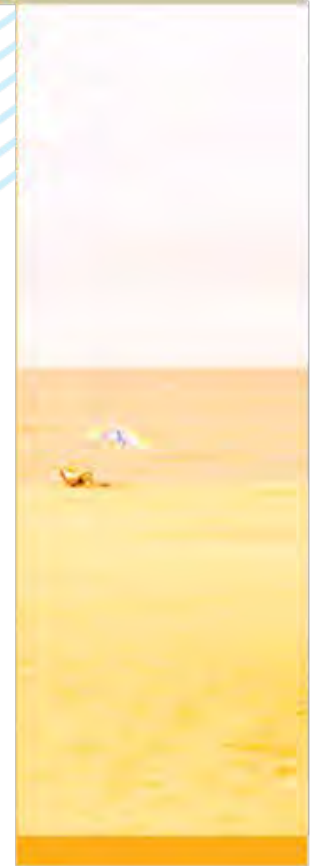




THE SUSSEX PLAN

SUSSEX COUNTY COMPREHENSIVE PLAN COUNTY COUNCIL AND PLANNING AND ZONING COMMISSION WORKSHOP



DRAFT

February 7, 2017

TODAY'S WORKSHOP



- ▶ Overview
- ▶ Goals and Objectives
- ▶ Future Land Use
- ▶ Vision
- ▶ Next Steps

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THE SUSSEX PLAN

OVERVIEW



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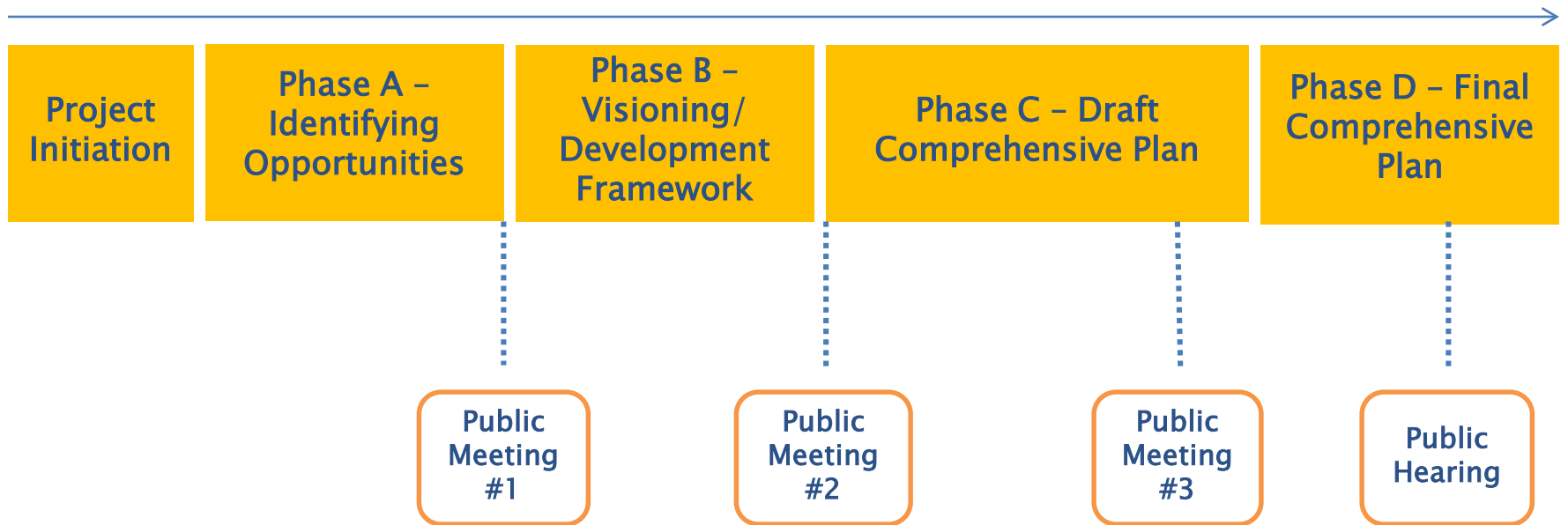
THE SUSSEX PLAN

OVERVIEW



Spring 2016

Spring 2018



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THE SUSSEX PLAN

GOALS AND OBJECTIVES



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THE SUSSEX PLAN

GOALS AND OBJECTIVES



► Six Key Themes for the Plan

- Balance growth
- Preserve community and rural character
- Protect natural resources and open space
- Improve housing options
- Enhance economic vitality while preserving the economic base
- Provide for safe and efficient movement of people and goods

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THE SUSSEX PLAN

GOALS AND OBJECTIVES



► Future Land Use Goals:

- Goal 1.1 Manage the impacts of future growth and development to better preserve the rural areas of the County
- Goal 1.2 Ensure quality growth and development by planning and developing County infrastructure and services to complement State and local planning efforts
- Goal 1.3 Identify and designate future development areas in a manner that protects the County's natural and cultural resources
- Goal 1.4 Minimize the adverse impacts of future development on existing development
- Goal 1.5 Maintain the agricultural land base of the County



GOALS AND OBJECTIVES

► Conservation Goals:

- Goal 2.1 Preserve, maintain, and enhance the natural resources and natural systems in the County
- Goal 2.2 Encourage protection of farmland and forestland
- Goal 2.3 Ensure the protection of the natural functions and quality of the County's water resources
- Goal 2.4 Maintain and improve air quality

GOALS AND OBJECTIVES



► Recreation and Open Space Goals:

- Goal 3.1 Enhance the quality of life of County residents by sustaining and expanding the parks and recreation system in the County
- Goal 3.2 Expand and improve the open space system of the County



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GOALS AND OBJECTIVES

► Utilities Goals:

- Goal 4.1 Ensure that adequate sanitary sewer systems are provided in a planned manner that meet the needs of future demand
- Goal 4.2 Ensure that a safe and adequate water supply is available to meet the needs of future demand
- Goal 4.3 Meet the future energy demand (electricity, natural gas) as the Sussex County population continues to grow
- Goal 4.4 Ensure adequate drainage and management of stormwater
- Goal 4.5 Ensure adequate telecommunications coverage (internet, cable, cellular service) throughout the County to meet the needs of the County's residents
- Goal 4.6 Support waste reduction and recycling efforts in the County

GOALS AND OBJECTIVES



► Housing Goals:

- Goal 5.1 Ensure the provision of sanitary and safe housing for County residents
- Goal 5.2 Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, and household configurations



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THE SUSSEX PLAN

GOALS AND OBJECTIVES



▶ Economic Development Goals:

- Goal 6.1 Maintain and strengthen the economic base in the County
- Goal 6.2 Encourage economic diversity and expansion
- Goal 6.3 Preserve and encourage the expansion of the agriculture and silviculture industries in the County



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GOALS AND OBJECTIVES



► Historic Preservation Goals:

- Goal 7.1 Preserve the historic and cultural resources in the County
- Goal 7.2 Provide a comprehensive approach to historic preservation planning in the County



GOALS AND OBJECTIVES

► Intergovernmental Coordination and Community Facilities Goals:

- Goal 8.1 Initiate and/or participate in the intergovernmental coordination activities needed to ensure consistency among federal, state, regional, county, and local governmental plans and policies
- Goal 8.2 Coordinate government programs and services at all levels to increase efficiency in decision-making
- Goal 8.3 Maintain and improve public services



GOALS AND OBJECTIVES

► Community Design Goals:

- Goal 9.1 Promote design that is compatible with its surroundings
- Goal 9.2 Improve the quality and character of new development
- Goal 9.3 Maintain and improve the character of existing older communities



GOALS AND OBJECTIVES

► Mobility Goals (tentative):

- Goal 10.1 Promote safe transportation systems in the County
- Goal 10.2 Preserve and maintain the existing transportation system
- Goal 10.3 Improve transportation mobility
- Goal 10.4 Promote a transportation system that provides for multiple modes of travel

FUTURE LAND USE



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THE SUSSEX PLAN

FUTURE LAND USE



► Future Land Use Plan

- Most influential part of the Comprehensive Plan
- Designates what parts of the County are intended to be growth and preservation areas
- Designated growth and preservation areas also influence state policy on growth management strategies and how the state allocates infrastructure spending

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THE SUSSEX PLAN

FUTURE LAND USE



► 2008 Future Land Use Plan Planning Areas

- Growth Areas
- Municipalities
- Town Centers
- Developing Areas
- Environmentally-Sensitive Developing Areas
- Mixed Residential Areas
- Highway Commercial Areas
- Planned Industrial Areas
- Rural Areas
- Low Density Areas
- Protected Lands
- Agricultural Preservation Districts (State Program)

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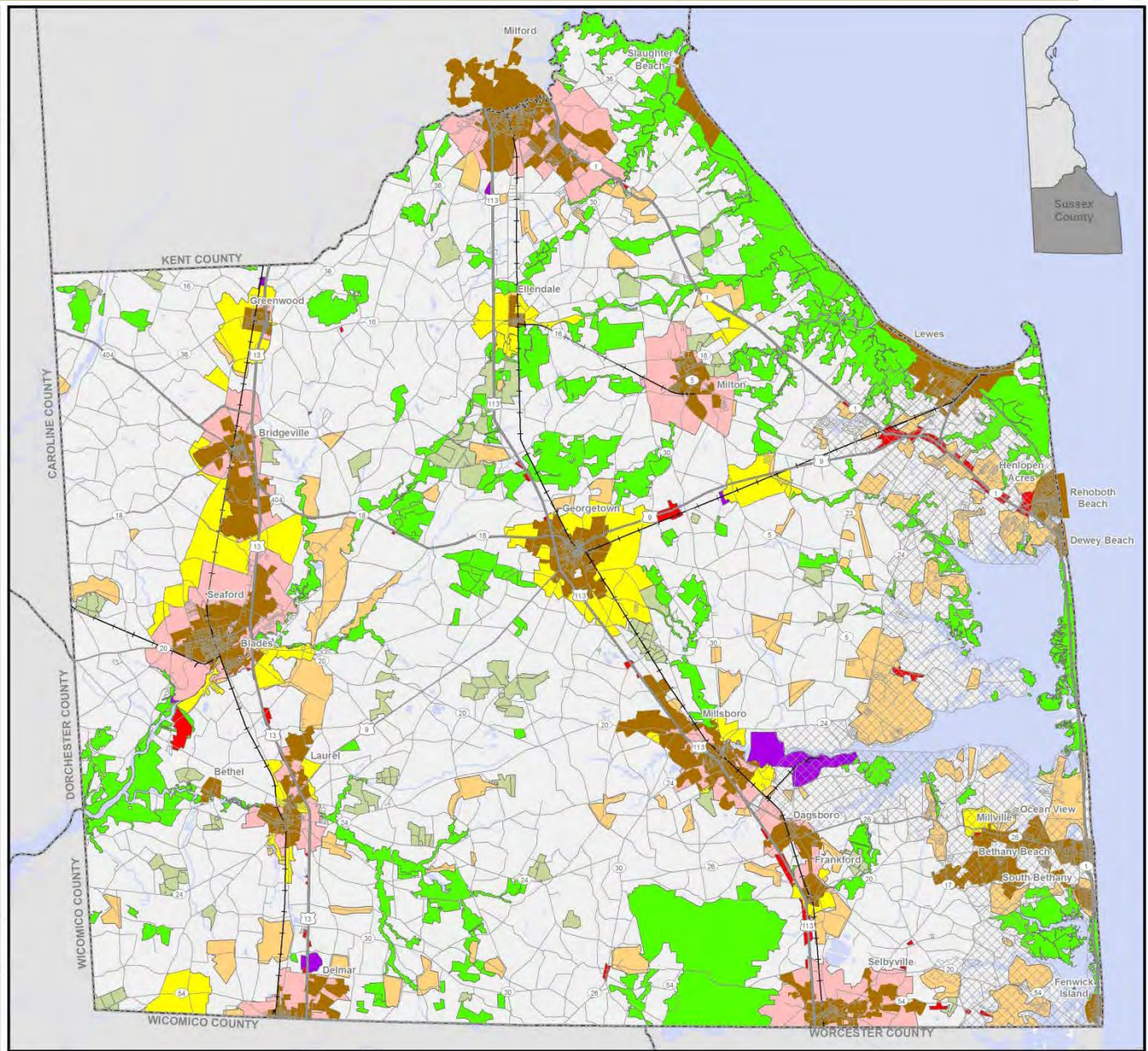
Sussex County
Comprehensive
Plan

