

SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
SUSSEX COUNTY COMPREHENSIVE PLAN
DECEMBER 9, 1996

A special meeting (workshop) of the Sussex County Planning and Zoning Commission was held on December 9, 1996, in the Court of Common Pleas Courtroom, the Courthouse, Georgetown, Delaware, at 7:00 P.M. with the following present: Mr. Allen, Mr. Lynch, Mr. Phillips, Mr. Ralph, Mr. Wheatley, Mr. Schrader - Assistant County Attorney, Mr. Lank - Director, and Mr. Abbott - Assistant Director.

Mr. Allen stated that he felt that it will be necessary to start at the beginning and go through the entire revised draft.

There was a consensus of the Commission that Pages 1 and 2, the Introduction, be accepted per the Draft Revision of October 24, 1996.

There was a consensus of the Commission that Pages 3 and 4, the Land Use Element, be accepted per the Draft Revision of October 24, 1996.

The Commission discussed the Future Land Use Map. There was a consensus to accept the revisions as recommended by Whitman-Requardt and Associates and the following:

1. The Development District around Selbyville shall be extended easterly along Route 54 to Road 390A, then northerly to Road 388, then westerly along Road 388 to Bear Hole Branch, then westerly along Bear Hole Branch to the Railroad, then westerly with a line extending to the intersection of Road 400 and Road 380, then southerly along Road 380 to Route 54, and then with a line parallel to U.S. Route 113 to the Maryland Line.

2. The Development District, Town Center, and Agricultural Residential District around Millsboro shall be accepted as revised by Whitman-Requardt and Associates.

3. The Town Center revision for Ocean View shall be accepted as revised by Whitman-Requardt and Associates.

4. The Agricultural Residential District around Georgetown shall be revised to include the area from Route 9 Truck Route easterly along Road 47 to Road 315, then southerly along Road 315 to Road 48, then westerly to fill in the area to connect to the existing Agricultural Residential District, Development District, and Town Center.

5. The Development District near Greenwood and Bridgeville shall be expanded by extending easterly along Route 16 to the Nanticoke Prong, then southerly along the Nanticoke Prong to the existing Commercial area near Newton's Appliance and Newton's Homes, then westerly to fill in the area to U.S. Route 13.

6. The Development District south of Bridgeville shall be expanded by extending westerly along Road 544 to Road 561, then northerly along Road 561 to the existing Agricultural Residential District, then easterly to fill in the area to the Railroad.

7. The Development District south of Bridgeville shall be expanded by extending easterly along Road 18 to Road 532, then along Road 532 to U.S. Route 13, and southerly along U.S. Route 13 to Road 18.

8. The area south of the Nanticoke River between the Webb and Turner site and Blades shall be a part of the Town Center around Blades.

9. The Development District east of Road 474 shall be changed to Agricultural Residential from Route 9 to Route 20.

10. The Development District west of Laurel and south of Broad Creek shall be changed to Agricultural Residential, due to it's close proximity to an Agricultural Preservation District.

11. The DNREC Resource Areas were discussed and there was a consensus to leave the areas as mapped since some of the areas already exist as properties of the State, and since some of the areas are proposed for expansion to State lands.

The Agricultural Protection District was discussed at length. There was a consensus of the Commission that the Agricultural Protection District should be deleted and the areas combined with Agricultural Residential, that there is a volunteer program with the State to protect agriculture, and that mandating protection may take away the landowners equity of land.

The Commission discussed methods of controlling strip development which will also protect agricultural lands. The methods included the existing control of access by the State Department of Transportation with common entrances or one culvert with two entrances adjoining, that a restriction could be created to permit no more than 4 or 6 lots along a public road and that any further subdivision of a parcel require a public hearing, that a formula could be created to divide the frontage of a parcel by a minimum lot width to determine the number of lots allowable by right, and that the type of classification of a road may dictate if strip development would be permitted.

There was a consensus of the Commission that a minimum of 200 feet frontage be required and a minimum square footage of a lot be 1 acre for residential lots, except on major arterial roads.

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There was a consensus of the Commission that Page 5 be accepted in Draft Revision of October 24, 1996.

There was a consensus of the Commission that Pages 6 and 7 of the Draft Revision of October 24, 1996, Guidelines for Density paragraphs be amended to show that 12 dwelling units per acre be acceptable for townhouses, apartments and condominiums.

The Commission discussed manufactured housing as referenced on Page 7. There was a consensus of the Commission that requiring a 5 acre parcel for a manufactured home was a waste of land, and that single wide manufactured homes should only be permitted in manufactured home parks, GR General Residential Districts, and possibly on farms.

The Commission could not decide where double wide manufactured homes should be permitted. It was suggested that a minimum lot size in an Agricultural Residential District be 3 acres. It was also suggested that all manufactured homes proposed to be placed in an Agricultural Residential District be required to be reviewed by the County Board of Adjustment.

It was suggested that the next workshop be held on December 26, 1996. There was no consensus. The date for the next workshop shall be discussed at the next regular meeting of December 19, 1996.

Meeting adjourned at 10:10 P.M.