

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, MAY 12, 2026

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, May 12, 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 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 179 26
Approve
Agenda**

Mr. Lawson reported that under Mike Harmer, County Engineer No. 1 A can be removed from the agenda. He also announced that under 1:30 p.m. Public Hearings, CU2546 filed on behalf of James Mershon can be removed. A Motion was made by Mr. Rieley, seconded by Mr. Lloyd, to approve the Agenda, as amended.

Motion Adopted: 5 Yeas

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

Minutes

The minutes from April 28, 2026 and May 5, 2026, were approved by consensus.

**Corre-
spondence**

There was no correspondence.

**Public
Comments**

There were no public comments.

**M 180 26
Approve
Consent
Agenda**

A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum, to approve the following items under the Consent Agenda:

**Use of Existing Wastewater Infrastructure Agreement, IUA-1283
Convenience Store with Gas (Wawa), Western Sussex Area**

**Use of Existing Wastewater Infrastructure Agreement, IUA-1284
Club House Crossing, Millville Area**

**Use of Existing Wastewater Infrastructure Agreement, IUA-1296
Dartmouth Independent Living (LIC Housing), West Rehoboth Area**

Motion Adopted: 5 Yeas

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

Opioid Commission Mr. Lawson reviewed the Opioid Commission Grant Applications that were received and provided recommendations for the organizations to move forward with the process.

M 181 26 A Motion was made by Mr. Lloyd, seconded by Mr. McCarron, be it moved that Sussex County Council approves the five organizations and funding recommendations as presented to be forwarded onto the Opioid Commission for review and final approval.
Approve Opioid Commission Grants

Motion Adopted: 5 Yeas

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

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

1. Project Receiving Substantial Completion

Per the attached Engineering Department Fact Sheet, The Estates at Bridgewater (FKA Bent Creek Estates) Phase 3A (Construction Record) received substantial completion effective April 23, 2026

2. Valerie Wing

It is with great sadness that we inform you that pensioner, Valerie Wing, passed away on Sunday, April 26, 2026, Ms. Wing began her career with Sussex County in January 2000 where she worked until February 2012 for a total of 12 years of service. Her last position with the County was Clerk III in the Assessment Division. We would like to extend our condolences to the Wing family.

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

CU2371 Ext Jamie Whitehouse, Planning & Zoning Director, presented a time extension request for CU2371 filed on behalf of Georgetown Business Plaza, LLC.
Request

M 182 26 A Motion was made by Mr. Rieley, seconded by Mr. McCarron that Sussex

Approve CU2371 County Council approve the 6-month time extension request for CU2371 as presented.

Time Ext Request

Motion Adopted: 5 Yeas

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

Wolfe Neck CO No. 5 Mike Harmer, County Engineer presented change order no. 5, denali sludge removal agreement for Wolfe Neck RWF upgrade and expansion for Council's consideration.

M 183 26 Approve CO No. 5/ Wolfe Neck RWF A Motion was made by Mr. Rieley, seconded by Mr. McCarron that be it moved based upon the recommendation of the Sussex County Engineering Department that change order no. 5 to the Wolfe Neck Regional Wastewater Facility – denali sludge removal agreement be approved, increasing the contract by \$2,000,000.00 for additional sludge removal from Lagoon 1 and an allowance for site work at the Wolfe Neck Regional wastewater facility.

Motion Adopted: 5 Yeas

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

Admin Bldg Services Mike Harmer, County Engineer, presented a professional services proposal for Administration Building for Council's consideration.

M 184 26 Approve Admin Bldg Services Proposal A Motion was made by Ms. Gruenebaum, seconded by Mr. Lloyd, that be it moved based upon the recommendation of the Sussex County Engineering Department that County Council approve the DEDC, LLC building systems modifications and renovations proposal, in the amount of \$253,860.00 for various renovations within the Administration building.

Motion Adopted: 5 Yeas

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

Landfill CO No. 1 Mike Harmer, County Engineer, presented change order no. 1 for landfills site maintenance contract for Council's consideration.

M 185 26 Approve CO No. 1/ A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum, that be it moved based upon the recommendation of the Sussex County Engineering Department that change order no. 1 to the landfill maintenance contract,

Landfill Site for additional hourly services, be approved in the not-to-exceed value of \$14,400.00.

Motion Adopted: 5 Yeas

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

General Labor & Equip Mike Harmer, County Engineer, presented change order no. 2 and a one-year extension request for FY25 general labor & equipment contract for Council's consideration.

M 186 26 Approve CO No. 2/ General Labor & Equip A Motion was made by Mr. Lloyd, seconded by Mr. McCarron, that be it moved based upon the recommendation of the Sussex County Engineering Department that FY26 change order no. 2 for contract #25-01, FY25 general labor & equipment, be approved, which increases the contract amount by \$2,500,000.00, for a new total of \$6,249,784.00, and to approve the second, one-year contract extension in the amount of up to \$7,000,000.00 at the unit prices previously bid, contingent upon approval of the FY27 budget.

Motion Adopted: 5 Yeas

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

Lincoln EMS Station Mark Parker, Assistant County Engineer, presented a recommendation to award for Lincoln EMS station for Council's consideration.

M 187 26 Approve Lincoln Station Award A Motion was made by Mr. McCarron, seconded by Ms. Gruenebaum, be it moved based upon the recommendation of the Sussex County Engineering Department that contract C21-15, Lincoln paramedic station 101, be awarded to the Whayland Company for their base bid amount of \$2,208,000.00.

Motion Adopted: 5 Yeas

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

Pole Bldg Award Paul Mauser, Assistant County Engineer, presented a recommendation for the award of Facilities Management pole buildings for Council's consideration.