2008 Comprehensive Plan Future Land Use

- Environmentally Sensitive Development Areas
- Municipalities
- Town Center
- Developing Area
- Mixed Residential Areas
- Highway Commerical
- Planned Industrial Areas
- Ag Preservation District
- Protected Lands

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Sources: DE FirstMap, Sussex County Mapping Dept.
Land Use Data from 2008, State Forest Data from 2013,
Forest Conservation Easements Data from 2016



FUTURE LAND USE












► Future Land Use Plan versus Zoning

- County zoning regulations carry out the Future Land Use Plan
- Future Land Use Plan planning areas are not zoning districts
 - Land within future land use plan areas may include parts of two or more zoning districts
- Zoning ordinance contains the detailed regulations for implementing the future land use plan policies on land development and conservation



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Comprehensive
Plan

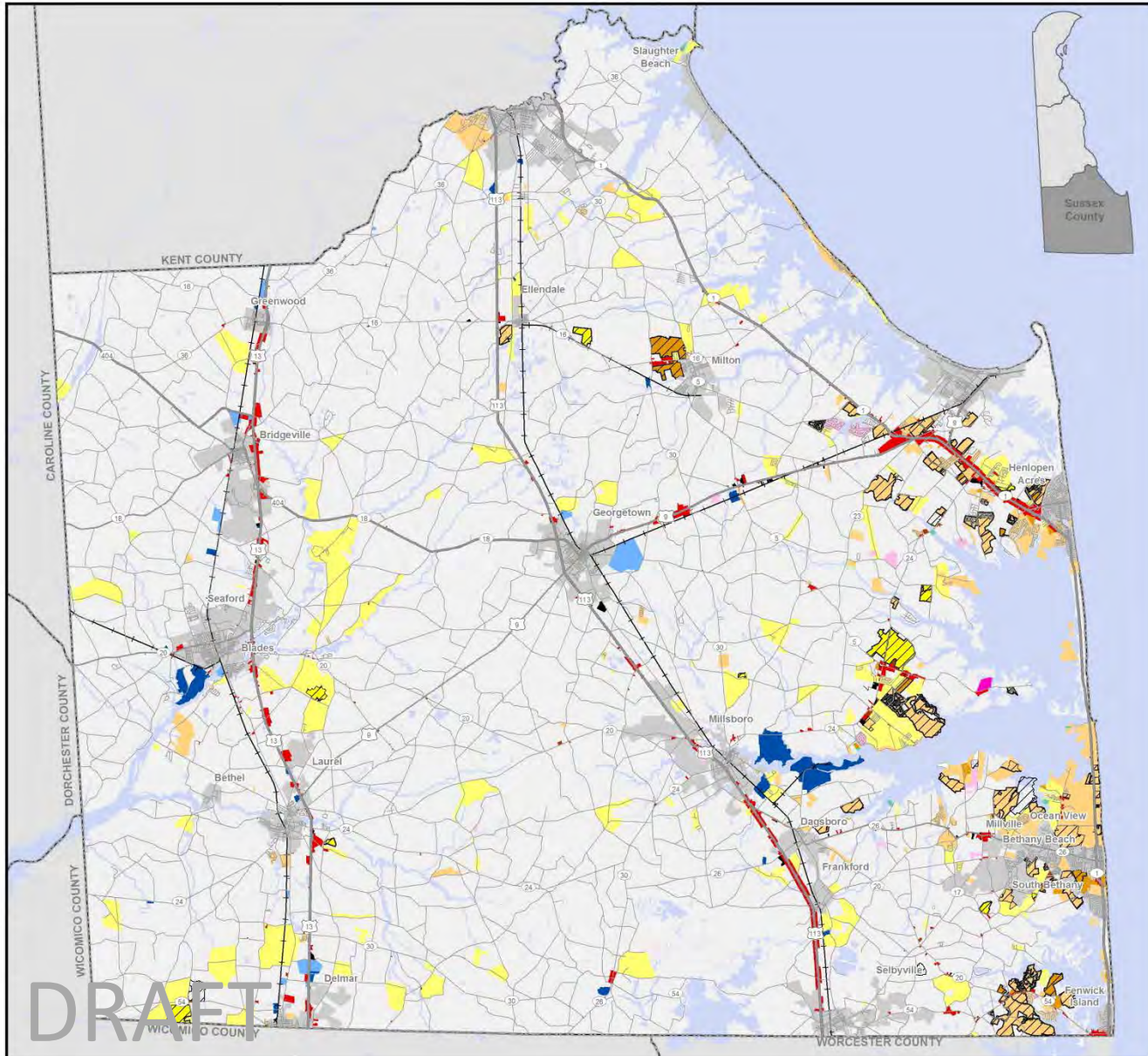
2016 Zoning

-  Municipalities
-  Agricultural - AR-1
-  AR-1/RPC
-  Agricultural - AR-2
-  Medium Residential - MR
-  MR/RPC
-  General Residential - GR
-  GR/RPC
-  High Density Residential - HR-1
-  HR-1/RPC
-  High Density Residential - HR-2
-  HR-2/RPC
-  Vacation, Retire, Resident - VRP
-  Neighborhood Business - B-1
-  General Commercial - C-1
-  Commercial Residential - CR-1
-  Marine - M
-  Limited Industrial - LI-1
-  Light Industrial - LI-2
-  Heavy Industrial - HI-1

Sources: DE FirstMap, Sussex County Mapping Dept.
Zoning Data 2016



0 2.5 5
Miles



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FUTURE LAND USE



► Development of Alternative Futures

- A series of possible land use futures (e.g.: scenarios) for Sussex County
 - Where will the projected 2045 growth go?

