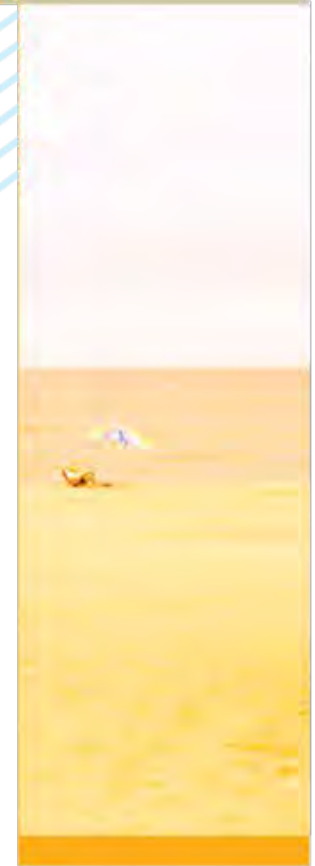




THE SUSSEX PLAN

SUSSEX COUNTY COMPREHENSIVE PLAN

COUNTY COUNCIL WORKSHOP



December 6, 2017

TODAY'S WORKSHOP



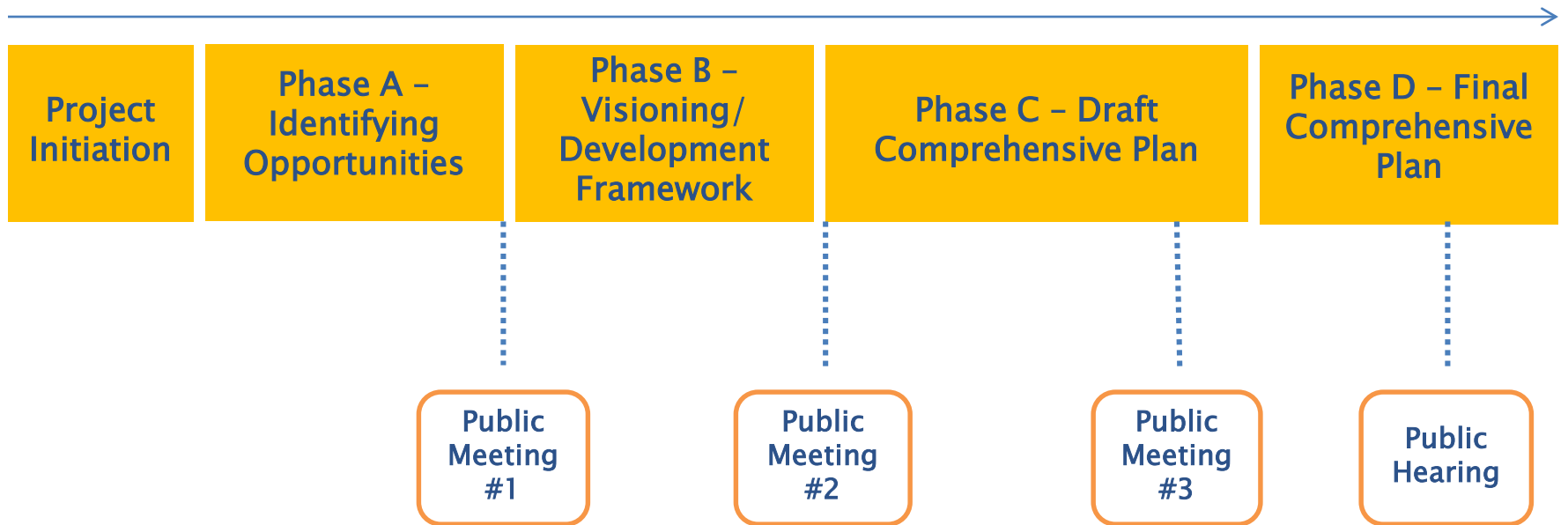
- ▶ Public Comment
- ▶ Consultant Presentation
- ▶ Population & Demographics
- ▶ Vision Statement & Introduction
- ▶ Goals, Objectives & Strategies Chapter
- ▶ Historic Preservation Element
- ▶ Next Steps and Workshop Wrap-Up