M 188 26 A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum, be it

Approve Pole Bldg Award moved based upon the recommendation of the Sussex County Engineering Department that contract G25-08, Sussex County pole buildings, be awarded to Delmarva Pole Building Supply, Inc., for their total base bid amount of \$1,871,668.00.

Motion Adopted: 5 Yeas

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

Stop Loss Insurance Karen Brewington, Human Resources Director, presented a request for stop loss insurance for Council's consideration.

M 189 26 Approve Stop Loss Insurance Proposal A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum, be it moved that the Sussex County Council renew its annual contract with Highmark for stop loss coverage at a rate per month of \$66.16 per single coverage and \$189.31 per family coverage and annual specific deductible of \$305k effective May 2026.

Motion Adopted: 5 Yeas

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

Old Business/ CZ2033 Under Old Business, Mr. Whitehouse presented a Proposed Ordinance entitled "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN MR-RPC MEDIUM DENSITY RESIDENTIAL - RESIDENTIAL PLANNED COMMUNITY DISTRICT TO AN MR-RPC MEDIUM DENSITY RESIDENTIAL - RESIDENTIAL PLANNED COMMUNITY DISTRICT AND TO AMEND CONDITIONS OF APPROVAL FOR C/Z 1528 (ORDINANCE NO. 1679) AND FOR C/Z 1753 (ORDINANCE NO. 2361) FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 37.97 ACRES, MORE OR LESS" filed on behalf of Springpoint at Lewes, Inc.

The County Council held a Public Hearing on the application at its meeting on February 10, 2026. The application was deferred for further consideration.

M 190 26 Amend Condition F/ CZ2033 A Motion was made by Ms. Gruenebaum, seconded by Mr. Lloyd to delete the current Condition F and revise it to now read "A revised Master Plan either depicting or noting these conditions must be submitted to the Office of Planning & Zoning. This Master Plan will include the entire Springpoint at Lewes MR-RPC. This revised Master Plan shall show a minimum separation distance of 40 feet between the proposed new buildings and any existing buildings adjacent to the application site".

Motion Adopted: 5 Yeas

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

**M 191 26
Adopt
Ordinance
No. 4052/
CZ2033**

A Motion was made by Ms. Gruenebaum, seconded by Mr. Lloyd, to Adopt Ordinance No. 4052 entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN MR-RPC MEDIUM DENSITY RESIDENTIAL - RESIDENTIAL PLANNED COMMUNITY DISTRICT TO AN MR-RPC MEDIUM DENSITY RESIDENTIAL - RESIDENTIAL PLANNED COMMUNITY DISTRICT AND TO AMEND CONDITIONS OF APPROVAL FOR C/Z 1528 (ORDINANCE NO. 1679) AND FOR C/Z 1753 (ORDINANCE NO. 2361) FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 37.97 ACRES, MORE OR LESS” for the reasons and conditions given by the Planning & Zoning Commission as follows and as amended by this Council:

- 1. This is an application seeking to amend an existing MR-RPC Medium Density Residential Planned Community known as The Moorings at Lewes and formerly known as Cadbury at Lewes to increase the number of units to 273, add amenities, and expand the healthcare center and community center. This is an amendment to the conditions of approval imposed by C/Z 1528 (Ordinance No. 1679) and for C/Z 1753 (Ordinance No. 2361).**
- 2. The site is bounded by Gills Neck Road to the South and East, the Breakwater Subdivision to the North, and Mitchell’s Corner to the West. Nearby developments include Bay Breeze Estates, Showfield, Senators, Hawkseye, and Governors. A similar project known as the Lodge at Lewes is located across Kings Highway, along with the Cape Henlopen High School. There are also several commercial uses, including medical offices, contractors’ offices, retail, and restaurants in the immediate vicinity. This expansion of the existing MR-RPC is appropriate in this location.**
- 3. On April 6, 2004, Ordinance No. 1679 (C/Z 1528) permitted 48 single and duplex units, 84 apartment units, and an 80-unit Healthcare Center, totaling 212 units. The residential portion was approved for 80 single-family lots and 105 townhome and duplex units. On April 5, 2014, Ordinance No. 2361 expanded the Cadbury at Lewes project by five (5) acres to permit an additional 32 units, bringing the approved total to 215 units. This is a reasonable, limited expansion of this existing MR-RPC.**
- 4. The purpose of the MR Zoning District and RPC overlay is satisfied by this expansion of the development because both central public water and sewer are provided; the area is more urban than rural character with numerous existing residential developments surrounding the**