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FUTURE LAND USE



Delaware Population Consortium Population Projections								
	2010	2015	2020	2025	2030	2035	2040	2045
Kent	162,978	173,529	180,912	187,199	193,038	198,264	202,731	206,665
New Castle	538,912	555,786	572,820	586,643	595,664	601,298	603,667	603,523
Sussex	197,888	215,622	229,479	240,825	248,810	254,531	258,760	262,137
State of Delaware Total	899,778	945,937	983,211	1,014,667	1,037,512	1,054,093	1,065,168	1,072,325

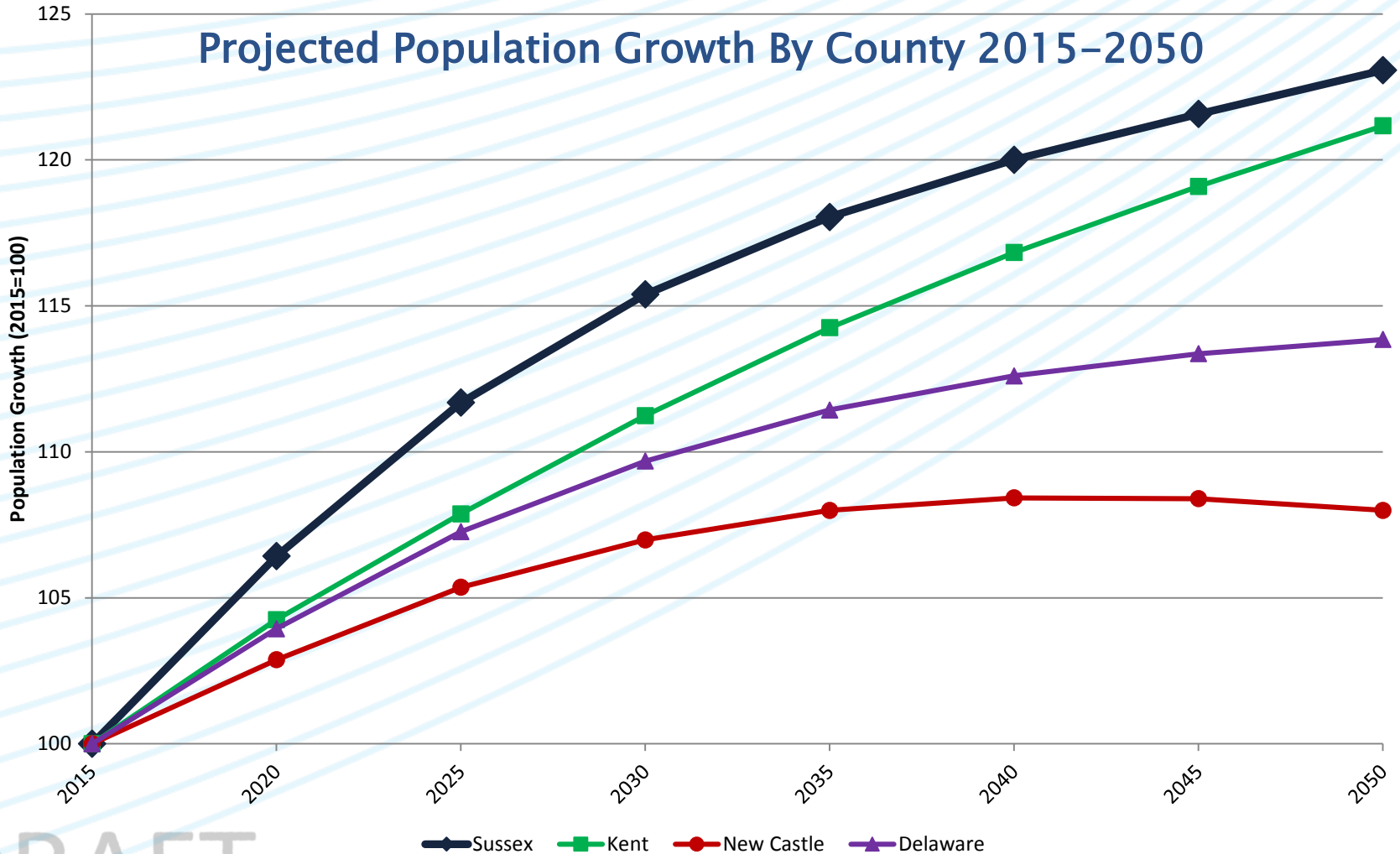
An additional 46,500 people expected to live in Sussex County by 2045

