

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, APRIL 28, 2026

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, April 28, 2026, at 1:00 p.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 Jennings	Finance Director
J. Everett Moore, Jr.	County Attorney

Call to Order The Invocation and Pledge of Allegiance were led by Mr. Hudson.
Mr. Hudson called the meeting to order.

M 160 26 A Motion was made by Mr. McCarron, seconded by Mr. Rieley, to approve
Approve the Agenda, as presented.
Agenda

Motion Adopted: 4 Yeas, 1 Absent

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

Minutes The minutes from April 21, 2026, were approved by consensus.

**Corre-
spondence** There was no correspondence.
There were no public comments.

**Public
Comments** Mr. Lawson read the following information in his Administrator’s Report:

**Adminis-
trator’s
Report**

1. Sussex County Council FY 2027 Budget Workshop
On Tuesday, May 5th, the Sussex County Council will meet for its annual budget workshop. The Fiscal Year 2027 Budget Workshop will be held at 9:00 a.m. at the Sussex County Emergency Operations Center. The next regularly scheduled Council meeting will be held on Tuesday, May 12th.
2. County Government Day – Thursday, May 7th
The County is pleased to again sponsor the annual County

**Adminis-
trator's
Report
(continued)**

Government Day on Thursday, April 7th. At 9:30 a.m., high school juniors from Sussex County Girls and Boys State will meet in the Council Chambers. A mock County Council session will occur, with the representatives assuming leadership roles. It is always an interesting experience to watch student representatives tackle County issues as presented by department heads. This program can be seen and heard on the County's website.

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

**Enterprise
Solution**

Mark Parker, Assistant County Engineer, presented an initiative update and vendor contracts for Enterprise Solution for Asset, Workflow and Land Management for Council's consideration.

**M 161 26
Approve
Vendor
Contracts**

A Motion was made by Mr. Lloyd, seconded by Mr. McCarron, be it moved based upon the recommendation of the Sussex County Engineering and Finance Departments that the professional services agreement for Timmons Group and three (3) software license agreements for Trimble, Avolve, and Timmons Group in connection with the Enterprise Solution for asset, workflow and land management project be approved in the overall aggregate amount of \$1,144,231.25.

Motion Adopted: 5 Yeas

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

**WNRWF
Irrigation
Award**

Paul Mauser, Assistant County Engineer, presented a recommendation to award for the WNRWF irrigation rigs replacement project for Council's consideration.

**M 162 26
Approve
WNRWF
Irrigation
Award**

A Motion was made by Mr. Lloyd, seconded by Ms. Gruenebaum, be it moved based upon the recommendation of the Sussex County Engineering Department that contract G26-11, WNRWF Irrigation Rigs replacement project be awarded to SMW Sales, LLC for their total bid amount of \$227,609.26.

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 Council's consideration.

M 163 26

A Motion was made by Mr. McCarron, seconded by Mr. Rieley to give

House of David **\$2,500 (\$2,000 from Mr. McCarron’s Councilmanic Grant Account and \$500 from Mr. Rieley’s Councilmanic Grant Account) to House of David Milford DE Inc. for their mobile food delivery & distribution expansion.**

Motion Adopted: 5 Yeas

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

M 164 26 **A Motion was made by Mr. McCarron, seconded by Mr. Lloyd to give**
American Youth Football Inc. (Woodbridge) for their equipment shed
repairs.

Motion Adopted: 5 Yeas

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

M 165 26 **A Motion was made by Ms. Gruenebaum, seconded by Mr. Rieley to give**
Greater Lewes Community Village for their harvest hustle event.

Motion Adopted: 5 Yeas

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

M 166 26 **A Motion was made by Mr. McCarron, seconded by Mr. Lloyd to give**
Little League Baseball Inc (Woodbridge) for a portable pitching mound.

Motion Adopted: 5 Yeas

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

M 167 26 **A Motion was made by Ms. Gruenebaum, seconded by Mr. McCarron to**
Community Resource Center, Inc. for their safe harbor day shelter.

