



## **April 2023 Town Manager's Report**

### **Economic Outlook**

In March, the Town issued seven (7) building permits totaling \$8,629.44. There were two (2) building permits issued for new construction.

The Town received a check from the Recorder of Deeds in the amount of \$68,430.65 for realty transfer taxes (RTT) collected on our behalf during March 2023.

We have a balance of \$2,720,640.70 that may be earmarked for future debt payments or capital projects.

### **Land Use and Development**

Pending Applications include:

- Bridgeville Town Center – Between 13 and 404, Behind Food Lion – Next stage is Final Development Plan Approval. Preliminary Approved in August 2022.
  - Working on water system design
- Ghulam Dastgir– New Minor Development Plan – Preliminary Approved in May 2022.
  - Final Plan submission expected late Spring
- Heritage Shores Phase 6 – Expected late Spring.
- Heritage Shores Phase 7 – Concept Plan reviewed by P&Z in March.
- Annexation Request – Fioravaniti/ Reaniti, LLC– Approx. 1.62 Acres on the South end of Town at the intersection of 13 and Cannon Road – Pending Plan of Services.
- Annexation Request – The Life Center – 12.65 Acres located at 8887 and 8889 Redden Road. – On hold per owner's request.

We have had some exciting calls in inquiries about no less than three large commercial properties along Route 13, but nothing in writing that can yet be shared. We are hoping for submissions soon.

### **April 1, 2023, EF-3 Tornado and Disaster Relief**

The April 1 tornado in Sussex County, now rated by the National Weather Service as an EF-3, is believed to be the strongest tornado ever recorded in southern Delaware since records began in the 1950s. The tragic loss of life is also the first recorded in Sussex County in the same period. The tornado, with winds of 140mph, left a path of devastation and destruction 14.3 miles long, from just northwest of Town, continuing northeast to Ellendale. Outside of Ellendale, all the damage occurred in unincorporated areas of Bridgeville and Greenwood, which means the Towns can't use their funded resources to assist residents.



The Town hosted the Benefit Bash in the Park on April 23, 2023. This was an outdoor concert event – with multiple concert performances, food vendors, raffles, and inflatables for the kids. We had a great time – for a great cause. And could not have pulled off this event without the donations, dedication, and volunteers committed to making the event a success. To date, the fundraising efforts have brought in around \$30,000.

In addition to this event, the Kiwanis Club of Bridgeville will dedicate their Friday BBQ Chicken stand sales on May 5, 12, and 19 to this same fund.

### **PNC Bank Building**

The recently closed PNC Bank building has a new occupant – the building was purchased by Pyramid Transport. This company currently occupies space just outside of town on Rt. 13. The building will be converted to office spaces, and Pyramid Transport expects to take full occupancy of the building in May. We welcome them to town!

### **Don Chuy Restaurant Update**

The long-awaited Don Chuy restaurant opened in the first week of April. While they initially had a soft opening as they awaited approval of their liquor license, they are now operating at full service! We have heard fantastic reviews already and welcome them to our community!

### **Sussex County Sewer Line Work Planned**

Sussex County’s scheduled work will continue through April and will continue into May. Extensive work has been planned for the central area of the Town, where the County will be lining sewer mains with a plastic resin, which helps to reinforce and seal older infrastructure. The work is currently planned for the western end of Federalsburg Road (In front of Shark’s Service Center), Market Street from the railroad tracks to the Bridgeville Town Hall, Walnut Street from the S. Cannon intersection to Main Street, Edgewood Street from the S. Cannon intersection to Main Street, Sussex Avenue from 100 Block West to the end (not Sussex Extended), Church Street near Phyllis Wheatley Elementary School (no service impacts to residents in this area, construction notice only).

This work will create service disruptions for those in the immediate area of construction. We have posted the notice along with a map on our social media and website. For those directly impacted, the County and their contractors will make direct contact prior to the start of work.





For any questions about either of these projects, please contact Sussex County at 302-855-7700 (main line) or Edward Leonhartt, Sussex County Engineer, at (302) 855-7852.

### Greenwood and Bridgeville Transportation Plan



Under “Important Information and Maps,” – where we keep essential planning documents, a new page has been built for the [Greenwood and Bridgeville Transportation Plan](#).

DelDOT Planning is working with the towns of Greenwood and Bridgeville to develop a future-looking, long-range transportation plan for Greenwood, Bridgeville, and the areas surrounding the towns, which will help integrate transportation improvements with community goals and visions. The planning process will focus on safety, mobility, economic development, quality of life, and other emerging topics. As meetings are held – meeting minutes, presentations, and youtube recordings will be posted to this web page.

This effort is an outgrowth of the Coastal Corridors Study, which focused on the east-west roads from the Maryland State Line to SR 1, between SR 16 and SR 404. The study collected traffic data across the area—including vehicle volumes, movement patterns, and crash data—and held listening tours with residents, business owners, and elected officials during late 2020 and early 2021. Findings pointed to more immediate attention needed in the eastern portion of the study area (east of US 113), while the western portion (west of US 113) presented the opportunity to proceed with a longer-range transportation and community planning approach.

**The next public meeting will be held at the Bridgeville Public Library on Thursday, May 18, 2023, from 6:00 to 7:00 PM.** The Delaware Department of Transportation (DelDOT) and its consultants invite you to attend one of the above-listed public meetings to learn about and provide comments on the draft plans. Open comments from this meeting will be accepted through June 9, 2023.

Respectfully Submitted,

Bethany DeBussy  
Town Manager