

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, JANUARY 15, 2019

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, January 15, 2019, at 1:00 p.m., in the Council Chambers, Sussex County Administrative Office Building, Georgetown, Delaware, with the following present:

| | |
|-----------------------------|-------------------------|
| Michael H. Vincent | President |
| Irwin G. Burton III | Vice President |
| Douglas B. Hudson | Councilman |
| John L. Rieley | Councilman |
| Samuel R. Wilson Jr. | Councilman |
| Gina A. Jennings | Finance Director |
| J. Everett Moore Jr. | County Attorney |

The Invocation and Pledge of Allegiance were led by Mr. Vincent.

**Call to
Order**

Mr. Vincent called the meeting to order.

**M 030 19
Approve
Agenda**

A Motion was made by Mr. Wilson, seconded by Mr. Burton, to approve the Agenda, as posted.

Motion Adopted: 5 Yeas.

**Vote by Roll Call: Mr. Hudson, Yea; Mr. Rieley, Yea;
Mr. Wilson, Yea; Mr. Burton, Yea;
Mr. Vincent, Yea**

Minutes

The minutes of January 8, 2019 were approved by consent.

**Public
Comments**

Public Comments

Dan Kramer commented on: (1) building permits for sheds / portable buildings, (2) the delay in the availability of the audio of the Planning and Zoning Commission's recent meeting, and (3) the availability and cost of high speed internet.

Rocco Maiellano commented on Change of Zone No. 1862 filed on behalf of Old Orchard Ventures, LLC but was advised by Mr. Moore that the record was closed on this matter on January 8, 2019.

**Corre-
spondence**

Correspondence

SURVIVORS OF ABUSE IN RECOVERY, WILMINGTON, DELAWARE.

RE: Letter in appreciation of grant.

(continued) **BARBARA K. BROOKS, TRANSITION HOUSE, INC., GEORGETOWN, DELAWARE.**

RE: Letter in appreciation of grant.

P&Z

Appointment

Mrs. Jennings reported that Mr. Wilson has a recommendation for an appointment to the Planning and Zoning Commission.

**M 031 19
Appointment to
P&Z**

A Motion was made by Mr. Wilson, seconded by Mr. Rieley, that the Sussex County Council appoints Keller Hopkins to the Planning and Zoning Commission for a term to end June 2020.

Commission

Motion Adopted: 5 Yeas.

**Vote by Roll Call: Mr. Hudson, Yea; Mr. Rieley, Yea;
Mr. Wilson, Yea; Mr. Burton, Yea;
Mr. Vincent, Yea**

**Wastewater
Agreement**

Mrs. Jennings presented a wastewater agreement for the Council's consideration.

**M 032 19
Execute
Wastewater
Agreement/
Coastal
Club**

A Motion was made by Mr. Burton, seconded by Mr. Wilson, based upon the recommendation of the Engineering Department, for Sussex County Project No. 81-04, Agreement No. 984-20, that the Sussex County Council execute a Construction Administration and Construction Inspection Agreement between Sussex County Council and Coastal Club, LLC for wastewater facilities to be constructed in "Coastal Club – Land Bay 7 – Phase B (Construction Record)", located in the Goslee Creek Planning Area.

Motion Adopted: 5 Yeas.

**Vote by Roll Call: Mr. Hudson, Yea; Mr. Rieley, Yea;
Mr. Wilson, Yea; Mr. Burton, Yea;
Mr. Vincent, Yea**

**Adminis-
trator's
Report**

Mrs. Jennings read the following information in the County Administrator's Report:

1. Delaware State Police Activity Report

The Delaware State Police year-to-date activity report for December 2018 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 191 troopers assigned to Sussex County for the month of December.

Administrator's Report (continued)

2. Projects Receiving Substantial Completion

Per the attached Engineering Department Fact Sheets, Carillon Woods and Marsh Farm Estates – Phase 2 received Substantial Completion effective January 8th and January 10th, respectively.

(Attachments to the Administrator's Report are not attachments to the minutes.)

Delaware Coastal Airport Advisory Committee/ By-Laws Revisions/ Committee Members

Jim Hickin, Airport Manager, reported that the Delaware Coastal Airport Advisory Committee approved recommending a tourism representative be added to the Committee. The Committee believes the number of tourism related users of the Airport warrants the addition of a tourism representative. The Committee is requesting that the County Council approve a By-Laws change that will permit the additional Committee member. The Committee is also recommending an amendment to the By-Laws to change the words "Industrial Park" to "Business Park" to reflect the current name of the industrial/business area of the Airport.

