

MINUTES OF THE SPECIAL MEETING OF APRIL 30, 1992

A special meeting of the Sussex County Planning and Zoning Commission was held Thursday evening, April 30, 1992, at 7:30 P.M. in the County Council Chambers, Room 115, the Courthouse, Georgetown, Delaware, with the following present:

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

Mr. Lank advised the Commission that the purpose of this meeting was to discuss the report, titled "Recreation and Open Space Element - Coastal Sussex Land Use Plan", prepared by Randall Arendt of the Natural Lands Trust, Inc.

Mr. Arendt summarized the report and discussed with the Commission creating an open space plan, improving design standards for developments, natural vegetative buffers along tributaries, water quality benefits created by buffers, development design standards, practical ways to design developments with natural buffers, open space areas, play areas, that both the Comprehensive Zoning Ordinance and the Subdivision Ordinance will require amendments, that different methods for open space can be created - private, restrictive, or dedicated to the public, and that restrictive covenants should include automatic membership and a lien authority.

Mr. Arendt advised the Commission that the next step in the contract calls for the preparation of a first draft of proposed regulations.

It was the consensus of the Commission that a special meeting be held on June 18, 1992 for review of the first draft of the proposed regulations.

Mr. Arendt advised the Commission that he would mail a proposal prior to the meeting so that the Commission could review the proposed regulations prior to the discussion.

The meeting adjourned at 8:50 P.M.