OVERVIEW



Spring 2016

Spring 2018



PLAN ELEMENTS



- ▶ Introduction (incl. Vision Statement)
- ▶ Population & Demographics
- ▶ Planning Process
- ▶ Future Land Use
- ▶ Conservation
- ▶ Recreation and Open Space
- ▶ Utilities
- ▶ Housing
- ▶ Economic Development
- ▶ Historic Preservation
- ▶ Intergovernmental Coordination
- ▶ Community Design
- ▶ Mobility

SUMMARY OF ACTIVITIES



Phase A –

- Project initiation (May 2016)
- Project setup – branding, data gathering and mapping
- 1st Round of Public Meetings (5 public meetings)
- Public Survey
- Identification of Key Themes, Issues, and Opportunities

Phase B –

- 2nd Round of Public Meetings (5 Meetings)
- Workshops with Planning and Zoning Commission (7 workshops)
- Development of Plan Vision Statement, Plan Goals, Objectives & Strategies
- Preliminary draft chapter work

Phase C –

- 3rd Round of Public Meetings (1 meeting)
- Workshops with Planning and Zoning Commission (12 workshops)
- Finalize draft chapter work
- Planning and Zoning Commission approve Draft Plan

SUMMARY OF ACTIVITIES



Public Input

- ▶ 339 comments received so far through project website: www.sussexplan.com
- ▶ Round 1 – Fall 2016
 - ▶ 192 attendees at five locations
- ▶ Round 2 – Spring 2017
 - ▶ 179 attendees at five locations
- ▶ Round 3 – Fall 2017
 - ▶ 125 attendees at one location



KEY ISSUES / THEMES



- ▶ **Mobility**
- ▶ **Conservation**
- ▶ **Recreation and Open Space**
- ▶ **Utilities**
- ▶ **Economic Development**
- ▶ **Housing**
- ▶ **Community Design**
- ▶ **Future Land Use**

COUNCIL INTERVIEWS



Issues Raised by Council Members

- ▶ Buffers – on roads, wetlands and between subdivisions and new development
- ▶ ESDA – are these areas being used the way they were intended?
- ▶ Reevaluation of AR-1 zoning and whether there needs to be a pure Ag district
- ▶ Density guidelines
- ▶ Growth districts – reevaluate the size of these on the current future land use map
- ▶ Roadway and other infrastructure capacity – how does this shape future growth?
- ▶ Tools to pay for infrastructure improvements
- ▶ Use community design to help shape what the growth will look like and where it will occur.
- ▶ Protection of trees
- ▶ Affordable Housing

FUTURE ACTIVITIES



- ▶ **Meet approximately twice a month with County Council until spring 2018 public hearing**
- ▶ **Agendas will be posted one week ahead of each meeting**
- ▶ **What will happen at the meetings:**
 - Tackle the “easy” chapters first
 - Review one to two chapters per meeting
 - Review the goals, objectives and strategies for each chapter, and discuss key issues/concerns
 - Consultant team will provide suggestions and recommendations to Council regarding Plan language and best practices
- ▶ **What will happen between the meetings:**
 - County staff and consultant team will update chapters based on comments, and post to the plan website
 - Significant changes or updates will be documented for presentation at future meetings for final approval

POPULATION DISCUSSION



POPULATION DISCUSSION



- ▶ **Sussex County's population is projected to get older overtime**
 - Between 2010 and 2045, the 65+ population of the County is expected to increase by 90%
 - Will have workforce impacts by changing the nature and types of services demanded





POPULATION DISCUSSION

► Seasonal Population Projection Work

- Draft projections prepared by Delaware Population Consortium
 - Estimates that currently about 1 / 3 of the County population is seasonal residents
 - Estimates that the total population of the County will increase by ~69,000 people between 2015 and 2040

