

**SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, FEBRUARY 25, 2025**

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, February 11, 2025, at 9:00 a.m., at the Public Safety Complex, with the following present:

<b>Douglas B. Hudson</b>	<b>President</b>
<b>John L. Rieley</b>	<b>Vice President</b>
<b>Jane Gruenebaum</b>	<b>Councilwoman</b>
<b>Matt Lloyd</b>	<b>Councilman</b>
<b>Steve C. McCarron</b>	<b>Councilman</b>
<b>Todd F. Lawson</b>	<b>County Administrator</b>
<b>Gina A. Jennings</b>	<b>Finance Director</b>
<b>J. Everett Moore</b>	<b>County Attorney</b>

Mr. Bob Wheatley, Mr. Scott Collins and Ms. Holly Wingate Planning & Zoning Commissioners and Mr. Vince Robertson, Assistant County Attorney were also present.

**Call to  
Order**

Mr. Hudson called the meeting to order.

**M 072 25  
Approve  
Agenda**

A Motion was made by Mr. Rieley, seconded by Mr. Lloyd, to approve the Agenda as presented.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**Presentation  
Office of  
State  
Planning  
Coordina-  
tion**

David Edgell, Director, Josh Thomas, Principal Planner and Jason Vogl, Principal Planner/GIS Coordination of the Office of State Planning Coordination provided a presentation.

An overview of the state strategies was given providing information on the history and purpose. The goals of “Shaping Delaware’s Future” were provided and discussed. Some of the information included in the annual report that is completed every year and shared with the Governor’s office was discussed. Currently, the process is underway for an update which is required every 5 years. The maps that are developed were shown from previous plans to the current plan (2020). The data that is used to make the maps was provided and discussed.

The components that are used include Urban/Urbanizing Growth (Levels 1, 2 & 3), Preservation and Rural (Level 4) and “Out of Play”. Examples of the different levels were shown and discussed.

The various factors affecting Delaware including real estate market

**demand, technology changing work and shopping patterns and sea-level rise, climate control and flooding. Transportation, the environment and housing challenges were discussed.**

**M 073 25**      **A Motion was made by Mr. Lloyd seconded by Mr. McCarron to recess Recess until 1:00 p.m. and return to the County Administrative Offices at 2 The Circle.**

**Motion Adopted:      5 Yeas**

**Vote by Roll Call:      Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**The Invocation and Pledge of Allegiance were led by Mr. Hudson.**

**M 074 25**      **At 1:00 p.m., a Motion was made by Mr. McCarron, seconded by Mr. Lloyd Reconvene to reconvene.**

**Motion Adopted:      5 Yeas**

**Vote by Roll Call:      Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**Minutes**      **The minutes from February 11, 2025 were approved by consensus.**

**Corre-**      **Mr. Moore reported that Love, Inc., Paint the Town Red and Milford spondence Housing Development Corporation thanking Council for their donation.**

**Public**      **Public comments were heard, and the following people spoke: Comments**  
**Mr. Greg Kordal spoke about a creation of a Parks and Recreation Department.**

**Ms. Susan Anderheggen spoke about applications seeking a Conditional Use.**

**Mr. Darrin Cogoni spoke about having backyard chickens on his property.**

**Ms. Susan Petz-Rosenblom spoke about the discussion that was held this morning with the Office of State Planning.**

**Working**      **Mr. Lawson provided an update on the creation of a working group. Mr. Group Lawson reviewed the list of organizations represented along with the ten individuals that will represent the organizations selected. He then reviewed what the group will be working on, the timeline and the next steps. Ms. Gruenebaum questioned if the meetings will be open to the public. Mr. Lawson replied that they will be broadcasted, minutes will be done, and the**

public will be able to participate.

**Administrator's Report**

Mr. Lawson read the following information in his Administrator's Report:

**1. Delaware State Police Activity Report**

The Delaware State police year-to-date activity report for January 2025 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 189 troopers assigned to Sussex County for the month of January.

**2. DelDOT 2027-2032 Capital Transportation Program**

Sussex County invites the public to offer suggestions for the upcoming 2027-2032 Capital Transportation Program request, which the County Council will submit to the Delaware Department of Transportation later this spring. Residents and property owners with ideas for improving local roads, pedestrian walkways, public transportation, and other related infrastructure and services can log onto the County's website to submit their suggestions.

Please visit [www.sussexcountyde.gov](http://www.sussexcountyde.gov) and click the 'Sussex County wants your transportation ideas' announcement on the main page to fill out a suggestion form.

Submissions will be accepted through March 24, 2025. County staff will review all suggestions and forward those comments to DelDOT as part of the County's biennial request for funding and prioritization of transportation projects here in Sussex County.

[Attachments to the Administrator's Report are not attached to the minutes.]

**Ground-water Monitoring**

Mike Harmer, County Engineer presented a request for groundwater monitoring expansion: phase II for Council's consideration.

