road [S.C.R. 258], and the north side of Lewes Georgetown Highway [Rt. 9] at the intersection of Cool Spring Road [S.C.R. 290] and Lewes Georgetown Highway [Rt. 9]) (911 Address: N/A) (Tax Map Parcel: 235-27.00-11.00) FOR STAFF TO PROVIDE AN UPDATE ON RESPONSES TO COUNCIL MEMBER QUESTIONS**

## **Grant Requests**

1. **Grace-N-Mercy Ministries, Inc. for their Thanksgiving Community Dinner**
2. **Sussex Central High School Mentoring Program for their Afterschool Program**
3. **Unique Minds Changing Lives, Inc. for their Annual Christmas Giveaway Program**
4. **Delaware 4-H Association, Inc. for their Christmas Wishes Service project**
5. **Selbyville Historical Society for the Townsend Building repairs**

## **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. **“AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO \$7,243,669 OF GENERAL OBLIGATION BONDS OF SUSSEX COUNTY IN CONNECTION WITH THE LOVE CREEK MOBILE HOME COMMUNITY (“MHC”) PROJECT AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH”**
2. **“AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO \$344,960.39 OF GENERAL OBLIGATION BONDS OF SUSSEX COUNTY IN CONNECTION WITH INCREASED COSTS ASSOCIATED WITH THE TANGLEWOOD-OAK ACRES SEPTIC ELIMINATION PROJECT AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH”**
3. [\*\*Ordinance No. 25-02\*\*](#)

**“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”**

4. [\*\*Conditional Use No. 2610 filed on behalf of Howard L Repass\*\*](#)

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR INDOOR STORAGE OF BUSINESS VEHICLES ASSOCIATED WITH A LIMOSINE BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.52 ACRES, MORE OR LESS” (parcel is lying on the west side of Daniels Road [S.C.R. 215A], approximately 160 feet north of Slaughter Neck Road [S.C.R. 215]) (911 Address: 9268 & 9274 Daniels Road, Lincoln) (Tax Map Parcel: 230-15.00-10.00)**

5. [Conditional Use No. 2506 filed on behalf of NGR Sports, LLC](#)

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A C-1 GENERAL COMMERCIAL DISTRICT FOR AN INDOOR AND OUTDOOR MINIATURE GOLF COURSE TO BE LOCATED ON A 0.30 ACRE PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.69 ACRES, MORE OR LESS”** (property is lying on the north and south sides of Rehoboth Mall Blvd., and the west side of Old Landing Road [S.C.R. 274], approximately 150 feet northwest of the intersection of Old Landing Road [S.C.R. 274] and Coastal Highway [Route 1]) (911 Address: 19068 & 19268 Old Landing Road, Rehoboth) (Tax Map Parcel: 334-13.00-132.00 [P/O])

6. [Conditional Use No. 2516 filed on behalf of Roxana Apartments, LLC](#)

**“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A CR-1 COMMERCIAL RESIDENTIAL DISTRICT FOR MULTI-FAMILY (42 UNITS) TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 4.74 ACRES, MORE OR LESS”**(properties are lying on the west side of Roxana Road [Rt. 17], approximately 575 feet south of Atlantic Avenue [Rt. 26]) (911 Address: 31924, 32014 & 32026 Roxana Road, Ocean View) (Tax Map Parcel: 134-11.00-199.00, 200.00 & 200.01)

**Adjourn**

**\*\*\* Per 29 Del. C. §10004 (e) (5) and Attorney General Opinion No. 13-IB02, this agenda was amended to correct verbiage for CZ2037.**

**-MEETING DETAILS-**

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on December 2, 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>.

*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@sussexcountyde.gov](mailto:councilpackets@sussexcountyde.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.*