



Eyes on County Council – November 18, 2025

HIGHLIGHTS:

- The meeting was uneventful, but one of the more interesting moments occurred when an ordinance to amend the County code regarding marijuana retail stores was introduced. Mr. McCarron made a motion to adopt the ordinance, but no Council member seemed willing to second the motion.
- Councilman Matt Lloyd commented on his position regarding “good” development versus “bad” development in Sussex County. His comments start at 1:11:10 in the Council chambers broadcast (see link below to watch the broadcast).

Public Comment:

- **Adele Jones**, a native of Sussex County and member of a farm family, noted that Sussex County has a set of codes in place, questioned why County Council continuously approves zoning changes, and noted that leaving the zoning alone might help with the overcrowding in Sussex County. She said that overdevelopment in Sussex County is ruining her quality of life.
- **Joan Kowalski** spoke against offshore wind as an energy source. She noted that the substation proposed for Sussex County would be only eight feet above sea level, that the plans have no provision for security against sabotage, and that the proposed wind power facility would consume much more acreage than other forms of power.

Agenda Items:

Nearly every County Council meeting agenda contains items related to Sussex County’s ongoing program to eliminate septic systems and switch Sussex County residences to central sewage, particularly along the county’s waterways:

- **Mike Harmer, County Engineer**, spoke about the progress of the Piney Neck Regional Wastewater Facility Diversion project, which will tie the Piney Neck Wastewater facility into the South Coastal Regional Wastewater Facility in Frankford. He said that the project design has progressed to the point where a guaranteed price estimate of \$11M is proposed, and asked Council to approve the proposal and the price. Council unanimously approved.
- **Hans Medlarz, Project Engineer** spoke about three sewer projects:
 1. He asked Council to authorize \$7.2M in bonds to continue work on connecting the Love Creek Mobile Home community to central sewer. He spoke about the loan forgiveness program that helped enable the connection work and noted that this

project is one of the most environmentally necessary sewer conversions. Council unanimously approved.

2. He asked Council to authorize \$3.4M in bonds to finish work on the Tanglewood Acres septic elimination project.
3. He asked Council for two approvals in connection with the South Coastal Wastewater Regional Facility Upgrade:
 - \$484K for engineering services.
 - \$227K to replace electrical parts.Council unanimously approved both requests.

Mr, Rieley pointed out that the approved bonds are not general obligation bonds, but are bonds that are supported by the fees that will be charged for the sewer services. There was discussion about how much nitrogen and phosphorous deposition into the Inland Bays has been reduced by the County's sewer projects. Mr. Medlarz noted that all point sources of sewage have been eliminated and cited the county's collaboration with the Center for the Inland Bays.

Old Business:

- A request to grant a Conditional Use in a B-1 Neighborhood Business district for an auto repair shop south of Rt 24, south/east of Millsboro Pond in Millsboro was unanimously approved.
Councilman John Rieley asked that the people that testified in opposition be notified of the conditions attached to the approval by P&Z.

Introduction of new Zoning/Conditional Use requests:

- **Change of Zone #2033**, requesting a zone change from MR-RPC Medium Density Residential – Residential Planned Community District for 37.97 acres in Springpoint, off Gills Neck Road in Lewes
- **Conditional Use #2544**, requesting a Conditional Use in an AR-1 Agricultural Residential district for extending an employee parking lot on 5.23 acres on Old Stage Road in Laurel
- **Conditional Use #2480**, requesting a Conditional Use in an AR-1 Agricultural Residential district for an auto tire center on Down's Road in Georgetown, across from the Old Furnace Wildlife Area

Council Member Comments

Matt Lloyd said that the County Council has done a good job of figuring out what constitutes good versus bad development. He noted that listening to DSHA, OSPC the LURWG and DelDOT, plus looking at the Comp Plan and the code, has made clear the unsustainability of low-density sprawl-type development while also characterizing what is good, future-looking and sustainable development. He said there is an obligation to honor what is objectively "good" planning.

He shared a story about traveling over the Chesapeake Bay Bridge and counting the number of dead seagulls. He calculated that over 3,000 birds a year are killed by vehicles on the

bridge. However, the bridge contributes billions to the economy and it would have been a shame if that project was denied to save the seagulls.

He compared the construction of the Chesapeake Bay Bridge to development projects in Sussex County, which he said brought economic benefits, affordable housing and jobs. He stated that he ran not just on stopping overdevelopment, he also ran on affordable housing and jobs, and that some of these projects offer both.

Public Hearings

- A resolution to extend the Sussex County Unified Sanitary Sewer District to annex the Irwin property in Ocean View was unanimously approved.
- **Ordinance 25-01** – an ordinance to amend Sussex County code to add/change requirements for retail marijuana stores. County Attorney Vince Robertson presented the ordinance. The provisions were:
 - Retail marijuana stores allowed in zoning districts C-2 and C-3.
 - Required distance from a municipality is ½ mile.
 - Required distance from another marijuana store, church, school or substance abuse treatment center remains at 3 miles

Steve McCarron made a motion to adopt the new rules, but when Mr. Hudson called for a second, no Council member spoke up.

Jane Greunebaum asked whether it was still possible to amend the ordinance.

Matt Lloyd then seconded the motion.

Ms. Greunebaum asked whether the 3-mile requirement effectively prevents retail marijuana stores from being able to do business. **Mr. Robertson** replied that the distances are based on Delaware state law for retail liquor stores.

The motion passed with a 4-1 vote. **John Rieley** voted no on the grounds that the provisions don't promote the health, safety and welfare of his constituents.

- **Conditional Use #2483**, a request to grant a Conditional Use in an AR-1 Agricultural Residential district for a roofing & siding business on 6.92 acres on Rt 9, just west of Park Avenue. Attorney David Hautt presented the application. There were no public comments for or against. The request was unanimously approved.
- **Conditional Use #2500**, a request to grant a Conditional Use in an AR-1 Agricultural Residential district for a 6-unit storage business on 1.07 acres south of Roxana Road in Selbyville. The property owner presented the application. There were no public comments for or against. The request was unanimously approved.

- **Change of Zone #2027**, a request to grant a zoning change from an AR-1 Agricultural Residential district to a C-3 Heavy Commercial district for 5 acres $\frac{3}{4}$ mile east of Milton on Rt 1. Engineer Mike Reimann presented the application. There were no public comments for or against. The request was unanimously approved.

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

- Next meeting is December 9.

Council Meeting Broadcast

[County Council Meeting - November 18, 2025](#)