



Eyes on County Council – February 10, 2026

HIGHLIGHT EVENTS:

- **Coast TV documentary, *The Price of Paradise – Growth on the Coast***, sheds light on the uncontrolled growth affecting Sussex County and offers a comprehensive look at the complex issues of development in this region. ***In case you missed it (aired on February 4th), see the link below.*** We need to be aware of the history and the future of our land use.
[Haystack News | The Price of Paradise](#)
- The February 10th meeting featured several conditional use requests which examined a variety of zone issues and, in one case, identified a gap in the current codes. See reviews of these CU's below. The Moorings expansion project was a feature story in the Cape Gazette – see link below.

Public Comment:

- None.

Presentations:

- **Food Bank:** Recognition was given to those that donated to the Caroling on the Circle Food Drive. Todd Lawson handed out certificates of appreciation to those in attendance, and each group was photographed with Councilman Doug Hudson and received rounds of applause. Students from several schools (Sussex Academy, Georgetown Middle School, Little Einstein Preschool, and Cape Henlopen) were there with big smiles to receive recognition.

Chad Robinson, Vice President of External Affairs at the Food Bank of Delaware, spoke about the importance of the Food Bank to a variety of Delaware residents with food insecurity, that they are our friends and neighbors, stating that the agency serves low-income working families, some of them with 3 jobs, as well as seniors, children, the homebound with medical issues, and the homeless. In addition to their traditional venues for distribution, they are now doing mobile pantries all over the state as well as home delivery. They have over 200 partner agencies throughout the state (pantries, churches, community centers, etc.) He thanked everyone for their support — the county, the community and especially the children, who are learning early that it's important to give back.

- **Robbie Murray**, Director of Public Safety, asked Council to approve the 2026 rewrite of the Emergency Operations Plan and grant the Division of Emergency Management the authority to administer the plan. Council voted to approve.
- **John Ashman**, Director of Utility Planning & Design Review, asked Council to approve an expansion of the Unified Sanitary Sewer District for two mobile home communities near Bridgeville. Council voted to approve.
- **Gina Jennings**, Finance, requested approval to add Jeffrey Howard to the county Board of Assessment with his term to expire December 2028. This was to fill an open position. Howard was already an alternate for the Board. Council approved.

Old Business: Note council member Mr. McCarron was not present

- **Change of Zone # 2033- (*The Moorings expansion*)** to grant a zone change from an MR-RPC Medium Density Residential – Residential Planned Community district and to amend conditions for approval of 2 prior Zone Change ordinances for a ~38-acre parcel on Gills Neck Road just east of King’s Highway in Lewes. Council deferred this request to gain clarity for the open space conditions. There was considerable discussion regarding the expansion plan itself, with those not in favor expressing issues for certain proposed changes. Several residents spoke in favor, mainly voicing positive opinions of the operator (Springpoint). Ms. Gruenebaum posed many questions to the applicant and made the motion to defer. Please see the article link below for more information.
- **Conditional Use #2530**– to grant a Conditional Use in an AR-1 Agricultural Residential district for 2 seasonal rental bungalows on 1 acre on Roxana Road near Millville. Whitney Price (owner) gave a detailed and impassioned presentation about the year plus bureaucratic nightmare she has experienced trying to get approval for a simple rental unit in her own backyard; a unit that she wishes to use as an Air BNB. The application is still under review by P&Z, and Mr. Whitehouse explained that the [dated] county code does not specifically define the Air BNB category making it difficult to approve the application under the current language. Although he could not promise if/when the application would be approved, he stated that there is nothing stopping her from booking advance reservations for the upcoming spring season prior to final approval in anticipation that approval will occur before the beginning of the season.
- **Conditional Use #2544**– to grant a Conditional Use in an AR-1 Agricultural Residential district to extend a self-storage area on 5 acres in Laurel. The owner of the parcel, Waste Management, intends to add two mini-storage facilities on the property. Its adjoining parcel currently has two mini-storage units plus other parking and storage facilities. Ms. Gruenebaum requested a deferral due to confusion in the P&Z approval which did not clearly mention approval of the storage units. This was overturned by Mr. Lloyd’s motion to approve – which was approved by a 3-1 vote.

- **Conditional Use #2607**– Delaware Office of Management & Budget requests a Conditional Use in an AR-1 Agricultural Residential district for building related to an emergency vehicle operations course near the intersection of Patriots Way and Zoar Rd. This course, using 21 acres of an 839 acre parcel, will be used by state police for instruction. Approved 4-0.
- **Conditional Use #2603**– Tidewater Utilities requests a Conditional Use in a B-1 Neighborhood Business and MR Medium Density Residential district for improvements to a water treatment facility at Broadkill Beach. Growth in the area warrants larger water storage capacity. Approved 4-0.
- **Conditional Use #2509**– to grant a Conditional Use in an AR-1 Agricultural Residential district for a professional office on the west side of Route 24, about 1.5 miles south of Route 5 Indian Mission/Long Neck Road. Resident expressed his desire to convert this house to use for his small business. Approved 4-0.

Introduction of Proposed Zoning Conditional Use Ordinances:

- None.

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

- February 17 – **no meeting**
- February 24
- March 3, 10 and 17

Council Meeting Broadcast

[County Council Meeting - February 10, 2026 \(1:00PM Start Time\)](#)

Related Articles:

[County council delays vote on The Moorings expansion | Cape Gazette](#)

[Atlantic Fields developer challenges Jan. 13 denial of Route 24 project | Cape Gazette](#)

[Atlantic Fields developers sue Sussex County Council over rezoning denial | News | coasttv.com](#)

[Sussex Housing Group supports Cool Spring Crossing | 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.