

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, MARCH 17, 2026

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, March 17, 2026, at 10:00 a.m., in Council Chambers, with the following present:

Douglas B. Hudson	President
John L. Rieley	Vice President
Jane Gruenebaum	Councilwoman
Matt Lloyd	Councilman
Steve C. McCarron	Councilman
Todd F. Lawson	County Administrator
Gina A. Jennings	Finance Director
J. Everett Moore, Jr.	County Attorney

The Invocation and Pledge of Allegiance were led by Mr. Hudson.

**Call to
Order**

Mr. Hudson called the meeting to order.

**M 108 26
Approve
Agenda**

A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum, to approve the Agenda, as presented.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

**Corre-
Spotence**

Mr. Moore reported that correspondence was received from Delaware Technical Community College Owens Campus thanking Council for their support.

**Public
Comments**

Public comments were heard, and the following people spoke:

Ms. Lea Rosell spoke about library funding.

Ms. Rachel Culver spoke about library funding.

Mr. Dan Goodemote spoke about library funding.

Ms. Kelly Kline spoke about library funding.

Ms. Jen Cohen spoke about the proposed moratorium.

Ms. Britta Cordrey spoke about library funding.

Ms. Katie Gills spoke about the proposed moratorium.

Ms. Lauren McCauley spoke about library funding.

Mr. Darren Tatum-Poole spoke about library funding.

Ms. Kay Wheatley spoke about library funding.

Mr. Gary Rosenshein spoke about data centers.

Minutes **The minutes from March 10, 2026, were approved by consensus.**

Presentation **A presentation was given by Chief Banks and Chief Spell thanking Council**
SC Chiefs **for their support on behalf of the Sussex County Police Chiefs Association.**
Association

Adminis- **Mr. Lawson read the following information in his Administrator's Report:**
trator's
Report

1. Delaware State Police Activity Report

The Delaware State police year-to-date activity report for February 2026 is attached listing the number of violent crime and property crime arrests, as well as total traffic charges and corresponding arrests. In addition, DUI and total vehicle crashes investigated are listed. In total, there were 196 troopers assigned to Sussex County for the month of February.

2. William "Tom" Davis

It is with great sadness that we inform you that pensioner, William "Tom" Davis, passed away on Wednesday, March 11, 2026. Mr. Davis began his career with Sussex County in June 2011 where he worked until July 2019 for a total of 8 years of service. His last position with the County was Security Guard. We would like to extend our condolences to the Davis family.

3. Holiday and Council Meeting Schedule

A reminder that County offices will be closed on Friday, April 3rd, to observe the Good Friday holiday. In addition, Council will not meet on Tuesday, March 24th, Tuesday, March 31st or Tuesday, April 7th. The next regularly scheduled Council meeting will be on Tuesday, April 14th.

[Attachments to the Administrator's Report are not attached to the minutes.]

Possible **Vince Robertson, Assistant County Attorney, discussed a possible**
Moratorium **Moratorium Ordinance regarding Cluster Subdivisions, only for land**

Ordinance within the AR-1 Agricultural Zoning District within the Rural Area in the Land Use Element and as shown on the Future Land Use Map on the Comprehensive Plan.

Mr. McCarron stated that he opposes introducing this Ordinance. He commented about the work that has been done the past year by the County Council.

Ms. Gruenebaum commented that she believes that the moratorium as expressed has been misrepresented. However, she requests that the focus be given to the Ordinances that were introduced last week and another Ordinance that will be introduced at the next meeting. She requested that this Ordinance be tabled temporarily in anticipation of the work that will be done going forward. In addition, she requested regular updates on applications that are coming in and the progress of those that have been submitted.

Fire/Ambulance Assistance Gina Jennings, Finance Director led a discussion related to future fire and ambulance company assistance. Mrs. Jennings discussed possible incentives to include in the FY27 budget.

Rt 9 & Rt 113 Corridor Jamie Whitehouse, Planning & Zoning Director along with members from DelDOT, Office of State Planning and Niko Brady from Governor Meyer's office provided an update on Route 9 and Route 113 corridor study. The background was provided as well as the Master Plan objectives. A timeline for the project was then given.

Old Business/ CU2530 Under Old Business, Mr. Whitehouse presented a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR SEASONAL BUNGALOWS (2 UNITS) FOR THE PURPOSE OF SHORT-TERM RENTAL TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.8 ACRE, MORE OR LESS" filed on behalf of Whitney Price.

The County Council held a Public Hearing on the application at its meeting on February 10, 2026. As the recommendation had not been received, Council deferred action on the application, leaving the record open for receipt of the recommendation (which was reported to CC on February 24th) followed by a period 7 calendar days for receipt of any written comments in relation to the Commission's motion. The Public Record for the application automatically closed at the close of business on March 3, 2026.