**M 075 25 Approve Ground-water Monitoring**

A Motion was made by Mr. Lloyd, seconded by Mr. Rieley, be it moved, based upon the recommendation of the Sussex County Engineering and Finance Departments, that Council approve the Delaware Geological Survey (DGS) request to be the local government partner/applicant for a \$150,000 Local Government Implementation Funding (LGIF) Chesapeake implementation grant request by the Delaware Geological survey.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea;**

**Mr. Hudson, Yea**

**Mass Annexation Request**      **John Ashman, Director of Utility Planning & Design Review presented a mass annexation request for 2024 for Council’s consideration. Mr. Ashman explained that under the direction of the County Engineer and his authority, the County Engineering Department has been accepting annexation fees and connecting individual parcels on an as-needed basis. He reported that the following parcels are included in the request parcels 433-6.06-3.00 (balance of parcel), 433-6.00-3.01 (balance of parcel), 433-6.00-3.04 (balance of parcel), 433-6.06-1.00 (balance of parcel), 433-6.06-2.01 and 234-11.00-58.04.**

**M 076 25 Approve 2024 Mass Annexation**      **A Motion was made by Mr. Rieley seconded by Mr. Lloyd, that be it moved based upon the recommendation of the Sussex County Engineering Department that the Sussex County Council approves the mass annexation as presented and gives permission to adjust the sewer tier maps accordingly.**

**Motion Adopted:      5 Yeas**

**Vote by Roll Call:      Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**James Farm CO No. 4**      **Patrick Brown, Project Engineer III presented change order no. 4 for James Farm ecological preserve for Council’s consideration.**

**M 077 25 Approve James Farm CO No. 4**      **A Motion was made by Ms. Gruenebaum, seconded by Mr. Rieley that be it moved based upon the recommendation of the Sussex County Engineering Department, that change order no. 4 for contract C23-21, proposed campus at James Farm Ecological Preserve, be approved, increasing the contract amount by \$19,726.60.**

**Motion Adopted:      5 Yeas**

**Vote by Roll Call:      Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**Weston Solutions**      **Patrick Brown, Project Engineer II presented an authorization to increase task order funding for landfill professional services with Weston Solutions, Inc. for Council’s consideration.**

**M 078 25 Approve Weston Solutions Increase**      **A Motion was made by Mr. Rieley, seconded by Mr. McCarron, that be it moved based up the recommendation of the Sussex County Engineering Department that Council approve the \$30,000 increase to Weston Solutions, Inc. FY25 task order LF-2025-1, for additional services related to landfill no. 5 in Laurel and to authorize the County Engineer to approve FY26 and FY27 task orders in accordance with the approved fiscal year budget and**

**procurement policies.**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**Old  
Business/  
CU2469**

**Under Old Business, Jamie Whitehouse, Director of Planning & Zoning presented a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A MINI-STORAGE FACILITY WITH OFFICES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 6.68 ACRES, MORE OR LESS” (properties are lying on the west side of John J. Williams Highway [Rt. 24] and the east side of Robinsonville Road [S.C.R. 277], approximately 0.95 mile northeast of the intersection of John J. Williams Highway [Rt. 24] and Robinsonville Road [S.C.R. 277]) (911 Address: N/A) (Tax Map Parcels: 234-6.00-104.00, 104.02, 104.03, & 104.04) filed on behalf of Rehoboth Family Storage, LLC.**

**M 079 25  
Amend  
Condition C/  
CU2469**

**A Motion was made by Ms. Gruenebaum, seconded by Mr. Lloyd, to amend the conditions by deleting Condition C and adding a new Condition C as follows: “The perimeter of the storage areas shall be fenced and gated and the fencing shall be vinyl coating or utilize a similar material. The fence shall be installed along the internal edge of the perimeter buffer adjacent to the interior of the development as to be screened by the perimeter landscape buffer and shall not be visible from the road except for the side of the property that fronts Robinsonville Road where the entrance is to be located to allow for access to the storage areas. The fence and gate materials, location and height shall be shown on the preliminary and final site plans”.**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**M 080 25  
Amend  
Condition  
G/  
CU2469**

**A Motion was made by Ms. Gruenebaum, seconded by Mr. Rieley, to delete Condition G and in its place add a new Condition G as follows: “A perimeter landscape buffer not less than 30 feet in width measured from the property boundary located along the entire outer perimeter of the property shall be established using planted or existing trees, vegetation and understory. The landscape buffer shall be depicted on the preliminary and final site plans. There shall be protective tree fencing, staking, or continuous ribbon installed along the entire edge of the perimeter buffer adjacent to the interior of the development to protect the integrity of**

existing trees within the perimeter buffer. At no time shall the ground within the perimeter landscape buffer be cleared, graded, regraded, or grubbed, except for the side of the property that fronts Robinsonville Road where the entrance is to be located”.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**M 081 25  
Add  
Condition/  
CU2469**

A Motion was made by Ms. Gruenebaum, seconded by Mr. McCarron, to add the following Condition: “All structures on the premises shall be limited to one story in height”.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**M 082 25  
Add  
Condition/  
CU2469**

A Motion was made by Ms. Gruenebaum, seconded by Mr. Lloyd, to add the following Condition “All building structures are to be earth tone colors, and the office complex façade is to be constructed with scalloped block as shown in the applicant’s renderings”.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**M 083 25  
Adopt  
Ordinance  
No. 3074/  
CU2469**

A Motion was made by Ms. Gruenebaum, seconded by Mr. McCarron, to Adopt Ordinance No. 3074 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A MINI-STORAGE FACILITY WITH OFFICES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 6.68 ACRES, MORE OR LESS” for the reasons and conditions given by the Planning & Zoning Commission as follows as amended:

1. The use as an indoor storage facility is of a public or semi-public character and is desirable for the general convenience and welfare of neighboring properties and uses in the area.
2. The use is to be located along Route 24 with access from Robinsonville Road. It is in an area along Route 24 where several businesses exist. This is an appropriate location for this type of low-intensity use.