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FUTURE LAND USE



Projected Population Growth By County 2015–2050



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FUTURE LAND USE

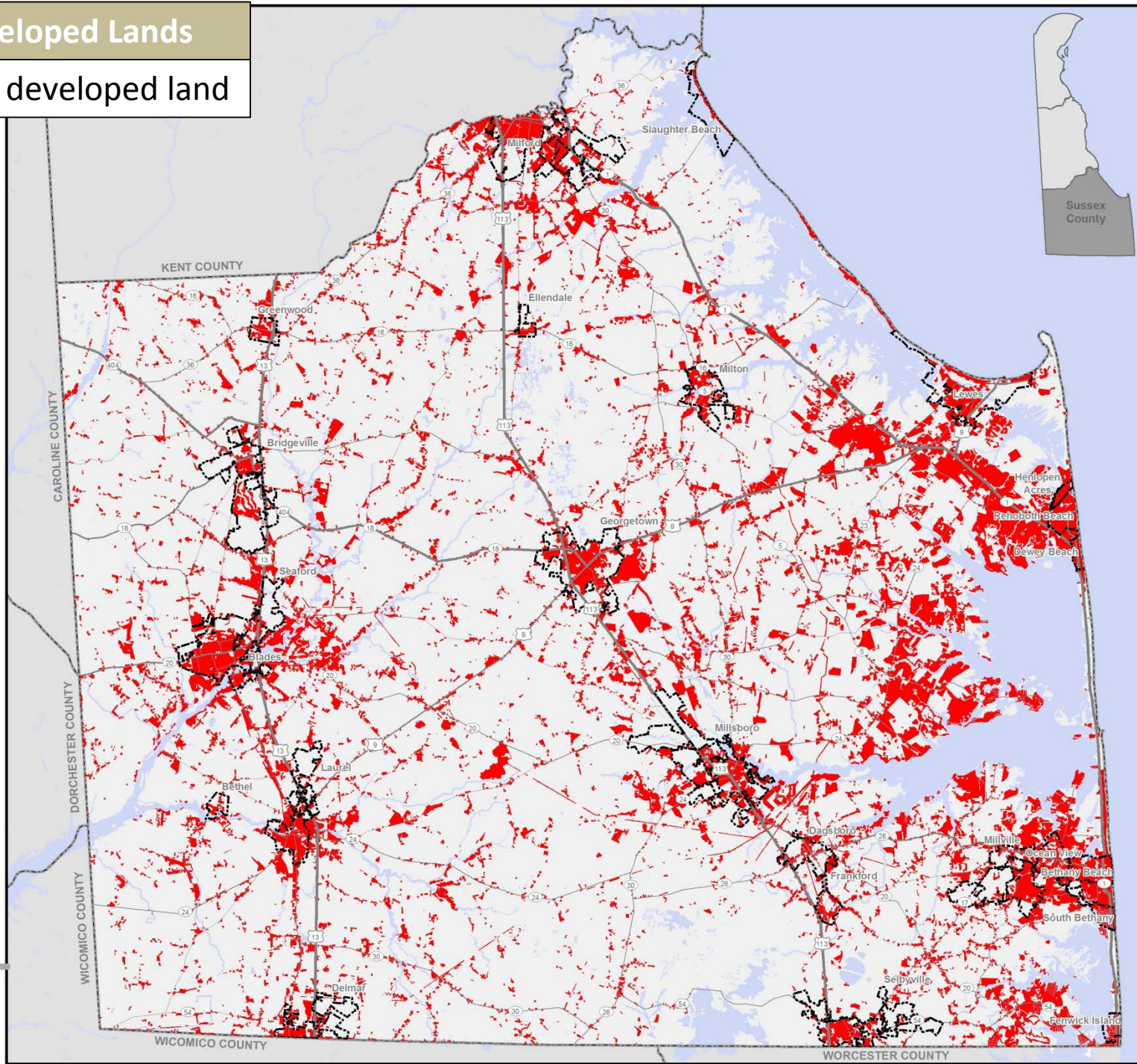


- ▶ **Where are these additional 46,500 people going to go?**
 - Average household size in Sussex County is 2.5
 - = approximately **18,600** households
 - 131,418 existing housing units (Census 2015 estimate)

- ▶ **Considerations:**
 - Centralize growth over next 30 years into certain areas?
 - Engage in redevelopment and infill?
 - Changes in density?
 - How to balance growth with conservation of farmland and environmentally sensitive areas?

Existing Developed Lands

91,000 acres of developed land



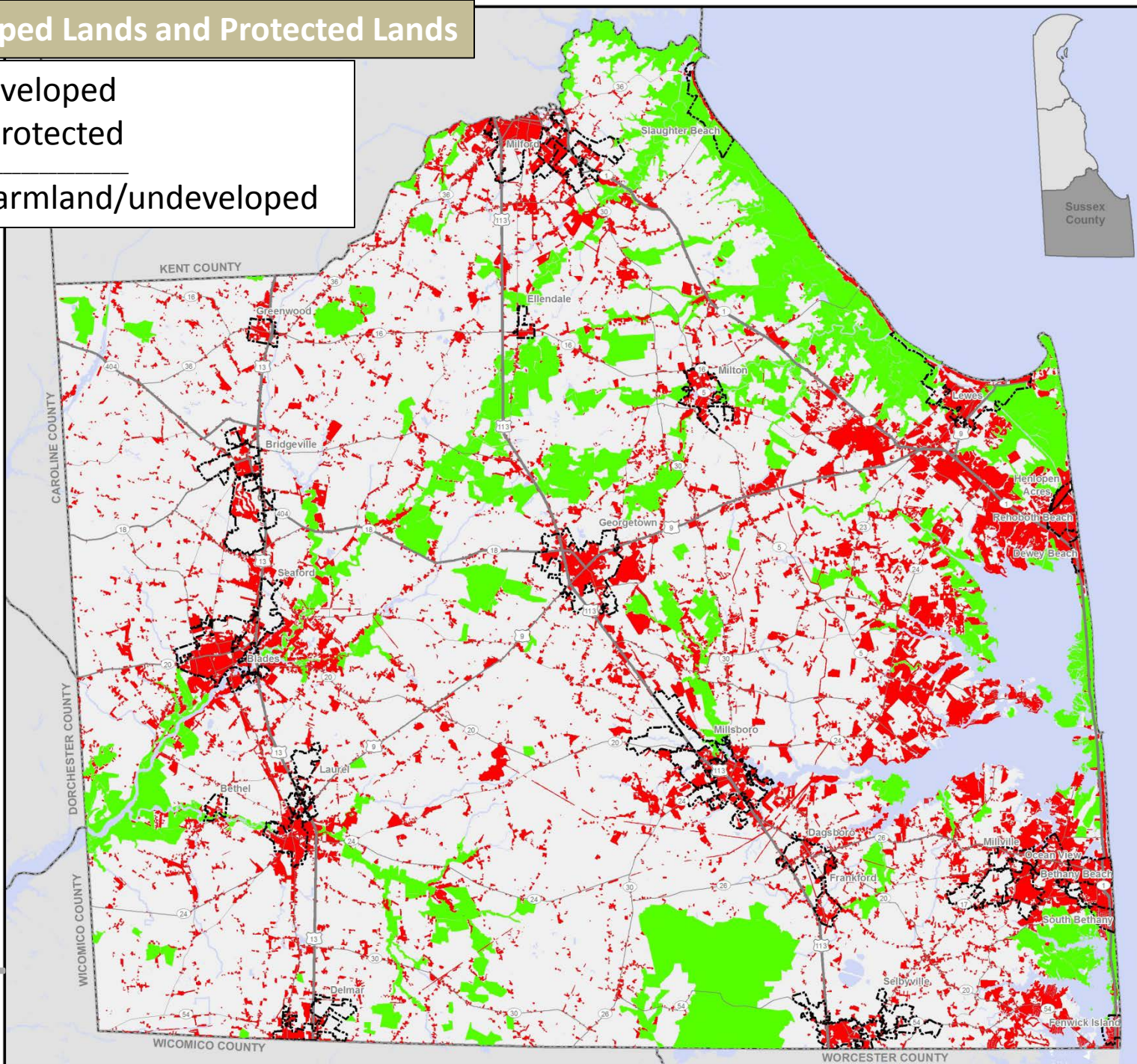
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Existing Developed Lands and Protected Lands

