

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, MARCH 17, 1997

Call to Order A special meeting of the Sussex County Council was held Monday, March 17, 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
Eugene H. Bayard	County Attorney
Lawrence Lank	Director of Planning & Zoning
John Allen	Planning & Zoning Commission
Ronald Lynch	Planning & Zoning Commission
Donald Ralph	Planning & Zoning Commission
Robert Wheatley	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; a new Draft that included amendments incorporated since the February 20, 1997 Public Hearing and February 26, 1997 workshop.

Intro- ductions Mr. Stickels made introductions and explained how the Public Hearing would be conducted.

Work- shop Mr. Stickels noted that a workshop would be held by the County Council immediately following the Public Hearing in the County Council Chambers.

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

- The Town of Selbyville objects to the elimination of the Development Zone around the Town and extending east on Route 54 as recommended by the Sussex County Planning & Zoning Commission.
- The Village concept of clustering is an excellent opportunity to preserve farmland.
- Council should ask the State for an extension so that the proposed Land Use Plan can be modified to better incorporate State mandates, the needs of municipalities, the farming community and environmental concerns.
- Development in the Inland Bays area should be restricted.

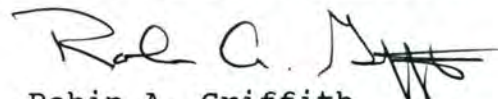
Public
Comments
(con't)

- Delete all reference to "manufactured housing" in the draft where "Guidelines for Housing Types" are listed. By ordinance identify multi-sectional HUD Code manufactured homes as single-family detached dwellings without minimum lot size requirements.
- By ordinance, allow the private lot placement of single-section or multi-sectional manufactured homes in the Development and Town Center Districts where the focus is to provide for affordable housing and greater density.
- Change any reference to "manufactured housing parks" to "Land/Lease Communities".
- The Land Use Plan will force people to move to towns/cities.
- The Plan will result in people losing their property rights and losing equity in their land.
- The Plan takes away development rights.
- Parts of the Plan are unconstitutional.
- The Plan will give away density.
- The Plan should reflect C-2 zoning.
- Density for medium and high density housing should be no more than eight units per acre.
- Equity should not be transferred.
- Keep open space and preserve farmland; agricultural preservation should be addressed.
- Provide just compensation for use of land.
- Regulate strip development.
- The Plan has shortcomings from an environmental viewpoint.
- Language in the Plan should be strengthened; may, could, should, etc. should be replaced with will, shall, etc.
- The Plan should address sunseting.

Adjourn

The public comment period was closed and the meeting adjourned at 12:05 a.m.

Respectfully submitted.



Robin A. Griffith
Clerk of the County Council