**M 083 25  
Adopt  
Ordinance  
No. 3074/  
CU2469  
(continued)**

3. The use will be a self-storage facility with an office. No outside storage will be allowed and no manufacturing, assembling, fabrication, or similar activities will be permitted.
4. There was testimony in the record that there is a need for self-storage facilities in this part of Sussex County. This type of use compliments the residential development that is occurring in this area of Sussex County, and it will reduce the amount of traffic traveling to Route One for storage needs.
5. Although the site is currently wooded, it was clearcut in 2010, so the existing trees are mainly newer growth. The Applicant has committed to preserving approximately 1.62 acres of the existing woodlands.
6. There are no wetlands on the site.
7. This type of storage facility generates a relatively minor amount of traffic when compared with other types of uses. It will not adversely affect traffic on area roadways. There was testimony about the location of the entrance onto Robinsonville Road and not Route 24, but that location has been directed by DeIDOT.
8. The project, with the conditions and stipulations placed upon it, will not have an adverse impact on the neighboring properties or community.
9. This recommendation for approval is subject to the following conditions and stipulations:
  - a. There shall not be any outside storage on the premises. This includes the prohibition against outside storage of building materials, construction materials, boats and RVs within the site.
  - b. Any security lights shall be screened with downward illumination so that they do not shine on any neighboring properties or roadways.
  - c. The perimeter of the storage areas shall be fenced and gated and the fencing shall be vinyl coating or utilize a similar material. The fence shall be installed along the internal edge of the perimeter buffer adjacent to the interior of the development as to be screened by the perimeter landscape buffer and shall not be visible from the road except for the side of the property that fronts Robinsonville Road where the entrance is to be located to allow for access to the storage areas. The fence and gate materials, location and height shall be shown on the preliminary and final site plans.
  - d. There shall be only two indirectly lit signs allowed on the site of no more than 32 square feet per side. One may be located on Robinsonville Road and the other on Route 24. In addition, one directly lit wall sign shall be permitted.
  - e. Stormwater management shall be maintained on site, using Best Management Practices.
  - f. The hours of operation for the facility will be as follows: gate access will be available daily from 6:00 a.m. to 10:00 p.m.; office hours will be from 9:00 a.m. to 6:00 p.m., Monday through Saturday.
  - g. A perimeter landscape buffer not less than 30 feet in width measured from the property boundary located along the entire outer perimeter of the property shall be established using planted or existing trees,

**M 083 25  
Adopt  
Ordinance  
No. 3074/  
CU2469  
(continued)**

vegetation and understory. The landscape buffer shall be depicted on the preliminary and final site plans. There shall be protective tree fencing, staking, or continuous ribbon installed along the entire edge of the perimeter buffer adjacent to the interior of the development to protect the integrity of existing trees within the perimeter buffer. At no time shall the ground within the perimeter landscape buffer be cleared, graded, regraded, or grubbed, except for the side of the property that fronts Robinsonville Road where the entrance is to be located.

- h. Any trash receptables associated with the use shall be screened from neighboring properties and roadways.
- i. The Final Site Plan shall indicate all parking and drive aisles.
- j. The use shall be subject to all DelDOT requirements regarding entrance and roadway improvements necessary to provide access to the site.
- k. As stated by the Applicant, approximately 1.62 acres of the existing woodlands shall be preserved. Those preservation areas shall be shown on the Final Site Plan.
- l. Any violations of the conditions of approval of this Conditional Use may result in the termination of this Conditional Use.
- m. The Final Site Plan shall be subject to approval of the Planning and Zoning Commission.
- n. All structures on the premises shall be limited to one story in height.
- o. All building structures are to be earth tone colors, and the office complex façade is to be constructed with scalloped block as shown in the applicant’s renderings.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**Grant  
Request**

**Mrs. Jennings presented a grant request for Council’s consideration.**

**M 084 25  
Paige’s  
Kindness  
Project**

A Motion was made by Mr. McCarron, seconded by Mr. Lloyd to give \$1,700 (\$500 from Mr. McCarron’s Councilmanic Grant Account, \$200 from Mr. Lloyd’s Councilmanic Grant Account, \$500 from Ms. Gruenebaum’s Councilmanic Grant Account and \$500 from Mr. Hudson’s Councilmanic Grant Account) to Paige’s Kindness project for their kindness project.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**Introduction Mr. McCarron introduced a Proposed Ordinance entitled “AN**



**of Proposed Ordinances Introduction of Proposed Ordinances (continued)**

**ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT AND A GR GENERAL RESIDENTIAL DISTRICT FOR A CONCRETE AND MASONRY BUSINESS WITH CONSTRUCTION INDUSTRY RETAIL SALES, GENERAL OFFICE SPACE AND STORAGE FOR THE RECYCLING OF AGGREGATE PRODUCTS, INCLUDING CRUSHING OPERATIONS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 32.95 ACRES, MORE OR LESS” filed on behalf of F & N Vazquez Concrete, LLC**

**Mr. Rieley introduced a Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT AND CR-1 COMMERCIAL RESIDENTIAL DISTRICT TO AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT, CR-1 COMMERCIAL RESIDENTIAL DISTRICT AND HR-1 HIGH DENSITY RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 87.5 ACRES, MORE OR LESS ” filed on behalf of Capano Management.**

