

**SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, OCTOBER 18, 2022**

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, October 18, 2022, at 12:30 p.m., in Council Chambers, with the following present:

<b>Michael H. Vincent</b>	<b>President</b>
<b>Douglas B. Hudson</b>	<b>Vice President</b>
<b>Cynthia C. Green</b>	<b>Councilwoman</b>
<b>John L. Rieley</b>	<b>Councilman</b>
<b>Mark G. Schaeffer</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, Jr.</b>	<b>County Attorney</b>
<b>Vince Robertson</b>	<b>Assistant County Attorney</b>

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

**Call to  
Order**

Mr. Vincent called the meeting to order.

**M 484 22  
Approve  
Agenda**

A Motion was made by Mr. Hudson, seconded by Mr. Schaeffer, to approve the Agenda as presented.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**Minutes**

The minutes of the October 11, 2022 meeting were approved by consensus.

**Correspon-  
dence**

Mr. Rieley reported that a letter was distributed to all Council Members from SEDAC relating to the Affordable Housing Ordinance.

**Public  
Comments**

Public comments were heard.

Ms. Adele Jones spoke about the Optimist Club and overdevelopment in Sussex County.

**Adminis-  
trator's  
Report**

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

**1. Projects Receiving Substantial Completion**

Per the attached Engineering Department Fact Sheets, Peninsula Lakes - Legion Road Sewer Extension and Riverside Plaza received Substantial Completion effective September 14<sup>th</sup> and October 11<sup>th</sup>

respectively.

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

**Western  
Sussex CO/  
Substantial  
Completion**

Hans Medlarz, County Engineer presented balancing change order no. 2 and a substantial completion request for the Western Sussex Unified Sewer District Contract 5, Segment B project for Council's consideration. Mr. Medlarz explained that the change order is being requested due to utilizing less contingency bid items. In addition, it is requested to grant substantial completion effective October 11, 2022.

**M 485 22  
Approve  
CO/Substan-  
tial Comple-  
tion/Segmen-  
t B, Project  
S19-29**

A Motion was made by Mr. Schaeffer, seconded by Mr. Hudson, that be it moved based upon the recommendation of the Sussex County Engineering Department, that balancing change order no. 2 for contract S19-29, Western Sussex Transmission Facilities Segment 5 B, be approved, for a decrease of \$177,857.60 and that substantial completion be granted effective October 11, 2022, with any held retainage released in accordance with the contract documents.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**Land Survey  
& Mapping  
Services  
Contract**

Hans Medlarz, County Engineer presented a request for approval for an increase of FY23 not-to-exceed costs for land survey and mapping services contract for Council's consideration. Mr. Medlarz explained that the Engineering Department undertakes a variety of improvement projects each year with the assistance of various professional services to supplement and support County personnel. There are several projects that rolled over from the previous year making the funds over the annual cost cap.

**M 486 22  
Approve  
FY23  
Increase/  
Land Survey  
& Mapping  
Services  
Contract**

A Motion was made by Mr. Hudson, seconded by Mr. Schaeffer, that be it moved based upon the recommendation of the Sussex County Engineering Department, that the not to exceed cost associated with the land survey and mapping services contract be increased for FY 23 by \$45,000.00 for a total annual cap not to exceed amount of \$120,000.00.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**DE Coastal  
Business**

Mark Parker, Assistant County Engineer presented change order no. 2 for the Delaware Coastal Business Park Improvements project for Council's

**Park/CO No. 2** consideration. Mr. Parker explained that two new speed humps are being installed to help with the speeding issues.

**M 487 22** A Motion was made by Mr. Schaeffer, seconded by Mr. Hudson, that be it  
**Approve CO** moved based upon the recommendation of the Sussex County Engineering  
**No. 2/DE** Department, that change order no. 2 for the Delaware Coastal Business  
**Coastal** Park Improvements be approved in the amount of \$9,999.00 to A-Del  
**Business** Construction.  
**Park**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;**  
**Mr. Hudson, Yea; Mr. Rieley, Yea;**  
**Mr. Vincent, Yea**

**Becker** Mark Parker, Assistant County Engineer presented scope amendment no. 4  
**Morgan** for Becker Morgan Group, Inc. professional services contract for Council's  
**Group/Am-** consideration. Mr. Parker explained that additional design services are  
**endment No.** needed to accommodate the planned build-out of Great Outdoor Cottages.  
**4**

**M 488 22** A Motion was made by Mr. Schaeffer, seconded by Mr. Hudson, be it  
**Approve** moved based upon the recommendation of the Sussex County Engineering  
**Amendment** Department, that Scope Amendment No. 4 for the Professional Services  
**No. 4/Becker** Contract of Becker Morgan Group, Inc., be approved in the not-to-exceed  
**Morgan** amount of \$10,000.00.  
**Group**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;**  
**Mr. Hudson, Yea; Mr. Rieley, Yea;**  
**Mr. Vincent, Yea**

