

MINUTES OF THE SPECIAL MEETING OF FEBRUARY 18, 1993

A special meeting of the Sussex County Planning and Zoning Commission was held Thursday evening, February 18, 1993, at 7:00 P.M. in Room 115, County Council Chambers, the Courthouse, Georgetown, Delaware, with the following present:

Mr. Allen, Mr. Magee, Mrs. Monaco, Mr. Ralph, Mr. Smith, Mr. Schrader - Assistant County Attorney, Mr. Lank - Director, and Mr. Abbott - Planner I.

RE: ORDINANCE TO AMEND CHAPTER 115 (RPC)

Mr. Allen opened the meeting to discuss the Ordinance to amend Chapter 115, the Code of Sussex County, relating to RPC - Residential Planned Community District.

Mr. Allen stated that he has some concerns with the Ordinance as proposed and asked each Commissioner to state their opinions.

Mr. Ralph stated that he is concerned with the proposed reduction in parcel size down to 5 acres, that he would support 25 acres, that he is concerned with land being divided into 5 acre tracts with small RPC types of submittals, and concerned with the proposed reduction to allow smaller lot sizes.

Mr. Magee stated that he preferred Randall Arendt's second revision, dated February 1, 1993, over the original draft of the Ordinance, that participation and response was good at both the Workshop held at the E.O.C. and the public hearing held on January 28, 1993, and that he could not support the original draft of the Ordinance.

Mrs. Monaco stated that she cannot support the development of 5 acre parcels with mixed housing types and that she does not want to look out of a window to see houses close together and closer to a road.

Mr. Smith agreed with Mr. Ralph and Mrs. Monaco.

Mr. Allen agreed with Mr. Ralph and Mrs. Monaco, and stated that he could support a reduction in the required tract size to 15, 20, or 25 acres, but not 5 acres, that a RPC is suppose to be a planned community with amenities, and that 5 acres should not be considered for a planned community with mixed housing types, that he could not support 5,000 square foot lots, that he could not support a reduction in road widths, that he supports the need for Technical Advisory Committee (TAC) review for RPC applications prior to public hearing review, and that he could support some minor revisions to the present Ordinance.

Mr. Magee stated that he disagreed with the Commissioners, that he supports Mr. Arendt's second revision of the Ordinance, and that he is willing to compromise on the minimum acreage, that he supports the buffers proposed, the 50 percent open space requirement, and added that there is a need on the Coastal side of the County to preserve the areas around the Inland Bays.

Motion by Mr. Ralph, seconded by Mrs. Monaco, and carried 4 votes to 1, with Mr. Magee voting against the motion, to forward the proposed Ordinance to the Sussex County Council with the recommendation that the Ordinance to amend Chapter 115, the code of Sussex County, relating to RPC Residential Planned Community District, be denied as originally introduced.

Motion by Mr. Magee to recommend the second revision prepared by Randall Arendt on February 1, 1993.

Motion died for the lack of a second.

Meeting adjourned at 7:40 P.M.