**The Proposed Ordinances will be advertised for a Public Hearing.**

**Property Reassessment Update**

**Mrs. Jennings provided a presentation with an update on the property reassessment project. Mrs. Jennings reported that tentative values were mailed in November, and informal hearings were held with Tyler Technologies from November to January. The Assessment Rolls were given to the Board of Assessment Review on February 14<sup>th</sup>. All property data is available on our website and all required advertisements were placed in the paper announcing the rolls are available and how a person can appeal. Mrs. Jennings shared the assessment rolls by school district along with the increase percentage. She then showed a tax calculator that was created for property owners to view an estimate of their new tax bill.**

**Mrs. Jennings then reviewed the appeal process. To date, the informal review and the assessment rolls have been finalized. The next step is the formal appeal process. In order to do that, property owners must file an appeal by March 31<sup>st</sup>. She noted that the appeal process has two steps: referees and then a public hearing with the Board of Assessment review. Mrs. Jennings reviewed the process for referee meetings and the Board of Assessment Review hearings. If an agreement cannot be reached, property owners can appeal the Board of Assessment Review decision to Superior Court.**

**The County has two tax programs that are calculated on taxable assessed value and are established in County Code. These include low-income over 65 and disability. The two programs were reviewed, and recommendations were given based on the new assessed numbers.**

**Possible Ordinance Introduction** Mrs. Jennings presented an Ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 103 (“TAXATION”), ARTICLE II (“REAL PROPERTY EXEMPTION FOR SENIOR CITIZENS”) OF THE CODE OF SUSSEX COUNTY TO UPDATE THE ASSESSED PROPERTY VALUE THRESHOLD AND RESIDENCY REQUIREMENT”.

**Introduction of Ordinance** Mr. Lloyd introduced an Ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 103 (“TAXATION”), ARTICLE II (“REAL PROPERTY EXEMPTION FOR SENIOR CITIZENS”) OF THE CODE OF SUSSEX COUNTY TO UPDATE THE ASSESSED PROPERTY VALUE THRESHOLD AND RESIDENCY REQUIREMENT”.

**Possible Ordinance Introduction** Mrs. Jennings presented an Ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 103 (“TAXATION”), ARTICLE I (“REAL PROPERTY TAX EXEMPTION FOR DISABLED PERSONS”) OF THE CODE OF SUSSEX COUNTY TO UPDATE THE ASSESSED PROPERTY VALUE, RESIDENCY REQUIREMENT AND INCOME THRESHOLDS, THE APPLICATION PROCEDURE AND TO EXCLUDE PENSION INCOME DIRECTLY RELATED TO THE APPLICANT’S DISABILITY WHEN CALCULATING APPLICANT’S INCOME”.

**Introduction of Ordinance** Mr. McCarron introduced an Ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 103 (“TAXATION”), ARTICLE I (“REAL PROPERTY TAX EXEMPTION FOR DISABLED PERSONS”) OF THE CODE OF SUSSEX COUNTY TO UPDATE THE ASSESSED PROPERTY VALUE, RESIDENCY REQUIREMENT AND INCOME THRESHOLDS, THE APPLICATION PROCEDURE AND TO EXCLUDE PENSION INCOME DIRECTLY RELATED TO THE APPLICANT’S DISABILITY WHEN CALCULATING APPLICANT’S INCOME”.

**Rules** Mr. Moore reviewed the procedures for public hearings.

**Public Hearing/ Board of Assessment Review** A Public Hearing was held on an Ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 103 (“TAXATION”) OF THE CODE OF SUSSEX COUNTY TO ADD A NEW ARTICLE VIII, ENTITLED “BOARD OF ASSESSMENT REVIEW” TO GRANT THE BOARD OF ASSESSMENT REVIEW AUTHORITY TO ADOPT RULES AND PROCEDURES TO CARRY OUT ITS DUTIES AS OUTLINED IN 9 DEL. C. § 7004”.

Mrs. Jennings reported that the Ordinance allows the Board of Assessment Review to adopt the rules to follow the Code in Title 9 to do what they are supposed to be doing. It is recommended to adopt this Ordinance to allow them to make their own rules like the other two Counties do as well as the other boards.

Public comments were heard.

**Public Hearing/  
Board of  
Assessment  
Review  
(continued)**

**Mr. Mark Hurlock commented that it is the duty of this Council to uphold the Constitution and the Delaware law so this State. He added remarks relating to the board and property owner’s rights.**

**Ms. Jestine Cuccia commented that she appreciates the revenue that is generated for the schools; that she requested to have the assessment based on sales going forward.**

**The Public Hearing and public record were closed.**

**M 085 25  
Adopt  
Ordinance  
No. 3075/  
Board of  
Assessment  
Review**

**A Motion was made by Ms. Gruenebaum, seconded by Mr. Lloyd to Adopt Ordinance No. 3075 entitled “AN ORDINANCE TO AMEND CHAPTER 103 (“TAXATION”) OF THE CODE OF SUSSEX COUNTY TO ADD A NEW ARTICLE VIII, ENTITLED “BOARD OF ASSESSMENT REVIEW” TO GRANT THE BOARD OF ASSESSMENT REVIEW AUTHORITY TO ADOPT RULES AND PROCEDURES TO CARRY OUT ITS DUTIES AS OUTLINED IN 9 DEL. C. § 7004”.**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**Public Hearing/  
Estuary  
Phase 6**

