



Eyes on County Council – October 7, 2025

HIGHLIGHTS:

- In a very disappointing vote on the last piece of the Northstar development – to permit 12.7 acres of heavy industrial commercial businesses within the development – the zone change passed with a 3-2 vote in favor. See below for council member remarks, and how your council member voted.
- County Administrator Todd Lawson announced that there will be a workshop next Tuesday, October 14, for council members to discuss and prioritize the recommendations of the Land Use Reform Working Group. The workshop will be held at the Emergency Operations Center on Rudder Road in Georgetown, and is open to the public. Public comments will be allowed.

Public Comments:

- **Rich Borasso** spoke about the Capital Transportation Program (CTP), noting that DelDOT develops a new 6-year CTP every two years. The Council on Transportation recently released a draft of the latest CTP, which covers 2027-2032. Observations: comparison with the prior CTP (which covered 2025-2030) shows substantial delays and loss of transportation dollars for Sussex, and for Delaware as a whole: money for critical project construction is delayed and in some cases has evaporated. He noted that road capacity is our #1 concern, and that reduced transportation infrastructure dollars will seriously impact Route 9. He stressed that County Council should consider hiring a traffic engineer for the Sussex planning staff to help plan for this type of impact.

Agenda Items:

- **Todd Lawson**, speaking about the Land Use Reform Working Group Recommendations and report, distributed the Land Use report to Council. There will be a workshop next Tuesday, October 14, at the Emergency Operations Center on Rudder Road in Georgetown, where council members will discuss and prioritize the recommendations. Planning and Zoning will also be invited. The workshop will be open to the public, with time allotted for public comments. The working group report can be found here: https://sussexcountyde.gov/sites/default/files/PDFs/LURWG_Final_Report.pdf

- **P&Z Director Jamie Whitehouse** presented and discussed the updated Office of State Planning Coordination State Strategies Map, which defines areas within the state for preferred growth. The map serves as a tool to direct state funding towards strategic goals for infrastructure development and land preservation. There was debate on the accuracy of the map and its effect on state investment dollars to Sussex County.
- **County Project Manager Hans Medlarz** spoke about ongoing work at the Wolfe Neck sewer facility. Council voted unanimously to approve the change and purchase orders.

Old Business

- C/U #2025 is a request to grant the **Northstar** zone change request, from an AR-1 Agricultural Residential district to a C-3 Heavy Commercial district for 12.7 acres across from Redners on Route 9. The motion passed with a **3-2 vote in favor**:
 - **Greunebaum** – C-3 uses are not in keeping with the residential character of the neighborhood. Permitted C-3 uses, which include wholesale centers, car sales, hotels, and storage facilities will attract commercial traffic and impose noise and light pollution and are not appropriate for the location. Vote: **NO**
 - **Rieley** – cited the reasons given by Ms. Greunebaum. Vote: **NO**
 - **McCarron** – is a firm believer in mixed use developments and that it is important to have supporting infrastructure for the residents in the area. Vote: **YES**
 - **Lloyd** – stated that the working group findings highlighted the need for mixed use developments, and agreed with Mr. McCarron. Vote: **YES**
 - **Hudson** - cited the reasons given by Mr. McCarron. Vote: **YES**

Public Hearings

- **Change of Zone #2021** to grant a zone change for 183 acres, approximately 5 miles east of Fenwick Island, from an AR-1 Agricultural Residential district to an AR-1-RPC Residential Planned Community of 352 residences.
Decision on this request was deferred to allow time for consideration.

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

- NOTE: the next meeting, on October 14, will be a workshop with County Council and Planning and Zoning, at the Sussex County Public Safety Complex, 21911 Rudder Lane in Georgetown, near the airport.

Council Meeting Broadcast:

[County Council Meeting - October 07, 2025 \(12:00 PM Start Time\)](#)

Related Articles:

County council OKs zoning change for Northstar development in Lewes:

https://www.coasttv.com/news/county-council-oks-zoning-change-for-northstar-development-in-lewes/article_d0d51061-757c-40d7-a961-20c43216deea.html

Sussex County divided over plan for shopping center half the size of Christiana Mall:

<https://spotlightdelaware.org/2025/09/28/sussex-divided-over-plan-for-shopping-center-half-the-size-of-christiana-mall/>

Judge: Sussex P&Z overstepped authority:

<https://www.capegazette.com/article/judge-sussex-pz-overstepped-authority/296918>