**Old** Under Old Business, Mr. Whitehouse presented a Proposed Ordinance  
**Business/** entitled "AN ORDINANCE TO AMEND THE CODE OF SUSSEX  
**Affordably** COUNTY, CHAPTER 72, ARTICLE II, SECTIONS 72-16 THROUGH 72-  
**Priced** 28 AND CHAPTER 115, ARTICLE IV, V, VI, VII AND VIII SECTIONS  
**Housing** 115-20, 115-25, 115-29, 115-34, 115-37, 115-42, 115-45, 115-50, 115-53 AND  
**Ordinance** 115-58 REGARDING AFFORDABLY PRICED RENTAL UNITS AND  
THE SUSSEX COUNTY RENTAL UNIT (SCRIP) PROGRAM"

Mr. Whitehouse reminded Council that a public hearing was held on the Proposed Ordinance on June 28, 2022. At the conclusion of that public hearing, the record was left open for a period of two weeks for the receipt of additional written comments only. The Ordinance was considered again during the County Council meeting held on August 9, 2022. During that meeting, Council discussed the application and deferred action on the Ordinance for further consideration. At the September 27, 2022 meeting, staff provided an update to County Council.

**Old  
Business/  
Affordably  
Priced  
Housing  
Ordinance  
(continued)**

**Mr. Robertson provided an explanation of the work that has been done for the Proposed Ordinance.**

**Mr. Moore read the short title for the Proposed Ordinance: “AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 72, ARTICLE II, SECTIONS 72-16 THROUGH 72-28 AND CHAPTER 115, ARTICLE IV, V, VI, VII AND VIII SECTIONS 115-20, 115-25, 115-29, 115-34, 115-37, 115-42, 115-45, 115-50, 115-53 AND 115-58 REGARDING AFFORDABLY PRICED RENTAL UNITS AND THE SUSSEX COUNTY RENTAL UNIT (SCRP) PROGRAM”.**

**M 489 22  
Amend  
§72-20/  
Affordably  
Priced  
Housing  
Ordinance**

**A Motion was made by Mr. Schaeffer, seconded by Mr. Hudson, be it moved that the Workforce Housing Ordinance addressing the Sussex County Rental Program (SCRP) in Chapter 72 of the Sussex County Code be revised to amend the residency requirement and criminal history requirement by amending Section 72-20 of the County Code in Section 1 of the Ordinance in lines 337-351 so that they now read as follows: § 72-20 *Minimum standards of eligibility for tenants. A. There shall be a preference given to tenants who have worked or resided in Sussex County for at least one year preceding the application to the SCRCP. In addition, eligible tenants must:***

- (1) Have proof of citizenship.***
- (2) Be of eligible income as defined in §72-19 above and be able to pay the first month’s rent and any required security deposit.***
- (3) Comply with the criminal history and credit history requirements for tenants of all leases within the proposed housing development.***

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 490 22  
Amend  
§72-27/  
Affordably  
Priced  
Housing  
Ordinance**

**A Motion was made by Mr. Rieley, seconded by Mr. Hudson, be it moved that the Workforce Housing Ordinance addressing the Sussex County Rental Program, or SCRCP, in Chapter 72 and relevant portions of Chapter 115 of the Sussex County Code be revised to add an automatic review of the Ordinance by adding a new sentence at the *end of § 72-27 in Section 1 of the Ordinance at lines 691-698 as follows: Therefore, Sussex County shall commence a comprehensive review of this SCRCP program on or before January 1, 2028* and by inserting the following sentence in Sections 115-20, 115-29, 115-37, 115-47 and 115-53 of the Zoning Code at Sections 2, 4, 6, 8 and 10 of the Ordinance after Lines 833; 897; 960; 1022; 1085 as follows: *Sussex County shall commence a comprehensive review of the provisions of this SCRCP program as set forth herein on or before January 1, 2028.***

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;**

**Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 491 22  
Amend  
Affordably  
Priced  
Housing  
Ordinance/  
Required  
Percentage  
Within  
Develop-  
ment**

**A Motion was made by Mr. Rieley, seconded by Mr. Hudson, be it moved that the Workforce Housing Ordinance addressing the Sussex County Rental Program, or SCRP, in relevant portions of Chapter 115 of the Sussex County Code be revised to reduce the required percentage of SCRP units within a development by changing the percentage of SCRP Units from 30% to 25% in Sections 115-20, 115-29, 115-37, 115-47 and 115-53 of the Zoning Code at Sections 2, 4, 6, 8 and 10 of the Ordinance at lines 796-800; 860-864; 924-927; 987-990; 1050-1053 so that these now state as follows: *A Sussex County Rental Program, or SCRP, townhouse or multi-family development governed by, and subject to, Chapter 72, where at least 25% of all dwelling units are SCRP Units pursuant to Chapter 72. The SCRP development must satisfy the following criteria, etc.***

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 492 22  
Amend  
Affordably  
Priced  
Housing  
Ordinance/  
Insert  
Commercial  
Area**

**A Motion was made by Mr. Schaeffer, seconded by Mr. Rieley, be it moved that the Workforce Housing Ordinance addressing the Sussex County Rental Program, or SCRP, in relevant portions of Chapter 115 of the Sussex County Code be revised to include the Comp Plan's "Commercial Area" for the list of appropriate areas designated on the Future Land Use Map by inserting the term "Commercial Area" in Sections 115-20, 115-29, 115-37, 115-47 and 115-53 of the Zoning Code at Sections 2, 4, 6, 8 and 10 of the Ordinance at lines 801-804; 865-868; 928-931; 991-994; 1054-1057 so that these now state as follows:**