91,000 acres developed

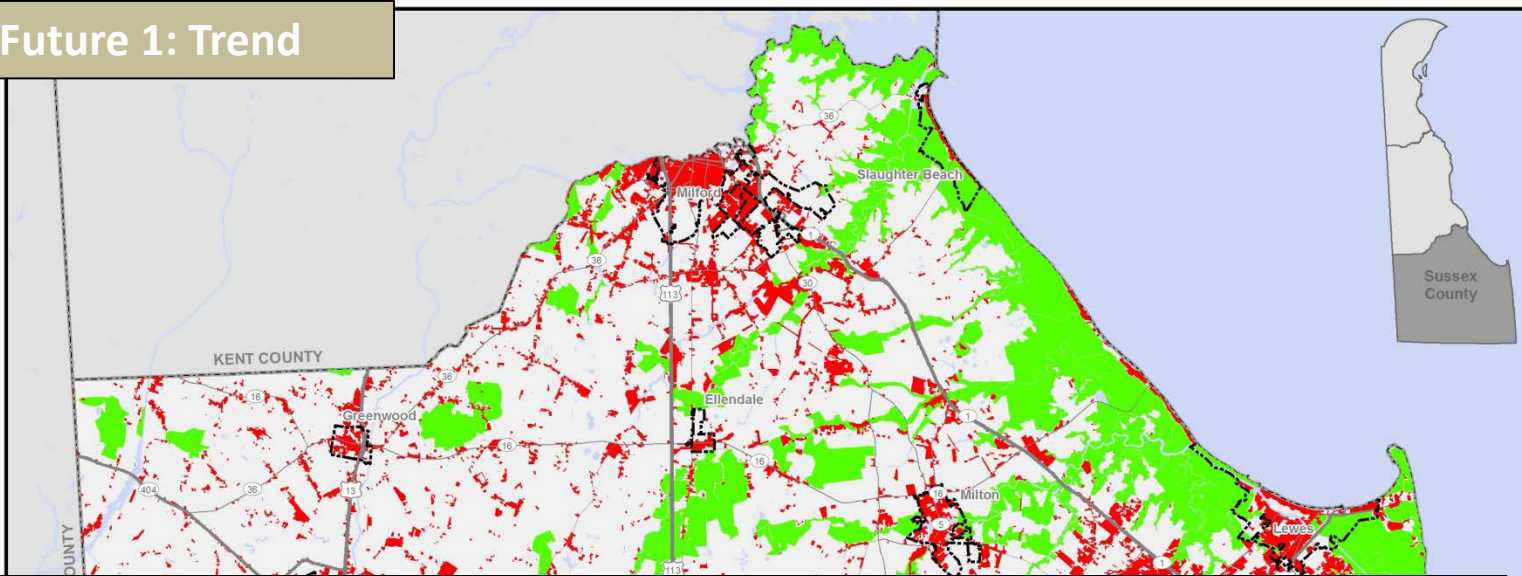
161,251 acres protected

326,149 acres farmland/undeveloped



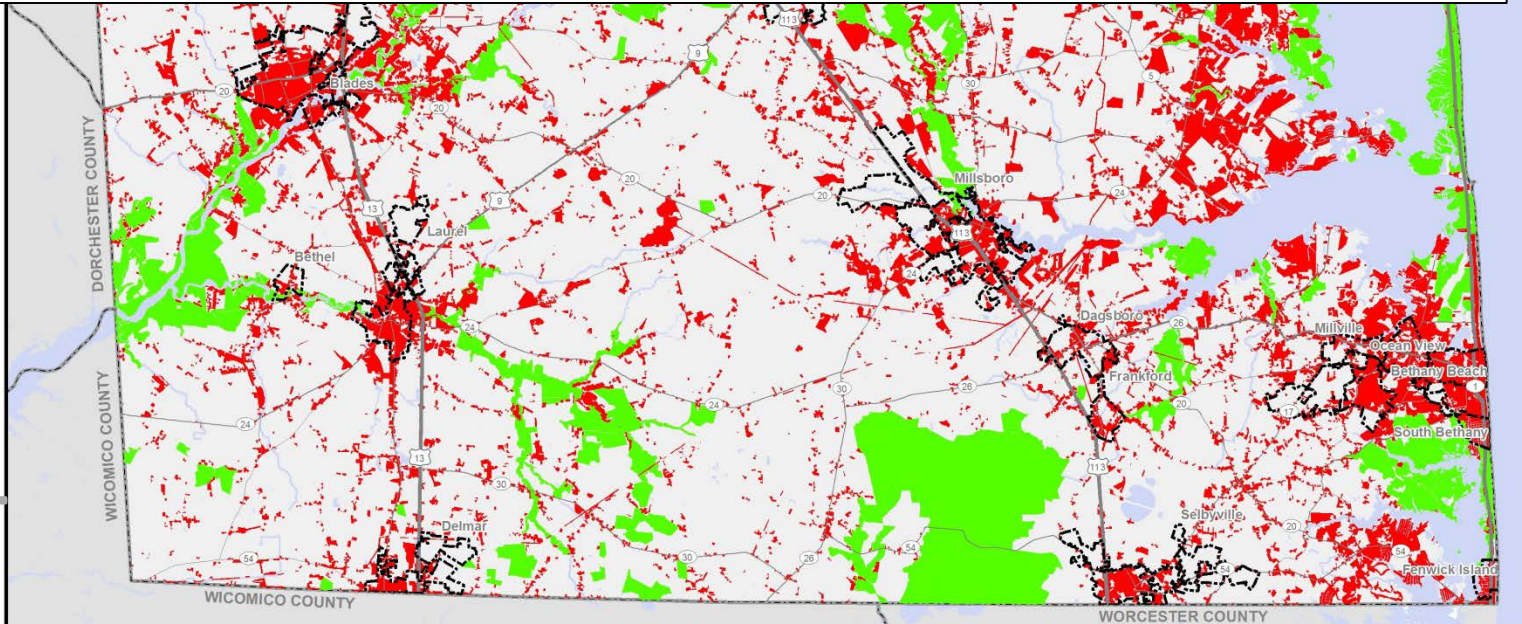
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Alternative Future 1: Trend



ALTERNATIVE I: Trend

- Growth continues in the same pattern and pace in Sussex as trend



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Sussex County Comprehensive Plan

