

Minutes of Workshop of January 13, 1993

A workshop meeting with the Sussex County Planning and Zoning Department and Randall Arendt of Natural Lands Trust was held Wednesday afternoon, January 13, 1993, at 1:30 P.M. in the Conference Room at the Emergency Operations Center, Georgetown, Delaware, with the following present:

Mr. Lank - Director, Mr. Abbott - Planner I, and Randall Arendt.

It was noted that Sussex County Councilmen Dukes, Collins, and Cole, and that Planning and Zoning Commissioners Magee and Ralph were present. Robert Stickels - County Administrator, was also present.

Mr. Lank introduced Mr. Arendt.

Mr. Arendt discussed the planned community concept and presented a photo slide presentation.

Thirty-three (33) people were in attendance.

Concerns were expressed in reference to reduction of the required acreage for applications, the loss of flexibility in design due to the additional restrictions proposed, that federal wetlands should be deducted from density calculations, that it may require at least two (2) different engineering designs to obtain approval, that the regulations may be cost prohibitive, the requirement for tree planting and cutting, maintenance and liability on residual lands within a development, percentage of open space required, the need for reduction of parking space sizes and drive widths, separation between buildings, lack of a formal definition on open space, elimination of pond area from open space calculation, and that the Technical Advisory Committee should be a requirement prior to any action by the Planning and Zoning Commission and the County Council.

Meeting adjourned at 4:15 P.M.