

FOR IMMEDIATE RELEASE

January 28, 2016

The owner of the proposed Village Center, **J.G.Townsend Jr. & Co.** (JGT), a longstanding market-leader in southern Delaware agriculture and eastern Sussex County real estate projects, has announced that it will revise its change of zone application from CR-1 General Commercial to B-1 Neighborhood Business. The Board of JGT elected to pursue B-1 zoning with Sussex County for the Village Center, instead of CR-1, due to a myriad of factors including feedback from several years of community outreach and meetings. As part of this change in application, the proposed change of zone acreage will be reduced from approximately 36 acres to approximately 8 acres.

With origins dating back more than three decades, the Village Center has been a long-planned commercial component to JGT's master planning of the Gills Neck Road corridor, and designed to serve the daily needs of other Gills Neck communities developed by JGT and its affiliates, including Wolfe Pointe, Wolfe Run, Showfield, Hawkseye, Breakwater, Senators, Cadbury, and Governors (along with other communities along Kings Highway, Lewes Beach, and downtown Lewes).

Due to the reduced change of zone acreage and project scope, JGT will conduct a comprehensive internal review of future land uses for the residual land surrounding the newly delineated Village Center project. Because the YMCA expressed reluctance to assume responsibility for securing land use approvals and no financially sound non-profit group has come forward to champion the multi-cultural center, those components of the previous design have been tabled. The company has no immediate plans for any of the surrounding land, other than that it is committed to maintaining the barn that it has recently restored on Kings Highway.

Bryce Lingo, Chairman of JGT, commented "We have always believed this location is well-suited for commercial development. The proposed project has evolved over the course of nearly ten years, largely as a function of both public and private input. We thank those who have provided their input and this announcement incorporates suggestions of many of our neighbors. We believe the revision to B-1 zoning of approximately 8 acres will provide the opportunity for us to deliver a best-in-class project to meet the existing demand for goods and services. We are pleased to bring another well-designed development to the area, and hope the community embraces the re-sized project."