**M 191 26
Adopt
Ordinance
No. 4052/
CZ2033
(continued)**

- site; there are a variety of small and large business, commercial and public uses nearby; and it is in close proximity to Beebe Hospital and other medical services.
5. The development is located within “Coastal Area” on the Future Land Use Map of the Comprehensive Plan. The “Coastal Area” is a designated Growth Area that permits development such as this.
 6. DelDOT has determined that the traffic impact of this limited expansion will be “negligible.” The existing entrance and roadway improvements along Gills Neck Road will continue to serve the community. In addition, DelDOT is requiring a new left-turn lane at the existing entrance and a shared-use path to be installed.
 7. There are no wetlands on the Property, and the site does not lie within a wellhead protection area.
 8. The MR-RPC will continue to have active and passive open space areas. The proposed Open Space accounts for 56% of the Property.
 9. There will be a landscape buffer of at least 20 feet in width established between the Site and Sussex County Tax Parcel Numbers: 335-8.00-37.00 and 335-8.00-322.00 through 325.00. The proposed 20-foot buffer aligns with the buffer distance already established between Mitchell’s Corner and the Site.
 10. The Applicant, through its engineers, submitted its Coastal Area Environmental Assessment and Public Facilities Evaluation Report in accordance with Section 115-194.3 of the Code, in support of the Application.
 11. With the recommended conditions of approval there will be no adverse impact on the neighborhood or neighboring property values. The expansion is consistent with the character and trend of development in the immediate area.
 12. This recommendation is subject to the following conditions:
 - a. With the exception of the following, the conditions imposed by Ordinance No. 1679 and Ordinance No. 2361 shall apply to this approval and remain in full force and effect.
 - b. The maximum number of units in the MR-RPC shall not exceed 274 units as shown on the Applicant’s site plan, and consisting of:
 - i. 21 Single Family Detached Dwelling Units
 - ii. 20 Single Family Attached Dwelling Duplexes (40 units)
 - iii. 130 Multi-Family Apartment Units
 - iv. 83 Healthcare Center Rooms
 - c. Construction, site work, and deliveries shall only occur on the site between the hours of 7:00 a.m. through 6:00 p.m., Monday through Friday, and 7:00 a.m. through 2:00 p.m. on Saturdays. No Sunday hours are permitted. A 24-inch by 36-inch “NOTICE” sign confirming these hours in English and Spanish shall be prominently displayed at the site entrance during construction.
 - d. There shall be a vegetated or forested buffer that is at least 20 feet wide installed between the Site and Sussex County Tax Parcel Nos. 335-8.00-37.00 and 335-8.00-322.00 through 325.00 as more fully shown on the Preliminary Site Plan. As proffered during the

**M 191 26
Adopt
Ordinance
No. 4052/
CZ2033
(continued)**

public hearing, the buffer area adjacent to Parcels 322.00 through 325.00 shall include an additional row of evergreen plantings to screen the view of the MR-RPC from these neighboring properties. The Final Site Plan shall include a Landscape Plan depicting all landscaping to be provided or preserved in the buffer areas. The Landscape Plan shall also identify all “Limits of Disturbance.”

- e. There are pickleball courts shown along Gills Neck Road at the eastern corner of this site, adjacent to the development known as Breakwater. These pickleball courts shall either be relocated to a more centralized location or eliminated from the site plan.**
- f. A revised Master Plan either depicting or noting these conditions must be submitted to the Office of Planning & Zoning. This Master Plan will include the entire Springpoint at Lewes MR-RPC. This revised Master Plan shall show a minimum separation distance of 40 feet between the proposed new buildings and any existing buildings adjacent to the application site.**
- g. The Master Plan shall be subject to the review and approval of the Planning & Zoning Commission.**

Motion Adopted: 5 Yeas

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

**Old
Business/
CU2622**

Under Old Business, Mr. Whitehouse presented a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A C-1 GENERAL COMMERCIAL DISTRICT TO AMEND CONDITION K OF CONDITIONAL USE NO. 2583 (ORDINANCE NO. 4003) TO ALLOW FOR YEAR-ROUND OUTDOOR STORAGE TO REMAIN ON THE PROPERTY AS PART OF A CAMPGROUND FOR THE UNHOUSED TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 7.16 ACRES, MORE OR LESS” filed on behalf of Tharros Village (c/o Code Purple at the Cape).

The County Council held a Public Hearing on the Application at the meeting on April 21, 2026. At the conclusion of the meeting, the Council closed the Public Record and deferred action for further consideration.

**M 192 26
Adopt
Ordinance
No. 4053/
CU2622**

A Motion was made by Ms. Gruenebaum, seconded by Mr. McCarron, to Adopt Ordinance No. 4053 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A C-1 GENERAL COMMERCIAL DISTRICT TO AMEND CONDITION K OF CONDITIONAL USE NO. 2583 (ORDINANCE NO. 4003) TO ALLOW FOR YEAR-ROUND OUTDOOR STORAGE TO REMAIN ON THE PROPERTY AS PART OF A CAMPGROUND FOR THE UNHOUSED TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX

**M 192 26
Adopt
Ordinance
No. 4053/
CU2622
(continued)**

COUNTY, CONTAINING 7.16 ACRES, MORE OR LESS” for the reasons and conditions given by the Planning & Zoning Commission as follows:

- 1. Tharros Village received approval for a campground for the unhoused on June 17, 2025, as part of Conditional Use No. 2583 that was approved by County Council as Ordinance No. 4003.**
- 2. Tharros Village has satisfied the requirements of Condition O of Ordinance No. 4003 that required a report to be sent to the Commission and County Council in early 2026. That report has been received by the County.**
- 3. As part of that prior approval, and based upon information available at that time, the site used by Tharros Village was to be seasonal, with all items associated with the Conditional Use removed from the property in the colder months so that the State of Delaware could utilize the property for its DelDOT equipment and material storage.**
- 4. Tharros Village has now advised the County that it has reached an agreement with the State of Delaware to allow certain items to remain on the site year-round, even while the camping area is unoccupied. This will enable the more efficient and convenient use of the site by Tharros Village, its volunteers, and the people who utilize the site.**
- 5. For these reasons, it is appropriate to amend Condition K of Conditional Use No. 2583 and Ordinance No. 4003 so that it now states as follows:
“The entire facility may open no earlier than March 1st of each year, and it shall close no later than November 30th of each year. However, during the time that the site is unoccupied, the operators of the facility may store items or materials associated with the use as permitted by the State of Delaware. Any such items or materials shall be securely stored and screened from the view of neighboring properties and roadways. The applicant shall provide The Office of Planning & Zoning with an updated site plan showing where any items or materials associated with the use will be stored.”**

Motion Adopted: 3 Yeas, 1 Nay, 1 Recusal

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

**Grant
Requests**

Mrs. Jennings presented grant requests for Council’s consideration.

