

COUNTY COUNCIL

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Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

AGENDA

April 28, 2026

1:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - April 21, 2026

[Draft Minutes 042126](#)

Reading of Correspondence

Public Comments

Todd Lawson, County Administrator

1. **Administrator's Report**

Mark Parker, Assistant County Engineer

1. **Enterprise Solution for Asset, Workflow and Land Management**

A. Initiative Update and Approval of Vendor Contracts

[Enterprise Solution](#)

Paul Mauser, Assistant County Engineer

1. **WNRWF Irrigation Rigs Replacement, Project G26-11**

A. Recommendation to Award

[WNRWF Irrigation Rigs Award](#)



Grant Requests

1. **House of David Milford DE Inc. for their Mobile Food Delivery & Distribution Expansion**
[House of David](#)
2. **American Youth Football Inc. (Woodbridge) for Equipment Shed Repairs**
[American Youth Football Woodbridge](#)
3. **Greater Lewes Community Village for their Harvest Hustle event**
[Greater Lewes Community Village](#)
4. **Little League Baseball Inc. (Woodbridge) for a Portable Pitching Mound**
[Little League Baseball Inc \(Woodbridge\)](#)
5. **Community Resource Center, Inc. for their Safe Harbor Day Shelter**
[Community Resource Center](#)
6. **Harry K Foundation for their Food Backpack program**
[Harry K Foundation](#)
7. **Town of Blades Police Department for their Community Outreach program**
[Blades Police Department](#)
8. **Western Sussex Chamber of Commerce for their Broad Creek Bash**
[Western Sussex COC](#)
9. **Laurel Community Foundation, Inc., for their Hope Houses**
[Laurel Community Foundation](#)
10. **Nanticoke Little League for an AED device**
[Nanticoke Little League](#)

Introduction of Proposed Zoning Ordinances

Council Members' Comments

Executive Session - Land Acquisition pursuant to 29 Del.C.§10004(b)

Possible action on Executive Session Items

1:30 p.m. Public Hearings

1. **[Conditional Use No. 2554 filed on behalf of E. Johnson Holdings, LLC](#)**

“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])

[Public Hearing CU2554](#)

2. **[Conditional Use No. 2555 filed on behalf of Bittersweet Investments, LLC](#)**

“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])

[Public Hearing CU2555](#)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on April 21, 2026 at 4:00 p.m. and at least seven (7) days in advance of the meeting.

This Agenda was prepared by the County Administrator and is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>.

The County provides a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.**

Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1-302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments under the Public Comment section of the meeting and during the respective Public Hearing.

The Council meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/agendas-minutes/county-council>.

Any person who intends to present a digital presentation or document, including PowerPoint files, for electronic display during County meetings shall submit said file(s) in advance, no later than one (1) business day before the respective public meeting. Files may be sent electronically to councilpackets@sussexcountyde.gov or delivered by hand to County Administration, located in the Sussex County Administrative Offices, 2 The Circle, in Georgetown. No external storage devices shall be permitted to connect to County equipment.

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, APRIL 21, 2026

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, April 21, 2026, at 12:30 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 142 26 Approve Agenda	A Motion was made by Mr. Lloyd, seconded by Ms. Gruenebaum, to approve the Agenda, as presented. 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
Minutes	The minutes from April 14, 2026, were approved by consensus.
Correspondence	There was no correspondence. There were no public comments.
Public Comments	A Motion was made by Mr. Lloyd, seconded by Mr. McCarron to approve the following item under the Consent Agenda:
M 143 26 Approve Consent Agenda	Proclamation Request – Fair Housing Month 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
Presentation	A presentation was given by Mr. Judson Malone, Springboard Delaware related to homeless people in Sussex County.

Administrator'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, Ingram Village – Pump Station Plan Review Record received Substantial Completion effective, April 6th.

2. Delaware State Police Activity Report

The Delaware State police year-to-date activity report for March 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 195 troopers assigned to Sussex County for the month of March.

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

Permission to Prepare & Post Notices/ Northstar Properties

John Ashman, Director of Utility Planning & Design Review presented a prepare & post notices for Northstar Properties Annexation into the Sussex County Unified Sanitary Sewer District, West Rehoboth Area. The Engineering Department received a request from Davis, Bowen & Friedel, Inc. on behalf of their client Northstar Property, LLC, the owners of parcel 334-5.00-175.00 to annex the balance of the property into SCUSSD, West Rehoboth Area. The parcel has been recently subdivided and the portion of the parcel 175.05, 175.06 & 175.07. Parcels 175.06 & 175.07 are slated to be single family fee simple residential and have received preliminary approval. Parcel 175.05 is 37 acres that was not part of the approval and is slated to be developed in the future, so it is not part of this application.

M 144 26 Approve Permission to Prepare & Post Notices/ Northstar Properties

A Motion was made by Mr. Lloyd, seconded by Mr. McCarron, be it moved by Sussex County Council that Sussex County Engineering Department is authorized to prepare and post notices for the Northstar property expansion of the Sussex County Unified Sanitary Sewer District to include parcels 334-5.00-176.06 and 176.07 as presented.

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

Permission to Prepare & Post

John Ashman, Director of Utility Planning & Design Review presented a permission to prepare and post notices for Swann Lake Annexation into the Sussex County Unified Sanitary Sewer District, Fenwick Island Area. The

**Notices/
Swann Lake** **Engineer Department received a request from Morris & Ritchie Associates, Inc., on behalf of their client Crosswinds Landing, LLC, the owners of parcels 533-18.00-56.00 & 63.00 to annex the properties into the SCUSSD. The project is along Lighthouse Road on the west side of Dickerson Road in Williamsville and proposed for 161 single-family units & 194 multi-family units.**

M 145 26 **A Motion was made by Mr. McCarron, seconded by Mr. Lloyd, be it moved by Sussex County Council that Sussex County Engineering Department is authorized to prepare and post notices for the Swann Lake property expansion of the Sussex County Unified Sanitary Sewer District to include parcels 533-18.00-56.00 & 533-18.00-63.00 as presented.**

**Approve
Permission
to Prepare
& Post
Notices/
Swann Lake** **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**

SJR Update **Brandy Nauman, Community Development & Housing Director provided Council with an update regarding the SJR 8 incentive.**

**Proposed
Ordinance** **Vince Robertson, Assistant County Attorney, presented a Proposed Ordinance related to forest preservation.**

**Introduction
of Proposed
Ordinance/
Forest
Preservation** **Ms. Gruenebaum introduced a Proposed Ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 99, ARTICLE I, III AND V §99-5 “DEFINITIONS”, §99-21A “PERIMETER BUFFERS” AND §99-26 “INFORMATION TO BE SHOWN” AND CHAPTER 115, ARTICLES I, XXV AND XXVIII §115-4 “DEFINITIONS AND WORD USAGE” AND §115-221 “FINAL SITE PLAN REQUIREMENTS” AND BY ADDING NEW §115-194.8 “FOREST PRESERVATION’ AND 115-194.9 “TREE PLANTING REQUIREMENTS”.**

**Old
Business/
Ordinance
No. 20-07** **Under Old Business, Jamie Whitehouse, Planning & Zoning Director presented a Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-13.00-29.00, 235-13.00-29.01 & 235-14.00-570.00”.**

The County Council held a Public Hearing on the Ordinance at the meeting on January 6, 2026. At the conclusion of the Public Hearing, action on the application was deferred for further consideration.

M 146 26 **A Motion was made by Mr. McCarron, seconded by Mr. Lloyd to Adopt Ordinance No. 4048 entitled “AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-13.00-29.00, 235-13.00-29.01 &**

Ordinance No. 20-07 **235-14.00-570.00” for the reasons given by the Planning & Zoning Commission as follows:**

1. The parcel is 67.31 acres of land. The property is currently zoned AR-1.
2. The parcel is designated as being in the Low-Density Area according to the Future Land Use Map.
3. Properties to the east of this Parcel are entirely within the Developing Area. Properties to the south of this Parcel are designated as “Industrial”. This revision to a Developing Area on the Future Land Use Map is consistent with the surrounding Map designations.
4. The property has extensive frontage on Route 30, which is designated as a truck route by the State.
5. This revision to the Future Land Use Map will not adversely affect neighboring properties, area roadways or future land-use planning in the area.
6. The Parcel is in close proximity to the intersection of Routes 30 and 16. Given its proximity to this intersection and other properties that have the Developing Area or Industrial classification already, this Map amendment is appropriate.
7. This property has railroad service available it. This Map amendment promotes the transportation goals in the Sussex County Land Use Plan, which states in Section 13.2.2 that “The County’s goods movement (freight) network is an integral component of the transportation network as well as the economy. The main element of the freight network is the roadway system, which carries trucks (motor freight).” The Plan also states that one way of reducing truck impacts on area roadways is to shift more freight to rail, although opportunities to do that are limited. This site presents an opportunity to achieve this goal. This is also supported in the Comprehensive Plan by Goal 13.5, Objective 13.5.1 and the Strategies attached to this Goal and Objective.
8. This revision of the Future Land Use Map is appropriate given the particular circumstances involved at this location. When several factors like these exist, the consideration and approval of an amendment to the Future Land Use Map is appropriate.

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**

Grant Requests

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

**M 147 26
Mariners**

A Motion was made by Mr. Hudson, seconded by Mr. Lloyd to give \$1,000 (\$1,000 from Mr. Hudson’s Councilmanic Grant Account) to Mariners

Bethel Inc. Bethel Inc. for their ABC bike ministry program.

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**

**M 148 26 A Motion was made by Mr. Hudson, seconded by Mr. McCarron to give
Bethany- \$1,000 (\$1,000 from Mr. Hudson's Councilmanic Grant Account) to
Fenwick Bethany-Fenwick Island Area Chamber of Commerce for their 2026 ocean
Island Area to bay bike tour.
Chamber of
Commerce**

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**

**M 149 26 A Motion was made by Mr. Hudson, seconded by Mr. McCarron to give
Nanticoke \$7,000 (\$5,000 from Mr. Hudson's Councilmanic Grant Account, \$1,000
Indian from Mr. McCarron's Councilmanic Grant Account and \$1,000 from Ms.
Association, Gruenebaum's Councilmanic Grant Account) to Nanticoke Indian
Inc. Association, Inc. for their 48th annual Nanticoke Indian powwow.**

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**

**M 150 26 A Motion was made by Ms. Gruenebaum, seconded by Mr. Lloyd to give
Greater \$1,000 (\$1,000 from Ms. Gruenebaum's Councilmanic Grant Account) to
Lewes Greater Lewes Foundation on behalf of Celebrate Wellness Foundation for
Foundation their mental health programs.**

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**

**Introduction Mr. Lloyd introduced a Proposed Ordinance entitled "AN ORDINANCE
of Proposed TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1
Ordinances AGRICULTURAL RESIDENTIAL DISTRICT FOR SOLAR ARRAYS
TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND
BEING IN SUSSEX COUNTY, CONTAINING 32.94 ACRES, MORE OR
LESS" filed on behalf of Soltage DE DevCo, LLC.**

Introduction of Proposed Ordinances (continued) **Mr. Lloyd introduced a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR COMMERCIAL SOLAR ARRAYS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 85.3 ACRES, MORE OR LESS” filed on behalf of Soltage DE DevCo, LLC.**

Mr. Hudson introduced a Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A GR GENERAL RESIDENTIAL DISTRICT TO A GR-RPC GENERAL RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY (181 DWELLING UNITS) FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 63.28 ACRES, MORE OR LESS” filed on behalf of ELU DeLuca Mid-Atlantic, LLC.

The Proposed Ordinances will be advertised for a Public Hearing.

CM Comments **There were no Council Member comments.**

M 151 26 Go Into Executive Session **At 1:12 p.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.**

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

Executive Session **At 1:15 p.m., an Executive Session was held in the Basement Caucus Room to discuss matters related to land acquisition. The Executive Session ended at 1:28 p.m.**

M 152 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, Yea; Mr. Rieley, Absent; 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 **A Public Hearing was held on Proposed Ordinance entitled “AN**

Hearing/
CU2612

ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT AND AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AMEND CONDITION “A” OF CONDITIONAL USE NO. 2129 (ORDINANCE NO. 2603) AND CONDITIONAL USE NO. 2235 (ORDINANCE NO. 2773) AND FOR THE ADDITION OF 41 RV PARKING SPACES TO THE EXISTING MINI STORAGE FACILITY TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 11.70 ACRES, MORE OR LESS” (property is lying on the southeast corner of Argos Corner Road [S.C.R. 14E] and Coastal Highway [Route 1]) (911 Address: 22692 & 22754 Argos Corner Road, Milford) (Tax Map Parcel: 230-7.00-95.00) filed on behalf of Brian P. Lessard.

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

The Planning & Zoning Commission held a Public Hearing on the application on January 21, 2026. At the meeting of February 4, 2026, the Planning & Zoning Commission recommended approval of the application for the 7 reasons of approval and subject to the recommended revised conditions of approval as outlined.

The Council found that Mr. James Fuqua, Esq. with Fuqua, Willard & Schab, P.A. spoke on behalf of the Applicant, Mr. Brian Lessard with Lessard Builders, who also present. Mr. Fuqua stated that on October 2, 2018, the Sussex County Council approved Conditional Use No. 2129, for a self-storage facility; that the self-storage facility fronts Argos Corner Road, and Route 1; that the approval was subject to imposed Conditions A through O; that has the Planning Commission had also recommended approval of the application; that the facility was constructed, opened for business, and had been operating successfully since that time; that in addition to the self-storage buildings, the Applicant had also requested 80 parking spots for the storage of RVs and boats; that this request was approved, and made as a Condition of Approval; that there had been a greater demand for RV storage spaces than the Applicant had planned; that the approved 80 storage spaces are used up, and there was a significant waiting list for the spaces; that currently, the Applicant proposes to create 41 additional parking storage spaces, which would increase the total of parking storage spaces from 80 to 121; that the new spaces would be located along the fence line, where the existing spaces are, and would not in any way interfere with the vehicle movement on the site; that there are updated, No Objection letters, placed in the record from the State Fire Marshal’s office, DelDOT and the Sussex Conservation District; that currently the Applicant is requesting to amend Conditions A and J(5), to delete the number 80 and replaced it with 121 parking storage spaces, for an increase of 41 spaces; that everything else in the Conditions would remain the same, and the proposed use is basically the existing use, just requesting an expansion.

There were no public comments.

The Public Hearing and public record were closed.