*The site must be located within a Town Center, a Developing Area, Commercial Area or the Coastal Area as described within the Land Use Element and as shown on the Future Land Use Plan of the adopted Sussex County Comprehensive Plan.*

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 493 22  
Amend**

**A Motion was made by Mr. Hudson, seconded by Mr. Schaeffer, be it moved that the Workforce Housing Ordinance addressing the Sussex**

**Affordably  
Priced  
Housing  
Ordinance/  
DART  
Routes**

**County Rental Program, or SCRP, in relevant portions of Chapter 115 of the Sussex County Code be revised to delete the requirement of proximity to a DART Route and replace with proximity to roadway types in Sections 115-20, 115-29, 115-37, 115-47 and 115-53 of the Zoning Code at Sections 2, 4, 6, 8 and 10 of the Ordinance at lines 806-810; 870-874; 933-937; 996-1000; 1059-1063 so that these now state as follows:**

*The site shall be located within 2,640 feet of a Principal Arterial Road, Minor Arterial Road or Major Collector Road as classified by the Delaware Department of Transportation. In addition, an Applicant should make every effort to coordinate with DART for transit access to and from the site.*

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 494 22  
Amend  
Affordably  
Priced  
Housing  
Ordinance/  
Walking &  
Biking  
Trails**

**A Motion was made by Mr. Rieley, seconded by Mr. Hudson, be it moved that the Workforce Housing Ordinance addressing the Sussex County Rental Program, or SCRP, in relevant portions of Chapter 115 of the Sussex County Code be revised to amend the walking and biking trails design requirement by changing the word “shall” to “may” in Sections 115-20, 115-29, 115-37, 115-47 and 115-53 of the Zoning Code at Sections 2, 4, 6, 8 and 10 of the Ordinance at lines 820-823; 884-887; 947-950; 1010-1013; 1073-1076 so that these now state as follows:**

*There shall be a one-hundred foot wide setback around the entire site, which shall incorporate the “Forested and/or Landscaped Buffer Strip” identified in Section 99-4. This setback may include walking and biking trails.*

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 495 22  
Amend  
Affordably  
Priced  
Housing  
Ordinance/  
Setback  
Require-  
ments**

**A Motion was made by Mr. Rieley, seconded by Mr. Schaeffer, be it moved that the Workforce Housing Ordinance addressing the Sussex County Rental Program, or SCRP, in relevant portions of Chapter 115 of the Sussex County Code be revised to amend the setback requirements by adding a new sentence at the end of in Sections 115-20, 115-29, 115-37, 115-47 and 115-53 of the Zoning Code at Sections 2, 4, 6, 8 and 10 of the Ordinance at lines 824-825; 888-889; 951-952; 1014-1015; 1077-1078 so that these now state as follows:**

*The height of any townhouse or multi-family buildings shall not exceed 52 feet or four stories, whichever is greater. Provided, however, that if the height does not exceed 42 feet, then the setback described in this subsection shall be*

**M 495 22**

**Amend  
Affordably  
Priced  
Housing  
Ordinance/  
Setback  
Require-  
ments  
(cont.)**

*reduced from one hundred feet to fifty feet.*

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 496 22  
Amend  
Affordably  
Priced  
Housing  
Ordinance/  
Sidewalk &  
Interconnec-  
tivity**

A Motion was made by Mr. Schaeffer, seconded by Mr. Hudson, be it moved that the Workforce Housing Ordinance addressing the Sussex County Rental Program, or SCRCP, in relevant portions of Chapter 115 of the Sussex County Code be revised to amend the sidewalk and interconnectivity requirement in Sections 115-20, 115-29, 115-37, 115-47 and 115-53 of the Zoning Code at Sections 2, 4, 6, 8 and 10 of the Ordinance at lines 826-827; 890-891; 953-954; 1016-1017; 1079-1080 so that these now state as follows:

*There shall be sidewalks on at least one side of all streets, roadways and parking areas, with interconnectivity to adjacent walkway systems wherever possible.*

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 497 22  
Amend  
Affordably  
Priced  
Housing  
Ordinance/  
Primary  
View  
Require-  
ment**

A Motion was made by Mr. Hudson, seconded by Mr. Schaeffer, be it moved that the Workforce Housing Ordinance addressing the Sussex County Rental Program, or SCRCP, in relevant portions of Chapter 115 of the Sussex County Code be revised to delete the primary view design requirement in Sections 115-20, 115-29, 115-37, 115-47 and 115-53 of the Zoning Code at Sections 2, 4, 6, 8 and 10 of the Ordinance at lines 831-833; 895-897; 958-960; 1021-1022; 1084-1085 so that these now state as follows:

*There shall be open space that exceeds fifty percent of the gross area of the entire site.*

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 498 22  
Adopt  
Ordinance  
No. 2889/**