M 033 19 Amend By-Laws of the Delaware Coastal Airport Advisory Committee

A Motion was made by Mr. Burton, seconded by Mr. Hudson, based upon the recommendation of the Delaware Coastal Airport Advisory Committee, that the Sussex County Council amends the By-Laws for the Delaware Coastal Airport Advisory Committee, as presented.

Motion Adopted: 5 Yeas.

Vote by Roll Call: Mr. Hudson, Yea; Mr. Rieley, Yea; Mr. Wilson, Yea; Mr. Burton, Yea; Mr. Vincent, Yea

Delaware Coastal Airport Advisory Committee/ By-Laws Revision/ Committee Appointments

Jim Hickin, Airport Manager, advised that the terms of the members of the Airport Advisory Committee expire every year at the end of December. Mr. Hickin recommended that the Council reappoint the current Committee members. Mr. Hickin noted that Councilman Doug Hudson's appointment to the Committee was approved on January 8, 2019.

A Motion was made by Mr. Burton, seconded by Mr. Rieley, that the Sussex County Council appoints Gus Croll, Garrett Dernoga, Rick Garner, Larry Kelley, Jeffrey Reed, Mark Ryan, Ray Hopkins and Scott Thomas to the Delaware Coastal Airport Advisory Committee for 2019.

Motion Adopted: 5 Yeas.

Vote by Roll Call: Mr. Hudson, Yea; Mr. Rieley, Yea; Mr. Wilson, Yea; Mr. Burton, Yea; Mr. Vincent, Yea

Council Member Recusal

Mr. Hudson recused himself from the Old Business matter (Change of Zone No. 1862) and left the meeting.

**Old
Business/
CZ 1862**

The Council considered Change of Zone No. 1862 filed on behalf of Old Orchard Ventures, LLC c/o Barry J. Baker.

The Planning and Zoning Commission held a Public Hearing on this application on November 15, 2018 at which time action was deferred. On November 29, 2018, the Commission recommended denial.

The Council held a Public Hearing on this application on January 8, 2019 at which time action was deferred.

**M 034 19
Adopt
Proposed
Ordinance/
CZ 1862
/
Denied**

A Motion was made by Mr. Burton, seconded by Mr. Wilson, to Adopt the Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-2 MEDIUM COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 5.82 ACRES, MORE OR LESS” (Change of Zone No. 1862) filed on behalf of Old Orchard Ventures, LLC c/o Barry J. Baker.

Motion Denied: 3 Nays, 1 Yea, 1 Absent.

**Vote by Roll Call: Mr. Hudson, Absent; Mr. Rieley, Nay;
Mr. Wilson, Yea; Mr. Burton, Nay;
Mr. Vincent, Nay**

Mr. Hudson rejoined the meeting.

**Introduction
of Proposed
Ordinances**

Mr. Burton introduced the Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 6.113 ACRE, MORE OR LESS” (Conditional Use No. 2169) filed on behalf of Robert M. and Deborah Reed (Tax I.D. No. 335-12.06-1.00) (911 Address: 1525 Savannah Road, Lewes).

Mr. Burton introduced the Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-3 HEAVY COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 1.317 ACRES, MORE OR LESS” (Change of Zone No. 1875) filed on behalf of L. W. & J. T. Mitchell Family, LP ((Tax I.D. No. 335-8.00-37.00 (portion of) (911 Address: None Available).

Introduction of Proposed Ordinances (continued) Mr. Burton introduced the Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR MEDIUM-DENSITY RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 6.113 ACRES, MORE OR LESS” (Change of Zone No. 1876) was filed on behalf of Robert M. and Deborah A. Reed (Tax I.D. No. 335-12.06-1.00) (911 Address: 1525 Savannah Road, Lewes).

The Proposed Ordinances will be advertised for Public Hearing.

Council Members’ Comments

Council Members’ Comments

Mr. Burton questioned if zoning packets for public hearings will be available digitally to Council and to the public via the website. Ms. Cornwell reported that staff is currently working on making this information available digitally.

M 035 19 Recess

At 1:21 p.m., a Motion was made by Mr. Burton, seconded by Mr. Wilson, to recess until 1:30 p.m.