**M 153 26
Adopt
Ordinance
No. 4049/
CU2612**

A Motion was made by Mr. McCarron, seconded by Ms. Gruenebaum to Adopt Ordinance No. 4049 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT AND AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AMEND CONDITION “A” OF CONDITIONAL USE NO. 2129 (ORDINANCE NO. 2603) AND CONDITIONAL USE NO. 2235 (ORDINANCE NO. 2773) AND FOR THE ADDITION OF 41 RV PARKING SPACES TO THE EXISTING MINI STORAGE FACILITY TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 11.70 ACRES, MORE OR LESS” for the reasons given by the Planning & Zoning Commission as follows:

- 1. Condition A. previously limited the number of RV parking spaces to 80. This Application seeks to expand that to allow a total of 121 spaces within the existing mini-storage facility.**
- 2. There is a need for the additional spaces, and the Applicant has stated that the existing spaces are at capacity. There are many residential developments in Sussex County that prohibit the storage or parking of RVs within them. This minor expansion of the existing use is an appropriate, convenient location that addresses the need for additional off-site storage of RVs.**
- 3. The minor expansion of the existing use will not have a substantial impact upon area roadways.**
- 4. This minor expansion will not have an adverse impact upon the neighboring properties or community.**
- 5. The use as an RV storage facility is of a public or semi-public character and is desirable for the general convenience and welfare of residents in this area of Sussex County.**
- 6. No parties appeared in opposition to this Application.**
- 7. For all of these reasons, it is appropriate to amend Conditions “A” of Conditional Use No. 2129 (Ordinance No. 2603) and Conditional Use No. 2235 (Ordinance No. 2773) to delete “80” and substitute “121” in its place to allow 41 additional RV parking spaces.**

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**

**Public
Hearing/
CU2538**

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

**Public
Hearing/
CU2538
(continued)**

PROFESSIONAL OFFICE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 10.48 ACRES, MORE OR LESS” (property is lying on the east and west side of September Way, a private lane accessed from the south side of Fitzgeralds Road [S.C.R. 207], approximately 677 feet west of DuPont Boulevard [Route 113]) (911 Address: 8848 September Way, Lincoln) (Tax Map Parcel: 230-5.00-6.00) filed on behalf of Jeffery Baughman.

The Planning & Zoning Commission held a Public Hearing on the application on January 21, 2026. At the meeting of February 4, 2026, the Planning & Zoning Commission recommended approval of the application for the 5 reasons of approval and subject to the 7 recommended conditions of approval as outlined.

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

The Council found that Mr. Jeffrey Baughman spoke on behalf of his application. Mr. Baughman stated that the property consists of 10.5 acres; that currently it is being used as an Equine Assisted Psychotherapy facility; that they provide assisted psychotherapy and learning, where they incorporate horses into a traditional talk therapy kind of model; that they are proposing to convert the four bedroom house into four office spaces for the therapist, when needed or during weather conditions; that they have been operating out of the property for about ten years now; that he has spoken to their neighbors and they have no issues with it.

There were no public comments.

The Public Hearing and public record were closed.

**M 154 26
Adopt
Ordinance
No. 4050/
CU2538**

A Motion was made by Mr. McCarron, seconded by Mr. Lloyd to Adopt Ordinance No. 4050 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A PROFESSIONAL OFFICE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 10.48 ACRES, MORE OR LESS” for the reasons and conditions given by the Planning & Zoning Commission as follows:

- 1. This application seeks to allow the conversion of the existing home on the property into a professional office. The site is currently used as a horse farm where the horses are used in equine-assisted psychotherapy. This conditional use is in furtherance of the predominantly agricultural use of the property.**
- 2. The property is located along Fitzgerald's Road near the intersection with Route 113. It is in an area where other business and commercial uses exist, including the large Fitzgerald's Auto Salvage operations. This location is appropriate for this use as a small professional office**

**M 154 26
Adopt
Ordinance
No. 4050/
CU2538
(continued)**

- associated with the equine facility.
3. The Applicant has stated that the office will primarily be used for operations that already occur on the site. This office will simply allow a more organized and efficient operation of the equine facility and the therapy services that occur there.
 4. There is no evidence in the record that the use would have any adverse effect on area roadways or neighboring properties.
 5. No parties appeared in opposition to the application.
 6. This recommendation is subject to the following conditions:
 - a. The use shall be limited to use as a professional office that is ancillary to the agricultural and equine psychotherapy uses of the property.
 - b. One lighted sign shall be permitted. It shall not exceed 32 square feet per side.
 - c. The applicant shall comply with any DelDOT entrance and roadway improvement requirements.
 - d. Parking areas for all vehicles associated with the office use shall be shown on the Final Site plan and clearly marked on the site itself. No parking shall be allowed in the front yard setback.
 - e. The hours of operation shall be limited to 9:00 a.m. until 7:00 p.m., Monday through Friday.
 - f. Failure to comply with these conditions may result in the revocation of the Conditional Use approval.
 - g. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

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**

**Public
Hearing/
CU2424**

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 MULTI-FAMILY DWELLINGS (6 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.61 ACRES, MORE OR LESS” (property is lying on the east side of Coastal Highway [Route 1], approximately 278 feet north of Jefferson Bridge Rd [S.C.R. 361-A]) (911 Address: N/A) (Tax Map Parcel: 134-17.07-190.00) filed on behalf of Oceans Six.

The Planning & Zoning Commission held a Public Hearing on the application on March 4, 2026. At the meeting of March 18, 2026, the Planning & Zoning Commission recommended approval of the application for the 10 reasons stated within the motion and subject to the 10 recommended conditions.

**Public
Hearing/
CU2424
(continued)**

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

The Council found that Mr. David Hutt, Esq. with Morris James, LLP, spoke on behalf of Applicant, Oceans Six; that also present were Mr. William Buchanan, Jr. Principal of Buchanan Corporation, also being the Applicant and owner, and Mr. Michael Kaszyski, Professional Engineer with Atwell, LLC. Mr. Hutt stated that the subject application had two characteristics; that he felt, in every manner possible, that the application fit the characteristic of infill development; that the second characteristic was that this was the third time Sussex County would be considering a land use application for the subject property; that the first Conditional Use was known as C/U 1494, which the County Council adopted as Ordinance No. 1632 on September 16, 2003, approving the property for seven multi-family dwellings under the Sussex County Code §115-74; that the Conditional Use approval expired; that in 2009, on March 17th, the County Council adopted Ordinance No. 2033, which approved Conditional Use No. 1764, again approving a multifamily project of seven units on the property, however, the Conditional Use was never developed; that this resulted in a second expiration for the property; that the only difference between the two previous Conditional Use approvals, and the current Conditional Use application is the number of proposed units have been reduced from seven to six units, and the Conditional Use name has been changed from Oceans Seven to Oceans Six; that approximately 40% of the one mile radius surrounding the site, encompassed the Atlantic Ocean; that the municipal boundary for the Town of Bethany Beach is located north of the site; that the municipal boundary for South Bethany; that the site is located along Coastal Highway (Route 1), and within proximity to Pennsylvania Avenue; that Sea Pines Village multifamily condominium is located between the subject site, and Pennsylvania Avenue; that across from Pennsylvania Avenue is the location of the Sea Colony tennis courts and buildings associated with Sea Colony; that Sea Pines Village Condominium wraps around along Pennsylvania Avenue and down Jefferson Bridges Road; that on the other side of that road is the Hotel Bethany; that next to Hotel Bethany is Mickey's Family Crab House; that just south of that is the location of Nick's Mini-Golf; that north then, on Route 1, at the corner of the intersection is Perfect Furnishings; that next to that is PepUp, which used to have a Arby's, and is now Pony Donuts; that the next property is the location of the subject Conditional Use; that the next property, being the last property located within Sussex County's jurisdiction is the location of Taggart Professional Center; that the property is a little more than 0.6 acre; that the property has a vacant and somewhat dilapidated home and shed, which is proposed to be removed as part of the application; that when the application was submitted, the 2020 State Strategies Map was in effect; that the 2025 State Strategies Map was just recently adopted in 2026; that the site was located within Investment Level 2, where the State investments and policies in 2020 would support and encourage a wide range of uses; that the site is currently located within Investment

**Public
Hearing/
CU2424
(continued)**

Level 1, according to the 2025 State Strategies Map, which had been signed by the Governor a few weeks prior to the current hearing; that in 2020, the Office of State Planning Coordination described Investment Level 1 as reflecting area that are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected to and encouraged by State projects or policies; that the 2025 State Strategies document does not have the same narrative and paragraph format; that now it contains a chart where it describes each of the levels, along with characteristics of the levels; that there were three characteristics he wished to highlight from within the 2025 characteristics for Investment Level 1; that one characteristic is higher density development with mixed uses; that the second characteristics is a variety of housing and transportation options; that the third characteristics is walkable communities, which again describes the area, being along Route 1, Bethany Beach and South Bethany; that within the chart, promulgated with the State Strategies Map, is a policy focus for the State in Investment Level 1; that the policy focus includes a wide range of uses and densities, and significantly also includes infill and redevelopment, which matches the propose use of the site; that in short, regardless whether it is the 2020 or 2025 version of the State Strategies Map, the site is a location where the State expects and encourages growth to occur; that the site is located within the Coastal Area, according to the 2045 Future Land Use Map found within the Sussex County's 2018 Comprehensive Plan; that the site is located within the MR (Medium-Density Residential) Zoning District of Sussex County; that the site is near four different zoning classifications, being HR-2 (High Density Residential) District of Sussex County, which extends from the ocean over to the Assawoman Canal, additional MR (Medium-Density Residential) zoned properties within Sussex County, the C-1 (General Commercial) District of Sussex County, and the B-1 (Neighborhood Business) District of Sussex County; that the Planning Commission was very familiar with multifamily Conditional Use applications within the MR (Medium-Density Residential) Zoning District; that Conditional Uses, pursuant to §115-219 of the Sussex County Code are uses that are generally of a public or semi-public character, being essential and desirable for the general convenience and welfare; that due to the nature of the proposed use, the importance of the relationship to the Comprehensive Plan, and the possible impact, not only on neighboring properties, but on a larger section of the County, requires the exercise of planning judgement on location and site plan; that the County Code defines multifamily as a Conditional Use in the MR (Medium-Density Residential) Zoning District; that certainly housing is a public or semi-public character; that there are many Conditional Uses for multifamily dwellings; that the submitted Site Plan proposes six (6) units, and is fairly straightforward; that the plan offers a right- in and right-out entrance off Route 1, just north of the PepUp; that about two-thirds of the way back into the site, is a location for the fire and emergency responders to turn around; that located at the end of the drive aisle, is the location of the

**Public
Hearing/
CU2424
(continued)**

dumpsters, which are proposed to be screened from the surrounding properties, and are distant from the roadway itself; that the Sussex County Code requires two (2) parking spaces per dwelling unit; that the plan provides three (3) parking spaces per dwelling unit; that two spaces are provided internal to each home, with one space located on the outside; that per the FEMA mapping, the property is located within Flood Zone X, which is located outside of the 500 Year Floodplain; that there are no wetlands located on the property; that the property is not located within a Source Water Protection Area, Wellhead Protection Areas or Excellent Groundwater Recharge Areas; that the property does not have any resources as the term is defined in §115-4 of the County Code; that when the Sussex County Engineering Department reviewed the Drainage Assessment Report, it requested that there be an easement along the common drainage swale to the south of the property, with the PepUp station; that the most recent Site Plan filed did include the requested easement from the Sussex County Engineering Department; that central water will be provided by the Town of Bethany Beach; that central sewer will be provided by the Sussex County Engineering Department; that a letter was submitted by the Sussex County Engineering Department which indicated that the property is located within the Tier 1 Sewer District Area, and that there was capacity for the proposed six units; that DelDOT responded to the Service Level Evaluation request, which indicated the proposed impact for the six units was diminutive, as that term is described in the Memorandum of Understanding between Sussex County and DelDOT; that the term means 50 vehicle trips or less, per day; that while Ocean Six has been waiting in the queue, it had put its wait to good use; that Atwell have been working with DelDOT; that DelDOT issued a Letter of No Objection to Recordation (LONOR) for the application, should the County Council act favorably on the application; that in the last two weeks, DelDOT approved the entrance reflected on the plan, should the County Council act favorably upon the application; that the property proposes a density of 9.8 units to the acre, which is consistent with the density of the surrounding properties; that the Sea Pines Village Condominium, immediately to the east and south of the project has a density in the nature of 12 units to the acre; that Sea Colony is in the same area of density requirements; that the site is consistent with wit the HR-2 (High Density Residential) Zoning classification that exists between the Atlantic Ocean and the Assawoman Canal in the area; that the Comprehensive Plan provides guidance on when medium and higher densities, things such as four to 12 units to the acres can be appropriate; that there is a list of several considerations, which include locations where central water and sewer are provided, when the property is near a significant number of commercial uses and employment centers, when it is in keeping with the character of the area, and when it is situated along a main road, or at/near a major intersection; that the application checks every one of those boxes; that the site is provided central water and sewer; that many commercial uses and employment centers exist along Route 1, and along a portion of the Route 1 corridor;

**Public
Hearing/
CU2424
(continued)**

that the site is located along the major road of Coastal Highway (Route 1); that the application is truly an infill development, as the term is described; that the property had been granted approval on two separate occasions being in 2003 and 2009; that because of how long all the businesses and development had been in the area, the application was considered infill in 2003, as well as in 2009.

There were no public comments.

The Public Hearing and public record were closed.

**M 155 26
Defer
Action/
CU2424**

A Motion was made by Mr. Lloyd, 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 MULTI-FAMILY DWELLINGS (6 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.61 ACRES, MORE OR LESS”.

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**

**Public
Hearing/
CU2480**

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 AUTO TIRE CENTER TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.0 ACRE, MORE OR LESS” (property is lying on the east side of Downs Road [S.C.R. 243], approximately 0.45 mile northeast of Wilson Road [S.C.R. 244]) (911 Address: 18651 Downs Road, Georgetown) (Tax Map Parcel: 135-9.00-280.00) filed on behalf of DJ Tire Center, LLC.

The Planning & Zoning Commission held a Public Hearing on the application on January 21, 2026. At the meeting of February 4, 2026, the Planning & Zoning Commission recommended denial of the application for the 8 reasons stated.

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

The Council found that Mr. Danny Perez spoke on behalf of the Applicant, Mr. Javier Chilel Garcia, owner of DJ Tire Center, LLC. Mr. Perez stated that there was some opposition to the application during the previous meeting; that they submitted additional information; that there were comments made that the applicant was involved with a fire; that it was not on the applicant’s property where that occurred; that there is a safety metal

**Public
Hearing/
CU2480
(continued)**

container where the tires will be stored; that work will be done inside of a building that is currently on site; that the applicant plans to live next to the building that is already there; that it is a rural road; that there will not be a lot of traffic; that the applicant will be changing tires for customers that he already does work for; that there will be minimal traffic; that they do not operate seven days a week; that they operate Monday through Friday; that the work will be done by appointment only; that the applicant has another shop at another location; that the applicant has the property fenced in; that he does not see how this will affect the wildlife; that there is a business to the right of this parcel that is doing the same type of work; that the applicants plans to do 4-5 appointments a day; that the work on the vehicles will be done inside.

Public comments were heard.

Mr. Michael Calloway spoke in opposition of the application.

The Public Hearing and public record were closed.

**M 156 26
Defer
Action/
CU248**

A Motion was made by Mr. Lloyd, 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 AUTO TIRE CENTER TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.0 ACRE, MORE OR LESS”.