**M 193 26
Children’s
Beach House**

A Motion was made by Ms. Gruenebaum, seconded by Mr. Lloyd to give \$3,500 (\$2,500 from Countywide Youth Grant Account and \$1,000 from Ms. Gruenebaum’s Councilmanic Grant Account) to Children’s Beach House, Inc. for their youth development 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 194 26 **A Motion was made by Ms. Gruenebaum, seconded by Mr. Lloyd to give**
History **\$2,000 (\$2,000 from Ms. Gruenebaum's Councilmanic Grant Account) to**
Book **History Book Festival at Lewes Inc. for their history book authors in**
Festival at **schools and community outreach programs.**
Lewes Inc.

Motion Adopted: 5 Yeas

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

M 195 26 **A Motion was made by Mr. Rieley, seconded by Mr. Lloyd to give \$2,000**
American **(\$1,500 from Mr. Rieley's Councilmanic Grant Account and \$500 from Mr.**
Legion Post **Hudson's Councilmanic Grant Account) to American Legion Post 8 Inc. for**
8 Inc. **their emergency aid to veterans' project.**

Motion Adopted: 5 Yeas

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

M 196 26 **A Motion was made by Mr. Rieley, seconded by Mr. Lloyd to give \$2,200**
Millsboro **(\$2,000 from Mr. Rieley's Councilmanic Grant Account and \$200 from Mr.**
Historical **Hudson's Councilmanic Grant Account) to Millsboro Historical Society for**
Society **the Jacob Godwin school.**

Motion Adopted: 5 Yeas

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

M 197 26 **A Motion was made by Ms. Gruenebaum, seconded by Mr. Lloyd to give**
Speak Out **\$1,500 (\$1,500 from Ms. Gruenebaum's Councilmanic Grant Account) to**
Against **Speak Out Against Hate Association for their student ambassador**
Hate **internship program.**
Association

Motion Adopted: 4 Yeas, 1 Absent

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

Mr. Paul Mauser, Assistant County Engineer, provided a brief overview of the project.

There were no public comments.

The Public Hearing and public record were closed.

**M 201 26
Adopt
Ordinance
No. 4054/
Joy Beach**

A Motion was made by Mr. Lloyd, seconded by Mr. McCarron to Adopt Ordinance No. 4054 entitled “AN ORDINANCE AUTHORIZING THE ISSUANCE OF UP TO \$239,059 OF A GENERAL OBLIGATION BOND OF SUSSEX COUNTY IN CONNECTION WITH INCREASED COSTS ASSOCIATED WITH THE JOY BEACH PROJECT AND AUTHORIZING ALL NECESSARY ACTIONS IN CONNECTION THEREWITH”.

Motion Adopted: 5 Yeas

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

Rules

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

**Public
Hearing/
CU2594**

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 AN AUTO REPAIR AND VEHICLE STORAGE BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.07 ACRES, MORE OR LESS” (property is lying on the north side of Long Neck Road [Rt. 23], approximately 800 feet west of Pot Nets Road [S.C.R. 22C]) (911 Address: 32909 Long Neck Road, Millsboro) (Tax Parcel: 234-24.00-39.05) filed on behalf of Anthony DeGirolano.

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

The Planning & Zoning Commission held a Public Hearing on the application on April 1, 2026. At the meeting of April 15, 2026, the Planning & Zoning Commission recommended approval of the application for the 5 reasons of approval and subject to the 13 recommended conditions of approval as outlined.

The Council found that Mr. Anthony DeGirolano spoke on behalf of application; that also present was Mr. DeGirolano’s son, Mr. Victor DeGirolano, the current business owner of Long Neck Auto. Mr. Victor DeGirolano stated that they do auto repair; that he has been helping the community for the past four years; that they have a lot of older customers;

**Public
Hearing/
CU2594
(continued)**

that they would like to have a sign on the wall of the building rather than by the road; that at times he has a car for a long period of time while waiting for a part or an insurance adjustor; that at any given time, he can have about 60-70 cars on site; that he takes seven appointments per day; that the land is part of a family farm; that he uses a company out of VA for tire removal and they are stored properly; that he reburns the oil for heat and all fluids are stored properly; that the daily hours are 7:00 a.m. until 7:00 p.m.; that Mr. Anthony DeGirolano lives on the property and he is there on Sunday mowing the grass; that he is working with Rogers Signs for a sign to place on the building.

There were no public comments.

The Public Hearing and public record were closed.

**M 202 26
Amend
Condition F/
CU2594**

A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum to amend Condition F to read “No junked, unregistered or permanently inoperable vehicles or trailers shall be stored on the site other than vehicles owned by the Applicant’s family or those waiting for insurance adjustor reports. These vehicles shall be located in the rear of the site.”

Motion Adopted: 5 Yeas

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

**M 203 26
Adopt
Ordinance
No. 4055/
CU2594**

A Motion was made by Mr. Rieley, seconded by Mr. McCarron to Adopt Ordinance No. 4055 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN AUTO REPAIR AND VEHICLE STORAGE BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.07 ACRES, MORE OR LESS” for the reasons and conditions given by the Planning & Zoning Commission and as amended by this Council as follows:

- 1. The automobile repair facility is a family operation on family land that has been in existence for years. It has grown from a home occupation to the point where this conditional use application was required. With the conditions and stipulations placed upon it, this use will not have an adverse impact on the neighboring properties and community or area roadways.**
- 2. There are many other small businesses in this area of Long Neck Road, and this use is consistent with those existing businesses.**
- 3. The use as an automotive repair facility is of a public or semi-public character and is desirable for the general convenience and welfare of the area. Many nearby residents testified that the use is very convenient to people in the Long Neck community in particular.**