Development Activity

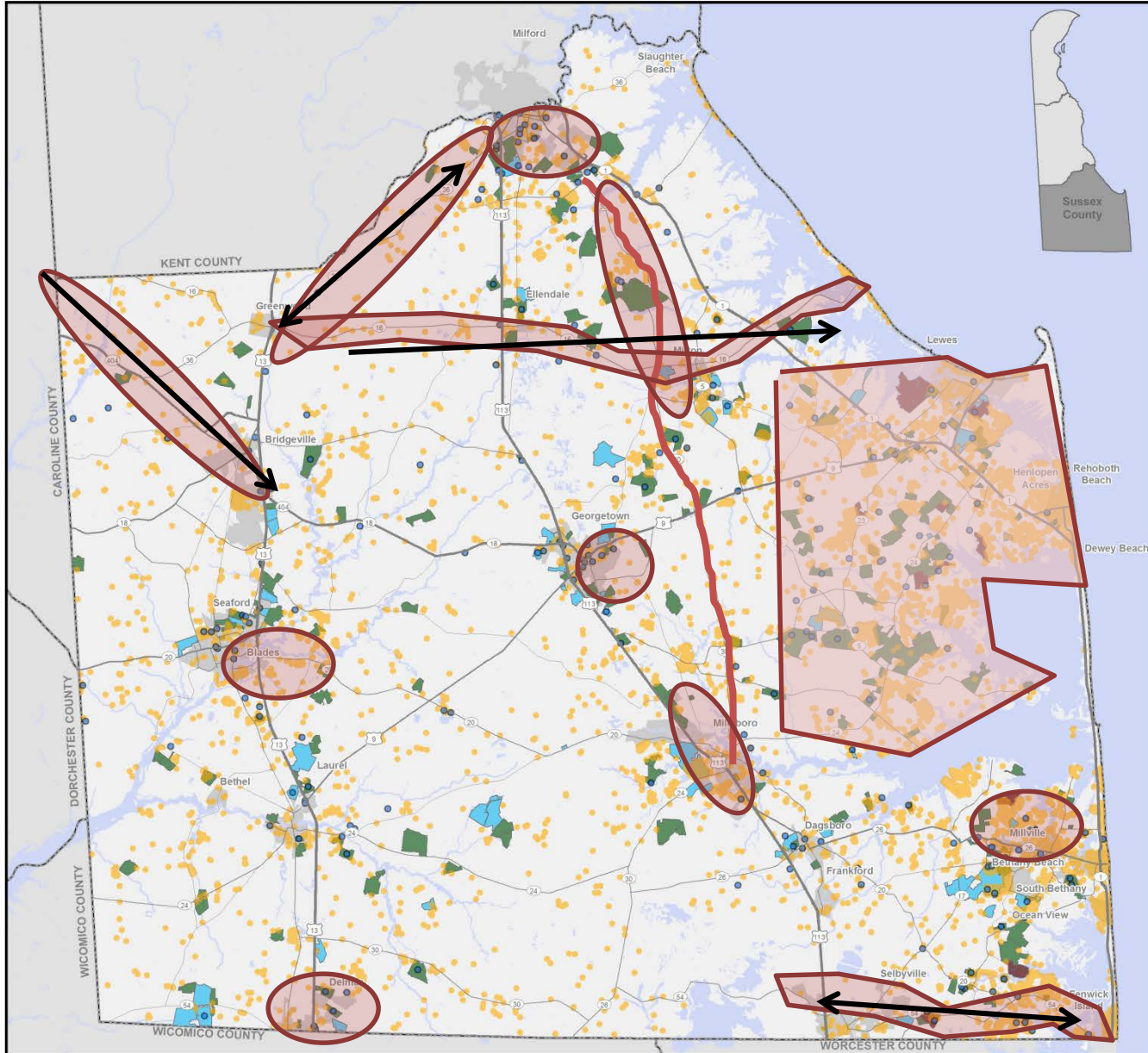
- Municipalities
 - Approved Development Applications
 - Building Permits
- PLUS Project Types**
- Rezoning and Site Plan Review
 - Site Plan Review
 - Subdivision

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Sources: DE FirstMap, Sussex County Mapping Dept.,
DE Office of State Planning Coordination.