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

**Public
Hearing/
CU2622**

A Public Hearing was held on 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” (property is lying on the south side of Coastal Highway [Rt. 1], approximately 0.2 mile northwest of the intersection of Coastal Highway [Rt. 1] and Dartmouth Drive [Rt. 9]) (911 Address: 17996 Coastal Highway, Lewes) (Tax Map Parcel: 334-6.00-526.01)

Jamie Whitehouse, Planning & Zoning Director presented the application.

The Planning & Zoning Commission held a Public Hearing on the

**Public
Hearing/
CU2622
(continued)**

application on January 21, 2026. At the meeting of February 4, 2026, the Planning & Zoning Commission recommended approval of the application for the 4 reasons of approval and subject to the recommended revised conditions of approval.

The Council found that Alex Burns, Esq. with Brockstedt, Mandalas & Federico stated that last year the applicant submitted and received a Conditional Use approval; that there were 15 conditions as part of the approval; that Condition K relates to storage on the property; that the facility is intended to be seasonal; that the applicant would like to store pallets on the property during the offseason; that the property is owned by the State of Delaware; that a licensed agreement with OMB and the applicant was submitted that is dated April 1, 2026; that the agreement addresses that the applicant may use the property for.

Mr. Frank Arena, a volunteer at Tharros Village, spoke on behalf of the Applicant, Tharros Village (c/o Code Purple at the Cape). Mr. Arena stated the request was regarding Ordinance No. 4003 for Conditional Use No. 2583, which granted approval for a campground for the unhoused individuals of Sussex County; that he thanked the Council for their previous support and approval of Tharros Village; that the previous Conditional Use No. 2583 carried 15 separate Conditions of Approval; that he was happy to announce, that since the opening of the campground on July 7, 2025, which ran through November 30, 2025, they had fully complied with all of the imposed Conditions of Approval; that the guidance of the imposed Conditions, really helped guide them through the course of their operations; that their intent is to maintain full transparency, as well as safety, and the establishment of trust; that the amendment request was for Condition K, which refers to the retention and removal of structures and elements of the campground during the off-season; that on November 30, 2025, Tharros Village and the State OMB met to discuss the matter; that it has previously been discussed on multiple occasions, reaching an agreement on which structures, and which components of the campground would be removed upon closure, and which elements could remain stored on the site; that the revised language is now proposed to read “The entire facility may open no earlier than March 1st of each year, ad 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 material 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.”; that they are in full agreement of the language; that they plan to stack pallets that were used as platforms for the tents; that they are stacked and then wrapped in a tarp; that they are not going to be able to be seen from the roadway.

**There were no public comments.
The Public Hearing and public record were closed.**

**M 157 26
Defer
Action/
CU2622**

A Motion was made by Ms. Gruenebaum, seconded by Mr. Lloyd to defer action on 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”.

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**

**Public
Hearing/
CU2534**

A Public Hearing was held on a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR A HARDSCAPE BUSINESS WITH AN OFFICE, SHOWROOM, STORAGE, AND PARKING TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.14 ACRES, MORE OR LESS” (properties are lying southwest of the intersection of Morris Mill Road [S.C.R. 297] and Zoar Road [S.C.R. 48], approximately 0.6 mile east of Peterkins Road [S.C.R. 371]) (911 Address: N/A & 25064 Morris Mill Road, Millsboro) (Tax Map Parcel: 234-20.00-9.01 & 11.01) filed on behalf of Hardscapes Jimenez, LLC.

The Planning & Zoning Commission held a Public Hearing on the application on January 21, 2026. At the meeting of February 4, 2026, the Planning & Zoning Commission recommended approval of the application for the 6 reasons of approval and subject to the 15 recommended conditions of approval as outlined.

The Council found that Mr. Elmer Jimenez, the owner of Hardscapes Jimenez, LLC, was present. Mr. Jimenez stated that the proposed use is for an outdoor living, hardscape business in Sussex County and most of Delaware; that the site consists of the house they purchased, which was refinished into a three-bedroom, with a showroom, and office; that their business hours run from 8:00 a.m. until 4:00 p.m., Monday through Friday; they store various pallets of concrete pavers, and have approximately five tons of crushed concrete, and a bin for sand, which is used for as a bedding for paver patios.

There were no public comments.

The Public Hearing and public record were closed.

**M 158 26
Adopt
Ordinance
No. 4051/
CU2534**

A Motion was made by Mr. McCarron, seconded by Ms. Gruenebaum to Adopt Ordinance No. 4051 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR A HARDSCAPE BUSINESS WITH AN OFFICE, SHOWROOM, STORAGE, AND PARKING TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 3.14 ACRES, MORE OR LESS” for the reasons and conditions given by the Planning & Zoning Commission as follows:

- 1. The Applicant is seeking a conditional use for his hardscape business and related uses along Morris Mill Road on a 3.14-acre parcel of land.**
- 2. This use is appropriate for this location, and it will not generate a significant amount of traffic on area roadways. For the most part, it is a staging yard for employees and materials associated with the business. The work associated with the business will largely occur off-site.**
- 3. The property is zoned GR General Residential, and it is within the Existing Development Area according to the Sussex County Comprehensive Plan. This type of small business use is appropriate as a conditional use in this Area according to the Plan.**
- 4. According to the Staff Analysis prepared for this application, there are a variety of other business, commercial, and institutional uses within 1 mile of this location. This application is consistent with those other uses.**
- 5. There is nothing in the record to indicate that this use will adversely affect the neighborhood or area roadways.**
- 6. No parties appeared in opposition to the application.**
- 7. This recommendation is subject to the following conditions:**
 - a. The use shall be limited to a hardscape business and the showroom and storage of materials associated with the use. No other types of sales shall occur on the property.**
 - b. The parking area for the business vehicles, equipment, and trailers shall be shown on the Final Site Plan and clearly shown on the site itself.**
 - c. All vehicle and equipment maintenance shall only occur within the existing pole building.**
 - d. The hours of operation shall be limited to 8:00 am until 5:00 pm, Monday through Friday.**
 - e. No grinding, shredding, mulching, or dyeing of materials shall occur on the site.**
 - f. No hardscape materials shall be brought onto the site for dumping. All materials, including crushed concrete, rocks, sand, boulders, clean soils, and similar materials shall be stored in bins on the site. The location of these bins shall be shown on the final**

**M 158 26
Adopt
Ordinance
No. 4051/
CU2534
(continued)**

- site plan. No storage shall be located within the setbacks on the property.
- g. Any outside displays of hardscapes or materials used in the Applicant’s business shall not be located in the setbacks on the property. The location of these display areas shall be shown on the Final Site Plan.**
 - h. Signage shall be limited to one lighted sign along the roadway, not to exceed 32 square feet in size per side.**
 - i. Any lighting shall be screened so that it does not shine on neighboring properties or roadways.**
 - j. Prior to the Final Site Plan approval, the Applicant shall confirm with County Staff that all buildings have commercial certificates of occupancy.**
 - k. There are several storage containers or structures on the site that appear to encroach into the setbacks. These shall be relocated so that they do not encroach into the setbacks, and their conforming location shall be shown on the Final Site Plan.**
 - l. All parking areas shall be shown on the Final Site Plan and clearly marked on the site itself.**
 - m. All entrances shall be subject to all DelDOT requirements.**
 - n. The failure to abide by any of these conditions of approval may be grounds for termination of this Conditional Use.**
 - o. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.**

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**

**M 159 26
Adjourn**

A Motion was made by Mr. McCarron, seconded by Mr. Lloyd, to adjourn at 3:09 p.m.

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**

Respectfully submitted,

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

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

ENGINEERING DEPARTMENT

J. MARK PARKER, P.E.
ASSISTANT COUNTY ENGINEER

(302) 855-7370 T
(302) 854-5391 F
mark.parker@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

TO: Sussex County Council
The Honorable Douglas B. Hudson, President
The Honorable John L. Rieley, Vice President
The Honorable Jane Gruenebaum
The Honorable Matthew R. Lloyd
The Honorable Steve C. McCarron

FROM: Mark Parker, Assistant County Engineer

RE: **Enterprise Solution for Asset, Workflow and Land Management**
A. Initiative Update and Approval of Vendor Contracts

DATE: April 28, 2026

As part of a multi-Department collaborative effort, the Engineering Department has been leading an initiative to engage a qualified Vendor to implement targeted Enterprise Software Solutions to improve County business workflow and productivity. Workflow improvement needs of various Departments were initially identified through a series of workshops and interviews that were conducted with key County personnel in late 2024/early 2025 with the assistance of a national Consultant experienced in software applications and asset management. Information obtained from these interviews as well as feedback from various internal meetings resulted in the identification of three (3) focus areas for general workflow and efficiency upgrade:

- Work Order System/Enterprise Asset Management
- Permitting Process
- Electronic Plan Review

A detailed Request For Proposal (RFP) was subsequently developed that outlined the goals and stipulations for a comprehensive end-to-end Enterprise Solution including full software implementation services. Requirements for integration of existing County software platforms targeted to remain in place were included in the RFP as well. The selected Vendor would be responsible for full development, configuration, installation, data migration, testing and training of the Enterprise Solution.



The RFP was publicly advertised as Project 25-48 on July 31, 2025, and on September 12, 2026 a total of eight (8) Vendor submissions were received consisting of both Technical and Cost Proposals. The RFP stipulated a 2-step evaluation process which involved initial evaluation and scoring of the submitted proposals in order to identify a Vendor Shortlist, and a subsequent round of in-person presentations with all Vendors to provide an overview of their software solution(s) using established Demonstration Scripts.

Since the Enterprise Solution is intended to touch different types of workflows across a multitude of County Departments, it was important to establish a comprehensive Evaluation Committee so review and scoring would reflect the needs of our different business operations. Accordingly, an 11-person Evaluation Committee was formed consisting of individuals from GIS, IT, Accounting, Facilities, Environmental Services, Engineering, EMS/EOC, Planning & Zoning, Permitting, and Building Code.

Initial scoring was completed by the Evaluation Committee on October 6, 2026 and a shortlist consisting of four (4) Vendors was established. Presentations were then completed with the four Vendors during the week of November 3rd, and final evaluations and scoring occurred with a recommended single Vendor identified on November 26, 2025. The selected Vendor was **Timmons Group** who proposed a Team consisting of two additional software partners in order to cover all solutions outlined in the RFP. The Team consists of:

- **Timmons Group**: providing Professional Services covering implementation of all software products as well as their *CommUNITY* software solution which is the public facing platform that communicates to the different software platforms.
- **Trimble**: providing their *Unity Suite* package to cover permitting (*Unity Permit*) and Work Order System/Enterprise Asset Management (*Unity Maintain*)
- **Avolve**: providing their *DigEplan* software platform to cover electronic plan review

Following issuance of selection and intent to award, Timmons Group submitted all required contract documentation in January 2026 for review, which consisted of a Professional Services Agreement and three (3) individual Software License Agreements that cover the software solutions outlined above. The documentation was distributed to an in-house contract review team as well as the County's legal and insurance representatives for review and comment. Several back-and-forth comment and response iterations occurred over the past few months which resulted in the final package being presented today.

The Engineering Department in conjunction with the designated contract review team and the Finance Department recommends approval of the Agreements as presented for a total amount of \$1,144,231.00. The intent is to ramp up efforts on this project in the mid-May timeframe, with implementation activities spanning over both 2026 and 2027.



7053 Celebration Park Ave
Suite 300
Richmond, VA 23225

P 804.200.6500
F 804.560.1016
www.timmons.com

LETTER OF AGREEMENT

EXHIBITS: The following Exhibits are attached hereto and expressly made part of this Agreement.

[X] EXHIBIT A SCOPE OF SERVICES

[X] EXHIBIT B TERMS AND CONDITIONS

This Agreement shall be controlled by the provisions listed above and the Terms and Conditions in the attached Exhibit B. If there is any conflict between the provisions of this Letter of Agreement and the Terms and Conditions, the Terms and Conditions shall control.

REIMBURSEMENTS:

Any services and costs such as submittal fees, printing, courier, mileage and outside consultants not listed in the Scope of Services ("General Reimbursements") will be invoiced separately in addition to the professional services provided under this Agreement.

We will proceed upon receipt of this signed agreement. Should you have any questions, you can reach Will Dingus directly at 804.397.5431 or via email at William.Dingus@timmons.com.

Ronald R Butcher

Ronald R. Butcher, Director of Asset Management, Timmons Group

April 17, 2026

Date

ACKNOWLEDGED AND ACCEPTED:

On behalf of the Client, this Agreement, including Exhibit A [Scope of Services] and Exhibit B [Terms and Conditions], is accepted and agreed to as of the date written below.

By: _____

Name: _____

Title: _____

Date: _____

Addendum 1 – Software Licensing

1. Licensed Software:

CommUNITY powered by Timmons Group (PLL Public Portal for Cityworks PLL)

2. Notices & Licensee Information: Until or unless otherwise modified, all notices relevant to this agreement shall be sent to the following address:

Timmons Group 7053 Celebration Park Ave #300 Richmond, VA 23225	[Licensee]
	Attn:
	Phone
	E-mail

3. Delivery Date/Effective Date of Software

05/01/2026

4. By: Ronald R Butcher Date: April, 17, 2026
 Ronald R. Butcher, Director Asset Management, Timmons Group

5. Schedule of Payments and Fees under License and Maintenance Agreement

License Period	Date From/To (MM/DD/YYYY)	Amount
Year 1	05/01/2026 – 4/30/2027	\$40,000.00
Year 2	05/01/2027 – 4/30/2028	\$42,000.00
Year 3	05/01/2028 – 4/30/2029	\$44,100.00
Year 4	05/01/2029 – 4/30/2030	\$46,305.00
Year 5	05/01/2030 – 4/30/2031	\$48,620.25
Year 6	05/01/2031 – 4/30/2032	\$51,051.26
Year 7	05/01/2032 – 4/30/2033	\$53,603.83
Year 8	05/01/2033 – 4/30/2034	\$56,284.02
Year 9	05/01/2034 – 4/30/2035	\$59,098.22
Year 10	05/01/2035 – 4/30/2036	\$62,053.13



Signed on behalf of
Sussex County, DE

Signed
.....

Print Name
.....

Position
.....

Date
.....

Signed by on behalf of LCT
SOFTWARE LLC an Avolve
Company

Signed: *G Mastakas*

Print Name:
George Mastakas

Position:
Chief Revenue Officer

Date:
4-17-2026

ACCEPTANCE

Accepted and agreed:

CUSTOMER:

Signature: _____

Print Name: _____

Title: _____

Date: _____

TRIMBLE:

DocuSigned by:
Signature: Carlos Abaunza
92969BE0AABA49F...