**A Public Hearing was held on the Estuary Phase 6 (Showell Farm) Annexation into the Sussex County Unified Sanitary Sewer District (Miller Creek Area).**

**John Ashman, Director of Utility Planning & Design Review reported that County Council granted approval to prepare and post notices for the public hearing on December 10, 2024 for this project. The Engineering Department received a request from GMB, LLC on behalf of their client CB Land 1, LLC owners/developers of parcels 134-19.00-112.00, 112.01, & 112.04, adjacent to the existing Miller Creek area of the SCUSSD. The parcels along Camp Barnes Road, the project is proposed at 45 single family lots. The project will be responsible for system connection charges in place at the time of connection. To date, there has been no correspondence either in support or opposition to this proposed annexation.**

**There were no public comments.**

**The Public Hearing and public record were closed.**

**M 086 25  
Adopt  
Resolution  
No. R 003 25  
Estuary**

**A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum to Adopt Resolution No. R 003 25 entitled “A RESOLUTION TO EXTEND THE BOUNDARY OF THE SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT (SCUSSD) MILLER CREEK AREA, TO INCLUDE THE ESTUARY PHASE 6 ON THE SOUTH SIDE CAMP BARNES ROAD**

**Phase 6**

**LOCATED IN THE BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR SUSSEX COUNTY, DELAWARE” AS MODIFIED ADDING THE TWO ADDITIONAL PARCELS.**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**Public  
Hearing/  
Delmarva  
Land  
Company**

**A Public Hearing was held on the Delmarva Land Company Annexation into the Sussex County Unified Sanitary Sewer District (Dagsboro/Frankford Area).**

**John Ashman, Director of Utility Planning & Design Review reported that County Council granted approval to prepare and post notices for the public hearing on December 10, 2024, for this expansion. The Engineering Department received a request from Delmarva Land Company owners/developers of parcels 433-11.00-17.00 & 17.01, adjacent to the existing Dagsboro/Frankford area of the SCUSSD. Parcels along Delaware Avenue and Dagsboro Boulevard and the request is to allow them to extend central sewer service to the existing facilities on the parcels. The project will be responsible to system connection charges at the time of connection. To date, there has been no correspondence received in support or opposition to this proposed annexation.**

**There were no public comments.**

**The Public Hearing and public record were closed.**

**M 087 25  
Adopt  
Resolution  
No. 004 25  
Delmarva  
Land  
Company**

**A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum to Adopt Resolution No. R 004 25 entitled “A RESOLUTION TO EXTEND THE BOUNDARY OF THE SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT (SCUSSD), TO INCLUDE TWO PARCELS (433-11.00-17.00 & 17.01) ON THE EAST AND WEST SIDES OF DELAWARE AVENUE EXTENDED, AND THE EAST SIDE OF DUPONT BOULEVARD (RT. 113) AND SOUTH OF THE TOWN OF FRANKFORD AND IS LOCATED IN THE DAGSBORO HUNDRED, SUSSEX COUNTY, DELAWARE AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR SUSSEX COUNTY, DELAWARE”.**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**Rules**

**Mr. Moore read the rules of procedure for zoning hearings.**

**Public  
Hearing/  
CU2460**

**A Public Hearing was held on a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR A WAREHOUSE, OFFICE, INDOOR AND OUTDOOR STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 2.95 ACRES MORE OR LESS” (property lying on the west side of Barnacle Boulevard and the northeast side of Layton Davis Road [S.C.R. 312A], approximately 0.28 mile southeast of John J. Williams Highway [Rt. 24]) (911 Address: 31235, 31241, & 31247 Barnacle Boulevard) (Tax Map Parcel: 234-29.00-57.02, 57.03, & 57.04) filed on behalf of Jose Herandez Perez.**

**Jamie Whitehouse, Planning & Zoning Director presented the application.**

**The Planning & Zoning Commission held a Public Hearing on the application on December 11, 2024. At the meeting of January 8, 2025, the Planning & Zoning Commission recommended approval of the application for the 7 reasons and 16 recommended conditions of approval as outlined.**

**The Council found that Mr. David Hutt, Esq., of Morris James, LLP., spoke on behalf of the applicant; that the application is for an office, shop, warehouse, indoor and outdoor storage on an assemblage of three (3) parcels situated along Barnacle Blvd., which is the shared access road for those parcels and how they access Layton Davis Rd.; that Mr. Hutt discussed how the Applicant came from Mexico in 1998 and worked his way up from a laborer to a small business owner over the course of 25 years; that in 2009 the Applicant opened Delaware Concrete Foundations and Slabs, LLC, with three (3) employees and today he employs 40 people and opened a second business, Apollo Homes, LLC; that with the growth of his business, came the need to expand his office and storage for those businesses; that there were some notices of violation that were sent related to building permit questions and issues and a violation regarding the use of the property because of the business type that is being conducted on the property; that the notices regarding building permits have been addressed and the proper building permits has been sought; that the last notices of violation revolve around the use of the property, and that brings us here to this public hearing; that there are three (3) tax parcels that are involved with this application that total just under 3 acres of land, all of these three (3) parcels use Barnacle Blvd. which is also owned by the applicant; that the property is located in the Level 2 area; that the property is located in the Coastal Area; that the Sussex County Zoning map identifies this property as being zoned GR General Residential and all of the properties that immediately touch this property are also zoned GR, except for the property in the rear, the property that is in the rear is zoned MR with an RPC overlay; that the property is not within a floodplain, as shown on the FEMA flood maps, the property is not located or does not have a well head protection area within its boundaries, nor is it within an excellent groundwater recharge area, as those things are defined**