A Motion was made by Mr. Schaeffer, seconded by Mr. Hudson, to Adopt Ordinance No. 2889 entitled "AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 72, ARTICLE II, SECTIONS 72-16 THROUGH 72-28 AND CHAPTER 115, ARTICLE IV, V, VI, VII AND VIII SECTIONS 115-20, 115-25, 115-29, 115-34, 115-37, 115-42, 115-45,

**Affordably  
Priced  
Housing**

**115-50, 115-53 AND 115-58 REGARDING AFFORDABLY PRICED RENTAL UNITS AND THE SUSSEX COUNTY RENTAL UNIT (SCRP) PROGRAM” as amended today by Council and for the following reasons:**

**Sussex County finds that the Workforce Housing Ordinance is appropriate based upon the record developed at the public hearings, the recommendation of the Sussex County Planning and Zoning Commission and the Report prepared by LSA, Sussex County’s Housing Consultant, and for the following reasons:**

- 1. Sussex County Council has adopted the 2018 Comprehensive Development Plan (the “Plan”) and The Housing Element of the Plan contains the following “Housing Vision”: To ensure the provision of decent, safe, affordable and safe housing opportunities to improve communities and quality of life for the residents of Sussex County. This Ordinance is in furtherance of the “Housing Vision” contained in the Plan.**
- 2. The Housing Element of the Plan recognizes that an influx of new residents in Sussex County has fueled prosperity in the County’s real estate market, hospitality industry, and related economic sectors, yet most housing, particularly on the eastern side of the County, is new and often unaffordable to low- and moderate-income families, seasonal employees, entry-level workers, or recent college graduates. The Housing Element of the Plan also recognizes that the shortage of affordable housing remains a very real problem for low to moderate-income households in Sussex County, including many with full-time, year-round jobs. This Ordinance helps to address this issue by providing more affordable housing units through the County’s SCRCP Program throughout Sussex County.**
- 3. This Ordinance “ensures that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins and household configurations”, which is a goal of the Housing Element of the Plan.**
- 4. Strategy 8.2.1.1 of the Housing Element within the Plan states that Sussex County will “improve the County’s SCRCP and MPHU Programs to provide incentives to properly reflect the housing market and incentivize developers to participate in the provision of affordable housing”. This Ordinance supports this Strategy of the Plan, and it satisfies Strategy 8.2.1.3 of the Housing Element which states that the County should “explore ways for private developers to provide multi-family and affordable housing opportunities.**
- 5. This Ordinance is supported by Objective 8.2.3 and Strategies 8.2.3.1, 8.2.3.2, and 8.2.3.6 of the Housing Element within the Plan. These state that Sussex County should “facilitate and promote land use policies that enable an increase in the supply of affordable housing in areas with adequate infrastructure” by “increasing affordable housing options, including the supply of rental units, near employment opportunities”; by reviewing “County code to determine if there are regulatory barriers to development of**

**M 498 22  
Adopt  
Ordinance  
No. 2889/  
Affordably  
Priced  
Housing  
(continued)**

- affordable housing”; and by “revisiting [the] zoning code to determine in districts where multifamily housing is currently a conditional use, if it should be made a permitted use if water and sewer are already present and available on the site”.
6. LSA, the housing consultant retained by Sussex County Council to study Housing opportunities, issued its Final Report on “Housing Opportunities and Market Evaluation” following an eight-month initiative that included input from residents, homebuilders, developers, housing advocates, County Staff, County Council and Planning Commissioners (“the LSA Report”). One of the primary Strategy Recommendations included in the LSA Report was a recommendation to “Modify the Zoning Code to promote housing affordability in the Growth Areas identified in the Comprehensive Plan, including the allowance for a maximum density of 12 units per acre ‘by-right’ where affordable housing units are provided”. This Ordinance carries out the Goals, Objectives, and Strategies of the Sussex County Comprehensive Plan and the LSA Report.
  7. The affordable rental units created by operation of this Ordinance will be monitored by Sussex County’s Community Development and Housing Department to ensure that they are occupied by, and available to, qualifying households.
  8. By creating a “by-right” process for multi-family developments that provide at least 25% affordably-priced rental units, the uncertainty associated with a rezoning or conditional use is eliminated.
  9. Chapter 72 of the Sussex County Code previously established the Sussex County Rental Program, or SCRP. However, only one development has utilized this program. For that reason and based upon lessons learned from that lone development, an amendment to Chapter 72 is appropriate. This Ordinance significantly improves and streamlines the existing SCRP Program.
  10. A great deal of public comment was provided about this ordinance during the public hearings that occurred. A majority of the public comment was supportive of the need for more affordable housing opportunities as provided by this ordinance. There were also many constructive comments made during the process that were taken into account as part of the Planning & Zoning Commission’s recommendation and the amendments today. This ordinance, as amended, reflects many of those suggestions made during the hearing process.
  11. The ordinance is supported by the recommendation of the Sussex County Planning & Zoning Commission.
  12. This Ordinance promotes and protects the health, safety, convenience, orderly growth and welfare of the inhabitants of Sussex County.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;**

**Mr. Vincent, Yea**

**Introduction of Proposed Zoning Ordinances** Mr. Rieley introduced a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SWIMMING POOL BUSINESS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 6.56 ACRES, MORE OR LESS”

**Council Member Comments** Mr. Rieley announced his results from his request for review from the Public Integrity Commission that has been completed.