Print Name: Carlos Abaunza

Title: Sr. Director, Legal

Date: 4/15/2026

ENGINEERING DEPARTMENT

PAUL B. MAUSER, P.E.
ASSISTANT COUNTY ENGINEER

(302) 854-5028 T
Paul.Mauser@sussexcountyyde.gov



Sussex County

DELAWARE
sussexcountyyde.gov

Memorandum

TO: Sussex County Council:
The Honorable Douglas B. Hudson, Council President
The Honorable John L. Rieley, Council Vice President
The Honorable Matt Lloyd
The Honorable Steve C. McCarron
The Honorable Jane Gruenebaum

FROM: Paul B. Mauser, P.E., Assistant County Engineer

DATE: April 28, 2026

RE: G26-11, WNRWF Irrigation Rigs Replacement
A. Recommendation to Award

Project Background Information: The Wolfe Neck Regional Wastewater Facility (WNRWF) currently maintains a total of five (5) spray irrigation rigs to dispose of treated effluent via land application. Three (3) of those five (5) existing spray irrigation rigs are in need of replacement. As such, the Sussex County Engineering Administration Division worked in coordination with the Environmental Services Division to publicly bid the removal and replacement of the three (3) referenced existing irrigation rigs.

The G26-11 WNRWF Irrigation Rigs Replacement project was publicly bid on March 11, 2026 and the public Bid Opening was held on April 8, 2026 at 1:00PM in Sussex County Council Chambers. A total of two (2) competitive bids were received for the project and are notated below:

1. SMW Sales, LLC: \$227,609.26
2. Sussex Irrigation: \$246,116.00

Engineering Staff reviewed the bids for accuracy and completeness per the public Bid Documents specific to this project and determined SMW Sales to be the lowest responsive, responsible bidder (Section 00200, 8.1).

This project was budgeted for in FY26 in the amount of \$250,000 and sufficient funding for this project is available in Account: 6290300 57600.

Sussex County Engineering Recommendation of Construction Award:

The Engineering Department recommends award of the G26-11 WNRWF Irrigation Rigs Replacement project to SMW Sales, LLC in the bid amount of \$227,609.26.



Bobbi Albright

From: notifications=d3forms.com@mg.d3forms.com on behalf of Sussex County DE <notifications@d3forms.com>
Sent: Wednesday, March 18, 2026 3:51 PM
To: Bobbi Albright
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Council Grant Form

Legal Name of Agency/Organization HOUSE OF DAVID MILFORD DE INC.

Project Name Milford Fresh Access Mobile Food Delivery & Distribution Expansion

Federal Tax ID 86-2292881

Non-Profit Yes

Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.) No

Organization's Mission House of David Milford DE Inc. is a community-based nonprofit organization dedicated to providing food, housing support, clothing, and essential services to low-income, underserved, and vulnerable populations. Our mission is to stabilize individuals and families by addressing immediate needs while building long-term pathways to self-sufficiency.

Address 106 SOUTH WALNUT ST.

City MILFORD

State	DE
Zip Code	19963
Contact Person	DAVID A. SHOCKLEY
Contact Title	EXECUTIVE DIRECTOR
Contact Phone Number	(302)270-1625
Contact Email Address	houseofdavidmilford@gmail.com
Total Funding Request	\$20,000.00 \$2,500 per email from Mr. Shockley
Has your organization received other grant funds from Sussex County Government in the last year?	No
If YES, how much was received in the last 12 months?	N/A
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of the project's funding does the Council grant represent?	80

Program Category (choose all that apply)	Health and Human Services Infrastructure
Primary Beneficiary Category	Low to Moderate Income
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	1800
Scope	<p>The Milford Fresh Access Mobile Food Delivery & Distribution Expansion project addresses a documented and ongoing food access gap affecting Sussex County residents, particularly in rural and low-income communities surrounding Milford, Ellendale, Lincoln, Greenwood, and the Georgetown corridor.</p> <p>House of David Milford DE Inc. is already actively serving this population. According to our 2025 Impact Report:</p> <p>53.8% of all meals served supported Sussex County residents</p> <p>Over 743 meals required delivery, demonstrating significant transportation barriers</p> <p>More than 147 households relied on pantry, delivery, and emergency assistance services</p> <p>These data points confirm that the need is not theoretical—it is current, measurable, and exceeds our existing operational capacity.</p> <p>Many residents in these areas face limited access to grocery stores, particularly in rural zones where individuals must travel 10 or more miles to obtain fresh food. This</p>

disproportionately impacts:

Seniors

Low-income families

Individuals without reliable transportation

As a result, many households rely on convenience stores, dollar stores, or infrequent trips to distant grocery stores, contributing to food insecurity and poor health outcomes.

This project expands an existing and proven food distribution system by strengthening the local supply chain and addressing last-mile delivery barriers.

Funding will be used to:

Expand mobile food delivery routes throughout Sussex County

Increase cold storage capacity to handle more fresh and perishable foods

Improve food packaging and staging systems for efficient distribution

Increase the volume and consistency of food available to underserved households

This is not a new program. It is a strategic expansion of a functioning system that is already serving Sussex County residents but is currently constrained by limited infrastructure and delivery capacity.

By increasing both storage and delivery capabilities, this project will allow House of David to serve more households, deliver food more consistently, and expand access to fresh, healthy food options across underserved communities.

Please enter the current support your

5,000.00

organization receives for this project (not entire organization revenue if not applicable to request)	
Description	Mobile Delivery Expansion (fuel, routing, logistics)
Amount	7,500.00
Description	Cold Storage Equipment (refrigeration/freezer units)
Amount	5,500.00
Description	Food Procurement (fresh food from local suppliers)
Amount	4,500.00
Description	Packaging & Distribution Supplies
Amount	2,500.00
Description	Personnel
Amount	5,000.00
TOTAL EXPENDITURES	25,000.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-20,000.00
Name of Organization	House of David Milford DE Inc.
Applicant/Authorized Official	David A. Shockley
Date	03/18/2026

**Affidavit
Acknowledgement**

Yes

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Bobbi Albright

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Council Grant Form

Legal Name of Agency/Organization Woodbridge American Youth Football

Project Name Equipment Shed Repairs

Federal Tax ID 863058821

Non-Profit Yes

Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.) No

Organization's Mission Woodbridge American Youth Football (WAYF) works both on and off the field to mentor boys and girls into becoming future leaders.

Address P.O. Box 871

City Bridgeville

State De

Zip Code 19933

Contact Person	Ryan Potter
Contact Title	Fundraising Coordinator
Contact Phone Number	330-240-0592
Contact Email Address	Woodbridgeayf@gmail.com
Total Funding Request	\$2,500.00
Has your organization received other grant funds from Sussex County Government in the last year?	Yes
If YES, how much was received in the last 12 months?	1500.00
Are you seeking other sources of funding other than Sussex County Council?	No
If YES, approximately what percentage of the project's funding does the Council grant represent?	N/A
Program Category (choose all that apply)	Other
Program Category Other	Youth Sports

Primary Beneficiary Category	Youth
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	125
Scope	Currently Woodbridge American Youth Football is seeking funds to replace or repair our aging equipment shed located at Filmore Clifton Stadium in Bridgeville, Delaware. WAYF recently received a quote for close to \$2,500.00 on simply making the necessary repairs. The equipment shed holds all of the children's helmets, shoulder pads along with all necessary field equipment for home games.
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	0.00
Description	Repairs for the Equipment Shed
Amount	2500.00
TOTAL EXPENDITURES	2500.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-2500.00
Name of Organization	Woodbridge American Youth Football

Applicant/Authorized Official	Ryan Potter
Date	03/24/2026
Affidavit Acknowledgement	Yes

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Bobbi Albright

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Council Grant Form

Legal Name of Agency/Organization Greater Lewes Community Village (d/b/a Village Volunteers)

Project Name Harvest Hustle

Federal Tax ID 45-4573582

Non-Profit Yes

Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.) No

Organization's Mission To hlep older adults age in place

Address PO Box 25

City Nassau

State DE

Zip Code 19969

Contact Person Anna Moshier

Contact Title	Executive Director
Contact Phone Number	302-703-2568
Contact Email Address	director@villagevolunteer.org
Total Funding Request	2500
Has your organization received other grant funds from Sussex County Government in the last year?	No
If YES, how much was received in the last 12 months?	N/A
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of the project's funding does the Council grant represent?	8
Program Category (choose all that apply)	Health and Human Services
Primary Beneficiary Category	Elderly Persons (62 +)

Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	300
Scope	At our core, we embrace the philosophy of 'aging in place', supporting our elderly neighbors to live independently in their cherished homes for as long as possible. While transportation and home services are essential aspects of our mission, we go beyond just providing practical help with other services. We are a nexus of relationships, fostering connections that enrich lives and create a sense of belonging. This project is a 5K run/1K walk fundraiser to support our older community members.
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	4,000.00
Description	Race organizer (Seashore Striders)
Amount	2,070.00
Description	Venue rental (Cape Henlopen State Park)
Amount	300.00
Description	Personnel (Park Ranger fees)
Amount	340.00
Description	Advertising

Amount	750.00
Description	Race shirts
Amount	1,900.00
Description	Food and beverage
Amount	250.00
TOTAL EXPENDITURES	5,610.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-1,610.00
Name of Organization	Village Volunteer
Applicant/Authorized Official	Anna Moshier
Date	04/16/2026
Affidavit Acknowledgement	Yes

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Bobbi Albright

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Council Grant Form

Legal Name of Agency/Organization [Little League Baseball Inc. 2080309 - Woodbridge Little League](#)
~~Woodbridge Little League~~

Project Name Portable Pitching Mound

Federal Tax ID 51-0283376

Non-Profit Yes

Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.) No

Organization's Mission Little League believes in the power of youth baseball and softball to teach life lessons that build stronger individuals and communities.

Address PO Box 29

City Bridgeville

State Delaware

Zip Code 19933

Contact Person	Jonathan Stephens
Contact Title	Treasurer
Contact Phone Number	3022457052
Contact Email Address	woodbridgell.treasurer@gmail.com
Total Funding Request	\$1,800.00
Has your organization received other grant funds from Sussex County Government in the last year?	No
If YES, how much was received in the last 12 months?	N/A
Are you seeking other sources of funding other than Sussex County Council?	No
If YES, approximately what percentage of the project's funding does the Council grant represent?	N/A
Program Category (choose all that apply)	Other
Program Category Other	Youth Sports

Primary Beneficiary Category	Youth
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	280
Scope	Due to the number of participants in our Little League and the limited number of fields at the Woodbridge Little League ballpark, we routinely have to schedule boys baseball practices and games on our softball field. While many aspects of the field between baseball and softball are the same, one of the major differences is the mound. Baseball pitching mounds are raised, whereas softball pitches on flat ground. We are in need of a portable mound for baseball teams to use when we have to schedule their practices and games on the softball field.
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	0.00
Description	Portable pitching mound
Amount	1,800.00
TOTAL EXPENDITURES	1,800.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-1,800.00
Name of Organization	Woodbridge Little League

Applicant/Authorized Official	Jonathan Stephens
Date	04/20/2026
Affidavit Acknowledgement	Yes

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Bobbi Albright

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Council Grant Form

Legal Name of Agency/Organization	Community Resource Center, Inc.
Project Name	Safe Harbor Day Shelter for the Homeless
Federal Tax ID	46-2948959
Non-Profit	Yes
Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.)	No
Organization's Mission	With dignity and respect the Community Resource Center helps individuals and families get to the next step of their journey toward self-sufficiency and stability.
Address	37510 Oyster House Road
City	Rehoboth Beach
State	Delaware
Zip Code	19971

Contact Person	Nancy Alexander
Contact Title	Director
Contact Phone Number	3027274572
Contact Email Address	nalexander@rebothcommunitycenter.org
Total Funding Request	\$10,000
Has your organization received other grant funds from Sussex County Government in the last year?	Yes
If YES, how much was received in the last 12 months?	4100.00
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of the project's funding does the Council grant represent?	15
Program Category (choose all that apply)	Health and Human Services
Primary Beneficiary Category	Homeless

Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program

100

Scope

The Community Resource Center's Safe Harbor Day Shelter program for homeless men and women provides daytime shelter 7 days a week from December through March from 7:30 a.m. to 5 p.m., 7 days a week from mid-July to mid-August from 9 a.m. to 3 p.m., and Monday through Friday from 9 a.m. to 2 p.m. for the remaining months of the year. The program is under the supervision of a Program Manager who is a licensed social worker. Approximately 15-25 homeless men and women use the shelter each day. While at the shelter, staff help clients connect with services including physical and mental health screening, job counseling, obtaining ID's, and connections to housing. Partner organizations include Beebe Population Health, La Red Health Center, Nurses and Neighbors, Brandywine Mental Health Counseling, the Delaware Department of Labor, and other organizations.

The Community Resource Center's Safe Harbor shelter provides meals, beverages, laundry, showers, and toiletries, feminine hygiene products and adult diapers. Disposable plates, food, bowls and cups, flatware, cleaning supplies, napkins, shampoo, body wash, laundry detergent, etc. are required for the entire year. The CRC also keeps a supply of t-shirts, underwear, belts, socks and sweatpants and shirts, as well as hats and gloves. All of these services require staff to administer. The CRC hires additional staff during the winter and summer sessions.

In December of 2025, the CRC experienced a 10% increase in usage of the center and extended hours due to inclement weather in the winter and four weekends in the summer. Therefore, the CRC is requesting \$10,000 for the expanded 2026-27 fiscal year.

Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	65,000.00
Description	Operating Expense
Amount	10,920.00
Description	Personnel
Amount	64,750.00
TOTAL EXPENDITURES	75,670.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-10,670.00
Name of Organization	Community Resource Center, Inc.
Applicant/Authorized Official	Nancy Alexander
Date	04/17/2026
Affidavit Acknowledgement	Yes

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Bobbi Albright

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Council Grant Form

Legal Name of Agency/Organization Harry K Foundation

Project Name Harry K Foundation Food Backpack Program

Federal Tax ID 46-2934019

Non-Profit Yes

Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.) No

Organization's Mission The mission of the Harry K Foundation is to halt hunger and food insecurity among underprivileged children in the State of Delaware. The foundation's objectives are to: 1) Support the Public School Backpack Program, and 2) Establish Food Pantries throughout Delaware public schools and other facilities. The School Backpack program provides underserved children with backpacks full of food to supplement what is available in their households. The food pantry program establishes pantries in public schools across the state so that parents can access nourishing food as needed, helping them to better meet their budgets and adequately feed their children.

Address	313 S. Boardwalk
City	Rehoboth Beach
State	DE
Zip Code	19971
Contact Person	Laura Glascoe
Contact Title	Executive Director
Contact Phone Number	302-212-8801
Contact Email Address	laura3173@gmail.com
Total Funding Request	3000
Has your organization received other grant funds from Sussex County Government in the last year?	Yes
If YES, how much was received in the last 12 months?	1450
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of the project's funding	3

does the Council grant represent?