	1980	1990	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050
Total Units	46,687	74,253	93,070	123,036	131,435	139,735	148,390	155,226	159,956	162,984	164,727	166,226
Occupied	35,400	43,681	62,577	79,368	87,305	92,818	98,567	103,108	106,250	108,261	109,419	110,415
Vac: Rent/Sale	2,338	2,792	2,981	5,514	3,489	3,709	3,939	4,121	4,246	4,326	4,373	4,413
Vac: Seasonal	7,281	18,793	24,906	34,770	36,518	38,824	41,229	43,128	44,442	45,283	45,768	46,184
Vac: Other	1,668	8,987	2,606	3,384	4,123	4,383	4,655	4,869	5,018	5,113	5,167	5,214
Vac: Total	11,287	30,572	30,493	43,668	44,130	46,917	49,823	52,118	53,706	54,723	55,308	55,811
Seasonal	19,222	49,614	65,752	91,793	96,408	102,495	108,844	113,858	117,328	119,548	120,827	121,927
Census/DPC	98,004	113,229	156,638	197,892	215,622	230,355	240,855	249,291	255,955	261,436	266,027	270,421
Total Pop.	117,226	162,843	222,390	289,685	312,030	332,850	349,699	363,149	373,283	380,984	386,854	392,348

POPULATION DISCUSSION



► Differences in Population Projections

	DE Pop Cons			Siegel			McT (2015 and 2045)*		
	Fulltime	Seasonal	Total	Fulltime	Seasonal	Total	Fulltime (From Census/DE Pop Consortium)	Seasonal	Total
2010	197,982	91,793	289,685	197,145	78,233	275,378	215,622	94,503	310,125
2040	261,436	119,548	380,984	325,630	133,295	458,925	266,027	115,990	382,017

- 78,000 person difference between DPC and Siegel 2040 total population estimates

POPULATION DISCUSSION



Delaware Population Consortium Presentation

VISION STATEMENT & INTRODUCTION





VISION STATEMENT & INTRODUCTION

▶ VISION STATEMENT

- ▶ A Vision Statement sets the overall tone for a comprehensive plan and sets the direction the plan is to take in the future.
 - It reflects the ultimate picture of what a community desires to become in the future



VISION STATEMENT & INTRODUCTION

► Public Input: What We Heard to Inform the Vision Statement

Preserve rural character

Maintain rich historical legacy

Bring in more business

Provide affordable living

Maintain quality of Life

Preserve Farmland

Maintain access to beaches,
parks, and open space

Increase social and cultural
resources

Conserve natural resources



VISION STATEMENT & INTRODUCTION

Draft 2018 Vision (Initial Version):

Sussex County offers a unique quality of life for its residents and visitors alike. We appreciate and seek to preserve its unique natural, historical and agricultural character while fostering new economic opportunities and desirable growth. To accomplish this, Sussex County will balance the welfare of its citizens and its role as an agricultural leader and tourist destination with the most appropriate future uses of land, water and other resources.



VISION STATEMENT & INTRODUCTION

Draft 2018 Vision (Approved Version):

We envision Sussex County as Delaware's leader in agribusiness, tourism, and economic growth by sustaining the County's main agricultural, natural, cultural, and human resources and encouraging new growth and economic vitality that provides job opportunities for all Sussex County through smart investment in infrastructure, efficient use of County resources, low taxes, and protection of private property rights.



VISION STATEMENT & INTRODUCTION

Draft 2018 Vision (Proposed):

*Sussex County offers a unique quality of life for its residents and visitors alike. We appreciate and seek to preserve its unique natural, historical and agricultural character while fostering new economic opportunities, **community vitality**, and desirable growth **through strategic investments and efficient use of County resources**. To accomplish this, Sussex County will balance the welfare of its citizens and its role as an agricultural **business leader** and tourist destination **that provides opportunity for all citizens** with the most appropriate future uses of land, water and other resources.*



VISION STATEMENT & INTRODUCTION

Introduction Chapter

- ▶ Sets the stage for the Sussex County Landscape
- ▶ Lists the elements of the Comprehensive Plan
- ▶ Describes the purpose of the Comprehensive Plan
- ▶ Role of County Code:
 - The Zoning Ordinance
 - The Subdivision Ordinance

GOALS, OBJECTIVES & STRATEGIES





GOALS, OBJECTIVES & STRATEGIES

Goals, Objectives & Strategies Chapter

- ▶ Potential new chapter; did not appear in 2008 Plan
- ▶ Lists Goals, Objectives & Strategies for all elements in the Plan
- ▶ Appears early in the document
- ▶ Draft version of chapter exists; held for discussion until Final Draft Plan underway
 - Planning Commission recommended this chapter be removed from the Plan.