**Public  
Hearing/  
CU2460  
(continued)**

**in Chapter 89 of the Sussex County Code; that there was an environmental assessment and public facility evaluation report that was provided by Morris & Ritchie Associates, which indicated that there are no wetlands on the property or within a half a mile of the property; that water is provided to the properties by existing wells and sanitary sewer services provided to the property by on site wastewater treatment and disposal systems; that a service level evaluation request was sent to DelDOT and they responded that based upon its Memorandum of Understanding with Sussex County, that the traffic impact of this proposed use would be diminutive; that the business itself would have about 7-10 employees who would utilize the office building on the property and there would be some material storage as well; that all materials are neatly stored within designated bins or buildings; that it's not intended to be a retail location, so the only traffic coming and going would primarily be the delivery of the materials from vendors; that there are three (3) buildings on the property, the main house up front which will be the businesses offices, the trailer on the second parcel, which will be renovated and rented out and the third trailer on the third parcel which is already being rented out; that the Applicant takes pride in the maintenance of his property and has letters of support from neighbors; that the Applicant has an entrance permit from DelDOT that was granted, the State Fire Marshall has reviewed the plan and approved it with a turning template that was used to show how a truck that was going to make a delivery could enter the site off of Layton Davis Rd. go down Barnacle Blvd., turn around the circle and return back to the road without ever having to back out on Layton Davis Rd. or make any unusual or improper driving maneuvers; that the applicants supports the adoption of the recommendation put forth by the Planning Commission; that Mr. Hutt reviewed the favorable recommendation given by the Planning Commission focusing on the conditions; that the hours of operation are 7:00 a.m. to 6:00 p.m. Monday through Friday. 7:00 a.m. to 3:00 p.m. on Saturday with no Sunday hours of operation; that the perimeter of the property will be fenced; that there were 8 letters of support that were given to the Planning Commission; that the letters including the immediate surrounding neighbors as well as some from trade partners; that the applicant requests that the Council adopt the favorable recommendation; that all of the buildings are currently already on the property.**

**Mr. Lloyd questioned if there would be any noise as part of the business. Mr. Hutt stated that there is light maintenance that will be done, and it will all be done inside. Mr. Lloyd questioned the vehicles that will be used. Mr. Hutt stated that there are a mixed of vehicles that will be used. It was reported that in the exhibit booklet, the path of travel was shown. Mr. Lloyd questioned if there was a lighting plan for the perimeter. Mr. Hutt stated that it is a common condition that all on site lighting must be downfacing.**

**Public comments were heard.**

**Public  
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CU2460  
(continued)**

**Mr. David Steele spoke about the application; that he stated that Mr. Perez has been a great trade partner; that he takes a lot of pride in everything that he does.**

**Ms. Jennifer Pawloski questioned if Apollo Homes is associated with Apollo Global Management; that she questioned if it was affiliated with offshore wind. Mr. Hutt replied not to Mr. Perez’s knowledge, and he added that Mr. Perez formed Apollo Homes, LLC.**

**The Public Hearing and public record were closed.**

**M 088 25  
Adopt  
Ordinance  
No. 3076/  
CU2460**

**A Motion was made by Mr. Lloyd, seconded by Mr. Rieley to Adopt Ordinance No. 3076 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR A WAREHOUSE, OFFICE, INDOOR AND OUTDOOR STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 2.95 ACRES MORE OR LESS” for the reasons and conditions given by the Planning & Zoning Commission as follows:**

- 1. The use is situated on a 2.95-acre parcel of land. With the conditions and stipulations of approval, the use will not have a negative impact on the neighboring properties.**
- 2. The purpose of this application is to create a location for office space and warehousing with indoor and outdoor storage for the Applicant’s construction and homebuilding businesses. The Applicant intends to operate two primary businesses from the Property – a home-building company and a concrete foundation and flatwork business. These businesses serve the surrounding areas.**
- 3. The property is approximately 1/3 of a mile from the intersection of Layton Davis Road and Route 24 in an area where there is a mixture of commercially and residentially zoned properties including MR, AR-1, C-1, CR-1, C-2 and B-1. This Conditional Use is appropriate within this mixture of existing uses and zoning districts.**
- 4. No retail sales will occur from the Property.**
- 5. The Applicant has stated that most of the work is offsite, so there is not a lot of activity that occurs on this site. In addition, DelDOT has stated that the use will have a “diminutive” impact upon local area roadways and DelDOT has issued a commercial entrance permit for the use. As a result, the use will not have an adverse impact on the traffic or area roadways.**
- 6. No parties appeared in opposition to this application and there are several letters in the record supporting it.**
- 7. This property is located within the Coastal Area according to the Future Land Use Map contained in the Sussex County Comprehensive Plan. The Coastal Area is a Growth Area where business and commercial uses such as this can be located.**
- 8. This recommendation is subject to the following conditions:**

