

PUBLIC HEARING MINUTES
FRANKFORD TOWN COUNCIL
January 13, 2014

Present:

Town Council: Jesse Truitt, Pres.
Joanne Bacon, Vice-Pres.
Cheryl Workman, Sec. /Treasurer
Pamela Davis

Others: Terry Truitt, Town Administrator
Kyle Gulbranson, URS

Guests: Gene Mullins Elton Murray
Ron Atherton Greg Welch
Jerry Smith Walton Johnson, Sr.
Velicia Melson Duane Beck
Wesley Hayes, Sr. Wesley Hayes, Jr.
Tripp Colonell, C.P

The Public Hearing Meeting of the Frankford Town Council was opened by President Jesse Truitt at 7:00 PM.

A motion was made to accept the agenda as posted with no deletions or additions by Joanne Bacon with a 2nd by Pamela Davis. Motion was unanimous

Pres. Jesse Truitt noted the purpose of the Public Hearing was to review and possibly approve the following amendments to the 2008 Frankford Comprehensive Plan.

- 1. To amend the Annexation and Future Land Use Map for the Town of Frankford. The proposed amendment to said map is to change the future land use for parcel 433-6.00-26.00 from Residential to Commercial. The parcel is located on Blueberry Lane, approx. 1,347 ft. southwest of U.S. Rt. 113 – DuPont Blvd.**
- 2. A proposed change to eliminate long term and short term annexation designations from the Annexation and Future Land Use Map.**

Pres. Jesse Truitt turned the meeting over to Kyle Gulbranson, URS. Kyle Gulbranson noted the reason for holding the hearing tonight was for two purposes. He noted the most recent CDP dated 2008 Comprehensive Development Plan (CDP) adoption outlined “future land use” map and proposed. Land uses as being the future growth plan.

He noted there is a proposal to update the Land Use map for the Town. He noted basically what this map is a guide in how the Town will grow moving forward. It also designates areas that will be annexed into Town and what the land use for those properties should be. Basically noted as the growth plan for the Town. Tonight there is a proposed amendment being presented tonight to the future land use map. It was defined that the existing plan which was adopted in 2008 had lands identified as Residential, Commercial, or Industrial zoning, along with a time line for short term being 0-5 years out and long term being 5-10+ years further out. That was established when the University of Delaware created the plan in 2008. In June of 2013 the Town of Frankford's Planning & Zoning met to review the Land Use map and made recommendations to the Town Council on changes. One of the changes to eliminate the long term and short designation. The proposed land use has not changed but the short and long term designation would be proposed to be eliminated. The second proposed Amendment/ change would be to parcel #4-33 6.00 26.00 to change the future land use designation of that particular property from residential to commercial. The property is owned by Frankford Properties LLC which is a development firm out of Virginia. They have approached the Town and have applied for annexation. They own three parcels in this vicinity. The parcel contains almost 70 acres and they wish to annex into Town and would like to develop a shopping plaza. It was noted this was the first piece of the puzzle. He reviewed the 2008 CDP map with designations of the short and long term designations and how the map would appear by eliminating the hatching. The other change in zoning being proposed tonight as shown on the original map was reflected as residential and now would become commercial.

Pres. Jesse Truitt called for questions from those present.

Jerry Smith inquired if the proposed property being rezoned contiguous? Kyle Gulbranson replied yes using the 113 hwy. Jerry Smith noted there were four smaller parcels which faced 113. He questioned if those four smaller parcels would have to agree to the annexation. Kyle Gulbranson replied no as long as the parcels are contiguous to the Town of Frankford is all that is required. Kyle Gulbranson replied that the Town will not be proactively seeking to annex properties. Jerry Smith asked if there were any plans being submitted for the plans to develop. Kyle Gulbranson noted nothing has been reviewed yet as they have to cross this process first.

Greg Welch questioned their current zoning as it stands with the County. Kyle Gulbranson noted it was AR. Greg Welch asked why they did not just seek a zoning change through the County. Kyle Gulbranson noted they need and want Town water. Greg Welch asked if they were aware of how expensive our Town water is and have they looked into that. Kyle Gulbranson for this property to be developed there is extensive infrastructure that has to occur at the cost of the developer.

Jerry Smith asked if there would be any expense to the Town for them to be annexed into the Town. Kyle Gulbranson replied probably not. Jerry Smith stated that if they were to annex into Town and not develop they would not increase the tax base of the Town hardly at all. Kyle Gulbranson replied that this is a possibility but if they do not develop eventually someone would. Kyle Gulbranson added that the developer has been sitting on this property for some time and could not see the developer going through the process of applying for annexation if they did not intend to pursue development.

Pres. Jesse Truitt called for a motion. A motion to amend the Annexation and Future Land Use Map for the Town of Frankford and to eliminate long term and short term annexation designations from the Annexation and Future Land Use Map was made by Joanne Bacon with a 2nd by Cheryl Workman. Motion was unanimous..

A motion to close the public hearing was made by Cheryl Workman with a 2nd by Pamela Davis at 7:15PM. Motion was unanimous.

Respectfully submitted,

Terry H. Truitt
Town Administrator
Town of Frankford