M 109 26 Adopt Ordinance No. 4047/ A Motion was made by Mr. Rieley, seconded by Mr. McCarron to Adapt Ordinance No. 4047 entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR SEASONAL BUNGALOWS (2 UNITS)

CU2530

FOR THE PURPOSE OF SHORT-TERM RENTAL TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.8 ACRE, MORE OR LESS” for the reasons and conditions given by the Planning & Zoning Commission as follows:

- 1. This Application is for two (2) seasonal bungalows as short-term vacation rental units in addition to the Applicant’s existing home on the property.**
- 2. With the conditions and limitations included in this recommendation, it will not adversely affect neighboring properties.**
- 3. With the use being limited to just two small seasonal bungalows, there will be no more than a very low impact upon traffic and area roadways.**
- 4. The Applicant has stated that there is a need for this type of use and the bungalows provide a unique, affordable option for visitors to Sussex County and its beach areas.**
- 5. This recommendation is subject to the following conditions:**
 - a. There shall be no more than two (2) bungalow-style structures on this property in addition to the Applicant’s existing home. This use shall be considered a “Tourist Home” under the Code, and neither structure shall have kitchen facilities.**
 - b. It appears from the Preliminary Site Plan that a shed and one of the bungalows encroach onto the property’s setbacks. These structures shall be relocated so that they are entirely outside of the setback areas. The location of the structures as relocated along with the bathroom facilities shall be shown on the Final Site Plan.**
 - c. Prior to Final Site Plan approval, the Applicant shall provide confirmation from DNREC that the septic system in use on the property is sufficient for the home and two bungalows.**
 - d. Prior to Final Site Plan approval, the Applicant shall confirm with County Staff that the bungalows and bathroom facilities comply with all applicable building codes for these types of uses.**
 - e. There shall be at least one (1) on-site parking space designated for each bungalow in addition to the two spaces required for the existing home. These shall be shown on the Final Site Plan and clearly marked at the site itself.**
 - f. The bungalows and bathroom facilities shall be screened from the view of neighboring properties and roadways by a vegetative buffer. The location of this buffer shall be shown on the Final Site Plan.**
 - g. One small unlighted sign shall be permitted. It shall not exceed 8 square feet in size.**
 - h. The use shall only be permitted to occur between March 1 and November 1 of each year.**
 - i. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission. It must be submitted to the Office of Planning & Zoning within 4 months of**

Council's action on this Application to avoid further Code enforcement against the Applicant and the property.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

**Grant
Requests**

Mrs. Jennings presented grant requests for consideration.

**M 110 26
Sussex Elite
Legends**

A Motion was made by Mr. Hudson, seconded by Mr. Rieley, to give \$1,000 (\$1,000 from Mr. Hudson's Councilmanic Grant Account) to Sussex Elite Legends for safety equipment, uniforms and operating expenses.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

**M 111 26
Milton
Historical
Society**

A Motion was made by Mr. McCarron, seconded by Mr. Lloyd to give \$1,000 (\$1,000 from Mr. McCarron's Councilmanic Grant Account) to Milton Historical Society for their Black and White Historical Photography Exhibit.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

**M 112 26
Town of
Laurel**

A Motion was made by Mr. Lloyd, seconded by Mr. Rieley to give \$2,000 (\$2,000 from Mr. Lloyd's Councilmanic Grant Account) to the Town of Laurel for their 4th of July fireworks.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

**M 113 26
CH School
District –
Mariner MS
BPA**

A Motion was made by Mr. McCarron, seconded by Mr. Rieley to give \$2,000 (\$1,000 from Mr. McCarron's Councilmanic Grant Account, \$500 from Mr. Lloyd's Councilmanic Grant Account and \$500 from Ms. Gruenebaum's Councilmanic to Cape Henlopen School District – Mariner Middle School Business Professionals of America for travel assistance for the 2026 National Leadership Conference.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

Ord Intros There were no Proposed Ordinances for introduction.

CM Comments During Council Members' comments, data centers were discussed.

M 114 26 At 11:20 a.m., a Motion was made by Mr. Lloyd, seconded by Mr. McCarron to go into Executive Session for the purpose of discussing matters related to land acquisition and pending & potential litigation.

Go Into Executive Session

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

Executive Session At 11:28 a.m., an Executive Session was held in the Basement Caucus Room to discuss matters related to land acquisition and pending & potential litigation. The Executive Session ended at 11:43 a.m.

M 115 26 At 11:46 a.m., a Motion was made by Mr. McCarron, seconded by Ms. Gruenebaum to go back into Regular Session.

Reconvene

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

E/S Action There was no action related to Executive Session matters.

M 116 26 A Motion was made by Mr. McCarron, seconded by Ms. Gruenebaum to adjourn at 11:47 a.m.

Adjourn

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

Respectfully submitted,

**Tracy N. Torbert
Clerk of the Council**

{An audio recording of this meeting is available on the County's website.}