**M 499 22 Recess** A Motion was made by Mr. Hudson, seconded by Mr. Schaeffer to recess until 1:30 public hearings.

**Motion Adopted:** 5 Yeas

**Vote by Roll Call:** Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea

**M 500 22 Reconvene** A Motion was made by Mr. Hudson, seconded by Mr. Rieley to come out of recess back into Public Hearings.

**Motion Adopted:** 5 Yeas

**Vote by Roll Call:** Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea

**Mr. Moore read the procedures for public hearings on zoning matters.**

**Public Hearing/ CU2319** 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 A TOURIST HOME, EVENT VENUE, & HAIR SALON TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NANTICOKE HUNDRED, SUSSEX COUNTY, CONTAINING 2.05 ACRES, MORE OR LESS” filed on behalf of Austin & Megan Embleton (property lying on the south side of Memory Road [S.C.R. 613], approximately 0.41 mile southeast of Shawnee Road [Rt. 36] (911 Address: 10775 Memory Road, Harrington) (Tax Parcel: 430-3.00-20.08)

The Planning & Zoning Commission held a Public Hearing on the application on September 8, 2022. At the meeting of October 13, 2022, the Planning & Zoning Commission recommended approval of the application for the 7 reasons stated and subject to 8 recommended conditions as outlined.

**Public** Jamie Whitehouse, Planning and Zoning Director presented the

**Hearing/  
CU2319  
(continued)**

**application.**

**The Council found that Megan and Austin Embleton were present on behalf of their Application; that they are the owners of the property; that the property has been in Austin’s family for almost 100 years; that they would really like to bring it back to life; that it is desired to keep it in the family; that they saw the conditions given by the Planning and Zoning Commission; that they agree with all of the conditions given; that Condition E states that all events shall conclude by 10:00 p.m.; that Mrs. Green suggested it be amended to 11:00 p.m. if the applicant desired; that the applicant would be most grateful if it could be amended; that it was noted that a neighbor expressed their concern about the noise.**

**There were no public comments.**

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

**M 501 22  
Amend  
Condition E/  
CU2319**

**A Motion was made by Mrs. Green, seconded by Mr. Schaeffer to amend Condition E to read “All events shall conclude by 11:00 p.m.”**

**Motion Denied: 3 Nays, 2 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Nay; Mr. Rieley, Nay;  
Mr. Vincent, Nay**

**M 502 22  
Adopt  
Ordinance  
No. 2890/  
CU2319**

**A Motion was made by Mrs. Green, seconded by Mr. Schaeffer to Adopt Ordinance No. 2890 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A TOURIST HOME, EVENT VENUE, & HAIR SALON TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NANTICOKE HUNDRED, SUSSEX COUNTY, CONTAINING 2.05 ACRES, MORE OR LESS” for the reasons and conditions given by the Planning and Zoning Commission as follows:**

- 1. The site is a 2.05-acre parcel of land owned by the Applicants. The property has been in the Applicants’ family for more than 100 years, and it is an area where other farmland is owned by the Applicants’ family.**
- 2. The use will occur within the existing farmhouse and within renovated agricultural buildings and the areas surrounding those buildings.**
- 3. This use is a reasonable re-use of the farmhouse and buildings that are part of the prior agricultural use of the property. It is also consistent with the agricultural uses that occur on the surrounding farmland.**
- 4. The Applicant intends to hold events that include weddings, birthday parties and similar functions in addition to renting the farmhouse for guests. The Applicant has a small hair salon business that she**

**M 502 22**

**Adopt  
Ordinance  
No. 2890/  
CU2319  
(continued)**

- wants to relocate to the property too. The hair salon is very nearly a permitted home occupation.
5. The site will have sufficient areas for parking.
  6. With the conditions and limitations placed upon this Conditional Use, it will not adversely affect neighboring properties or area roadways.
  7. The use promotes agricultural activities in Sussex County and is an innovative re-use of the farmhouse and farm buildings.
  8. This recommendation is subject to the following conditions:
    - a. The use shall be limited to a Tourist Home within the existing dwelling, a hair salon within the renovated farm/shop building and an Event Venue.
    - b. All areas for parking shall be clearly shown on the Final Site Plan and marked upon the site itself. No parking shall be permitted along Memory Road.
    - c. There shall be a 6-foot-tall privacy fence installed along the common boundary with the property to the west of this site. The fence and the materials used to construct it shall be shown on the Final Site Plan.
    - d. All dumpsters shall be screened from view of neighboring properties and roadways.
    - e. All events shall conclude by 10:00 p.m.
    - f. Catered food and beverage service shall be permitted as part of the Event Venue.
    - g. One lighted sign shall be permitted. It shall be no larger than 32 square feet on each side.
    - h. The Final Site Plan shall be subject to the review and approval of the Planning & Zoning Commission.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**Public  
Hearing/  
CU2321**

