

SUSSEX COUNTY COUNCIL-GEORGETOWN, DELAWARE-FEBRUARY 26, 1997

Call to
Order

A workshop meeting of the Sussex County Council was held with members of the Delaware General Assembly and the Sussex County Planning and Zoning Commission on Wednesday, February 26, 1997, at 7:00 p.m. in the Council Chambers, County Administrative Office Building, Georgetown, Delaware, with the following present:

Dale R. Dukes	President
George J. Collins	Vice President
George B. Cole	Member
Finley B. Jones, Jr.	Member
Lynn J. Rogers	Member
Thurman G. Adams, Jr.	State Senator
George H. Bunting, Jr.	State Senator
Robert J. Voshell	State Senator
V. George Carey	State Representative
Clifford G. Lee	State Representative
Shirley A. Price	State Representative
John R. Schroeder	State Representative
Charles P. West	State Representative
John L. Allen	Planning and Zoning Commission
Ronald P. Lynch	Planning and Zoning Commission
James C. Phillips	Planning and Zoning Commission
Donald T. Ralph	Planning and Zoning Commission
Robert C. Wheatley	Planning and Zoning Commission

Also present were the following:

Robert L. Stickels	County Administrator
Eugene H. Bayard	County Attorney
Dennis L. Schrader	Assistant County Attorney
Peter B. Jones	Assistant County Attorney
Lawrence B. Lank	Director of Planning and Zoning
Shane B. Abbott	Assistant Director of Planning and Zoning
Thomas J. Shafer	Whitman, Requardt and Associates
Dennis Haskins	Whitman, Requardt and Associates

Purpose
of Meeting

The workshop meeting was held to review and discuss suggested revisions to the Draft Sussex County Comprehensive Land Use Plan pursuant to public comments received to date.

Intro-
ductions

Mr. Dukes made introductions and stated that Mr. Stickels would be moderating the workshop.

Discussion
Documents

Mr. Stickels distributed copies of the following three documents to allow everyone the opportunity to follow along with the discussion: (1) Amendment Options, February 26, 1997; (2) Implementation Proposals; and (3) 1997 Sussex County Comprehensive Plan Comparison of Adopted 1988 Coastal Sussex Land Use Plan and 1990 Western Sussex Land

Documents
(Cont.)

Use Plan and the Sussex County Planning and Zoning Commission Recommendations, February 26, 1997.

Amendment
Options
to Draft
Comprehen-
sive Land
Use Plan

The Amendment Options, which consisted of a listing of ten areas of concern and alternatives for Council's consideration, were discussed in detail. It was the consensus of Council that the following options be incorporated into the Draft Sussex County Comprehensive Land Use Plan:

1. Farmland Preservation

- Support the Delaware Agricultural Lands Preservation Foundation;
- Study a volunteer program for parcels of land less than 200 acres in area that do not qualify for the State Program.

2. AR-1 Lot Size - On-Site Septic Systems

- Increase to 3/4 acre.

3. Development District Map

- Leave as existing (1988 and 1990 Land Use Plans).

4. Conservation District (On-Site Septic Systems)

- Leave as existing (i.e. 1 acre for septic as contained in the existing Ordinance).

5. Strip Development

- 2 lots per parcel on arterial roadways, and 1 lot for every additional 20 acres;
- 4 lots per parcel on numbered roads, and 1 lot for every additional 10 acres;
- Study guidelines to be more restrictive on collector and arterial roadways and less restrictive on secondary roadways.

6. Manufactured Home Placement

- 1 acre - AR-1 for multi-sectional units, except where prohibited by private restrictions, and whatever permitted in GR, and on farm of 10 acres or more;
- Grandfather existing single-wide unit to allow replacement with a manufactured home not more than five years old.

Amendment
Options
(Cont.)

7. Sunsetting Subdivisions

- 5 years after final plan recordation of subdivision;
- Grandfather recorded subdivisions.

8. TDR (Transfer of Development Rights)

- Study feasibility of TDR Program.

9. Density - Bonus or Credit

- Study possible program as recommended by consultant.

10. Intergovernmental Coordination

- Boundary agreement between municipality and County;
or
- 1 mile from incorporated limits.

Revised
Draft

Whitman, Requardt and Associates, the County's consultant, will revise the Draft Sussex County Comprehensive Land Use Plan to reflect Council's directives, said copies to be available on Monday, March 10, 1997.

Public
Comments

Public comments were acknowledged by Mr. Dukes at the conclusion of the workshop discussion.

Public
Hearing

The County Council will hold a second Public Hearing on the Draft Sussex County Comprehensive Land Use Plan on Monday, March 17, 1997, at 7:00 p.m. in the Theater at Delaware Technical & Community College, Georgetown, Delaware.

Adjourn

The meeting adjourned at 11:15 p.m.

Respectfully submitted,

Susan W. Webb

Susan W. Webb
Acting Clerk of the County Council