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DRAFT Minutes
Comprehensive Development Plan Working Group
Sept 24, 2016 Meeting
Lions Club
115 McKinley St., Dewey Beach DE 19971

9:05 am Opening

The meeting was called to order by Chair David King. Present were Working Group members Elaine Bole, David Davis, Dave Ferry (by teleconference), Steve Judge, Jimmy O’Conor, Gary Persinger, TJ Redefier, Mark Richardson, Paul Roessel, and Kay Sullivan; Ad Hoc member Jim Tyler, Town Mayor Diane Hanson and Town Commissioners Dale Cooke and Mike Dunmyer; and members of the public, including Gary Talley.

Approval of the Agenda. There was an update to the status of returns to the visitor (78 complete responses) and owner (about 100 responses) surveys, and then discussion and consensus to amend the agenda to deal as a body with issues raised in draft documents related to tentative comp plan chapters related to The built Environment (sections 6.2 Water and Wastewater and 6.1 Zoning) and Government, Services and Facilities (Chapter 8) as time allows.

Section 6.2 Water and Wastewater

Discussions resulted in a consensus of the Working Group on the format and content of the working document “draft chapter 6.2 water and wastewater for sept 24” with very minor amendments.

This discussion also served to achieve consensus on format, typical content, and level of detail contained therein as a model for future sections to be developed around the various meta issues.

Section 6.1 Zoning

While much of the discussion on the meeting document “draft chapter 6.1 zoning for sept 24” revolved around minor points, there were a few areas of substance where differences of opinion on the merits and pros and cons were discussed.

In terms of minor amendments beyond simple editorial changes:

- In section 6.1.1 Current Situation, there was consensus to not list names of specific businesses but rather list the numbers of each type of business, and to reference the earlier Resort Business (RB) district that existed prior to the 2009 Zoning Code change from RB to RB-1, RB-2, and RB-3.
- In section 6.1.2 Critical Issues, and Planning Objectives and Recommendations, there was consensus:
 - on draft language for Objectives BE/Z-1 and BE/Z-2 developed within the meeting, and to have David King draft language for Objectives BE/Z-3 and BE/Z-4 for review and consent approval by the Working Group at a later meeting;
 - to add content about parking, generalize potential numerical targets (i.e., to provide guidance to future Planning Commission activities without tying their hands) and agencies (since the names might change), and remove the word

1 “consider” everywhere that it appears in recommendations in the phrase “The
2 Town should consider”;

- 3 ○ (under residential zoning districts) to combine the existing NR and RR residential
4 zoning districts into a single residential zoning district (R) with bulk zoning
5 standards that while similar to those of the current NR provide for somewhat
6 smaller overall bulk and occupancy. This recommendation was driven in part by
7 1) acknowledgement that defacto development/redevelopment standards for most
8 lots (most lots are a standard 5,000 square foot land area) in NR and RR are very
9 similar since the RR code currently only provides for a single dwelling unit on a
10 5,000 square foot lot, 2) there is the desire for a simplify of the overall zoning
11 code and a unification of requirements for residential use properties and structures
12 across all zoning districts, and 3) a desire to reduce overall bulk and occupancy
13 of residential (and mixed-use) properties in all zoning districts;
- 14 ○ (under commercial zoning) to combine all commercial zoning districts under the
15 old, Resort Business (RB) designation (which permits commercial-, mixed-, and
16 dedicated residential-uses) with bulk zoning standards similar, but possibly more
17 restrictive in terms of size and occupancy than those of the current RB-3 district;
18 to re-zone RB that area abutting the bay between the commercial districts ending
19 at Bellevue St. and Rodney Ave. to “unlock” the Bay and create more potential
20 for creating an expanded town center and/or extended, half-mile-plus nature walk
21 that could lead to increased shoulder season activities. While there was extended
22 discussion about the merits and what might be meant by “town center” and “bay
23 walk” there was unanimous support in a straw poll for using the Zoning Code to
24 create/provide opportunities for such;
- 25 ○ (under stranded and deteriorating properties) on the description of the issues and
26 recommendations;
- 27 ○ (under climate change) on the description of the issues and recommendations,
28 especially with regard to 1) allowing properties to be raised to protect from future
29 flood damage rather than having to wait until they are substantially damaged to
30 elevate, and 2) taking a long-term perspective on using the zoning code to provide
31 property owners reasonable confidence that a property built in 2018 will be safe
32 from sea-level rise related flood damage over the 30 year lifetime of its mortgage
33 – or, at least, that it will continue to meet FEMA/Town minimum base building
34 elevations during that period.

35
36 **11:55 pm Closing**

37 The next meeting was scheduled for October 15, 2016 at the Dewey Beach Lifesaving Station on
38 Dagsworthy Ave., 9:00 am to noon. With no further comments there was a motion to adjourn
39 and a second. There was no discussion, and the motion passed by unanimous voice vote.