

WORKSHOP MEETING

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, MARCH 18, 1997

Call to Order      A workshop meeting of the Sussex County Council was held Tuesday, March 18, 1997, at 12:35 a.m., in the Council Chambers, Sussex County Administrative Offices, 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
Thomas Shafer	Whitman, Requardt & Associates
Dennis Haskins	Whitman, Requardt & 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.

Discussion Documents      Mr. Stickels distributed copies of the following three documents: (1) Minutes of the February 26, 1997 workshop meeting; (2) Implementation Proposals and (3) Amendment Options.

Amendment Options to Draft Comprehensive Land Use Plan      The Amendment Options, which consisted of a listing of ten areas of concern and alternatives, 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.
  - Recommend the Delaware General Assembly modify and/or expand existing program.
  - Study a volunteer program for parcels of land less than 200 acres in areas that do not qualify for the State program.
2. AR-1 Lot Size - On-Site Septic System
  - All lots unsewered be a minimum of 3/4 of an acre.
3. Development District Map
  - Expand Development Districts to a 1-mile radius for towns that did not have a Development District in the 1988-1990 Land Use Plan.

Options  
(con't)

- Remaining Development Districts will mirror 1988-1990 Land Use Plan Development District.
- 4. Conservation District (On-Site Septic Systems)
  - Develop ordinance requiring minimum lot size of two acres for unsewered areas in the Conservation District, supported by an ordinance for the Inland Bays and tidal waters.
- 5. Strip Development
  - Four lots per parcel on non-arterial roads and one lot for every additional ten acres, with a maximum of four being allowed to be developed per year.
  - All minor subdivisions on arterial roads must go before the Planning and Zoning Commission.
- 6. Manufactured Home Placement
  - 3/4-acre lots for AR-1 multi-sectional units, except where prohibited by private restrictions, and wherever permitted in a GR, and on a farm of ten acres, or more;
  - Grandfather existing single-wide units to allow replacement with a manufactured home not more than five years old.
- 7. Sunsetting Subdivisions
  - Five years after final plan recordation of subdivisions.
  - No grandfathering of previously 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 agreements between municipalities and County.
  - One mile from incorporated limits.

Changes  
to Final  
Draft

Council discussed the Final Draft (Dated March 10, 1997) of the Comprehensive Land Use Plan. The following changes to the document were proposed:

Changes  
(con't)

Land Use Plan Growth Management Districts and Area (Page 5)

Old:

The goal of the County is to have at least two-thirds of future growth occur around existing Towns and in designated Development Districts.

New:

The goal of the County is to have future growth occur around existing Towns and in designated Development Districts.

Town Center District - Location (Page 6)

Old:

The Town Center Districts are located in the areas surrounding Bridgeville, Seaford, Blades, Laurel, Milford, Georgetown, Millsboro, Dagsboro, Frankford, Selbyville, and Milton.

New:

The Town Center Districts are located in the areas surrounding Bridgeville, Seaford, Blades, Laurel, Milford, Georgetown, Millsboro, Dagsboro, Frankford, Selbyville, Milton, Delmar and Lewes.

Development District - Location (Page 7)

Old:

The western Development District is primarily around Seaford, Laurel, Delmar, Milford and Georgetown.

New:

The Western Development District is primarily around Seaford, Laurel, Delmar, Milford, Georgetown, Greenwood, Bridgeville, and Blades.

Development District - Guidelines for Infrastructure (Page 7)

Old:

A new County wastewater system will be required to serve the remaining areas where high density development occurs or where development impacts sensitive environments.

New:

A wastewater system will be required to serve the remaining areas where high density development occurs or where development impacts sensitive environments.

Changes  
(con't)

Development District - Guidelines for Density (Page 7-8)

Old:

With a public wastewater system - four dwelling units per acre for single-family detached homes, six dwelling units per acre for manufactured housing parks, and twelve dwelling units per acre for multi-family housing such as townhouses, apartments, condominiums, etc.

New:

With a public wastewater system - four dwelling units per acre, where permitted by ordinance, for single-family detached homes, six dwelling units per acre for manufactured home parks, and twelve dwelling units per acre for multi-family housing such as townhouses, apartments, condominiums, etc.

Rural Community District - Guidelines for Housing Types (Page 11)

Old:

Housing types appropriate for the Agricultural Residential District are generally limited to single-family detached homes and double-wide manufactured homes except where prohibit by covenants.

New:

Housing types appropriate for the Agricultural Residential District are generally limited to single-family detached homes and multi-sectional manufactured homes except where prohibited by covenants.

General Guidelines for the Growth Management Districts and Area - Strip Development (Page 13)

This section is to be rewritten by Mr. Schafer of Whitman, Requardt and Associates to reflect that four lots will be permitted per parcel with an additional lot permitted for every additional ten acres, with a maximum of four per year.

Land Use Growth Management Strategies (Page 14)

Bullet No. One

Old:

Establish a five year time frame for sunseting recorded subdivisions which are not developed. Existing subdivisions would be grandfathered.

New:

Establish a five year time frame for sunseting recorded subdivisions which are not developed.

Changes  
(con't)

Bullet No. Two

Old:

Revise the Subdivision Regulations to correlate with the Comprehensive Plan. The revisions should incorporate innovative concepts for addressing key issues such as mixed-use development with multimodal transportation alternatives, visual quality, functional efficiency and environmental impact; and ensure the highest and best use of the land which creates a sustainable visual and cultural character.

New:

Revise the Subdivision Regulations to correlate with the Comprehensive Plan. The revisions should incorporate innovative concepts for addressing key issues such as mixed-use development with multimodal transportation alternatives, visual quality, functional efficiency and environmental impact.

Bullet No. Three

Remains the same.

Bullet No. Four

Strike in its entirety

Bullet No. Five

Old:

Avoid rezoning approvals of new retail, commercial and industrial sites when local vacant sites and/or structures are available. Encourage linking enterprise initiatives to the strategies of the Comprehensive Plan which targets sites and/or structures served by public infrastructure and services which are clearly underutilized.

New:

Encourage linking enterprise initiatives to the strategies of the Comprehensive Plan which targets sites and/or structures served by public infrastructure and services which are clearly underutilized.

Bullet No. 6

Remains the same.

Changes  
(con't)

Bullet No. 7

Strike in its entirety.

Bullet No. 8

Strike in its entirety.

Bullet No. 9

Remains the same.

Bullet No. 10

Remains the same.

Housing Growth Management Strategies (Page 32)

Old:

Single-wide manufactured housing can continue to be placed in manufactured housing parks or as a Special Exception under specified conditions.

New:

Single-wide manufactured housing can continue to be placed in manufactured housing parks.

Historic Preservation Element (Goal) (Page 38)

Old:

Preserve Sussex County's historic heritage in a manner which supports compatible growth and economic development.

New:

Preserve Sussex County's historic heritage.

Agenda  
Item

Mr. Stickels noted that the Draft Comprehensive Land Use Plan is on the Agenda for the regular meeting of the Council on this date, March 18, 1997.

Adjourn

The meeting adjourned at 2:40 a.m.

Respectfully submitted,



Robin A. Griffith  
Clerk of the County Council