



Eyes on County Council – September 29, 2026



Highlight Events:

- This week's meeting was short – one hour – and uneventful. Currently, the County has paused review of applications for residential housing, due to the requirements placed by the recently passed law, SB23, which mandates major changes in how applications are reviewed and approved.
- **PLEASE LISTEN!** Candidates for County Council District 4, Justine Cuccia and Doug Hudson debated this week. Click on this link to listen to the forum conducted by the League of Women Voters: <https://www.youtube.com/watch?v=KUSMUMtuoBk>

Public Comments: None

Consent Agenda: Use of Existing Wastewater Infrastructure Agreement, IUA 1233 Heritage Shores Phase 6A (Phase 1), Western Sussex Area – No discussion and approved by unanimous vote.

John Ashman, Director of Utility Planning & Design Review requested permission to Prepare & Post Notices for the Briarstone Annexation into the Sussex County Unified Sanitary Sewer District, Western Sussex (Greenwood Area) – No discussion and approved by unanimous vote.

Newly Introduced Conditional Use applications: NONE..

Council Members Comments: NONE.

Public Hearings:

- **Conditional Use #2560 filed on behalf of Zachary Pulcinella** to grant a Conditional Use in an AR-1 Agricultural Residential district for a landscaping business with equipment storage and parking on 13.18 acres in Laurel. Mr. Pulcinella presented his application, which was unanimously approved.
- **Conditional Use #2585 filed on behalf of Cody Collins** to grant a Conditional Use in an AR-1 Agricultural Residential district for a landscape and hardscape business on 48.11 acres near Gumboro. Mr. Collins presented his application, which was unanimously approved.
- **Conditional Use #2629 filed on behalf of Age Well, LLC** to grant a Conditional Use in an AR-1 Agricultural Residential district for an assisted living facility (16 residents) on 8 acres on the northwest side of Roxana Road, between Daisey and Burton Farm Roads. One of the co-owners of Age Well presented the application. Mr. Lloyd thanked the applicant for the work that they do in the assisted living facility. The application was unanimously approved.
- **Change of Zone #2036 filed on behalf of Nickolaos Halkopoulos** to grant a change of the Comprehensive Zoning Map from AR-1 Agricultural Residential to C-2 Medium Commercial for 6 parcels, approx. 3 acres on Hitchens Lane, near the junction of Rt 25 and Plantation Road. Attorney Dukes presented the application for Mr. and Mrs. Halkopoulos. C
- **Change of Zone #2038 filed on behalf of Randall Hall** – to grant a change of the Comprehensive Zoning from AR-1 Agricultural Residential to C-2 Medium Commercial for .39 acres on Old Mill Bridge Road in Selbyville, to be used for a bicycle shop. Mark Davidson, Vice President and Principal Land Planner with Pannonia Associates, presented the application on behalf of Mr. Hall. The application was unanimously approved.

Council Meeting Upcoming Schedule: Tuesdays – check agenda for timing and location

- Future meetings schedule:
 - October 13, 20, 27. No meeting October 6.

Council Meeting Broadcast

[County Council Meeting - September 22, 2026](#)

Related Articles:

[Clarity sought on new housing laws | Cape Gazette](#)

[Sussex County Council District 5 candidates outline priorities | Cape Gazette](#)

Note: Eyes on County Council makes every effort to render events at public meetings accurately. It either explicitly quotes speakers, or paraphrases their statements as accurately as possible. If any representation in these notes is inaccurate, please contact us.