Program Category (choose all that apply)

Health and Human Services

Primary Beneficiary Category

Youth

Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program

5000

Scope

The Harry K Foundation's mission is to alleviate hunger among the most vulnerable children in Delaware. Since its inception in 2013, the Harry K Foundation has developed 3 key programs that reach out to children from low-income households across Delaware:

- 1) We provide school food pantries where families who are low- or low-moderate income can access food as needed. Currently we have 54 food pantries in operation throughout the state;
- 2) We distribute food backpacks to children from families in need so they are fed on weekends. Currently, we distribute 725 food backpacks to children every Friday as they prepare to go home on weekends; and
- 3) We distribute food once or twice weekly through a mobile van to areas known as "Desert Oases."

The Harry K Foundation established the Desert Oasis Feeding program during COVID-19, when we had to close our school food pantries and needed a vehicle for distribution that would allow us to reach out to the most vulnerable children to feed them. Desert Oasis sites are areas identified by the Delaware Department of Education

as those where children are less likely to attend school regularly and have access to healthy, nutritious meals. As of 2024, we have now opened three Desert Oases distribution sites at the American Legion Post in Long Neck, which acts as a staging area for our operations; in West Rehoboth, where low-income children receive after school and summer care; and at a third location in Seaford. We have also established two Desert Oasis locations in Kent and New Castle Counties to meet the need there.

As of 2024, statistics still show that one in 5 children in Delaware go to bed hungry, and that is unacceptable to filling our mission. Alleviating hunger and food insecurity in Delaware is a critical issue, and the Harry K Foundation is determined to work toward alleviating this problem for as many vulnerable children as we can. We have learned that hunger and food insecurity translate into multiple social, behavioral, physical, and educational problems for children who are affected. The physical ramifications of not having nutritional meals cause chronic health problems because of compromised immune systems.

For the 2026-27 school year, the Harry K Foundation has voted to increase our food backpack distribution for hungry children from the current 725 to over 1,000 backpacks across the State of Delaware. Backpacks are distributed to the most vulnerable students every Friday afternoon as they prepare to leave school, in order to support the need to have food in their households on the weekends when schools are closed. Many families are very low income and may have several children in each household, and are now coping with inflated food prices and reduced SNAP benefits. The Harry K Foundation's programs provide a lifeline that helps them stay above water.

Each Friday during the school year, children who have been identified by school personnel as facing hunger and food insecurity are given food backpacks to take home with them that are filled with enough food to carry them and their siblings through the weekend. Our partnership with the Food Bank of Delaware allows the Harry K Foundation to provide the food that teachers and volunteers put in each

backpack for distribution at the end of each week. This is done discreetly to each student who is in need. As food supplies are diminished, the Food Bank delivers more to the schools, usually every other month.

Each food backpack, purchased through the Food Bank of Delaware, costs \$300.00 per year for us to supply. Since the food backpack program is such a critical way to provide for the food insecurity needs of the most vulnerable children, the Foundation’s Board has voted to increase the number of backpacks provided this year in Delaware by 276. It is a challenging figure to reach, but one that we feel is crucial in this economy. We are requesting a grant of \$3,000 from the County Council to provide 10 additional food backpacks in 2026 for children coming from one of our public schools located in Sussex County.

Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	86,300.00
Description	Distribute 276 additional food backpacks in Delaware in 2026-27
Amount	82,800.00
Description	Supplies
Amount	4,000.00
Description	Staff and Volunteer Support
Amount	2,500.00
TOTAL EXPENDITURES	89,300.00

TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-3,000.00
Name of Organization	Harry K Foundation
Applicant/Authorized Official	Laura Annan Glascoe
Date	04/17/2026
Affidavit Acknowledgement	Yes

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Bobbi Albright

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Council Grant Form

Legal Name of Agency/Organization Blades Police Department

Project Name Community Outreach Program

Federal Tax ID 51-6001393

Non-Profit Yes

Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.) No

Organization's Mission This is our 4th year with the community outreach program with the Blades Police Department. This program allows officer to have a positive interaction with the community. We are finding great success with this program. The police department is giving back to the community and giving the community the opportunity to see police officers in a different light other than just law enforcement. The community gets to interact with officers and gets to know them. We have people that not only live in town that comes to these events, but we also have several hundred that are not from our town that come to these events. We are reaching people in different parts of the county that come

to these events. We also include the fire department. We are looking to include other police departments in the neighboring towns due to these events are drawing people from other towns and people that live outside of town. Each year these events increase in the amount of people that come to these events, and they just keep getting bigger. These events allow people to get to know their officers in the area. it helps when people have already met you before then you go a handle a complaint with them, they are more receptive to you. These events have had a positive impact on our town residence and the people that live outside of the town. These events that the Blades Police Department put on are open to anyone not just the residence of Blades.

Address	20 West 4th St.
City	Blades
State	Delaware
Zip Code	19973
Contact Person	Martin Willey
Contact Title	retire chiet/police adminstrator
Contact Phone Number	3026297329
Contact Email Address	martin.willey@cj.state.de.us
Total Funding Request	\$1,500.00
Has your organization received other grant funds from Sussex County Government in the last year?	Yes

If YES, how much was received in the last 12 months?	1500.00
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of the project's funding does the Council grant represent?	25
Program Category (choose all that apply)	Other
Program Category Other	Community Outreach
Primary Beneficiary Category	Other
Beneficiary Category Other	Community Outreach
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	2750
Scope	The Blades Police Department community outreach program puts on several community events during the course of the year. These events include an easter egg hunt at the park for children 0 to 12 years of age, Street dance in the park open to all ages, Blades National Night Out open to

all ages, Halloween (trick or treat) at the fire department, 3rd annual breakfast with Santa Claus ages 0 to 12 year of ages and movie night which is open to all ages. All these events are funded 100 percent by donations from businesses and individuals in and around the community.

Religious Components	N/A
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	0.00
Description	donations
Amount	0.00
Description	Easter egg hunt
Amount	500.00
Description	dance in park
Amount	600.00
Description	Blades Night Out
Amount	1,000.00
Description	Holloween
Amount	300.00
Description	Breakfest with Santa Claus
Amount	2,500.00

Description	Movie Night
Amount	250.00
TOTAL EXPENDITURES	5,150.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-5,150.00
Name of Organization	Blades Police Department
Applicant/Authorized Official	Police Administrator Martin Willey
Date	02/02/2026
Affidavit Acknowledgement	Yes

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Bobbi Albright

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Council Grant Form

Legal Name of Agency/Organization Western Sussex Chamber of Commerce

Project Name Broad Creek Bash

Federal Tax ID 51-0109649

Non-Profit Yes

Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.) No

Organization's Mission The Western Sussex Chamber acts as an advocate for business and economic development, connects resources to encourage positive community impact and promotes visitorship to our communities beyond the beaches. We serve all of Western Sussex County –including the towns of Laurel, Bethel, Blades, Seaford, Bridgeville and Greenwood.

Address PO Box 26

City Seaford

State Delaware

Zip Code	19973
Contact Person	Suzanne Barger
Contact Title	administrative assistant
Contact Phone Number	302-629-9690
Contact Email Address	admin@westernsussexcoc.com
Total Funding Request	1000.00
Has your organization received other grant funds from Sussex County Government in the last year?	Yes
If YES, how much was received in the last 12 months?	1000
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of the project's funding does the Council grant represent?	10
Program Category (choose all that apply)	Health and Human Services

Primary Beneficiary Category	Other
Beneficiary Category Other	local non profits
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	15
Scope	We are hosting our second annual Broad Creek Bash (formerly known as the Broad Creek Bike and Brew). Half of our proceeds go back to local non-profits that our volunteers nominate. The other half of proceeds go to Chamber operations.
Religious Components	N/A
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	0.00
Description	Rentals
Amount	6,000.00
Description	band
Amount	1,500.00
Description	Food and supplies

Amount	1,000.00
TOTAL EXPENDITURES	8,500.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-8,500.00
Name of Organization	Western Sussex Chamber of Commerce
Applicant/Authorized Official	Suzanne Barger
Date	03/16/2026
Affidavit Acknowledgement	Yes

If you feel this is not a valid submission please log into D3Forms to update this submissions status.
Please feel free to email clientservices@d3corp.com with any questions.

Bobbi Albright

From: notifications=d3forms.com@mg.d3forms.com on behalf of Sussex County DE <notifications@d3forms.com>
Sent: Thursday, March 5, 2026 12:42 PM
To: Bobbi Albright
Subject: Form submission from: Council Grant Form

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Council Grant Form

Legal Name of Agency/Organization Laurel Community Foundation

Project Name Hope Houses

Federal Tax ID 51-0396376

Non-Profit Yes

Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.) No

Organization's Mission The Laurel Community Foundation strives to provide stable, short term, transitional housing for families of Sussex County who are in need through Hope House I and II.

Address P.O. Box 81

City Laurel

State Delaware

Zip Code 19956

Contact Person	Patricia Hastings
Contact Title	Treasurer
Contact Phone Number	302-249-4798
Contact Email Address	oficers@lcfdelaware.org
Total Funding Request	\$6250.00
Has your organization received other grant funds from Sussex County Government in the last year?	No
If YES, how much was received in the last 12 months?	N/A
Are you seeking other sources of funding other than Sussex County Council?	No
If YES, approximately what percentage of the project's funding does the Council grant represent?	N/A
Program Category (choose all that apply)	Health and Human Services
Primary Beneficiary Category	Homeless

Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program

16

Scope

Sussex County, Delaware faces a growing housing stability challenge as housing costs continue to rise while wages for many residents remain stagnant. Many individuals and families in the county experience housing insecurity due to limited affordable housing options, seasonal employment, and financial hardship. As a result, a significant number of residents are at risk of eviction, homelessness, or temporary displacement, while shelter and support resources in southern Delaware remain limited compared to other parts of the state.

The Laurel Community Foundation, Inc., Hope Houses are designed to address this need by providing immediate, temporary assistance to unhoused individuals and families while helping them transition to stable, long-term housing. Participants receive short-term housing support and are connected with a case manager, from our partnership with Love, Inc., who conducts a needs assessment and develops an individualized stabilization plan. Services may include assistance locating affordable housing, employment support, financial literacy coaching, and referrals to community resources such as childcare, healthcare, and mental health services.

Through coordinated case management and community partnerships with Love, Inc., the program helps participants overcome barriers that prevent them from securing permanent housing. By combining immediate relief with strategic support services, the program helps individuals and families in Sussex County move from housing crisis to long-term stability.

The Laurel Community Foundation, Inc. is currently seeking \$6,250 in short-term support to maintain basic operations while we continue building sustainable funding sources.

Our monthly operating costs include approximately \$350 for insurance and about \$1,000 in utilities, and these expenses are expected to continue increasing. While we currently have approximately \$9,000 remaining in our M&T Bank account, these funds will be quickly depleted by essential operating costs needed to keep the program running.

This additional support will help ensure we can remain operational in the immediate term while we actively work to strengthen our financial stability. We are also organizing community fundraisers and pursuing additional funding opportunities to help offset ongoing expenses and ensure the program can continue serving individuals and families in need.

Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	9,950.00
Description	Operating Costs-\$350.00/month Insurance
Amount	4,200.00
Description	Operating Costs-Electrical and Water and Sewer-\$1000.00/month
Amount	12,000.00
TOTAL EXPENDITURES	16,200.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-6,250.00
Name of Organization	Laurel Community Foundation, Inc.

Applicant/Authorized Official	Rhiannon O'Neal
Date	03/05/2026
Affidavit Acknowledgement	Yes

If you feel this is not a valid submission please log into D3Forms to update this submissions status. Please feel free to email clientservices@d3corp.com with any questions.

Bobbi Albright

From: notifications=d3forms.com@mg.d3forms.com on behalf of Sussex County DE <notifications@d3forms.com>
Sent: Friday, March 20, 2026 11:23 AM
To: Bobbi Albright
Subject: Form submission from: Council Grant Form

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Council Grant Form

Legal Name of Agency/Organization Nanticoke Little League

Project Name AED Device

Federal Tax ID 51-6017956

Non-Profit Yes

Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.) No

Organization's Mission Nanticoke Little League believes in the power of youth baseball and softball to teach life lessons that build stronger individuals and communities.

Address 101 Little League Drive

City Seaford

State DE

Zip Code 19973

Contact Person	Daniel Hamilton
Contact Title	Treasurer
Contact Phone Number	302-245-6902
Contact Email Address	nanticokedelittleleague@gmail.com
Total Funding Request	1000
Has your organization received other grant funds from Sussex County Government in the last year?	No
If YES, how much was received in the last 12 months?	N/A
Are you seeking other sources of funding other than Sussex County Council?	No
If YES, approximately what percentage of the project's funding does the Council grant represent?	N/A
Program Category (choose all that apply)	Other
Program Category Other	Youth

Primary Beneficiary Category	Youth
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	400
Scope	On behalf of our organization, we respectfully request your consideration of a charitable contribution of \$1,000 to support the purchase of an Automated External Defibrillator (AED) for our Little League. The safety of our players, families, and spectators is our highest priority. In both baseball and softball, the presence of an AED is critical. Sudden cardiac arrest can occur without warning, and having immediate access to an AED can mean the difference between life and death. These devices are specifically designed to be user-friendly and provide clear instruction, allowing bystanders to respond quickly and effectively in an emergency. When used promptly, an AED can significantly increase the chances of survival.
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	0.00
Description	Philips HeartStart OnSite Complete AED Package
Amount	1,774.99
TOTAL EXPENDITURES	1,774.99

TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-1,774.99
Name of Organization	Nanticoke Little League
Applicant/Authorized Official	Daniel Hamilton
Date	03/20/2026
Affidavit Acknowledgement	Yes

If you feel this is not a valid submission please log into D3Forms to update this submissions status.
Please feel free to email clientservices@d3corp.com with any questions.

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
pandz@sussexcountyde.gov



Sussex County

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Memorandum

To: Sussex County Council
The Honorable Douglas B. Hudson
The Honorable Jane Gruenebaum
The Honorable Matt Lloyd
The Honorable Steve McCarron
The Honorable John L. Rieley

From: Jamie Whitehouse, AICP, Director of Planning & Zoning

CC: Everett Moore, County Attorney

Date: April 24, 2026

RE: County Council Report for C/U 2554 filed on behalf of E. Johnson Holdings, LLC

The Planning and Zoning Department received an application (C/U 2554 filed on behalf of E. Johnson Holdings, LLC) for a Conditional Use for a self-storage facility in an AR-1 Agricultural Residential Zoning District at Tax Parcel 134-19.00-12.00. The property is located at on the north and west side of the intersection of Central Avenue (SCR 84) and Lizard Hill Road (SCR 367A). The parcel size is 12.5 ac. +/-

Please note that the Public Hearing before the Planning & Zoning Commission, originally scheduled for March 18, 2026, could not be held due to a newspaper noticing error beyond the County's control. The public hearing was rescheduled and re-noticed for a new Planning & Zoning Commission meeting date of April 15, 2026.

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.

Below are the minutes from the Planning & Zoning Commission meeting of April 15, 2026

Draft Minutes of the April 15, 2026, Planning & Zoning Commission Meeting

C/U 2554 E. Johnson Holdings, LLC

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SELF STORAGE FACILITY TO



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

BE LOCATED ON A PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY CONTAINING 12.05 ACRES, MORE OR LESS. The 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).