**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 A KITCHEN AND BATHROOM SHOWROOM TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 0.248 ACRES, MORE OR LESS” filed on behalf of Coastal Properties, LLC (property lying on the northeast side of Beaver Dam Road [Rt. 23], approximately 0.16-mile southwest of the intersection of Church Street and Salt Marsh Boulevard) (911 Address: 17677 Stingey Lane, Lewes) (Tax Parcel: 334-5.00-196.00)**

**Public**

**The Planning and Zoning Commission held a Public Hearing on the application on September 8, 2022. At the meeting of October 13, 2022, the**

**Hearing/  
CU2321  
(continued)**

**Planning and Zoning Commission closed the public record and deferred for further consideration. Once a recommendation is received from the Planning and Zoning Commission, it will be reported to County Council.**

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

**The Council found that Mr. Kris Groszer spoke on behalf of the Application, C/U 2321 Coastal Properties, LLC; that he bought a dilapidated house; that he is renovating the house; that he was told that he had to comply with DeDOT; that he distributed pictures and records that showed what he needed to do for DeDOT; that last week he went to every single neighbor and each of them approved what he would like to do; that he turned in a paper with the names, addresses and phone numbers of each of the neighbors; that he still needs to finish the building.**

**There were no public comments.**

**The Public Hearing and the public record were closed except for Planning and Zoning's recommendation.**

**M 503 22  
Defer  
Action/  
CU2321**

**A Motion was made by Mr. Schaeffer, seconded by Mrs. Green to defer action on a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A KITCHEN AND BATHROOM SHOWROOM TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 0.248 ACRES, MORE OR LESS".**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**Public  
Hearing/  
CZ1964**

**A Public Hearing was held on a Proposed Ordinance entitled "AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT AND A C-1 GENERAL COMMERCIAL DISTRICT TO AN LI-2 LIGHT INDUSTRIAL DISTRICT FOR CERTAIN PARCELS OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 19.71 ACRES MORE OR LESS" filed on behalf of Martin Property Development, LLC (properties lying on the west side of Delaware Avenue and on the east side of Dupont Boulevard [Route 113], approximately 0.3 mile north of Parker Road [S.C.R. 380]) (911 Addresses: 34796, 34770, 34752 & 34708 Delaware Avenue) (Tax Parcels: 433-11.00-21.00, 433-11.00-21.02)**

**Public**

**The Planning and Zoning Commission held a public hearing on September**

Hearing/  
CZ1964  
(continued)

8, 2022. At the meeting of October 13, 2022, the Commission recommended approval of the application for the 8 reasons provided.

Jamie Whitehouse, Planning and Zoning Director presented the application.

The Council found that Mr. Timothy Willard, Esq., with Fuqua, Willard & Schab, P.A., spoke on behalf of the Application, C/Z 1964 Martin Property Development, LLC; that also present was Mr. Travis Martin, owner of Chesapeake Plumbing & Heating, Inc.; that the property is located south of Frankford, on the east side; that the Application request is for a change in zoning; that the Application had been put through the PLUS process; that both parcels are split zoned; that the two parcels primarily zoned C-1 (General Commercial) within the front portions of the properties; that both properties have areas of AR-1 (Agricultural Residential) Zoning to the rear of the properties; that properties can no longer be re-zoned for C-1; that the closest zoning to C-1 is LI-2 (Light Industrial) Zoning District; that the request is to change the zoning for both properties to be completely located within LI-2 Zoning; that of the 19 acre total between both properties, 17 acres is zoned for C-1; that two acres are located within AR-1 Zoning; that the properties are located within a Developing District according the Comprehensive Plan; that LI-2 is listed as an appropriate zoning for the developing area; that to the south of the properties there is Industrial Zoning for a forest service company; that the properties are primarily surrounded by commercially zoned properties; that developing areas recognize business and industrial parks, with good access to roads; that the properties are located along Rt. 113; that Delaware Ave is located to the rear of the properties; that the Applicant has received entrance permits; that the Applicant almost has final completion, with DelDOT's approval for Phase 1 of the project; that no Traffic Impact Study (TIS) was recommended; that the LI-2 zoning is zoned for light industrial uses, such as fabrication, processing, wholesale distribution, and warehousing, located along major roads; the Applicant's use will support economic activity for Delaware; that the properties are located within Investment Level 3 for State Strategies for Spending; that Investment Level 3 areas encourage and acknowledge growth in the infrastructure improvements; that he presented a letter from Mr. William (Bill) Pfaff, with Sussex County Development Office; that the Applicant applied for a grant for Phase 2 of the project, which was received; that the grant is through the Delaware Site Readiness Fund, whose purpose is to attract out-of-state businesses to shuttle-ready sites; that Mr. Pfaff's letter, dated February 11, 2022, which stated, on behalf of the Sussex County Economic Development Office, I am writing to express my support for the Frankford Business Park Application for the Site Readiness Grant Funds to expand into Phase 2 of the park; that the expansion of the business park and the funds that would make it possible would create new shuttle ready sites that can be quickly marked to potential business; that the Frankford Business Park-Phase 2 project includes central water and central sewer, industrial water, natural gas, high-speed internet, stormwater management pond and is located along