HISTORIC PRESERVATION





HISTORIC PRESERVATION

- ▶ **Historic Preservation Element:**
 - History of Sussex County
 - Importance of Historic Preservation
 - County Historic Preservation Activities/Role
 - State Historic Preservation Responsibilities/Activities
 - Other Historic Preservation Entities
 - National Register of Historic Places
 - Local Historic Districts
 - Historic Preservation Strategies

HISTORIC PRESERVATION



▶ Historic Preservation Work in Sussex

- **Rehab projects** - helps coordinate rehabilitation projects through cooperation with the office of Community Development, the Department of Housing and Urban Development, the Delaware Historic Preservation Office, and the Advisory Council on Historic Preservation
- **Private landowner assistance** – helps them apply for tax credits and grants. Provides advice on sites
- **Delineation of unmarked human remains** – The HPP works actively with archeological firms, historic societies, and the Delaware Division of Historic and Cultural Affairs to delineate burials.
- **Public Meetings and Workshops** - The HPP will assist municipalities to host public workshops to help educate citizens about strategies for historic preservation and help teach the citizens of Sussex to document their own community.
- **Preservation of historic Properties** – The HPP works with Historic Societies and other organizations to help preserve historic properties, such as the collaboration between the Seaford Historic Society, the Sussex Land Trust, and the Sussex County Council to purchase and interpret the 1727 Cannon-Maston property in Western Sussex.
- **Heritage Tourism in Sussex County** – The HPP is actively working with Universities, Municipalities, and State and Federal Agencies to improve heritage tourism initiatives throughout the County.
- **Oral History Projects** - The HPP has begun an oral history project documenting the Century Farmers of Sussex County