Mr. Whitehouse summarized the documents submitted into the Public Record for the application, including the Applicant's conceptual site plan and a copy of the staff analysis, and noted that there was one letter of opposition.

The Commission found that Mr. Brenton Archut spoke on behalf of his application; that also present was his father, Mr. Russell Archut, who wished to present in support of the application. Mr. 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 150 feet wide at the middle; that 40' setbacks would be met; that the initial phase is for contractor usage for them to store equipment and materials; that everything would be housed inside; that there is no boat or trailer storage and strictly for housed storage facilities; that they know a number of contractors are looking for convenient storage space in the coastal area; that the parcel is irregularly shaped and could not be used for housing development; that the applicant was approached by a pool business looking for a centrally located space for pool equipment storage; that he wished to send his workers out to maintain pools; that the property has been in family ownership for 40-50 years; 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 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's exhibits show all the other conditional uses in the area which are similar to the proposed use; that the exhibits show all the development in the area including Crescent Place and Sycamore Chase which is now in its second phase; that the use will provide service to the area; that the applicant is not focusing on self-storage at this time, but the applicant is focusing on commercial storage; that some of the buildings might have 2 units in the them and some might have 3; that the proposed use is consistent with neighboring uses; that there are no proposed offices and no proposed septic system; that there is no proposed fabrication in the units; and no residential living in the units; that the applicant believes the use is a good use considering the irregular shape of the land/

Mr. Brendon Archut added that the use is not a business park type of use; that there are no bathrooms in the units; that there would be a gate that could only be opened by gate code or RFID.

Madam Chair Wingate questioned the distance the gate would be located off the roadway and raised concerns about potential vehicle stacking, especially with tractor-trailers. Mr. Archut stated that it would be at least 20 feet for a standard car, but could be amended for tractor-trailers.

Mr. Pettyjohn asked about the size of the buildings, and the applicant stated that the building size would allow for potential self-storage for nearby developments like Lillyvale, which is also on the same meeting agenda. Mr. Archut stated that having locally available self-storage would limit traffic in the area.

Mr. Pettyjohn asked about the commercial aspect of the use. Mr. Archut said that there is a lot of demand for building material storage and contractor storage, which would likely be Phase 1 of the project; that there would be self-storage in 10'x10' units; that the commercial units would be 20' x 40' and that there would be a fire-Code compliant separation; that the site does not have a well and is not in a CPCN area; that the site does have access to Tidewater for any needed water supplies for fire fighting purposes; that the hours of operation would be 6 am to 9 pm to match the construction hours of contractors; that the hours need not be 24 hours; that the use would be just for storage;

Mr. Collins questioned the operation days of the week, and the Applicant stated that the hours stated would be daily – i.e., every day, including Saturday and Sunday. Mr. Collins also asked about the potential for on-site renewable generation. The Applicant stated that the parcel is wooded and the orientation of the sun means that there is not sufficient exposure for solar to make sense.

The Commission asked about the paving, and the applicant confirmed that crush and run would be used. The applicant confirmed that the access would accommodate emergency vehicles and tractor-trailers; that loading zones would be provided of sufficient size to accommodate a fire truck.

The Commission found that there was no one present in support and one person present in opposition to the application.

Ms. Greta Muirhead, spoke in opposition to the application. Ms. Muirhead lives in the Milos Haven development and spoke with concerns regarding the nature of the use and whether the storage would be for pool chemicals or other chemicals that could be flammable or explosive; Ms. Muirhead asked about the signage and the design of the buildings, including their color and materials;

Ms. Wingate and Mr. Roberston confirmed that a 32-square-foot size could be sited and that the entrance would be subject to DelDOT design requirements;

Ms. Muirhead raised concerns about traffic and the incompatibility of commercial uses with the residential uses in the area; she believes that the storage business is likely to be more impactful than the existing welding business in the area. Ms. Muirhead questioned the security arrangements for the site and objected to the proposed hours of operation, raising concerns in relation to buffering of the site.

The Commission found that no one else present wished to speak in opposition to the application.

Mr. Robertson explained that there is C-1 Zoning that currently exists in the vicinity of the site and that this Zoning District can be developed commercially by right. Mr. Robertson also explained to the Commission that a Conditional Use application has the benefit of allowing conditions to be imposed in relation to the use.

Mr. Archut and Mr. Archut spoke as part of the permitted 5-minute rebuttal in support of the application; that the use is not a commercial business, that the pool contractor previously mentioned had found another location, and that setbacks of 40' would be met from the two roads; that a sign is

shown on the corner of the site on the site plan under 32 square feet; that DelDOT states that the traffic has been deemed by DelDOT to be diminutive; that commercial storage would have leases that govern what materials can be stored there; that specific hazardous chemicals cannot be stored; that lighting would be downward facing; that there are commercial businesses in the area; that the chicken houses in the area could be converted to storage; that sightlines for traffic have determined the entrance location due to the speed of traffic; that in terms of construction the buildings would have neutral colors and would look like a pole barn in keeping with the area; that a conditional use is very limited to specific activities that could be controlled.

In relation to C/U 2554 E. Johnson Holdings, LLC. Motion by Mr. Pettyjohn, seconded by Mr. carried unanimously to defer action, leaving the record open to allow for the receipt of written public comment, with the record to close on April 22, 2026. Motion carried 5-0.

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
BRIAN BUTLER
GREGORY SCOTT COLLINS
J. BRUCE MEARS
HOLLY WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878 T
(302) 854-5079 F

JAMIE WHITEHOUSE
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: April 15, 2026

Application: C/U 2554 E. Johnson Holdings, LLC

Applicant: E. Johnson Holdings, LLC

Owner: E. Johnson Holdings, LLC

Site Location: 34555 Central Avenue, Frankford
The property is lying on the corner of the intersections of Central Avenue (S.C.R 84) with Old Church Cemetery Road (S.C.R. 367) and Lizard Hill Road (S.C.R. 357A)

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: Commercial Self Storage

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: District 4 – Mr. Doug Hudson

School District: Indian River District

Fire District: (84) Millville Fire Company

Sewer: Private On-Site Septic

Water: Private On-Site Well

Site Area: (12.05) acres (p/o (4.4) acres)

Tax Map ID.: 134-19.00-12.00



JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

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sussexcountyde.gov

Memorandum

To: Sussex County Planning and Zoning Commission Members
From: Mr. Michael Lowrey, Planner IV
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: February 26th, 2026
RE: Staff Analysis for C/U 2554 E. Johnson Holdings, LLC

The purpose of this memo is to provide background and analysis for the Planning and Zoning Commission to consider as a part of Application for C/U 2554 E. Johnson Holdings, LLC to be reviewed at the April 15th, 2026, Planning and Zoning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

Please note that the following staff analysis is for informational purposes only and does not prejudice any decision that the Sussex County Planning & Zoning Commission or Sussex County Council may wish to make as part of any Application submitted to the Department.

Tax Parcel ID: 134-19.00-12.00

Proposal: The request is for Conditional Use for a portion of Tax Parcel #134-19.00-12.00 to allow for a commercial self-storage business to include five (5) commercial self-storage buildings totaling (17,600) square feet of storage use, and internal access with the office proposed on the parcel across Central Avenue. A corollary Application (C/U 2555 Bittersweet Investments, LLC) accompanies this application to provide for the proposed (1,600) square foot office for the storage business on TM# 134-19.00-25.00 directly across Central Avenue (Route 84). Staff note the Parcels are under separate ownership. The Parcel is located on the western corners of the intersection of Central Avenue (Route 84) and Lizard Hill Road (S.C.R.367A) and the improvements are proposed on a (4.4) acre portion of a Parcel comprised of a total of (12.05) acres +/-.

Zoning: The subject property is zoned Agricultural Residential (AR-1) District.

The parcels adjacent to the west are zoned Agricultural Residential (AR-1) District and Medium Residential (MR) with parcels across Central Avenue within the Agricultural Residential (AR-1), Medium Residential (MR), or General Residential (GR) Zoning Districts. The jurisdictional boundaries with Millville and Ocean View lie approximately (1) mile to the north of the site.

Future Land Use Map Designation w/in Comprehensive Plan: Coastal Area

Applicability to Comprehensive Plan: The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be



zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property is designated as a Rural Area and has a land use designation of “Coastal Area”. All Parcels adjacent and surrounding are also “Coastal Area”.

As outlined within the 2018 Sussex County Comprehensive Plan, *Coastal Areas* are growth areas that the County encourages only the appropriate forms of concentrated new development, especially when environmental features are in play. The Coastal Area designation is intended to recognize the characteristics of both anticipated growth and ecologically important and sensitive characteristics. The Plan notes, “this region contains ecologically important and sensitive characteristics as well as other coastal lands which help to absorb floodwaters and provide extensive habitat for native flora and fauna” (2018 Sussex County Comprehensive Plan, 4-15). Additionally, the Plan also notes that Coastal Areas “also has significant impact upon water quality within the adjacent bays and inlets as well as upon natural the region’s various habitats” (2018 Sussex County Comprehensive Plan, 4-15) Additionally the Plan notes challenges in the Coastal Areas relating to safeguarding “genuine natural areas and mitigating roadway congestion without stifling the tourism and real estate markets which: a) provide many jobs; b) create business for local entrepreneurs; and c) help keep local tax rates low” (2018 Sussex County Comprehensive Plan, 4-15).

In terms of non-residential development in Coastal Areas, the Plan provides the following guidance: “Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial, office and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home” (2018 Sussex County Comprehensive Plan, 4-15)

Further Site Considerations:

- **Density: N/A**
- **Open Space Provisions: N/A**
- **Agricultural Areas:** The site is within the vicinity of active agricultural lands.
- **Interconnectivity: N/A**
- **Transportation Improvement District (TID): N/A**
- **Forested Areas:** A majority of the rear of the portion of the parcel south of Lizard Hill Road is wooded. Staff appreciate efforts to preserve as many mature trees as possible on the site.
- **Wetlands Buffers/Waterways:** Isolated non-tidal wetlands appear to be present on the western area of the portion of the Parcel south of Lizard Hill Road. If the Conditional Use were to be approved, Staff recommend the Applicant perform an investigation of the wetland types and acreage via the Army Corps or a wetland scientist to ensure no improvements are proposed in any regulatory wetlands prior to submission of a site plan for review by the Planning & Zoning Commission.

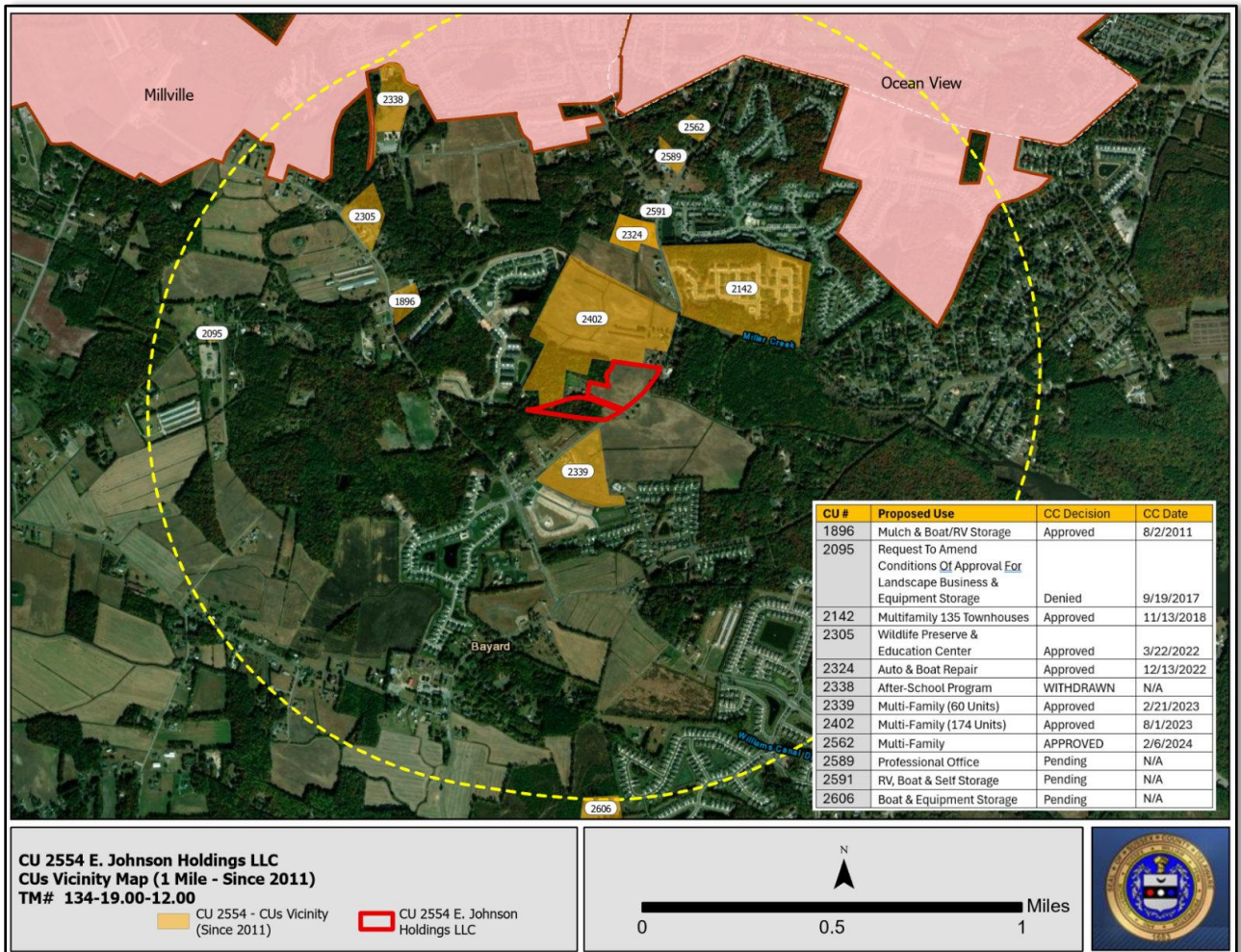
- **Other Site Considerations (ie: Flood Zones, Tax Ditches, Groundwater Recharge Potential, etc.):** The property is located within Flood Zones “X”. Staff note that the Parcel is not within a Wellhead Protection Area. A majority of the Parcel’s area is classified as within areas of “Good”, in terms of Groundwater Recharge Potential on the site per data from the State of Delaware.