**Public  
Hearing/  
CZ1964  
(continued)**

**Rt. 113; that not only will the infrastructure project help increase the inventory to shuttle-ready sites in Sussex County, but it will also provide jobs and contribute to the economic health of Sussex County; that for all these reasons Sussex County Economic Development Office fully supports this Application for site readiness funds and believes it will have a meaningful and sustainable impact; that the letter was for Phase 2, as Phase 1 was already significantly underway; that the Applicant already has the contract with the State of Delaware; that there were ten million dollars allotted; that the Applicant received the grant for a million; that the Applicant already has a tenant; that the Application does fit the Comprehensive Plan; that there are other businesses located in the surrounding area; that he requested to submit proposed Findings of Fact and for all the reasons stated the Change of Zone request is appropriate.**

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

**M 504 22  
Adopt  
Ordinance  
No. 2891/  
CZ1964**

**A Motion was made by Mr. Hudson, seconded by Mr. Schaeffer to Adopt Ordinance No. 2891 entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT AND A C-1 GENERAL COMMERCIAL DISTRICT TO AN LI-2 LIGHT INDUSTRIAL DISTRICT FOR CERTAIN PARCELS OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 19.71 ACRES MORE OR LESS” for the following reasons given by the Planning and Zoning Commission:**

- 1. This location, along Route 113, has a split-zoning of AR-1 and C-1.**
- 2. There are other nearby uses that are commercially zoned and very nearly industrial in character and zoning. This is an appropriate location for the proposed LI-2 Zoning.**
- 3. The intended use of the site will be for manufacturing, light industrial uses and flex space. These are appropriate uses for this area, and they are consistent with the surrounding uses.**
- 4. The rezoning and the resulting possible uses will not have an adverse impact on neighboring properties, roadways or other public facilities.**
- 5. This rezoning to LI-2 will stimulate economic activities in Sussex County by providing shovel-ready sites to attract new businesses in an appropriate location along Route 113.**
- 6. This site is located in the “Developing District” according to the Sussex County Comprehensive Plan. LI-2 is an appropriate zoning district in this Area according to the Plan.**
- 7. This LI-2 zone satisfies the stated purposes of the district according to the Sussex County Zoning Code.**
- 8. Any development of this property under LI-2 zoning will be subject to site plan review by the Sussex County Planning and Zoning Commission to ensure that it complies with all requirements of the Zoning Code.**

**M 504 22**

**Motion Adopted: 5 Yeas**

**Adopt  
Ordinance  
No. 2891/  
CZ1964  
(continued)**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**Public  
Hearing/  
FLUM  
Ordinance  
& CZ1965**

**A Public Hearing was held on a Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL 134-17.07-173.02 (P/O)” (property lying on the east side of Kent Avenue [S.C.R. 361], approximately 350 feet north of Jefferson Bridge Road [S.C.R. 361A]) (911 Address: N/A)**

**Jamie Whitehouse, Planning and Zoning Director explained that the requested amendment is to change the map area designation of the Future Land Use Map element of the Comprehensive Plan to show the parcel as being within the Coastal Area.**

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

**The Planning and Zoning Commission held a public hearing on September 8, 2022. At the meeting of October 13, 2022, the Commission recommended approval of the Ordinance for the 5 reasons outlined.**

**A Public Hearing was held a Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AN MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 1.4 ACRES, MORE OR LESS” filed on behalf of Kent Walston, LLC (property lying on the east side of Kent Avenue [S.C.R. 361] approximately 350 feet north of Jefferson Bridge Road [S.C.R. 361A]) (911 Address: N/A) (Tax Parcel: 134-17.07-173.02)**

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

**The Planning and Zoning Commission held a public hearing on September 8, 2022. At the meeting of October 13, 2022, the Commission recommended approval of the application for the 10 reasons outlined.**

**The Council found that Mr. Chris Phifer spoke on behalf of the Application, C/Z 1965 Kent Walston, LLC; that he is a professional engineer with GMB, LLC; that also present was the Applicant, Mr. Paul McCabe; that the property is 1.37 acres; that the property is located off Kent Ave., being adjacent to Bethany Beach, Delaware; that the project is seeking a Change of Zone; that there was an issue found while going through the process; that while going through PLUS it was discovered the**

**Public**

Hearing/  
FLUM  
Ordinance  
& CZ1965  
(continued)