HISTORIC PRESERVATION

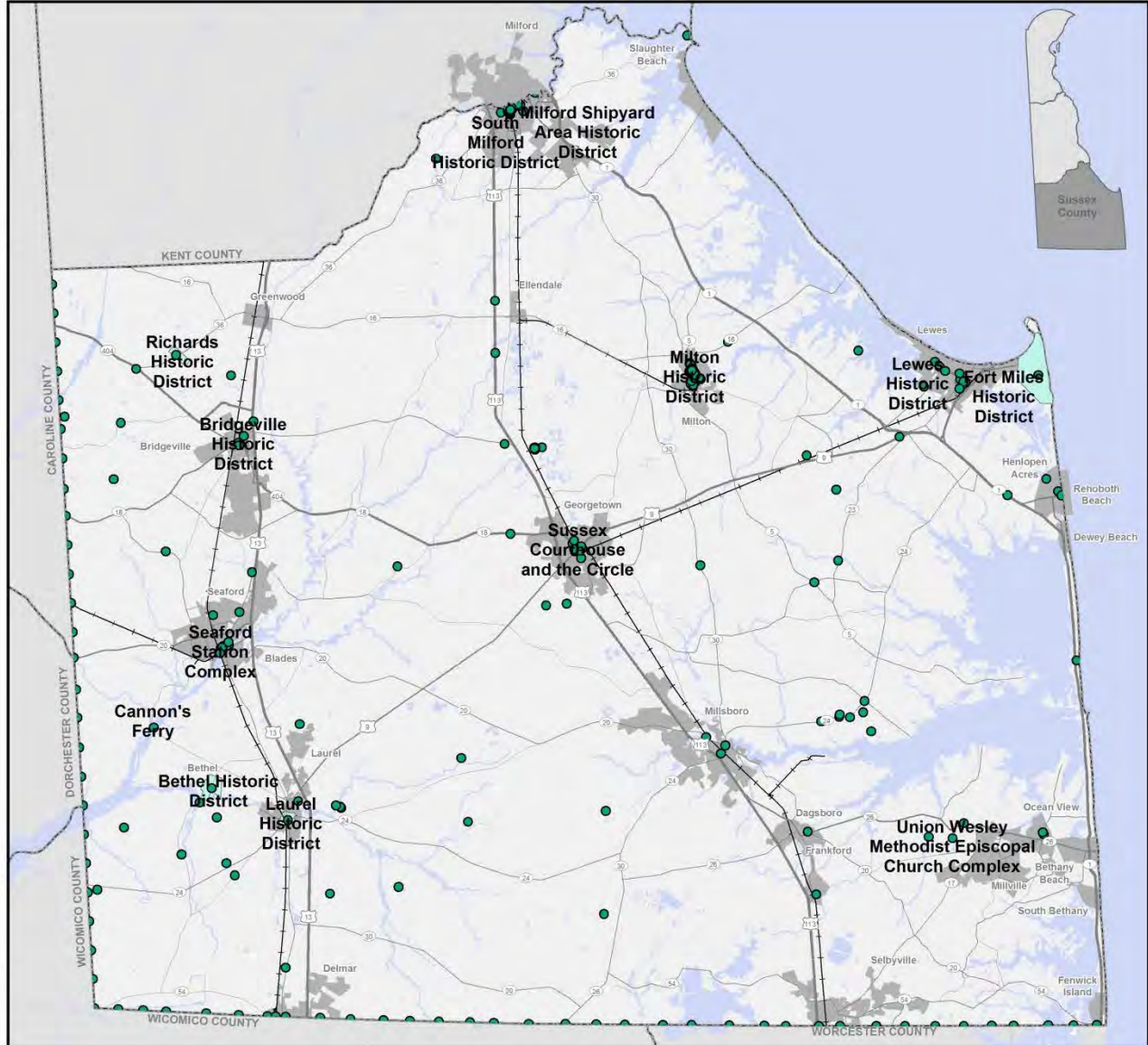


Sussex County
Comprehensive
Plan

National Register Historic Places and Districts

- National Register Historic Places
- National Register Historic Districts
- Municipalities

Sources: DE FirstMap



HISTORIC PRESERVATION



▶ 2008 Historic Preservation Strategies:

- Continue partnering with the State, Preservation DE, local municipalities and private property owners to:
 - Encourage more National Register nominations
 - Share more information about the benefits of historic preservation with local officials and the general public
 - Promote economically viable alternatives to demolition, such as more adaptive reuse, which involves the renovation and reuse of older structures for uses other than their original use

HISTORIC PRESERVATION



▶ 2008 Historic Preservation Strategies:

- Prepare a model ordinance regulating demolition of historic structures and some forms of large scale exterior renovations to historic structures. Send Sussex County staff to the local towns to promote and encourage adoption of these types of regulations. Towns can adopt these types of regulations by applying them to a district or adopting them as an overlay ordinance that applies to buildings meeting certain specific criteria regardless of their location within the town. In presentations to the towns, the County should emphasize regulations on demolition first and promote additional historic preservation regulations as a second priority.



HISTORIC PRESERVATION

► 2008 Historic Preservation Strategies:

- The County's first historic preservation priority should be to adopt an ordinance regulating demolition of historic structures. This could be part of a more general demolition permit process that applies to all structures and is specified in the County's Zoning Ordinance. Among other things, a demolition permit process would help ensure that buildings to be razed are disconnected from all utilities and that the debris is disposed of in accordance with State and federal regulations. It would also give the County the opportunity to review proposed demolitions for historic significance.

HISTORIC PRESERVATION



▶ 2008 Historic Preservation Strategies:

- Integrate historic preservation criteria into the County's development review process. Require information about a site's historic status to be included as part of the application. Establish historic character as one of the criteria used in variance and conditional use decisions made by the County.

HISTORIC PRESERVATION



▶ 2018 Historic Preservation Goals:

- Goal 10.1: Preserve the historic and cultural resources in the County
- Goal 10.2: Provide a comprehensive approach to historic preservation planning in the County.

HISTORIC PRESERVATION



- ▶ **2018 Historic Preservation Goals and Objectives:**
- ▶ **Goal 10.1: Preserve the historic and cultural resources in the County**
 - Objective 10.1.1 Document existing historic and cultural resources in the County.
 - Objective 10.1.2 Identify additional historic sites to preserve.
 - Objective 10.1.3 Consider Pursuing Certified Local Government (CLG) Status through the State.
 - Objective 10.1.4 Mitigate the negative effects of proposed development on significant historic resources in the County.
 - Objective 10.1.5 Develop, enhance, and promote heritage tourism opportunities.