Motion Adopted: 5 Yeas

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

M 168 26 Harry K Foundation A Motion was made by Mr. Rieley, seconded by Mr. Lloyd to give \$3,000 (\$3,000 from Countywide Youth Grant Account) to Harry K Foundation for their food backpack program.

Motion Adopted: 5 Yeas

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

M 169 26 Town of Blades A Motion was made by Mr. Lloyd, seconded by Mr. McCarron to give \$2,000 (\$2,000 from Mr. Lloyd's Councilmanic Grant Account) to the Town of Blades police department for their community outreach program.

Motion Adopted: 5 Yeas

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

M 170 26 Western Sussex Chamber of Commerce A Motion was made by Mr. Lloyd, seconded by Mr. McCarron to give \$1,000 (\$500 from Mr. Lloyd's Councilmanic Grant Account and \$500 from Mr. McCarron's Councilmanic Grant Account) to the Western Sussex Chamber of Commerce for their Broad Creek bash.

Motion Adopted: 5 Yeas

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

M 171 26 Nanticoke Little League A Motion was made by Mr. Lloyd, seconded by Mr. McCarron to give \$1,500 (\$1,500 from Mr. Lloyd's Councilmanic Grant Account) to Nanticoke Little League for an AED device.

Motion Adopted: 5 Yeas

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

Intro of Ord There were no Proposed Ordinances for Introduction.

CM Comm. There were no Council Member comments.

M 172 26
Go Into
Executive
Session

At 1:22 p.m., a Motion was made by Mr. McCarron, seconded by Mr. Lloyd, to go into Executive Session to discuss matters related to land acquisition.

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 1:24 p.m., an Executive Session was held in the Basement Caucus Room to discuss matters related to land acquisition. The Executive Session ended at 1:36 p.m.

M 173 26
Reconvene

A Motion was made by Mr. McCarron, seconded by Ms. Gruenebaum to come out of Executive Session and go back into Regular Session.

Motion Adopted: 4 Yeas, 1 Absent

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

E/S Action

There was no action related to Executive Session matters.

Rules

Mr. Moore read the rules of procedure for zoning hearings.

Public
Hearing/
CU2554

A Public Hearing was held on Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SELF STORAGE FACILITY TO BE LOCATED ON A PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY CONTAINING 12.05 ACRES, MORE OR LESS” (property is lying on the north and west side of the intersection of Central Avenue [S.C.R. 84] and Lizard Hill Road [S.C.R. 367A]) (911 Address: N/A) (Tax Map Parcel: 134-19.00-12.00 [P/O]) filed on behalf of E. Johnson Holdings, LLC.

Jamie Whitehouse, Planning & Zoning Director, presented the application.

The Planning & Zoning Commission held a Public Hearing on the application on April 15, 2026. At the meeting of April 15, 2026, the Planning & Zoning Commission deferred action on the application, leaving the public record open until the close of business on April 22, 2026, for receipt of any additional written comments. The application is to be considered by the Planning & Zoning Commission at its next meeting on May 6, 2026.

The Council found that Mr. Brenton Archut spoke on behalf of the application; that also present was his father, Mr. Russell Archut; Mr.

**Public
Hearing/
CU2554
(continued)**

Russell Archut summarized the application and stated that the parcel is 12 acres, but the area proposed is about 170 feet wide at the eastern end and about 250 feet wide at the middle; that 40' setbacks would be met; that there is a 20' setback in the rear; that it is an irregular shaped parcel; that the initial phase is for contractor/commercial usage for them to store equipment and materials; that there are 3 buildings proposed; that they plan to lease 800 square foot spaces; that they know a number of contractors that are looking for convenient storage space in the coastal area; that they feel that it is a good location for this type of business; that everything would be housed inside; that they have looked at self-storage as a future option; that they believe that it would have a low impact on the area; that 6:00 a.m. to 9:00 p.m. would be the hours for access; that there will not be any water or sewer provided to the units; that they plan to build with neutral colors and the lighting will be mounted on the buildings; that DelDOT states that the use would generate less than 50 trips per day and that the use is a low impact use; that the signage would be installed as allowed by the County; that the property is located in the Coastal Area between two existing commercial uses (Wilson's Welding about 150 feet away) and a heating and cooling business; that the applicant believes the use is a good use considering the irregular shape of the land and a need in this area; that they will be a standard single story A frame building.