Motion Adopted: 5 Yeas.

**Vote by Roll Call: Mr. Hudson, Yea; Mr. Rieley, Yea;
Mr. Wilson, Yea; Mr. Burton, Yea;
Mr. Vincent, Yea**

M 036 19 Reconvene

At 1:30 p.m., a Motion was made by Mr. Wilson, seconded by Mr. Burton, to reconvene.

Motion Adopted: 5 Yeas.

**Vote by Roll Call: Mr. Hudson, Yea; Mr. Rieley, Yea;
Mr. Wilson, Yea; Mr. Burton, Yea;
Mr. Vincent, Yea**

Rules

Mr. Moore read the rules of procedure for public hearings.

**Public Hearing/
CZ 1865**

A combined Public Hearing was held on the Proposed Ordinances entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 5.59 ACRES, MORE OR LESS” (Change of Zone No. 1865) and “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY (22 UNITS) TO BE LOCATED ON A

**Public
Hearing/
CZ 1865
(continued)**

CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 5.59 ACRES, MORE OR LESS” (Conditional Use No. 2151) filed on behalf of Francis C. Warrington III (Tax I.D. No. 334-19.00-1.00) (911 Address: 20873 Old Landing Road, Rehoboth Beach).

The Planning and Zoning Commission held a combined Public Hearing on these applications on November 29, 2018 at which time action was deferred. On December 13, 2018, the Commission recommended approval of the Change of Zone and the Conditional Use, with the following conditions:

- A. The maximum number of residential units shall be 22.**
- B. All entrances, intersection, roadway and multi-modal improvements shall be completed by the Developer in accordance with all DeIDOT requirements.**
- C. The project shall be served by Sussex County sewer. The Developer shall comply with all Sussex County Engineering Department requirements including any offsite upgrades necessary to provide service to the project.**
- D. The project shall be served by central water to provide drinking water and fire protection.**
- E. Interior street design shall meet or exceed the Sussex County street design requirements.**
- F. With the exception of the entrance road, there shall be sidewalks on both sides of the roadway. The entrance area may have a sidewalk on just one side of the road.**
- G. Section 115-218 of the Zoning Code allows the County to require a 20-foot forested buffer around multi-family developments. There shall be a vegetated or forested buffer of at least 20-feet in width around the entire perimeter of the project, with the exception of the 50-foot wide entrance road area to the project. There shall be landscaping provided on the north side of this entrance road area to screen it from adjacent properties. To the extent feasible, utilities shall be located within the paved area or the south side of the entrance area to avoid interference with this landscaping.**
- H. The Applicant shall submit as part of the Final Site Plan a landscape plan showing the proposed tree and shrub landscape design, including the buffer areas.**
- I. Construction and site work on the property, including deliveries of materials to or from the property, shall only occur between 8:00 a.m. and 5:00 p.m., Monday through Friday, and between 8:00 a.m. and 2:00 p.m. on Saturdays. There shall be no construction activities at the site on Sundays.**
- J. Street naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Departments.**
- K. The Applicant shall form a homeowners’ association responsible for the perpetual maintenance, repair and replacement of the roads, buffers and landscaping, stormwater management facilities, erosion**

**Public
Hearing/
CZ 1865
(continued)**

- and sediment control facilities and other common elements.**
- L. The stormwater management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using Best Management Practices.**
 - M. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management area and erosion and sedimentation control facilities.**
 - N. As stated by the Applicant, there shall be a swimming pool and small pool house installed on the premises. The swimming pool shall be at least 15-feet by 30-feet in size.**
 - O. The wetlands area at the northeast corner of the site shall not be disturbed, and there shall not be any buildings located closer than 35-feet to this wetlands area.**
 - P. All street lights shall be downward screened so that they do not shine on neighboring properties or roadways.**
 - Q. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.**

(See the minutes of the Planning and Zoning Commission dated November 29 and December 13, 2018.)

An Exhibit Booklet was previously distributed to the Council members and made a part of the record.

Janelle Cornwell, Planning and Zoning Director, presented the application.