**M 088 25  
Adopt  
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CU2460  
(continued)**

- a. **The conditional use shall be limited to office, workshop, warehouse, inside and outside storage areas in the areas and buildings specifically designated for those purposes on the Final Site Plan.**
- b. **All work other than storage shall only occur indoors.**
- c. **No retail sales shall occur from the site.**
- d. **A fence shall be installed and maintained along the perimeter of the property. The location and type of fencing shall be shown on the Final Site Plan.**
- e. **No vehicle or equipment repairs other than routine maintenance shall occur outside.**
- f. **All lighting on the site shall be downward screened so that it does not shine on neighboring properties or roadways.**
- g. **Any dumpsters on the site must be screened from the view of neighboring properties and roadways.**
- h. **The applicant shall comply with all DelDOT requirements for entrance and roadway improvements.**
- i. **The hours of operation shall be Monday through Friday between 7:00 a.m. until 6:00 p.m. and between 7:00 a.m. and 3:00 p.m. on Saturdays. There shall not be any Sunday hours.**
- j. **One indirectly lit on-premises ground sign shall be permitted on the site along Layton Davis Road. It shall be no larger than 32 square feet per side.**
- k. **All vehicle parking and storage areas shall be clearly shown on the Final Site Plan and clearly marked on the site itself. Outside storage of building materials and equipment shall be limited to the areas designated for storage on the Final Site Plan. All vehicles, including the applicant's vehicles and employees' vehicles, must only be parked within the designated areas.**
- l. **No junked, in-operable or untitled vehicles shall be located on the site.**
- m. **Stormwater management and erosion and sedimentation control facilities shall be constructed in accordance with all applicable State and County requirements. These facilities shall be operated in a manner that is consistent with Best Management Practices. The Final Site Plan shall include the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.**
- n. **The Applicant shall submit as part of the Final Site Plan a landscape and fencing plan showing the tree, shrub and fence landscape design that provides screening from neighboring and adjacent properties.**
- o. **Failure to comply with any of these conditions may be grounds for the termination of the Conditional Use approval.**
- p. **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: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**Public  
Hearing/  
CU2487**

**A Public Hearing was held on a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ELECTRONIC MESSAGE CENTER SIGN TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 0.69 ACRES, MORE OR LESS” (property lying on the south side of Lewes Georgetown Highway [Rt. 9], approximately 0.27 mile southwest of the intersection of Lewes Georgetown Highway [Rt. 9] and Coastal Highway [Rt. 1]) (911 Address: 32454 & 32462 Lewes Georgetown Highway) (Tax Map Parcel: 334-5.00-208.00 & 208.01) filed on behalf of Jose Sandoval.**

**The Planning & Zoning Commission held a Public Hearing on the application on December 11, 2024. At the meeting of December 11, 2024, the Planning & Zoning Commission recommended approval of the application for the 7 reasons of approval.**

**Mr. Lynn Rogers, of Rogers Sign Company, spoke on behalf of the applicant, Donovan’s Painting & Drywall, LLC; that the original Conditional Use #2188 was presented on October 29, 2019 and granted with 12 conditions; that the Applicant wants to modify a request for Condition “G” in reference to the signage; that the current sign is in place and it is only 18 square feet in size and it was intended to originally have a small electronic message center included in Condition “G” of Conditional Use #2188, but there was miscommunication between the Applicant and the engineer; that all of the electric has been installed for the sign; that the existing sign sits about 30 feet back from the right of way and at the request of DelDOT they asked for additional setbacks as they were widening the road and putting in sidewalks; that since the original sign has already met all of the required setbacks put in place, the request now is to install a four by eight electronic message center directly under the current Donovan’s Painting & Drywall sign; that it will be used to display information such as hiring information and information on the services that they provide; that the sign will meet all code requirements and will not have any adverse effects on any surrounding properties.**

**Mr. McCarron asked if a DelDOT permit had been obtained. Mr. Rogers stated that they do have one.**

**Ms. Gruenebaum questioned how the sign will operate and the types of lights that will be used. She questioned if this will affect any residential properties in the area.**

**There were no public comments.**

**The Public Hearing and public record were closed.**

**M 089 25  
Adopt  
Ordinance  
No. 3077/  
CU2487**

**A Motion was made by Ms. Gruenebaum, seconded by Mr. Rieley to Adopt Ordinance No. 3077 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ELECTRONIC MESSAGE CENTER SIGN TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 0.69 ACRES, MORE OR LESS” for the reasons given by the Planning & Zoning Commission as follows:**

- 1. This is the site of a prior Conditional Use permit, which was Conditional Use #2188 that was approved in 2019. This application is to modify Condition “G” of that prior approval to allow an on premises electronic message display sign. This type of application is permitted under section 115-161.1 C of the Zoning Code and the sign will be operated in accordance with Section 115-161.1 C of the Zoning Code.**
- 2. The sign will be located on the Applicant’s property and will be used to display information about the Applicant’s on-premises business.**
- 3. The sign will be added to a prior static display sign on the site that is on the Applicant’s property.**
- 4. The sign will comply with all of the sign regulations in the Zoning Code, as mentioned, including brightness and motion.**
- 5. The sign will not adversely affect the neighboring properties, area roadways and traffic and it is set back approximately 30 feet from edge of the DelDOT right of way.**
- 6. No parties appeared in opposition to this application.**
- 7. Final site plan showing the location of the sign on the site shall be submitted to the Sussex County Planning & Zoning Commission for approval.**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**Public  
Hearing/  
CU2443**

**A Public Hearing was held on a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY (2 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 0.138 ACRE, MORE OR LESS” (property lying on the south side of Admiral Road within the Tower Shores Subdivision) (911 Address: 39578 Admiral Road) (Tax Map Parcel: 134-5.00-115.00) filed on behalf of Coastal Bay Homes LLC.**