**M 203 26
Adopt
Ordinance
No. 4055/
CU2594
(continued)**

4. All repairs will occur indoors, and the Applicant resides on the property along with other family on the adjacent properties.
5. No parties appeared in opposition to this Application, and several community members spoke in strong favor of it.
6. This recommendation for approval is subject to the following conditions and stipulations:
 - a. The use shall be limited to an automobile repair business with associated vehicle storage.
 - b. One lighted sign, not to exceed 32 square feet per side, shall be permitted.
 - c. Security lighting shall be downward screened and shall be directed away from neighboring properties and roadways.
 - d. Any dumpsters shall be screened from view of neighbors and roadways. The dumpster locations shall be shown on the Final Site Plan.
 - e. All repairs shall be performed indoors. No automobile parts shall be stored outside.
 - f. No junked, unregistered or permanently inoperable vehicles or trailers shall be stored on the site other than vehicles owned by the Applicant's family or those waiting for insurance adjustor reports. These vehicles shall be located in the rear of the site.
 - g. All parking areas shall be shown on the Final Site Plan and clearly marked on the site itself.
 - h. All oils and other fluids shall be properly stored indoors in appropriate containers. The Applicant shall also comply with all State and Federal requirements for the disposal of these fluids.
 - i. No cars shall be sold on the property.
 - j. The site shall be subject to all DelDOT entrance and roadway requirements.
 - k. The hours of operation shall be from 7:00 a.m. through 7:00 p.m., Monday through Saturday.
 - l. Any violation of these conditions may be grounds for the termination of this Conditional Use.
 - m. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

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/
CU2636**

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 A MECHANICAL TRAILER MAINTENANCE BUSINESS AND STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 5.0 ACRES, MORE OR LESS"

**Public Hearing/
CU2636
(continued)**

(property is lying on the west side of Doddtown Road [S.C.R. 293], approximately 0.36 mile north of Anderson Corner Road [S.C.R. 292]) (911 Address: 21032 Doddtown Road, Harbeson) (Tax Parcel: 135-17.00-25.00) filed on behalf of Antulio Joel Chavez Lopez.

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

The Planning & Zoning Commission held a Public Hearing on the application on April 1, 2026. At the meeting of February 4, 2026, the Planning & Zoning Commission recommended denial of the application for the 8 reasons as outlined.

The Council found that Mr. Antulio Joel Chavez Lopez spoke on behalf of his application. Mr. Lopez stated that he operates a tractor trailer business; that he purchased the land to store his trucks; that he works to feed his family; that they do make a lot of noise, as they run on different hours, leaving the site, returning, and going back out again; that it is not a mechanical trailer maintenance business; that it is only tractor trailers coming and going; that he is trying to build a pole building in the back; that he is cutting trees to help himself to have a parking lot; that he works for Allen’s doing livestock, and that is why he has different hours for different trucks.

Public comments were heard.

Mr. Antonio White spoke in support of the application.

Ms. Lopez spoke in support of the application.

The Public Hearing and public record were closed.

**M 204 26
Approve
CU2636/
DENIED**

A Motion was made by Mr. Rieley, seconded by Mr. Lloyd to approve a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A MECHANICAL TRAILER MAINTENANCE BUSINESS AND STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 5.0 ACRES, MORE OR LESS”.

Motion DENIED: 5 Nays

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

**Public Hearing/
CU2541**

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 MINI-STORAGE

**Public
Hearing/
CU2541
(continued)**

WITH OUTDOOR BOAT AND RV STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 4.485 ACRES, MORE OR LESS” (properties are lying on the north and south sides of West Hudson Pond Road [S.C.R. 623], approximately 234-feet west of DuPont Boulevard [Rt. 113]) (911 Address: N/A) (Tax Parcel: 230-19.00-23.03 & 23.00 [P/O]) filed on behalf of Hudson Pond, LLC.

The Planning & Zoning Commission held a Public Hearing on the application on April 1, 2026. At the meeting of April 15, 2026, the Planning & Zoning Commission recommended approval of the application for the 6 reasons and subject to the 14 recommended conditions of approval as outlined.

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

The Council found that Mr. Tim Willard, Esq. with Fuqua, Willard & Schab, P.A. spoke on behalf of the Applicant, Hudson Pond, LLC; that also present were Mr. Mark Pirrizzi, the principal of the Delaware moving company known as, Hopkins Brothers, and Mr. Ken Christenbury, Professional Engineer with Axiom Engineering. Mr. Willard stated that the property is located along Rt. 113, being just north of Ellendale, and just south of Milford; that the site is located between Milford and Georgetown, just north of Rt. 16, along the west side of Rt. 113; that the application is for two separate parcels; that the larger parcel, located to the north, is divided by West Hudson Pond Road; that the application is for Parcel No. 23.03, and a portion of Parcel No. 23.00, which is intended to be combined into one parcel; that the remaining part of Parcel No. 23.00, located north of West Hudson Pond Road, is not intended to be part of the Conditional Use application; that the total of the two intended parcel areas equals to about 4.58 acres; that the site is located within the AR-1 (Agricultural Residential) Zoning District; that there are several conditional uses located across the street; that the area is located within the Low Density area according to the Future Land Use Map; that by the nature of the area, being along a major, north and south, highway, there are a lot of things going on along the highway; that this is one of the reasons they believed the site made sense for the proposed mini storage facility use; that the storage facility is going to be designed for RVs, as well as boats, which is in high demand in the area; that there is commercial zoning nearby, which is located within Ellendale; that within the nearby area are Wilson’s Auction, with an approved Conditional Use for the other lands of Dave Wilson, located just south of the auction; that there was a Sussex County Special Use Exception (Case No. 11712), granted for a nearby property for the temporary approval to do concrete; that this was approved to help DelDOT when they are building the roads; that the approval for Special Use Exception Case No. 11712 had since expired; that the site is now use more for storage and things of that nature; that on the other side of that site, is a heavy industrial site; that above that area is the