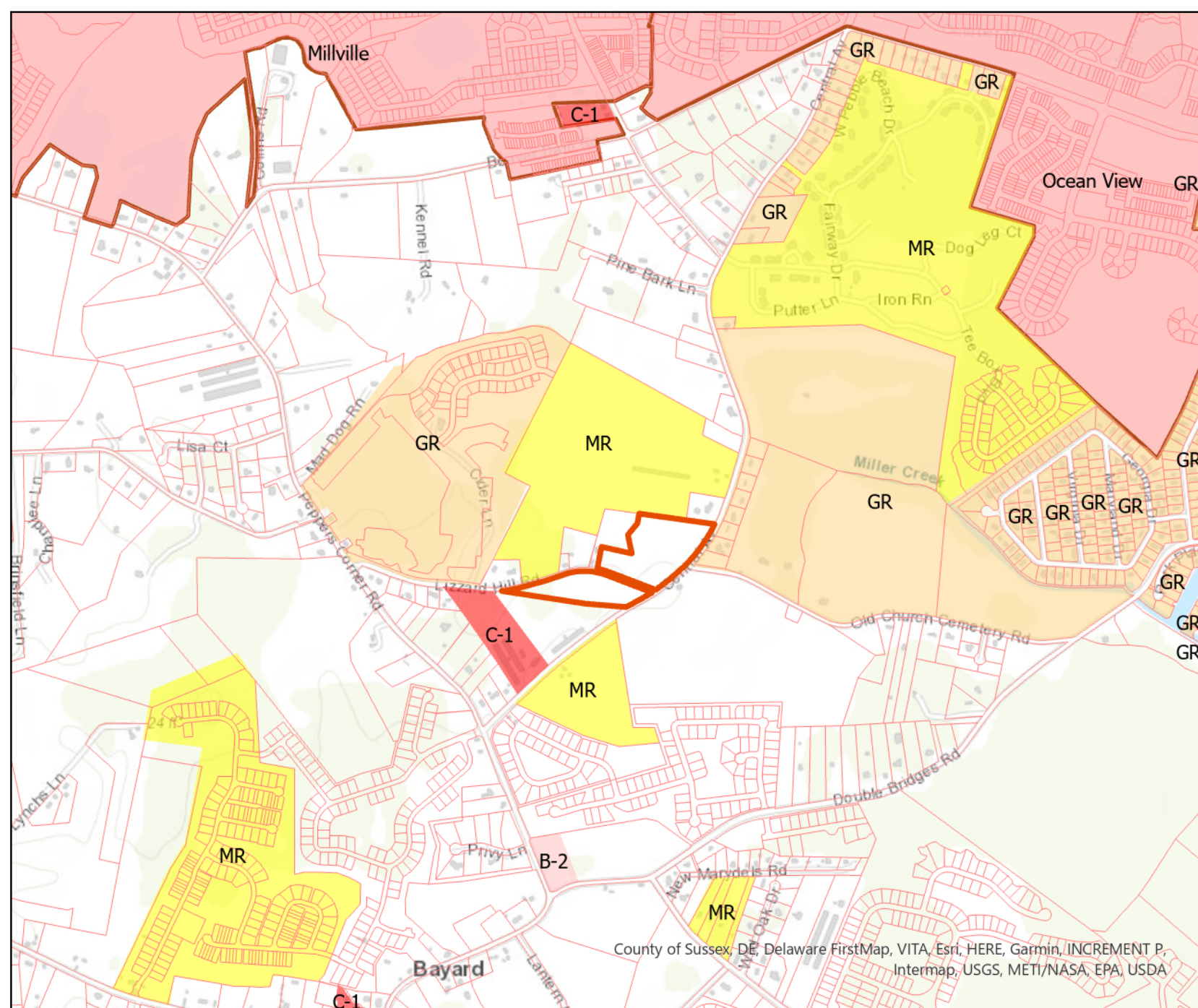
Based on the analysis provided, a Conditional Use to allow for a commercial self-storage business could be considered as being consistent with the surrounding land use, zoning, and uses, subject to considerations of scale, impact, and the design for vehicular access.

Existing Conditional Uses within the Vicinity of the Subject Site: Staff have identified a history of twelve (12) Conditional Use applications within a one (1) mile radius of the application site. A Data Table and Supplemental Map have been supplied to provide additional background regarding the approval status of Applications in the area to include the location of all current or previous Conditional Use Applications that are less than 1 mile distance from the subject site.

CU Number	Application Name	Zoning District	Proposed Use	CC Decision	CC Decision Date
1896	Timothy S. Miller	AR-1	Mulch & Boat/RV Storage	Approved	8/2/2011
2095	Sposato Investment, LLC	AR-1	Request To Amend Conditions of Approval for Landscape Business & Equipment Storage	Denied	9/19/2017
2142	RH Orr, LLC c/o Ribera Development, LLC	GR	Multifamily 135 Townhouses	Approved	11/13/2018
2305	Barnhill Preserve of DE, LLC	AR-1	Wildlife Preserve & Education Center	Approved	3/22/2022
2324	Zachary Bedell	AR-1	Auto & Boat Repair	Approved	12/13/2022
2338	Lora Collins	AR-1	After-School Program	WITHDRAWN	N/A
2339	Ron Sutton	MR	Multi-Family (60 Units)	Approved	2/21/2023
2402	McKee Builders, LLC	AR-1	Multi-Family (174 Units)	Approved	8/1/2023

2562	John L. Hnatision	AR-1	Multi-Family	APPROVED	2/6/2024
2589	Linda Schroeder	AR-1	Professional Office	Pending	N/A
2591	Michael Tussie	AR-1	RV Boat & Self Storage	Pending	N/A
2606	Sheila Marie Rose	AR-1	Boat & Equipment Storage	Pending	N/A



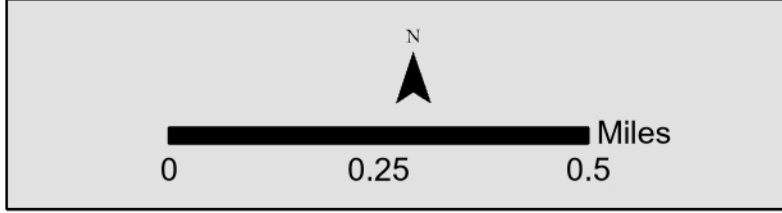


Zoning

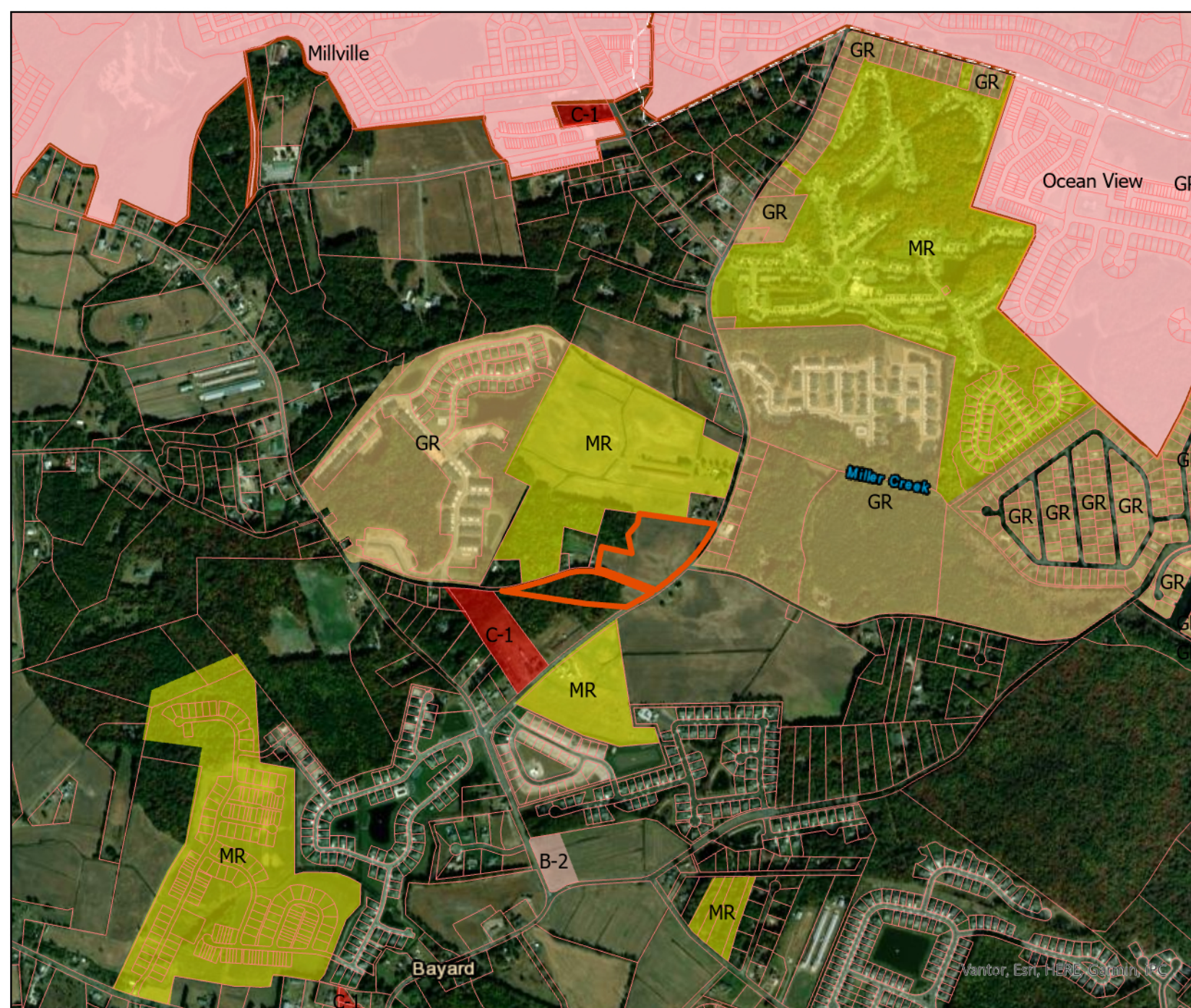
- Agricultural Residential - AR-1
- Agricultural Residential - AR-2
- Medium Residential - MR
- General Residential - GR
- High Density Residential - HR-1
- High Density Residential - HR-2
- Vacation, Retire, Resident - VRP
- Commercial Residential - CR-1
- Institutional - I-1
- Marine - M
- Limited Industrial - LI-1
- Light Industrial - LI-2
- Heavy Industrial - HI-1
- C1: General Commercial
- C2: Medium Commercial
- C3: Heavy Commercial
- C4: Planned Commercial
- C5: Service/Limited Manufacturing
- B-1: Neighborhood Business
- B-2: Business Community District
- B-3: Business Research

CU 2554 E. Johnson Holdings LL
Zoning Map
TM# 134-19.00-12.00

CU 2554 E. Johnson Holdings LLC



County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

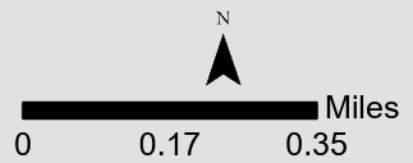


Zoning

- Agricultural Residential - AR-1
- Agricultural Residential - AR-2
- Medium Residential - MR
- General Residential - GR
- High Density Residential - HR-1
- High Density Residential - HR-2
- Vacation, Retire, Resident - VRP
- Commercial Residential - CR-1
- Institutional - I-1
- Marine - M
- Limited Industrial - LI-1
- Light Industrial - LI-2
- Heavy Industrial - HI-1
- C1: General Commercial
- C2: Medium Commercial
- C3: Heavy Commercial
- C4: Planned Commercial
- C5: Service/Limited Manufacturing
- B-1: Neighborhood Business
- B-2: Business Community District
- B-3: Business Research

CU 2554 E. Johnson Holdings LL
Zoning Map
TM# 134-19.00-12.00

CU 2554 E. Johnson Holdings LLC



Introduced: 3/3/26

Council District 4: Mr. Hudson
Tax I.D. No.: 134-19.00-12.00 (P/O)
911 Address: N/A

ORDINANCE NO. ____

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR COMMERCIAL SELF STORAGE 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

WHEREAS, on the 25th day of September 2024, a Conditional Use application, denominated Conditional Use No. 2554, was filed on behalf of E. Johnson Holdings, LLC, and

WHEREAS, on the ____ day of _____ 2026, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2554 be _____; and

WHEREAS, on the ____ day of _____ 2026, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article IV, Subsections 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2554 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece, or parcel of land, lying and being situate in Sussex County, Delaware, and 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) and being more particularly described in the attached legal description prepared by James J. Gallagher, Esq. said parcel containing 12.05 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.



Memorandum

To: Sussex County Council
The Honorable Douglas B. Hudson
The Honorable Jane Gruenebaum
The Honorable Matt Lloyd
The Honorable Steve McCarron
The Honorable John L. Rieley

From: Jamie Whitehouse, AICP, Director of Planning & Zoning

CC: Everett Moore, County Attorney

Date: April 24, 2026

RE: County Council Report for C/U 2555 filed on behalf of Bittersweet Investments, LLC

The Planning and Zoning Department received an application (C/U 2555 filed on behalf of Bittersweet Investments, LLC) for a Conditional Use for an office and storage in an AR-1 Agricultural Residential Zoning District at Tax Parcel 134-19.00-25.00. The property is located at 24555 Central Avenue. The parcel size is 45.78 ac. +/-

Please note that the Public Hearing before the Planning & Zoning Commission, originally scheduled for March 18, 2026, could not be held due to a newspaper noticing error beyond the County's control. The public hearing was rescheduled and re-noticed for a new Planning & Zoning Commission meeting date of April 15, 2026.

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.

Below are the minutes from the Planning & Zoning Commission meeting of April 15, 2026

Draft Minutes of the April 15, 2026, Planning & Zoning Commission Meeting

C/U 2555 Bittersweet Investments, LLC

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. The 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).

Mr. Whitehouse advised the Commission that the documents submitted into the record were the applicant's conceptual site plan, staff analysis report, letter from County engineering, and a copy of the DelDOT Service Level Evaluation Response.

Mr. Robertson stated that, due to the location of the site adjacent to application C/U 2554, heard prior to this application, the testimony from that application relating to the location description and the area would be incorporated into the record by reference.

The Commission found that Mr. Brenton Archut spoke on behalf of his application; that also present was his father, Mr. Russell Archut, was also present. 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 whilst 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 Mr. Archut has an office already at the beach; that Mr. Archut is looking to put his office in this location to keep an eye on his other properties in the area; that there are many developments within a mile of the site including Lilyvale with 174 homes with a need for services such as landscaping, plowing and HVAC; that he is aware of residents with storage struggles locally, including struggles with cost and availability; that there is very little available storage near the beach; that the proposal would generate revenue to help preserve the barn; that there is a viable septic system on the parcel; 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 offices are one of the least intensive uses in terms of traffic; that DelDOT states that the use would be diminutive; that this use would be in the Coastal Area as shown on the Future Land Use Map, which is where growth should occur; that retail and office uses are appropriate in this area to provide convenience services to local residents; that there is a welding business nearby and a C-1 Zoned Parcel nearby; that there are residential developments under construction; that the Woodlands development is directly behind this parcel; that there are no plans to develop the remainder of the parcel; that the office space and storage would be confined to 1 acre of the parcel; that commercial service is lagging behind residential growth in the area.

Mr. Pettyjohn questioned whether the barn would be occupied for other activities, such as retail, and whether conditions could overcome this; he supports small businesses in the right place and right setting.