HISTORIC PRESERVATION

- ▶ **2018 Historic Preservation Goals and Objectives:**
- ▶ **Goal 10.2: Provide a comprehensive approach to historic preservation planning in the County.**
 - Objective 10.2.1 Continue to provide historic preservation assistance to municipalities in Sussex County.
 - Objective 10.2.2 Serve as a comprehensive clearinghouse through the County Historic Preservation Planner and supporting departments for technical information on historic preservation to local officials and the public.
 - Objective 10.2.3 Continue to support state, non-profit, and private property owner historic preservation efforts in the County.

HISTORIC PRESERVATION



► 2018 Historic Preservation Strategies:

- Strategy 10.1.1.1 Continue partnerships with universities, archaeological societies, local historical societies, and other entities to document historic and cultural resources in the County.
- Strategy 10.1.2.1 Continue working with universities, towns, private property owners, and other historic preservation entities to identify new sites for the National registers and expand existing national register districts.
- Strategy 10.1.3.1 Meet with the National Trust and the SHPO to learn more about the terms of the CLG program.
- Strategy 10.1.3.2 Reach out to Lewes and Milton, the two communities in Sussex County currently with Certified Local Government Status, to learn more about their experiences with the program.
- Strategy 10.1.3.2 Share information with the Planning and Zoning Office and Planning and Zoning Commission to educate them about the CLG program.

HISTORIC PRESERVATION



► 2018 Historic Preservation Strategies:

- Strategy 10.1.4.1 Work with developers to think about alternative uses for historic resources such as re-adapting or moving them.
- Strategy 10.1.5.1 Continue working to expand byway routes through Milton, Bridgeville, and Lewes.
- Strategy 10.1.5.2 Continue to develop historic sites to increase capacity and opportunities for tourism, particularly in the western part of the County.
- Strategy 10.1.5.3 Engage stakeholders to continue tourism plans for sites throughout the County. This may include consideration of creation of a countywide history tourism committee.
- Strategy 10.1.5.4 Develop through partnerships with universities and the Delaware Heritage Commission, a publication that highlights the most significant historic sites in the County in order to promote heritage tourism and education.

HISTORIC PRESERVATION



▶ 2018 Historic Preservation Strategies:

- Strategy 10.2.1.1 Continue partnerships with the SHPO to promote the tax credit program.
- Strategy 10.2.1.1 Continue education and outreach efforts to share information about the benefits of historic preservation with local officials, including the benefits of the creation of local historic districts and protections.
- Strategy 10.2.2.1 Continue to work on additions to County's historic preservation database and publish it for public utilization.

HISTORIC PRESERVATION



► 2018 Historic Preservation Strategies:

- Strategy 10.2.2.2 Consider making surveys as required by Section 106 available to the public through a partnership with SHPO, DelDOT, and DNREC.
- Strategy 10.2.3.1 Support the Delaware Alliance for Nonprofit Advancement in the creation of new non-profit organizations around historic sites.
- Strategy 10.2.3.2 Continue participation on the State Review Board for Historic Preservation.
- Strategy 10.2.3.3 Work with the Department of Education to incorporate learning about local history and historic sites into the classroom.
- Strategy 10.2.3.4 Continue education and outreach efforts to share information about the benefits of historic preservation with private property owners.

NEXT STEPS



FUTURE WORKSHOP SCHEDULING



- ▶ **Future Workshops:**
 - December 13
 - January 3 & 31
 - February 14 & 28
 - March 14 & 21
 - April 10 & 17
- ▶ **All meetings are anticipated to be held on Wednesdays between 10 a.m. and 3 p.m.**

FUTURE WORKSHOP SCHEDULING



▶ Future Chapter Discussions:

- Housing
 - Utilities
 - Mobility
 - Intergovernmental Coordination
 - Recreation & Open Space
 - Economic Development
 - Community Design
 - Conservation
 - Future Land Use
- ▶ It is anticipated the final workshop will be used to review the Final Draft Plan in its entirety prior to the public hearing.

THANK YOU

