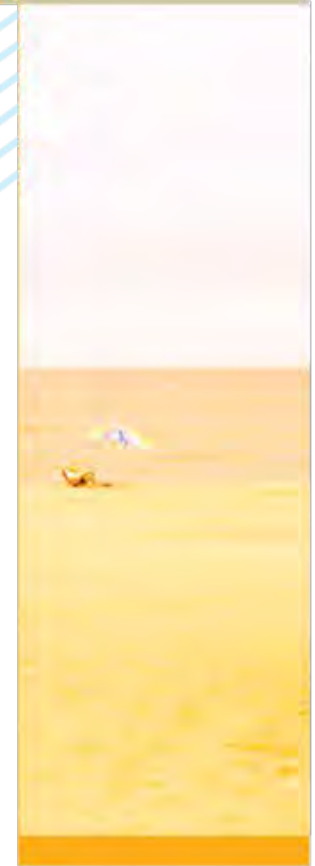




THE SUSSEX PLAN

SUSSEX COUNTY COMPREHENSIVE PLAN

COUNTY COUNCIL WORKSHOP



February 28, 2018



FUTURE LAND USE



FUTURE LAND USE



Today's Agenda

- ▶ Overview of Our Approach
- ▶ Mapping Methodology
- ▶ Future Land Use Analysis and Discussion
- ▶ Review of Land Use Classifications

FUTURE LAND USE



Approach – Developing the Future Land Use Map

- ▶ Guided by the Vision Statement
- ▶ Opportunities and constraints include physical and environmental circumstances, traffic and roadway conditions, long-term land use designations, and community destinations.

FUTURE LAND USE



Opportunity Analysis

- ▶ **Annexation areas**
- ▶ **Proximity to roads**
- ▶ **Proximity to a major intersection**
- ▶ **Areas with water service**
- ▶ **Areas with sewer service**
- ▶ **Census urban areas**

FUTURE LAND USE



Constraints Analysis

- ▶ Water bodies
- ▶ Protected lands
- ▶ Agricultural easements
- ▶ Nature preserves
- ▶ State and federal land
- ▶ Other protected easements
- ▶ Tidal wetlands

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Approach to building future land use map

- ▶ Identified areas of the County appropriate for development based on opportunity analysis
- ▶ Areas of constraints removed from map
- ▶ Identified which land use classifications fit best within the opportunity areas
- ▶ Developed metrics that match permitted land use densities and located them in areas to accommodate the projected population
- ▶ Applied planning best practices to direct growth and preserve open space

FUTURE LAND USE



Today we will ask for your feedback on whether or not our map meets the vision of the County

- ▶ Are the locations of proposed growth and preservation correct?
- ▶ Are the densities depicted correct?

Potential discussion for additional refinements to the land use classification descriptions.

MAP DISCUSSION



GROWTH AREAS



Growth Areas

- ▶ Municipalities
- ▶ Town Centers
- ▶ Developing Areas
- ▶ Environmentally Sensitive Developing Areas
- ▶ Highway Commercial Areas
- ▶ Planned Industrial Areas

RURAL AREAS



Rural Areas

- ▶ Low Density Areas
- ▶ Protected Lands
- ▶ Agricultural Preservation Districts Under the State Program

GROWTH AREAS



Town Center Characteristics

- ▶ Range of housing types: single family, townhomes and multi-family
- ▶ Small scale commercial and office
- ▶ A good fit for future annexation areas
- ▶ Central water and sewer is strongly encouraged
- ▶ Residential density should range from 4–12 DU per acre



GROWTH AREAS



Town Center

- ▶ Winmore, North Carolina



GROWTH AREAS



Town Center

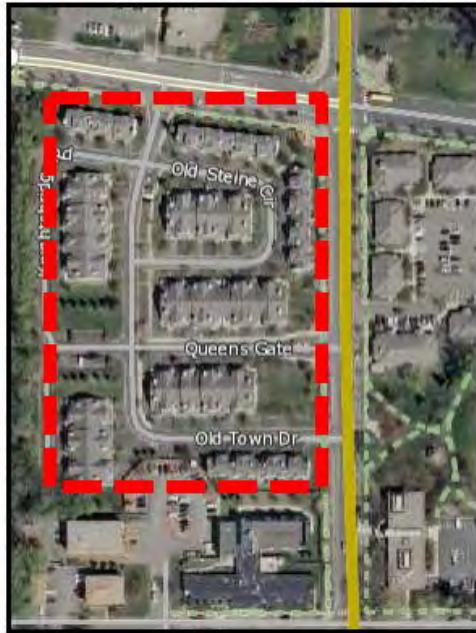
- ▶ Small scale commercial or mixed use



GROWTH AREAS



10 units/acre



GROWTH AREAS



Developing Areas Characteristics

- ▶ New emerging growth areas
- ▶ Range of housing – single family, townhome and multi-family
- ▶ Neighborhood scale commercial and office
- ▶ Small scale mixed-use development
- ▶ Master planning is encouraged for large parcels

GROWTH AREAS



Developing Areas Characteristics

Small scale commercial



GROWTH AREAS



Master Planned Community

- ▶ Issaquah Highland (Issaquah, Washington): 15 Dwelling Units Per Acre (gross)



GROWTH AREAS



Environmentally Sensitive Developing Areas

- ▶ Overlay zone
- ▶ Among the most desirable locations in Sussex County for new housing
- ▶ These areas contain ecologically important wetlands and other coastal lands
- ▶ Balance protecting natural areas without stifling tourism and real estate market

GROWTH AREAS



Highway Commercial Area Characteristics

- ▶ Concentrated area of retail and services
- ▶ Typically oriented along highways
- ▶ Large shopping centers are common
- ▶ Auto-oriented with large parking lots
- ▶ Little or no public transit



GROWTH AREAS



Example: Highway Commercial Area

- ▶ Route 1, west of Rehoboth



GROWTH AREAS



Mixed Residential

- ▶ Areas of existing residential development and residential zoning districts
- ▶ Non residential use is not encouraged
- ▶ Densities: 2 – 12 units/acre
- ▶ Central Water and sewer are strongly encouraged – especially for densities over 2 units/acre



GROWTH AREAS



Planned Industrial Areas

- ▶ Heavier and light industry
- ▶ Warehousing and flex space
- ▶ Could be industrial parks or business parks



RURAL AREAS



Low Density Areas

- ▶ Zoned AR-1
- ▶ Single family at 2 units per acre
- ▶ Maintain open spaces and agricultural activities



RURAL AREAS



Protected Lands

- ▶ Federally owned, State owned
- ▶ Conservation easements
- ▶ Agricultural preservation easements



RURAL AREAS



Agricultural Preservation Districts Under the State Program

- ▶ Farmland owners voluntarily enter this program
- ▶ Areas are temporarily, but not permanently preserved