Mr. Brenton Archut stated that he had been approached by those wishing to have an office space with storage for equipment and etcetera; that conditions could control the storage, that if not used as an office, this could be called out and enforced, that there would be no retail sellers, and that a landscape business would not be able to run a retail landscape center.

Mr. Collins asked about the potential for clients of the business to visit the office. Mr. Archut said that customers could visit as part of the service uses there, but that the office would not be a doctor's office, for example, but that customers could come and make payment for work at the office; that the office is limited to 1600 square feet; and that a prohibition on medical offices would be acceptable.

Mr. Robertson confirmed that it is possible to add conditions to limit the types of office that would be permitted and to limit the office to the 1,600 square feet proposed.

Mr. Whitehouse provided a summary of why the applications were not heard on March 18th; that this was due to an error beyond the County's control, and thanked the public for their patience for anyone tracking these applications through the process.

Madam Chair Wingate questioned the hours and days of operation. Mr. Brenton Archut stated that 6:00 am until 9:00 pm, seven days per week, is typically associated with service uses. That 24-hour uses was not sought.

Mr. Robertson suggested that the office hours match the storage use proposed next door and that this would make any conditions easier to enforce.

The Commission found that no one was present in support, and three people were present in opposition to the application.

Mrs. Scheinholtz spoke in opposition to the application. Mrs. Scheinholtz spoke with concerns regarding their dwelling facing the barn; that it is very quiet and peaceful in the area; that they are concerned with artificial lighting and traffic, and potential noise; that they would like to see a buffer of trees planted; that trees have fallen in the last storm; and that they live in the Woodlands at Bethany development.

Mr. Scheinholtz spoke in opposition to the application. Mr. Scheinholtz spoke with concerns regarding noise and disturbance, as they are concerned with customers coming and going at all hours of the night. Mr. Robertson confirmed that it was not proposed to be a 24-hour use and that the hours of operation could be controlled through conditions of approval, should the use be approved. Mr. Robertson also confirmed that the storage was to be in the existing barn.

Mrs. Greta Muirhead spoke in opposition to the application. Mr. Muirhead questioned the number of offices proposed for the 1,600 square foot building, and what the exterior would look like.

Mr. Robertson stated that the exterior design is not regulated by the Planning & Zoning Commission.

Mr. Russell Archut stated that there would be just two offices and that the exterior design would be tailored to be just right.

In relation to C/U 2555 Bittersweet Investments, LLC. Motion by Mr. Pettyjohn, seconded by Mr. Collins, and carried unanimously to defer action, leaving the record open to allow for the receipt of written public comment, with the record to close on April 22, 2026. Motion carried 5-0.

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Susan Isaacs, Planner I
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: February 10, 2026
RE: Staff Analysis for C/U 255 Bittersweet Investments LLC

This memo is to provide background and analysis for the Planning Commission to consider as a part of Application C/U 2555 Bittersweet Investments LLC to be reviewed during the March 18, 2026, Planning & Zoning Commission Meeting. This analysis should be included in the record of this Application and is subject to comments and information that may be presented during the public hearing.

Please note that the following staff analysis is for informational purposes only and does not prejudice any decision that the Sussex County Planning & Zoning Commission or Sussex County Council may wish to make as part of any Application submitted to the Department.

Tax Parcel ID: 134-19.00-25.00 P/O

Proposal: The request is for a Conditional Use for Tax Parcel 134-19.00-25.00 P/O to allow an office and storage within an Agricultural Residential (AR-1) District on a parcel lying on the southeast corner of the intersection of Central Avenue (S.C.R. 87), and Old Church Cemetery Road (S.C.R. 367). The subject property is located at 34555 Central Avenue in Frankford. The parcel consists of 45.78acres +/-.

Zoning: The Parcel is zoned Agricultural Residential (AR-1) District. The adjacent parcel to the north is zoned General Residential (GR) District. The adjacent parcels to the south are zoned Agricultural Residential (AR-1) District and Medium Residential (MR) District. Staff further note that much of the surrounding lands are also zoned Agricultural Residential (AR-1) District.

Future Land Use Map Designation w/in Comprehensive Plan: Coastal Area

Applicability to Comprehensive Plan: The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map (FLUM) in the Plan indicates that the subject property is designated has a Growth Area designation of “Coastal Area.” The adjacent properties to the north, south, east and on the opposite side of Central Avenue (Route 84) and west of the subject property also have a Future Land Use Map designation of Coastal Area.

As outlined in the 2018 Sussex County Comprehensive Plan, “*Coastal Areas*” are areas where the County encourages only appropriate forms of concentrated new development – especially when environmental features are at play” (2018 Sussex County Comprehensive Plan, 4-9).



Additionally, the Plans notes that, *“This region is among the most desirable location in Sussex County for new housing”* but also *“contains ecologically important and sensitive characteristics”* (2018 Sussex County Comprehensive Plan, 4-15).

The Plan further notes that, *“Medium and higher density (4-12 unit per acre” can be appropriate in areas:*

- *Where there is central water and sewer;*
- *Near sufficient commercial uses and employment centers;*
- *Where it is in keeping with the character of the area;*
- *Where it is along a main road or at/or near a major intersection;*
- *Where there is adequate Level of Service”* (2018 Sussex County Comprehensive Plan, 4-16).

Further Site Considerations:

- **Density:** N/A
- **Open Space Provisions:** N/A
- **Agricultural Areas:** Aerial imagery of the property shows that the site is within the vicinity of active agricultural lands.
- **Interconnectivity:** N/A
- **Transportation Improvement District (TID):** The parcel is not within any established Transportation Improvement Districts.
- **Forested Areas:** N/A
- **Wetlands Buffers/Waterways:** The County’s Online Mapping System does not indicate the presence of wetlands on the subject property.
- **Other Site Considerations (ie: Flood Zones, Tax Ditches, Groundwater Recharge Potential, etc.):** The property is located within Flood Zone “X” – “Areas determined to be outside the 1% annual chance flood and outside the 500-year floodplain. The Parcel is not located within any Wellhead Protections Areas. The County’s Online Mapping System indicates the presence of a Tax Ditch Right-of-Way on the subject property. The property is also located within an area of “Good” Groundwater Recharge Potential.

Based on the analysis of the land use, surrounding zoning and uses, a Conditional Use Application to allow for an office and storage, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

Existing Conditional Uses within the Vicinity of the Subject Site: A Data Table and Supplemental Map have been supplied which provide further background regarding the approval status of Applications in the area, including the location of all other Conditional Use Applications that are less than 1-mile distance from the subject site.

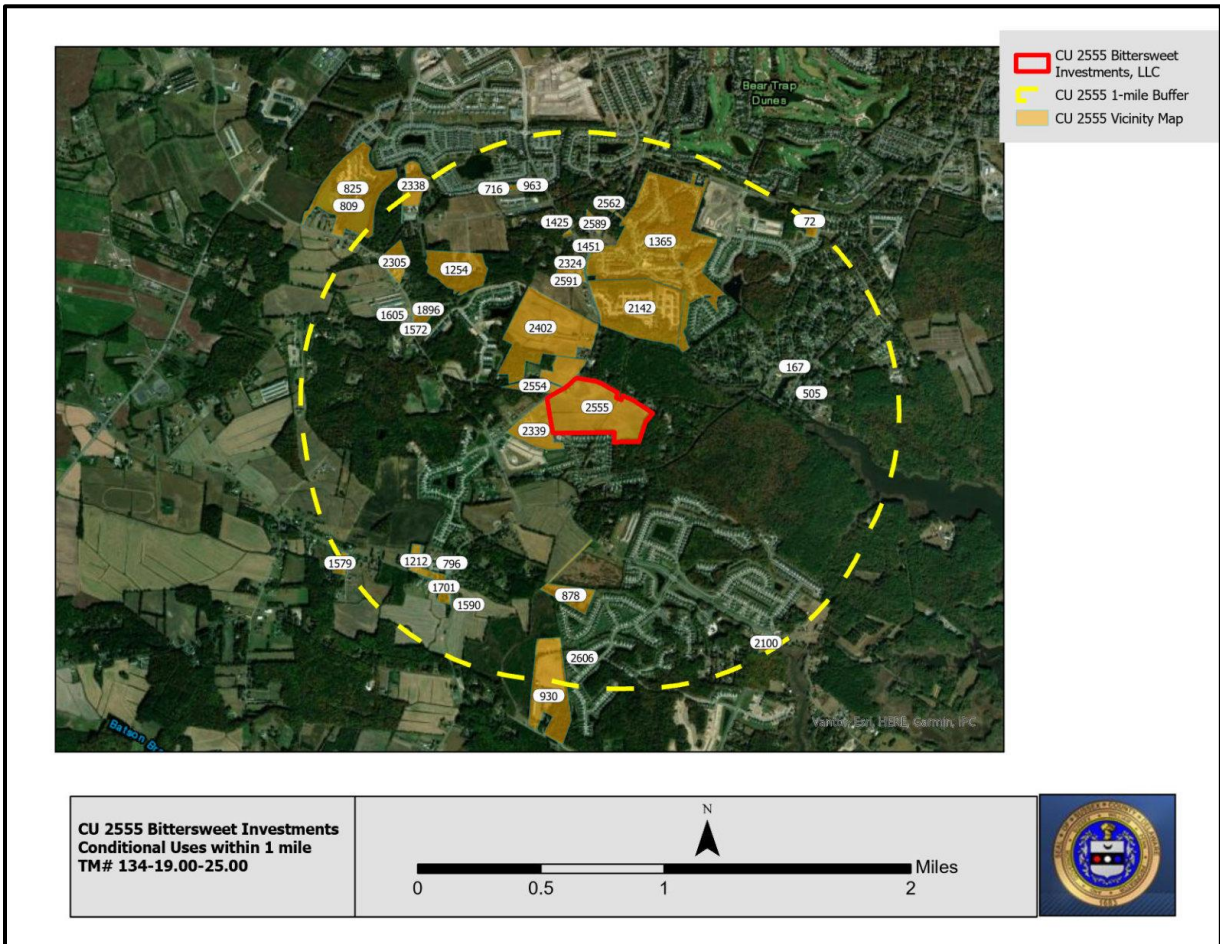
Existing Conditional Uses within the Vicinity of the Subject Site: Staff have identified a history of thirty-four (34) Conditional Use applications within a one (1) mile radius of the application site. A Data Table and Supplemental Map have been supplied to provide additional background regarding the approval status of Applications in the area to include the location of all current or previous Conditional Use Applications that are less than 1 mile distance from the subject site. The current status of those Applications are outlined below:

- **Three (3) Applications were Withdrawn.**
- **Two (2) Applications were Denied by the Sussex County Council.**
- **Twenty-Five (25) Applications were Approved by the Sussex County Council.**
- **Four (4) Applications are Pending.**

CU Number	Application Name	Proposed Use	CC Decision	CC Decision Date	Ord. Number
72	Kauffman & Rickards	Manufactured Home Park	Approved	8/8/1972	N/A
167	Fuhrmann Brothers	Manufactured Home Park	Withdrawn		
505	Harold P Evans Jr	Beauty salon	12/19/1978	Approved	N/A
716	Dogwood, Inc	Borrow Pit	4/12/1983	Approved	N/A
789	Emmon & Anna Bayless	Custom Furniture Manufacturing	5/1/1984	Approved	N/A
796	Malcolm T. Laurlee Chandler	Buy/repair/refinish & sell antiques	5/29/1984	Approved	N/A
809	Morris E. Justice	Borrow Pit		Withdrawn	
825	Morris E. Justice	Borrow pit	7/23/1985	Approved	280

878	Herbert W. Murray	Private air strip	7/5/1988	Approved	518
930	Daniel G. McMunn	Hunting/fishing equipment store	4/24/1990	Approved	677
963	Bonard Timmons, Jr.	Borrow pit for 2 wildlife ponds	4/30/1991	Approved	762
1212	Glen & Patti J. Roberts	HVAC Workshop	12/9/1997	Approved	1210
1254	Bethany Beach Kennels	Pet Crematory	12/8/1998	Approved	1275
1365	Chesapeake Utilities Corp.	Bulk propane storage	12/19/2000	Denied	
1425	Brice & Wanda M. Butler	Storage/office for plumbing business	11/27/2001	Approved	1608
1451	Rickie L. Clogg	Auto/boat & small engine repair	7/30/2002	Approved	1557
1572	Donald K. Miller	Guest House / Survey Office	11/30/2004	Approved	1731
1579	Jody Sweetman	Upholstery shop	1/18/2005	Approved	1745
1590	Peninsula Oil Co., Inc.	Mini-storage	3/15/2005	Approved	1762
1605	Loyal Order of Moose, Inc.	Family center	5/11/2005	Denied	
1701	Bridget M. Nicholson	New and Used Furniture Sales, Thrift Shop & Office	12/18/2007	Approved	1948
1896	Timothy S. Miller	Mulch & boat/RV storage	8/2/2011	Approved	2206
2100	Catherine Schultz	Retail flower shop	10/31/2017	Approved	2530
2142	RH Orr, LLC c/o Ribera Development, LLC (John Stamato)	Multifamily 135 Townhouses	11/13/2018	Approved	2612

2305	Barnhill Preserve of DE, LLC (Attn: Joshua Mueller)	Wildlife Preserve & Education Center	3/22/2022	Approved	2843
2324	Zachary Bedell	Auto & Boat Repair	12/13/2022	Approved	2897
2338	Lora Collins	After-school program		WITHDRAWN	
2339	Ron Sutton	Multi-Family (60 units)	2/21/2023	Approved	2903
2402	McKee Builders, LLC	Multi-Family (174 Units)	8/1/2023	Approved	2945
2554	E. Johnson Holdings, LLC	Commercial & Self Storage		Pending	
2562	John L. Hnatishion	Multi-family	12/16/2025	Approved	4037
2589	Linda Schroeder	Professional Office		Pending	
2591	Michael Tussie	RV, Boat & Self Storage		Pending	
2606	Sheila Marie Rose	Boat & Equipment Storage		Pending	



Introduced: 10/29/24

**Council District 4: Mr. Hudson
Tax I.D. No.: 134-19.00-25.00
911 Address: 34555 Central Avenue, Frankford**

ORDINANCE NO. ____

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 BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 45.78 ACRES, MORE OR LESS

WHEREAS, on the 25th day of September 2024, a Conditional Use application, denominated Conditional Use No. 2555 was filed on behalf of Bittersweet Investments, LLC; and

WHEREAS, on the ____ day of _____ 2025, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2555 be _____; and

WHEREAS, on the ____ day of _____ 2025, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article IV, Subsections 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2555 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece, or parcel of land, lying and being situate in Baltimore Hundred, Sussex County, Delaware, and lying on the on the southeast corner of the intersection of Central Avenue (S.C.R. 84) and Old Church Cemetery Road (S.C.R. 367) and being more particularly described in the attached legal description prepared by James J. Gallagher, Esq. said parcel containing 45 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.