property was showing as being under the jurisdiction of the Town of Bethany Beach; that he confirmed the property is located within Sussex County's jurisdiction; that the property was incorrectly included within the Bethany Beach Municipality in the 2019 Comprehensive Plan; that this error was discovered during the PLUS meeting of November 17, 2021; that the Ordinance request is to amend the Comprehensive Zoning Map to show the property as being within Sussex County's Coastal Area; that the property is currently zoned as AR-1 (Agricultural Residential) Zoning District; that the Change of Zone requesting a zoning change to MR (Medium-Density Residential) Zoning; that to the south of the property are MR properties located within Sussex County's jurisdiction; that there is one HR-1 (High-Density Residential) property being located directly to the west of the property; that it has gone through the PLUS process and comments have been received; that it was found that this was a State Investment Level 1; that means it is areas developed in urban or suburban fashion, infrastructure is existing and readily available and future redevelopment and infill projects are expected and encouraged by the State policy; that zoning in Bethany Beach is very similar to the MR zoning; that it is R-2 for Bethany Beach which is 7,000 square feet lots that would allow a density of roughly 6.22; that if this was changed to MR, there would be an allowable density of 5.97; that a preapplication meeting was held with Sussex Conservation District; that public water is provided by Bethany Beach; that sewer service will be served by Sussex County; that Kent Ave. is a DelDOT maintained road; that the entrance off Kent Ave will be coordinated with DelDOT, following all rules and regulations; that DelDOT did not require a Traffic Impact Study (TIS), as there was less than 500 vehicle trips anticipated per day; that an Environmental Assessment and Public Facilities Evaluation Report was prepared; that there was an additional Environmental Assessment Report, prepared by ERI (Environmental Resources, Inc.), which indicated no threatened or endangered species were found on the site; that there was a site investigation performed by ERI, confirming there were no State regulated tidal wetlands located on the property.

There were no public comments.

The Public Hearing and public record were closed on both matters.

M 505 22  
Adopt  
Ordinance  
No. 2892/  
FLUM

A Motion was made by Mr. Hudson, seconded by Mr. Schaeffer to Adopt Ordinance No. 2892 entitled "AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL 134-17.07-173.02 (P/O)" for the reasons given by the Planning and Zoning Commission as follows:

1. This Ordinance corrects an error in the County's Future Land Use Map. A portion of the property is currently designated as being within the boundaries of the Town of Bethany Beach, when in fact it is within the jurisdiction of Sussex County.
2. The Future Land Use Map needs to be corrected to show that this

M 505 22

**Adopt  
Ordinance  
No. 2892/  
FLUM  
(continued)**

- property is within the jurisdiction of Sussex County and to show an appropriate County land use classification.
3. The surrounding property that is outside of the Bethany Beach town limits is designated as “Coastal Area”. It is appropriate to bring this site under the “Coastal Area” designation, for consistency with the adjacent properties.
  4. This revision to the Future Land Use Map will not adversely affect neighboring properties, area roadways or future land-use planning in the area.
  5. This revision of the Future Land Use Map is appropriate to correct a mapping error at the time the County’s current Future Land Use Map was approved.

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 506 22  
Adopt  
Ordinance  
No. 2893/  
CZ1965**

**A Motion was made by Mr. Hudson, seconded by Mr. Schaeffer to Adopt Ordinance No. 2893 entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AN MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 1.4 ACRES, MORE OR LESS” for the reasons given by the Planning and Zoning Commission as follows:**

1. This application seeks a change in zone from AR-1 to MR. The purpose of the MR zone is to provide housing in an area which is expected to become urban in character and where central water and sewer is available.
2. Both central water and sewer are available at this site.
3. This site is situated along Kent Avenue adjacent to the municipal boundary of the Town of Bethany Beach. Given its location, MR zoning is appropriate for this property.
4. The property is near other properties that are zoned MR and it is next to Bethany Beach Town Zoning that is similar to Sussex County’s MR Zone.
5. The proposed MR zoning is consistent with other nearby residential uses, including townhomes.
6. The proposed MR zoning meets the purpose of the Zoning Ordinance in that it promotes the orderly growth of the County in an appropriate location.
7. The Commission has recommended a corrective amendment to the Future Land Use Map in the Sussex County Comprehensive Plan to show that this property is in the Coastal Area. MR Zoning is appropriate in this Area according to the Plan.
8. No parties appeared in opposition to this Application.

**M 506 22**

**Adopt  
Ordinance  
No. 2893/  
CZ1965  
(continued)**

**9. Any future development of the site will require either a conditional use or site plan approvals by the Sussex County Planning & Zoning Commission.**

**10. For all these reasons, MR zoning is appropriate for this site.**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**M 507 22  
Go Into  
Executive  
Session**

**At 2:14 p.m., a Motion was made by Mr. Schaeffer, seconded by Mr. Hudson to recess the Regular Session, and go into Executive Session for the purpose of discussing matters relating to pending/potential litigation, personnel and land acquisition.**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**Executive  
Session**

**At 2:16 p.m., an Executive Session of the Sussex County Council was held in the Council Chambers to discuss matters relating to pending/potential litigation, personnel and land acquisition. The Executive Session concluded at 2:44 p.m.**

**M 508 22  
Reconvene**

**A Motion was made by Mr. Hudson, seconded by Mr. Schaeffer to come out of Executive Session to go back into Regular Session.**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**E/S Action**

**There was no action from the Executive Session.**

**M 509 22  
Adjourn**

**A Motion was made by Mr. Schaeffer, seconded by Mr. Hudson to adjourn at 2:46 p.m.**

**Motion Adopted: 5 Yeas**

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;  
Mr. Hudson, Yea; Mr. Rieley, Yea;  
Mr. Vincent, Yea**

**Respectfully submitted,**

**Tracy N. Torbert  
Clerk of the Council**

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