

MINUTES OF THE SPECIAL MEETING OF FEBRUARY 20, 1992

A special meeting of the Planning and Zoning Commission was held Thursday evening, February 20, 1992, at 7:30 PM in the County Council Chambers, Room 115, 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 - Planning Technician.

The purpose of the meeting was to meet with Randall Arendt of the Natural Lands Trust to discuss the contract for Professional Services between the County, the State DNREC, and the Natural Lands Trust.

Mr. Lank described the task of the contract.

Mr. Lank advised those present that the plats being utilized for review are examples only and not to be considered for reason of any change of zone or subdivision.

Mr. Arendt discussed the Task in general, different concepts of developing open space, greenway buffers, developing land with cluster housing without disturbing density factors, the Quality of Life Act, increasing lot sizes in AR Agricultural Zones, types of recreational uses, walkways in open space areas, and maintenance of open space areas.

Mr. Arendt stated that developers should review sites for natural features for open space first, then review positions for dwellings overlooking open space, then establish road locations, and then locate lot lines.

The Commission and Mr. Arendt discussed walkways in and around wetlands, percentages of open space, if two types of development zones should be created, economics for retirees and first time home owners, ownership of open space in subdivisions, and the necessity of active home owners associations.

The Commission and Mr. Arendt reviewed several example developments and discussed positive and negative points of each plat. The example developments included Arnell Landing, Woodland Crossing, Salt Pond, Sea Colony West, Bahama Beach Cottages, and Bayville Shores.

The Commission and Mr. Arendt discussed creation of flag lots or pipestem lots, walkways, interconnection of cul-de-sac street ends with open space walkways, possible ordinance changes, and clustering.

The meeting adjourned at 9:45 PM.