



Eyes on County Council – April 21, 2026

HIGHLIGHT EVENTS:

- **It was a rather uneventful Council meeting. The new forest preservation ordinance was introduced but not discussed. There were two presentations related to housing issues, and an ordinance to change the Future Land Use Map for a 67-acre parcel in Milton was approved.**

Presentations:

Judson Malone, Springboard Delaware:

Springboard Delaware is a non-profit dedicated to ending homelessness in Delaware. Mr. Malone, the executive director, spoke about how homelessness is far-reaching and affects not just the poor but working individuals and families as well who can't afford a roof over their heads and feed themselves at the same time. He stressed that each individual becomes homeless for different reasons and that localities throughout the County have issues with different types of homelessness. He noted that homelessness is not being addressed at the County level, and that homelessness is being under-counted. He suggested that the County get involved voluntarily because it is in the best position to help coordinate where and how the funds should be directed throughout the County. Currently the state allots \$1.5M for homelessness, but that \$5M is needed.

John Ashman, Director of Utility Planning & Design Review, asked (and was granted) permission to post notices for annexing two properties into the Sussex County Sewer District: Northstar properties and Swann Lake.

Brandy Nauman, Community Director and Housing Director, spoke about the county's application for funds available via SJR8, a resolution passed in 2025 directing the Delaware State Housing Authority (DSHA) to create a pilot program providing technical assistance to local governments for zoning reform, which aims to address housing affordability by promoting diverse, higher-density, and mixed-use development. Ms. Naumann recommended that the county use the funds for two targets: 1) an affordable home ownership program and 2) tiny home development.

Vince Robertson, Assistant County Attorney, spoke about the proposed forest preservation ordinance. He said that a draft with the proposed language was ready for review, comments and public hearings. There was no discussion, but Jane Gruenebaum commented that she has concerns about the definition of 'forest', and that the ordinance needs to add a purpose statement. The draft ordinance was introduced into the public record.

Old Business

Ordinance 20-07, to amend the Future Land Use Map for a 67.3-acre parcel at the southwest corner of Route 16 and Gravel Hill Road in Milton, was approved. The ordinance will allow a zone change from AR-1 Agricultural Residential to H-1 Heavy Industrial.

Introduction of Proposed Zoning Conditional Use Ordinances:

Three new proposals were introduced:

1. **Conditional Use #2577** – to grant a Conditional Use in an AR-1 Agricultural Residential district for a solar array on ~33 acres on Route 24 west of Millsboro
2. **Conditional Use #2592** – to grant a Conditional Use in an MR Medium Residential district for a solar array on 85 acres between Indiantown and Radish Roads in Millsboro
3. **Change of Zone #2032** – request to grant a zone change from a GR General Residential district to a GR-RPC General Residential – Residential Planned Community (181 units) for ~63 acres southeast of Route 24 and Oak Orchard Road

Public Hearings

- **Conditional Use #2612**– to grant a Conditional Use in a GR General Residential district and an AR-1 Agricultural Residential district to amend a prior ordinance covering the addition of 41 RV parking spaces on 11.7 acres on the NE side of Route 1 just north of Slaughter Beach Road, was **approved**.
- **Conditional Use #2538**– to grant a Conditional Use in an AR-1 Agricultural Residential district for professional office, was **approved**.
- **Conditional Use #2534**– to grant a Conditional Use in a GR General Residential district for a hardscape business near the intersection of Peterkins Road and Zoar Road in Millsboro, was **approved**.
- **Conditional Use #2424**– to grant a Conditional Use in a MR Medium Density Residential district for 6 multi-family units on the east side of Route 1 in Bethany Beach, was **deferred**.

- **Conditional Use #2480**– to grant a Conditional Use in an AR-1 Agricultural Residential district for an auto tire center on Down’s Road in Georgetown, across from the Old Furnace Wildlife Area, was **deferred**.
- **Conditional Use #2622** – to grant a Conditional Use in a C-1 General Commercial district to amend an earlier C/U #2563 to allow storage on property used as a campground for the homeless just south of Tokyo Steakhouse on Route 1, was **deferred**.

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

- April 28

Council Meeting Broadcast

[County Council Meeting - April 21, 2026 \(12:30 PM Start Time\)](#)

Related Articles:

[Sussex officials can protect forest areas](#)

[Sussex County considering forest preservation ordinance](#)

[Sussex County weighs forest preservation rules for ...](#)

[Sussex County weighs forest preservation rules for development](#)

[Neighbors raise concerns about Stockley Road development plan | Cape Gazette](#)

Note: Eyes on County Council makes every effort to render events at public meetings accurately. It either explicitly quotes speakers, or paraphrases their statements as accurately as possible. If any representation in these notes is inaccurate, please contact us.