The Council found that Mark Davidson with Pennoni was present with Mr. Warrington, the Applicant. Mr. Davidson stated that the application is for a rezoning of AR-1 Agricultural Residential lands located within the ES-1 Environmentally Sensitive Development District Overlay Zone to MR Medium Density Residential District with a Conditional Use for multi-family dwelling structures; that 22 units (single family attached with 2-car garages) are proposed on 5.59 acres; that there are 0.27 acres of wetlands; that 60 percent of the site will be open space; that there is a vacant lot in the front; that the proposed project will maintain the residential character of the neighborhood; and that the property is currently being used for farming and business uses. Mr. Davidson discussed the proposed use, landscaping and buffers, sidewalks, water and sewer availability, the character and intensity of surrounding developments; and the design of the units (illustration shown). It was noted that DelDOT did not require a Traffic Impact Study. Mr. Davidson referenced the applications' compliance with the Zoning Ordinance and the 2008 Comprehensive Plan.

There were no public comments.

The Public Hearing and public record were closed.

M 037 19
Adopt
Ordinance
No. 2626/
CZ 1865

A Motion was made by Mr. Wilson, seconded by Mr. Burton, to Adopt Ordinance No. 2626 entitled "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 5.59 ACRES, MORE OR LESS" (Change of Zone No. 1865) filed on behalf of Francis C. Warrington III.

Motion Adopted: 5 Yeas.

Vote by Roll Call: Mr. Hudson, Yea; Mr. Rieley, Yea;
Mr. Wilson, Yea; Mr. Burton, Yea;
Mr. Vincent, Yea

M 038 19
Adopt
Ordinance
No. 2627/
CU 2151

A Motion was made by Mr. Burton, seconded by Mr. Wilson, to Adopt Ordinance No. 2627 entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY (22 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 5.59 ACRES, MORE OR LESS" (Conditional Use No. 2151) filed on behalf of Francis C. Warrington III, with the following conditions:

- A. The maximum number of residential units shall be 22.
- B. All entrances, intersection, roadway and multi-modal improvements shall be completed by the Developer in accordance with all DelDOT requirements.
- C. The project shall be served by Sussex County sewer. The Developer shall comply with all Sussex County Engineering Department requirements including any offsite upgrades necessary to provide service to the project.
- D. The project shall be served by central water to provide drinking water and fire protection.
- E. Interior street design shall meet or exceed the Sussex County street design requirements.
- F. With the exception of the entrance road, there shall be sidewalks on both sides of the roadway. The entrance area may have a sidewalk on just one side of the road.
- G. Section 115-218 of the Zoning Code allows the County to require a 20-foot forested buffer around multi-family developments. There shall be a vegetated or forested buffer of at least 20-feet in width around the entire perimeter of the project, with the exception of the 50-foot wide entrance road area to the project. There shall be landscaping provided on the north side of this entrance road area to screen it from adjacent properties. To the extent feasible, utilities shall be located within the paved area or the south side of the entrance area to avoid interference with this landscaping.

**M 038 19
Adopt
Ordinance
No. 2627/
CU 2151
(continued)**

- H. The Applicant shall submit as part of the Final Site Plan a landscape plan showing the proposed tree and shrub landscape design, including the buffer areas.**
- I. Construction and site work on the property, including deliveries of materials to or from the property, shall only occur between 8:00 a.m. and 5:00 p.m., Monday through Friday, and between 8:00 a.m. and 2:00 p.m. on Saturdays. There shall be no construction activities at the site on Sundays.**
- J. Street naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Departments.**
- K. The Applicant shall form a homeowners' association responsible for the perpetual maintenance, repair and replacement of the roads, buffers and landscaping, stormwater management facilities, erosion and sediment control facilities and other common elements.**
- L. The stormwater management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using Best Management Practices.**
- M. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management area and erosion and sedimentation control facilities.**
- N. As stated by the Applicant, there shall be a swimming pool and small pool house installed on the premises. The swimming pool shall be at least 15-feet by 30-feet in size.**
- O. The wetlands area at the northeast corner of the site shall not be disturbed, and there shall not be any buildings located closer than 35-feet to this wetlands area.**
- P. All street lights shall be downward screened so that they do not shine on neighboring properties or roadways.**
- Q. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.**

Motion Adopted: 5 Yeas.

**Vote by Roll Call: Mr. Hudson, Yea; Mr. Rieley, Yea;
Mr. Wilson, Yea; Mr. Burton, Yea;
Mr. Vincent, Yea**

**Council-
member
Recusal**

Mr. Hudson recused himself from the Public Hearing on Conditional Use No. 2159 and left the meeting.

