

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

AGENDA

December 16, 2025

10:00 AM

***** AMENDED ON 12/10/2025 at 3:45 P.M.**

Call to Order

Approval of Agenda

Approval of Minutes - December 9, 2025

Reading of Correspondence

Public Comments

Consent Agenda

1. **Proclamation Request – Cape Henlopen High School Unified Flag Football Team State Champions**
2. **Proclamation Request – Seaford High School Football Team State Champions**

Todd Lawson, County Administrator

1. **Administrator's Report**

Kristen McAfee, Manager of Logistics

1. **Medic Station 101, Lincoln Community Center**

A. Lease Renewal



Mike Harmer, County Engineer

1. **FY 2025 General Labor & Equipment Contract, Project 25-01**
 - A. **FY 26 - Change Order 1**

Mark Parker, Assistant County Engineer

1. **Love Creek MHC Septic Elimination, Project S26-08**
 - A. **Approval of Johnson, Mirmiran & Thompson - Amendment No. 4**

***** Bob Bryant, Airport Manager**

1. **Construct Taxiway B, Phase II – Bid Package 1**
 - A. **Change Order No. 2**

Hans Medlarz, Project Engineer

1. **Wolfe Neck RWF Electrical Service & Switchgear Replacement, Project S24-10**
 - A. **General Construction – Bancroft Construction, Change Order No. 8**
 - B. **Electrical Construction – BW Electric, Inc., Change Order No. 3**
2. **SCRWF Treatment Process Upgrade No. 3 – Inland Bays Extension**
 - A. **General Construction – M.F. Ronca & Sons, Inc. Change Order Nos. 6 modified and 11**

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)

Grant Requests

1. **Cape Henlopen Girls Basketball Boosters for their Beach Slam event**
2. **Good Samaritan Aid Organization, Inc. for their Annual Christmas Basket/Toy Outreach project**
3. **Purity Laundry Project for their project to clean clothes for under-resourced families**

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. [Conditional Use No. 2531 filed on behalf of Joshua Levis](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN AUTOMOTIVE REPAIR BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.3 ACRES, MORE OR LESS” (parcel is lying on the east side of Marshall Street [S.C.R 225], approximately 0.5 mile south of Elks Lodge Road [S.C.R. 211]) (911 Address: 6967 Marshall Street, Milford) (Tax Map Parcel: 330-11.17-30.00)

2. [Conditional Use No. 2562 filed on behalf of John L. Hnatishion](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (3 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 2.18 ACRES, MORE OR LESS” (property is lying on the north side of Central Avenue [S.C.R. 84], approximately 0.2 mile south of Beaver Dam Branch Road [S.C.R. 368]) (911 Address: 33476 Central Avenue, Frankford) (Tax Map Parcel: 134-16.00-35.02)

Adjourn

***** Per 29 Del. C. §10004 (e) (5) and Attorney General Opinion No. 13-IB02, this agenda was amended to address a matter which arose after the initial posting of the agenda but before the start of the Council meeting.**

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on December 9, 2025 at 5:15 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://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 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.