

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, FEBRUARY 20, 1997

Call to Order A special meeting of the Sussex County Council was held Thursday, February 20, 1997, at 7:00 p.m. in the Theater, Delaware Technical & Community College, Georgetown, Delaware, with the following present:

Dale R. Dukes	President
George J. Collins	Vice President
George B. Cole	Member
Finley B. Jones	Member
Lynn J. Rogers	Member
Robert L. Stickels	County Administrator
Dennis L. Schrader	Assistant County Attorney
Lawrence Lank	Director of Planning & Zoning
Shane Abbott	Assistant Director of Planning & Zoning
John Allen	Planning & Zoning Commission
Ronald Lynch	Planning & Zoning Commission
Donald Ralph	Planning & Zoning Commission
James Phillips	Planning & Zoning Commission
Thomas Shafer	Whitman, Requardt & Associates
Dennis Haskins	Whitman, Requardt & Associates

Purpose of Meeting The special meeting was held for the purpose of soliciting public comments on the Draft Sussex County Comprehensive Land Use Plan and the recommendations of the Planning & Zoning Commission regarding the Draft Plan.

Intro- ductions Mr. Stickels made introductions and explained how the public hearing would be conducted.

Report Mr. Shafer summarized the Final Report submitted by the Planning & Zoning Commission, highlighting significant changes to the Draft Comprehensive Land Use Plan.

Public Comments Everyone was given the opportunity to speak; public comments were heard including, but not limited to, the following:

- The overall development district is too large.
- The plans of agricultural preservation are ignored in the Final Report of the Planning & Zoning Commission.
- The County needs to work with each municipality in the development of the Plan.
- The format of the Planning & Zoning Commission's Final Report is difficult to understand; the intent of the Commission is unclear.
- A development district should be established around the inland bays.

Public
Comments
(con't)

- The Plan should direct growth toward the towns.
- The Plan should address habitat protection and stormwater control.
- The Plan fails to address traffic problems.
- The Plan will result in people losing their property rights and losing equity in their land.
- The Plan should address buffer zones and protection of the soil; the plan should protect conservation areas.
- The Plan should provide for a reforestation program.
- The Plan should provide for clustered development.
- The Plan takes away development rights.
- The County should keep the present Land Use Plan.
- The Final Report of the Commission fairly addresses manufactured housing issues.
- The Plan does not address many issues, i.e. sunsetting, schools, and billboards.
- The Rural Commercial District is not on the map.

During the public comment period, Mr. Dukes stated that the Public Hearing was scheduled to obtain the public's comments/suggestions/solutions/alternatives to the Draft Comprehensive Land Use Plan.

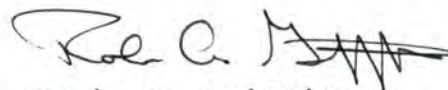
Record
to
Remain
Open/
Workshop
Scheduled

Mr. Stickels advised that the record will remain open for written comments until the close of business on February 26, 1997. Mr. Stickels further advised that the County Council will hold a workshop meeting on February 26, 1997, at 7:00 p.m. in the Council Chambers, County Administrative Office Building, Georgetown, Delaware. Members of the General Assembly will be attending this meeting.

Adjourn

The meeting adjourned at 10:20 p.m.

Respectfully submitted,



Robin A. Griffith
Clerk of the County Council