**Public
Hearing/
CU2541
(continued)**

location of a preschool, which is located just up the road from the proposed site for the storage facility; that the Site Plan proposes buildings which are 50' x 50'; that it also provides flexibility; that any area that is not utilized for storage buildings, or the proposed office, would be designated for RV or boat storage; that this provides more flexibility; that the DelDOT Service Level Response letter concluded that the traffic impact for the proposed use would be negligible; that stormwater management is proposed to be located near the front of the site; that the plan provides a 30 foot forested buffer around the property, which will not be removed; that in the bottom, left-hand corner of the plan, they are proposing to plant in that area; that a Conditional Use allows for uses that are convenient for the people within the area, including Milford, Georgetown, and Ellendale; that the proposed storage facility would serve homeowners and residential uses in the area; that the proposed use is generally considered a public or semi-public character; that the application was consistent with the purpose and goals of the Comprehensive Plan, specifically Chapter 6, which encourages recreational activities, such as boating, fishing and camping; that there is a whole chapter of the Comprehensive Plan designated to this because of the areas ponds, rivers, lakes, and the proximity to the bay and the ocean; that such recreation requires storage options for boats and RVs; that most homeowners associations (HOAs) prohibit storage of recreational vehicles on residential property, located within the Low Density Area; that stated within the Comprehensive Plan, Chapter 4.2, areas of Low Density, business development should be largely confined to businesses addressing the needs of the homes nearby; that the application was also consistent with the goals of the Comprehensive Plan, because the property is located on a major arterial between Milford and Georgetown; that Mr. Willard reviewed the conditions that were proposed by the Planning & Zoning Commission; that he had one requested change to Condition A; that he provided the proposed language to Mr. Moore; that Mr. Pirrizzi confirmed that the information presented was correct.

There were no public comments.

The Public Hearing and public record were closed.

**M 205 26
Amend
Condition A/
CU2541**

A Motion was made by Mr. McCarron, seconded by Mr. Lloyd, to amend Condition A to now read "The use shall be limited to ministorage buildings and outside storage for RVs and boards. The buildings on the site shall be no larger than 2,500 square feet in size and 20 feet in height. Other than the central office, none of the buildings have water or sewer service."

Motion Adopted: 5 Yeas

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

**M 206 26
Adopt
Ordinance
No. 4056/
CU2541**

A Motion was made by Mr. McCarron, seconded by Mr. Lloyd to Adopt Ordinance No. 4056 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR MINI-STORAGE WITH OUTDOOR BOAT AND RV STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 4.485 ACRES, MORE OR LESS” for the reasons and conditions given by the Planning & Zoning Commission as follows and as amended by this Council:

- 1. The use as a storage facility is of a public or semi-public character and is desirable for the general convenience and welfare of neighboring properties and uses in the area.**
- 2. The use is to be located along Route 113, and it is in an area along the Route 113 corridor where several businesses exist. This is an appropriate location for this type of low-intensity use.**
- 3. The use will be a storage facility with an office. No manufacturing, assembling, fabrication, or similar activities will be permitted.**
- 4. There was testimony in the record that there is a need for storage facilities in Sussex County. This type of use compliments the residential development that is occurring in Sussex County and the newer residential developments that do not allow sheds or long-term parking of boats and RVs on lots.**
- 5. This type of storage facility generates a relatively minor amount of traffic when compared with other types of uses. It will not adversely affect traffic on area roadways. DelDOT has stated that the traffic impact will be negligible.**
- 6. The project, with the conditions and stipulations placed upon it, will not have an adverse impact on the neighboring properties or community.**
- 7. This recommendation for approval is subject to the following conditions and stipulations:**
 - a. The use shall be limited to ministorage buildings and outside storage for RVs and boards. The buildings on the site shall be no larger than 2,500 square feet in size and 20 feet in height. Other than the central office, none of the buildings have water or sewer service.**
 - b. Any security lights shall be screened with downward illumination so that they do not shine on any neighboring properties or roadways.**
 - c. The perimeter of the Storage area shall be fenced and gated. The location and type of fencing shall be shown on the Final Site Plan.**
 - d. There shall not be any manufacturing, fabrication, or similar activities conducted on the site and the buildings shall not be used for contractor units or other business uses conducted within them.**
 - e. There shall be only two indirectly lit signs allowed on the site of no more than 32 square feet per side. One may be located on**

**M 206 26
Adopt
Ordinance
No. 4056/
CU2541
(continued)**

West Hudson Road and the other on Route 113.

- f. Stormwater management shall be maintained on site, using Best Management Practices.**
- g. The hours of operation and access to the facility will be as follows: gate access will be available daily from 6:00 A.M. to 8:00 P.M., seven days per week.**
- h. A perimeter landscape buffer shall be established along the entire perimeter of the site at varying widths, consisting of existing trees to the greatest extent possible. The Final Site Plan shall also include details of the perimeter landscape buffer including specifically the area along Route 113 that shall be planted to screen the storage area.**
- i. Any trash receptacles associated with the use shall be screened from neighboring properties and roadways.**
- j. The Final Site Plan shall indicate all RV and boat storage spaces and parking and drive aisles. The location of the outdoor storage and parking spaces shall also be clearly marked on the site itself. In addition, the boat and RV storage area shall not be located along the perimeter adjacent to Route 113 or West Hudson Road.**
- k. The use shall be subject to all DelDOT requirements regarding entrance and roadway improvements necessary to provide access to the site.**
- l. No sales or maintenance of boats or RVs shall occur from the site. No hazardous materials or fuel shall be stored on the site other than what may be in the tanks of boats and RVs on the site. No junked or unregistered boats, boat trailers, or RVs shall be stored on the site.**
- m. Any violations of the conditions of approval of this Conditional Use may result in the termination of this Conditional Use.**
- n. The Final Site Plan shall be subject to approval of the Planning and Zoning Commission.**

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/
CU2620**

A Public Hearing was held on a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A NON-PROFIT PUBLIC CHARITY PROVIDING RESPITE CARE FACILITY AND USE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.64 ACRES, MORE OR LESS” (property is lying on the east side of Charleys Run, approximately, 0.22 mile south of Fred Hudson Road [S.C.R. 360]) (911 Address: 31613 Charleys Run, Bethany Beach) (Tax Parcel: 134-13.00-84.00) filed on behalf of Sunset Bridge Corporation.