**Public  
Hearing/  
CU2443  
(continued)**

**The Planning & Zoning Commission held a Public Hearing on the application on December 11, 2024. At the meeting of December 11, 2024, the Planning & Zoning Commission recommended approval of the application for the 7 reasons of approval and subject to the 4 recommended conditions of approval.**

**Mr. Blake Carey, Esq., of The Smith Firm, spoke on behalf of the applicant; that with respect to the property itself, the applicant acquired this property around April of 2021, and it was sold as a result of a public auction pursuant to a partition action in the Court of Chancery; that it cannot be used on a year round basis so the applicant's desire is to remove the currently existing dwelling and construct a multifamily duplex in an effort to enhance the property and improve the look and feel of Admiral Road; that the Applicant is seeking to construct one (1) multifamily dwelling, a duplex on the property consistent with neighboring properties; that the property is serviced by central water and sewer, no commercial activities would take place, the multifamily dwelling would be governed by a condominium association created by the applicant, with its own unique restrictions, in addition to those restrictions of the tower community; that all setbacks per the code will be met with the proposed duplex to be constructed upon the site; that numerous properties within Tower Shores Community have been granted Conditional Uses to construct multifamily dwellings on their property and there are several other multifamily dwellings; that the Applicant is seeking a duplex with two (2) family dwellings which is less than the four (4) which is allowed; that there are 19 Conditional Use approved applications within a 300 foot radius of this property, all of which are for multifamily dwellings within the Tower Shores Community; that the proposed use will have no adverse impact on the character or the surrounding area or property values therein; that DelDOT has determined that a traffic impact study is not necessary, the local environment will not be impacted and the medium density residential parcel is located in a coastal area pursuant to the Sussex County Comprehensive Land Use Plan, which is a growth area; that the Plan outlines that a range of housing types should be permitted in coastal areas, including single family homes, townhouses and multifamily units and that appropriate mixed-use development should be allowed; that the use will not impact nearby roadways; that the neighboring properties to the east and west consist of duplexes.**

**Mr. Hudson asked if it will be a whole new structure. Mr. Carey stated that was correct.**

**Mr. Lloyd questioned the architecture of the new structure. Mr. Carey stated that it will be consistent with the others in the area and will need to be approved by the Tower Shores Community.**

**There were no public comments.**

**The Public Hearing and public record were closed.**

**M 090 25  
Adopt  
Ordinance  
No. 3078/  
CU2443**

**A Motion was made by Mr. Rieley, seconded by Mr. McCarron to Adopt Ordinance No. 3078 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY (2 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 0.138 ACRE, MORE OR LESS” for the reasons and conditions given by the Planning & Zoning Commission as follows:**

- 1. The proposed Conditional Use will have no significant impact upon traffic.**
- 2. There are other, similar 2 Unit Multi Family structures with similar characteristics in the immediate vicinity.**
- 3. The project will not have an adverse impact on the neighboring properties or community.**
- 4. The 2 units will be served by central water and sewer.**
- 5. No parties appeared in opposition to this Application.**
- 6. This recommendation for approval is subject to the following conditions and stipulations:**
  - a. Only 2 units shall be constructed upon the property.**
  - b. The development shall be served as part of a Sussex County Sanitary Sewer District.**
  - c. Construction, site work, grading, and deliveries of construction materials, landscaping materials and fill on, off or to the property shall only occur the hours between 8:00 a.m. and 6:00 p.m.**
  - d. The Final Site Plan shall be subject to approval of the Planning and Zoning Commission.**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea**

**Council  
Member  
comments**

**Mr. Lloyd commented that the County Council recently had public meetings with the Office of State Planning Coordination, Delaware State Housing Authority and the Homeowners Association. He thanked the staff for the presentations and provided his takeaways from the presentations given.**

**Mr. McCarron thanked the staff, the public and the State representatives for their time and efforts that have been put into the presentations.**

**Ms. Gruenebaum thanked the staff for their hard work on the public sessions that have occurred. She believes that they are important issues to discuss.**

**M 091 25**

**At 3:30 p.m., a Motion was made by Mr. McCarron, seconded by Mr. Lloyd**

**Go Into Executive Session** to enter into Executive Session for the purpose of discussing matters relating to pending & potential litigation, land acquisition and personnel.

**Executive Session** At 3:38 p.m., an Executive Session was held in the Basement Caucus Room to discuss matters relating to pending & potential litigation, land acquisition and personnel. The Executive Session ended at 4:11 p.m.

**M 092 25 Reconvene** At 4:14 p.m., a Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum to come out of Executive Session back into Regular Session.

**Motion Adopted:** 5 Yeas

**Vote by Roll Call:** Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea

**M 093 25 E/S Action/ Parcel 2025-A** A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum to authorize the County Administrator to negotiate, enter into a contract and potentially go to closing on a parcel identified as 2025-A.

**Motion Adopted:** 5 Yeas

**Vote by Roll Call:** Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea

**M 094 25 Adjourn** A Motion was made by Mr. Rieley, seconded by Mr. Lloyd to adjourn at 4:15 p.m.

**Motion Adopted:** 5 Yeas

**Vote by Roll Call:** Ms. Gruenebaum, Yea; Mr. McCarron, Yea;  
Mr. Lloyd, Yea; Mr. Rieley, Yea;  
Mr. Hudson, Yea

Respectfully submitted,

Tracy N. Torbert  
Clerk of the Council

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