Mr. Brenton Archut stated that they are not sure where the DelDOT entrance will be; that there may be a sight issue with the curve if there is screening; that there will be a fence installed; that there is a lot of residential growth in the area; that there are many residential developments in the area; that they are trying to find a balance to use their property and not sell it; that they are looking for the least intensive use and provide a service to the businesses that need these types of services in the area.

There were no public comments.

The Public Hearing and public record was closed except receiving the record from Planning & Zoning and recommendation and allowing written comments for 5 days after receiving the recommendation.

**M 174 26
Defer
Action/
CU2554**

A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum to defer action on a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SELF STORAGE FACILITY TO BE LOCATED ON A PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY CONTAINING 12.05 ACRES, MORE OR LESS".

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;

**Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

**Public
Hearing/
CU2555**

A Public Hearing was held on a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN OFFICE AND STORAGE TO BE LOCATED ON A CERTAIN PORTION OF A PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 45.78 ACRES, MORE OR LESS” (property is lying on the southeast corner of the intersection of Central Avenue [S.C.R. 84] and Old Church Cemetery Road [S.C.R. 367]) (911 Address: 34555 Central Avenue, Frankford) (Tax Map Parcel: 134-19.00-25.00 [P/O]) filed on behalf of Bittersweet Investments, LLC.

The Planning & Zoning Commission held a Public Hearing on the application on April 15, 2026. At the meeting of April 15, 2026, the Planning & Zoning Commission deferred action on the application, leaving the public record open until the close of business on April 22, 2026, for receipt of any additional written comments. The application is to be considered by the Planning & Zoning Commission at its next meeting on May 6, 2026.

The Council found that Mr. Brenton Archut spoke on behalf of the application; that also present was his father, Mr. Russell Archut; that the testimony as to the general conditional of the area will be incorporated into the record for this application as requested by the applicant. Mr. Brenton Archut stated that the proposal is for an office building and to use the existing barn structure for storage; that they are not looking to add any additional storage; that Mr. Archut mentioned that he had been approached while mowing the property with requests to rent the barn; that approaches had been made from landscapers wishing to keep their trucks on site; that he had been approached by several people wishing to do this; that the property has been in the family for three generations; that the farming heritage is important to their family; that the proposal would generate revenue to help preserve the barn; that there is a viable septic system on the parcel; that they are requesting a non-medical office; that they are looking for 1,600 square foot building; that they are looking to rent one out and use the other one for their office; that they are looking to move their office to a more central location; that Crescent Place 58 home development allows for a sewer easement to enable annexation and connection to the sewer district; that there is a Tidewater line to the property and an available well; that there is a letter included in the record stating that Artesian would provide water if requested; that DeDOT states that the use would be diminutive; that the storage would be rented out; that neutral colors would be used; that there is a welding business nearby and a C-1 Zoned Parcel nearby.

There were no public comments.

The Public Hearing and public record was closed except receiving the record from Planning & Zoning and recommendation and allowing written comments for 5 days after receiving the recommendation.

**M 175 26
Defer
Action/
CU2555**

A Motion was made by Mr. Rieley, seconded by Mr. McCarron to defer action on a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN OFFICE AND STORAGE TO BE LOCATED ON A CERTAIN PORTION OF A PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 45.78 ACRES, MORE OR LESS”.

Motion Adopted: 5 Yeas

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

**M 176 26
Adjourn**

A Motion was made by Mr. Rieley, seconded by Mr. McCarron to adjourn at 2:32 p.m.

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.}