**Public
Hearing/
CU 2159**

A Public Hearing was held on the Proposed Ordinance 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 LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 0.3673 ACRE, MORE OR LESS" (Conditional Use No. 2159) filed on behalf of Elisabeth Ann Burkhardt (Tax I.D. No. 335-8.18-28.00) (911 Address: 1500 Savannah

**Public
Hearing/
CU 2159
(continued)**

Road, Lewes).

The Planning and Zoning Commission held a Public Hearing on this application on December 13, 2018 at which time the Commission recommended approval with the following conditions:

- A. The use shall be limited to professional offices.**
- B. As stated by the Applicant, the use shall occur within the existing structure, maintaining its residential appearance from Savannah Road.**
- C. The hours of operation shall be between 8:00 a.m. and 5:30 p.m., Monday through Friday. Additional hours shall be emergency appointments only.**
- D. Any dumpsters shall be screened from view of neighboring properties and roadways.**
- E. The Applicant shall comply with all DeIDOT requirements concerning, traffic and roadway improvements.**
- F. All exterior lighting shall be downward screened so that it does not shine on neighboring properties or roadways.**
- G. All parking shall be located in the rear of the property behind the office.**
- H. One unlighted sign shall be permitted on the property. The sign shall be no larger than 32 square feet per side.**
- I. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.**

(See the minutes of the Planning and Zoning Commission dated December 13, 2018.)

Janelle Cornwell, Planning and Zoning Director, presented the application.

Ms. Cornwell stated that the Planning and Zoning Commission included as part of the record, the record for the Applicant's previous application (Change of Zone No. 1857) which was denied.

An Exhibit Booklet was previously distributed to Council members and made a part of the record.

The Council found that Kristin Collison, Attorney, was present on behalf of the Elisabeth Burkhardt Trust, the owner of the property. She stated that a commercial use was previously permitted on the subject property under a Conditional Use for the benefit of the community as a psychiatrist's office; that Elisabeth Burkhardt is deceased and the Trust benefits her disabled daughter who wishes to sell the property; that a potential buyer of the property is a psychiatrist and she would like to operate the property under a professional services conditional use; that she will operate solely or possibly with one more psychiatrist, but no more than that; that she does anticipate hiring one staff person; that she does not plan to change the property or structure with the exception of adding parking spaces; and that

(continued) **there are no objections to the Commissioner's recommended conditions.**

There were no public comments.

The Public Hearing and public record were closed.

**M 039 19
Adopt
Ordinance
No. 2628/
CU 2159**

A Motion was made by Mr. Wilson, seconded by Mr. Burton, to Adopt Ordinance No. 2628 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 LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 0.3673 ACRE, MORE OR LESS" (Conditional Use No. 2159) filed on behalf of Elisabeth Ann Burkhardt, with the following conditions:

- A. The use shall be limited to professional offices.**
- B. As stated by the Applicant, the use shall occur within the existing structure, maintaining its residential appearance from Savannah Road.**
- C. The hours of operation shall be between 8:00 a.m. and 5:30 p.m., Monday through Friday. Additional hours shall be emergency appointments only.**
- D. Any dumpsters shall be screened from view of neighboring properties and roadways.**
- E. The Applicant shall comply with all DeDOT requirements concerning traffic and roadway improvements.**
- F. All exterior lighting shall be downward screened so that it does not shine on neighboring properties or roadways.**
- G. All parking shall be located in the rear of the property behind the office.**
- H. One unlighted sign shall be permitted on the property. The sign shall be no larger than 32 square feet per side.**
- I. 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: Mr. Hudson, Absent; Mr. Rieley, Yea;
Mr. Wilson, Yea; Mr. Burton, Yea;
Mr. Vincent, Yea**

**M 040 19
Adjourn**

A Motion was made by Mr. Burton, seconded by Mr. Wilson, to adjourn at 2:04 p.m.

Motion Adopted: 4 Yeas, 1 Absent.

**(continued) Vote by Roll Call: Mr. Hudson, Absent; Mr. Rieley, Yea;
Mr. Wilson, Yea; Mr. Burton, Yea;
Mr. Vincent, Yea**

Respectfully submitted,

**Robin A. Griffith
Clerk of the Council**

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