**Public
Hearing/
CU2620
(continued)**

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

The Planning & Zoning Commission held a Public Hearing on the application on April 1, 2026. At the meeting of April 15, 2026, the Planning & Zoning Commission recommended approval of the application for the 9 reasons and subject to the 10 recommended conditions of approval as outlined.

The Council found that Mr. Alex Burns, Esq. with Baird Mandalas Brockstedt & Federico LLC, spoke on behalf of the Applicant, Sunset Bridge Corporation; that also present were Ms. Terri Sarisky, Founder and President of Sunset Bridge Corporation, Mr. Steve Marsh, Professional Engineer and Vice President of Community Development at Carl M. Freeman Companies and Ms. Katja Kaliski with George, Miles & Buhr, LLC (GMB).

Ms. Sarisky stated that she was a caregiver and the founder of Sunset Bridge Corporation, located within Bethany Beach, Delaware, where she is also a resident. Ms. Sarisky stated that when there is a terminal diagnosis made for an individual, there typically is a lot of challenge and pandemonium that comes along with it; that often the end of life preparations have not been made in any way; that it is a topic that is seldom discussed; that about 20% of the population have this discussion before they receive a terminal diagnosis of how to plan for end of life; that the challenge intensifies when there are no longer medical treatment options available; that she personally had been on the receiving end of a bad message for five immediate family members, regarding malignant brain cancer, esophageal cancer, ovarian cancer, kidney failure and most recently, pulmonary fibrosis diagnosis; that when doors are slammed in your face from the people that were helping you, saying that there is nothing else they can do for you, it is an extremely challenging time; it can seem without hope for everyone involved; that their commitment stemmed from their own love and experience; that their mission and goal is to build a retreat home, to be a home where end-of-life guests, and their family can come together to receive help, to enjoy the beauty of a sunrise, and a sunset, and to have time together, free of charge, for one to two weeks, as a transitional stay; that this will allow them to go through the options for end-of-life care; that this will allow caretakers a moment to breathe and give them a chance to navigate the gap from when traditional medical support is no longer available; that they also want to ensure that they minimize the disparity in treatment options for the underserved population; that if one does not know who to turn to, or what questions to ask, it is often very difficult to find what services are available; that Sunset Bridge was incorporated in Delaware on November 15, 2022; that they applied for their 501C3 Public Charity application on March 24, 2023; that within five days of submitting the application, they received endorsement on March 29, 2023; that she received a personal call from the IRS endorsing what they were

**Public
Hearing/
CU2620
(continued)**

doing, and acknowledging the need for the organization, and the services it will provide; that they were grateful for the comments and opinions posted through the Online Application Docket, as they will only make Sunset Bridge much stronger and better for the community; that from an operations perspective, it was important to note that Sunset Bridge Corporation had already helped 100 people virtually; that their goal was to now build the proposed retreat home, where families can come together, under one roof in a facilitated retreat; that they are proposing a working session, not a vacation; that the project will not be a rental property, allowing keys to be turned over to individuals to enjoy, and have a great time; that they are proposing a facilitated working retreat session; that their goal is to provide people with comfort, peace, renewed strength and reassurance that no one is alone on the journey; that they had found that many folks they had served were alone, or it may be only them and their loved one; that specifically for those who will stay at the retreat home, there would be a very rigorous screening process; that they want to ensure that they are not just receiving a referral from a friend; that the referral must come from a medical professional, and from a professional organization; that they had spent a significant amount of time in discussions with those who, like the Ronald McDonald House, do similar help for the under age 18 population; that their population will be 18 and over; that no one will come to the home that is not 18 years of age as defined by Delaware Code Title 1, Section 302.1; that this is to enable folks to be part of the discussion, planning, and decision-making process; that she previously had discussions with Ms. Pamela Cornforth, the President/CEO of Ronald McDonald House Charities of Greater Delaware; that there are a lot of services available for the under 18 year old population; that when someone is released from the Ronald McDonald House, they do not have any other medical interventions for them, and often services run dry; that many times, people's only option is to enroll in hospice, but many people are not ready to there; that their goal is to help work with folks along the way; that they want to ensure their folks are not undergoing treatment; that they are not a medical facility in any way; that they will not be providing IV chemotherapy, or routine medical care; that when folks have declined or discontinued all treatment options, they will have a formal intake process, as they recognize that no person or journey is exactly the same; that no action plan they place will be the same; that through the intake process, they want to learn about the individual and their family, before that person comes to them; that there will be very thorough background checks; that they do not want someone coming to stay at the property, unless they know who they are, and the folks that are coming with them, for the purpose of their staff and the community; that as part of the day-to-day operations, families come to Sunset Bridge and will work through their framework; that they have a very rigorous framework that walks through all the different facets of anyone's life; that again, they are proposing a facilitated retreat, not a vacation with back and forth beach trips; that their residents may go out for a walk, or

**Public
Hearing/
CU2620
(continued)**

desire to spend an afternoon at the beach; that they will operate all year long; that their work and activities will take place inside the house; that the house will operate 24/7, with at least two staff members present at all times; that meals will be provided; that they have a cook on staff; that food will be brought in once a week; that one of the greatest attributes she remembered at a retreat home was that they provided a cup of tomato soup, and a copy of coffee, which made her feel she had won the lottery; that they want to help nourish people's body and soul; that families are permitted to bring some food; that they will have one kitchen, and one dining area; that they will have a meditation/spiritual room, and one family room; that United Way had done a phenomenal job with their 211 program, however, it does not come with recommendations, past experiences, or what is best for where you live and are; that their program will help folks navigate through what options are available; that their program will provide estate planning by virtually meeting with an estate planner, both an attorney, as well as someone in the banking industry; that they will provide legacy planning, which will include establishing documents that have their loved ones passports, accounts, their loved ones affairs and housing information; that this helps organize their loved ones' digital footprint; that they will identify the resident's wish list or bucket list; that they will meet with social workers and counselors all through a virtual setting; that she is a hospice volunteer; that it is very important that folks are educated on the difference between palliative and hospice care, and the options that are available to them; that they would like for their residents to be assessed or evaluated for hospice or palliative care, so that they can leave their facility with that being part of their action plan ; that it is important to note that they are not a hospice facility; that they complement hospice, but to not provide hospice care; that overall, they engage in active listening, discuss various service options, endeavor to assist in identifying support for everyone involved; that there is a lot of support available in the State of Delaware for caregivers, however, folks may not know about it; that they expect their residents to leave Sunset Bridge Retreat Home with an action plan; that each action plan will look different; that their intake process, at the beginning, will help them in developing those action plans; that prior to them purchasing the property in early 2023, there was an existing home on the property; that the property was mostly trees with nothing else around, which made the property very conducive for them, as they wanted to create a peaceful, serene, and calm environment; that they learned that the existing house had a very large crack in the foundation, in addition to an issue with mold; that because of this, they were unable to use the existing home for their purpose; that when they shared their proposed use during a community meeting, held at the South Coastal Library in October 2025, they originally showed a bigger structure of 12 bedrooms; that because they would be serving residents who would be staying in the home, they felt a bigger space would be preferred, in the case someone would come with two

**Public
Hearing/
CU2620
(continued)**

loved ones; that they would have an area for time together, but also separate when needed; that they recognized their folks would be engaged in working sessions and spending time together within the home; that their Board of Directors felt it would be fiscally responsible for them, as a public charity, to have a larger scope to help for families, since they are paying for staff, and allowing them to provide a greater opportunity to those they serve; that based on their experience of helping over 100 people over the past couple years, many of them being one or two who were helping their family, it did not make sense to have 12 bedrooms; that they heard everyone's feedback, and decided to reduce the scope and the size; that they came up with eight Board resolutions; that they will ensure the character of the home fits the style of the surrounding communities, which had always been there intent; that their home footprint includes screened-in patios; that the area, being on the water, has a lot of mosquitoes; that outdoor time will be spent in a screened-in patio; that they want to be able to use those porches throughout the year; that they were intentionally designing the house were one cannot see the front door, and so people cannot see the families come or go; that one family may be there for one week, while another family may be there for two weeks; that they want to respect people's privacy; that there will be no sign posted outside; that all parking will take place on the 3.6 acre, Sunset Bridge Corporation, property; that the majority of parking will be located under the home, as the first floor will be raised on pilings; that there will be no parking in the Bethany Woods cul-de-sac; that all parking, including the two staff members and all residents of the retreat home will be located on their property; that there will be rules placed, which will govern participation; that residents must be 18 years of age or older, no visitors are permitted during the stay, unless it is an extreme exception; that they anticipate eight to 10 people in the house at one time in total, including staff; that there is a limit on the length of stay, the number of people who can come, and a limit on the number of vehicles folks can bring; that they can bring a maximum of two cars if needed; that they agree to have no more than three, simultaneous families present at any given time, as they recognize that a family could be one person; that if they are paying two staff members, but only having two families, one each, that ratio does not quite work out; that they want to be able to have three families, in the case they happen to have three families each of one; that final details for the home are not completely ironed out yet, they are committed to ensuring that the footprint of the home is no more than 3,000 square feet; that they are also committed to ensuring that the Sunset Bridge Corporation Retreat Home has no more than six bedrooms; that they are working with a couple different pro bono architects, for designing two floors; that above the area where the vehicles would be parked, would be two living spaces; that the second floor would be the living space, with the optimal view, the family room, and the kitchen; that they will not request future expansion of the retreat home; that she would love to have a little gazebo, located closer to the wetlands and the water in the future; that they will not expand the size of

**Public
Hearing/
CU2620
(continued)**

the home, and will not expand beyond the proposed six bedrooms; that it is their hope that with success, others will embrace their model and replicate it elsewhere; that they do not want to deter or detract in any way from the beauty of the community which already exists; that it is their desire to ensure the proposed retreat home adds to the beauty, the opportunity, and the overall value of the community; that as a Bethany Beach resident, the best of Sussex County, and Bethany Beach is in her own best interest as well; that she thanked everyone for their opinions and perspectives; that they continue to ask the community for their involvement and support; that they have a member of the Bethany Woods community, who graciously accepted their offer to be on their Transportation Committee and three have stepped forward for the Building Committee; that they genuinely would like for the project to be a win for not only the people they serve, but also their collective community at large.

Public comments were heard.

Ms. Carol Hess spoke in support of the application.

Ms. Wong spoke in support of the application.

Mr. Steve Rhodes spoke in support of the application.

Mr. Rob Sarskiy spoke in support of the application.

Mr. Ward Gaisor spoke in opposition of the application.

The Public Hearing and public record were closed.

**M 207 26
Defer
Action/
CU2602**

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 MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A NON-PROFIT PUBLIC CHARITY PROVIDING RESPITE CARE FACILITY AND USE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.64 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 208 26
Adjourn**

A Motion was made by Mr. Rieley, seconded by Mr. McCarron to adjourn at 3:32 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.}