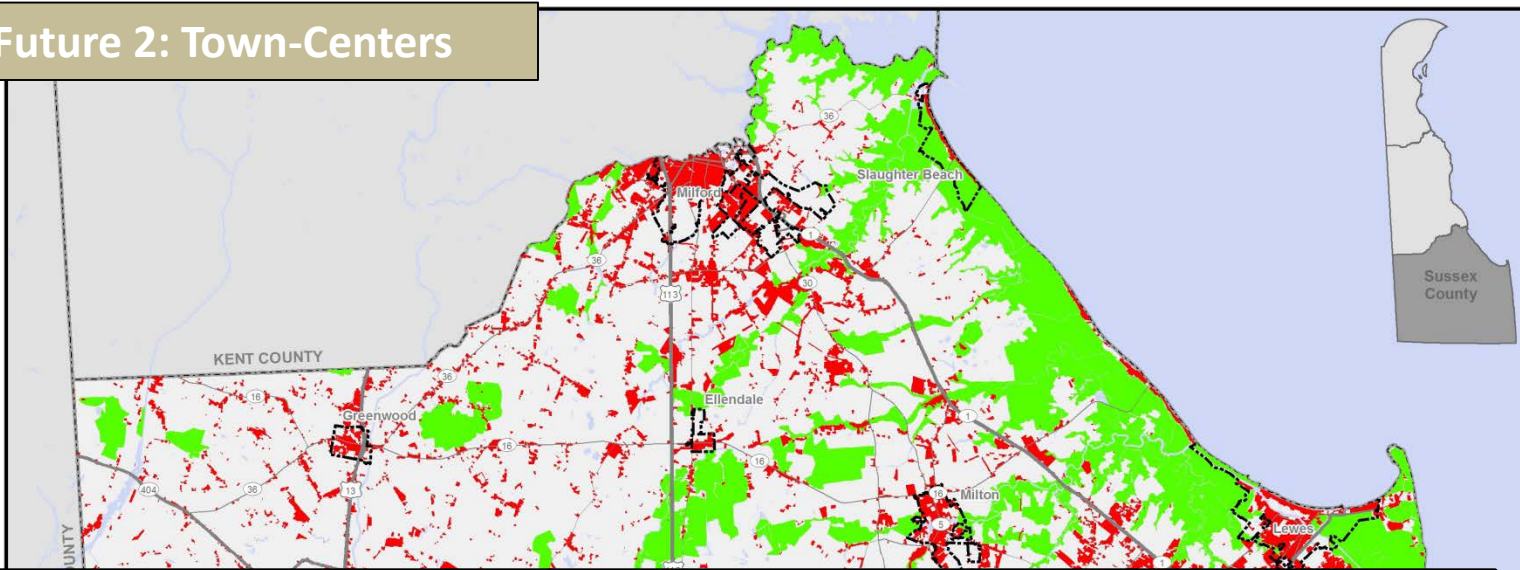


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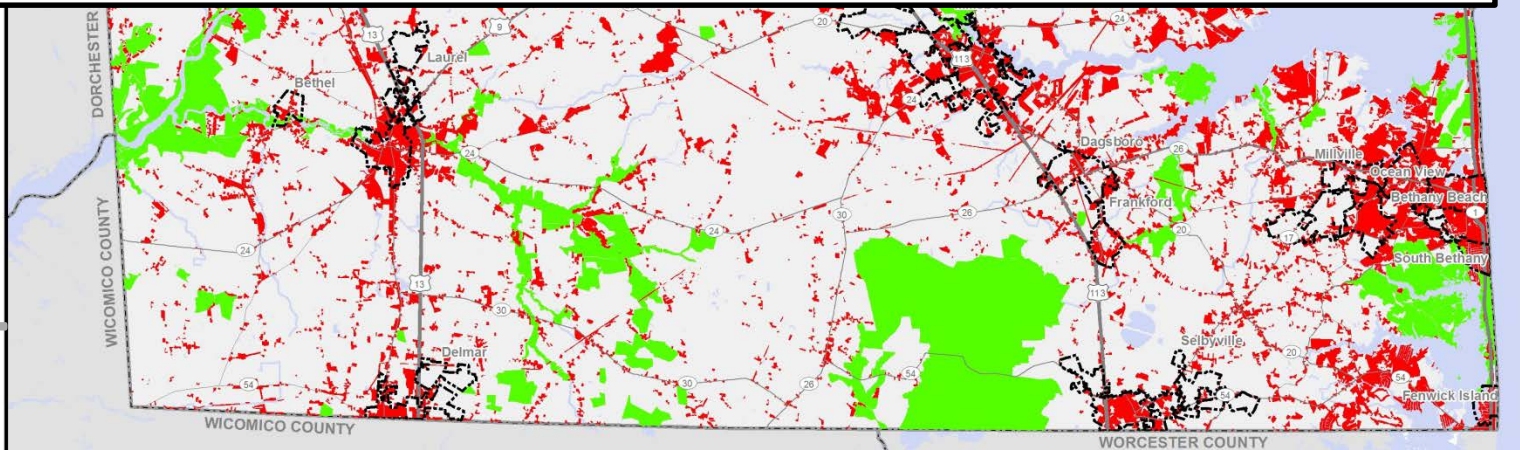
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Alternative Future 2: Town-Centers



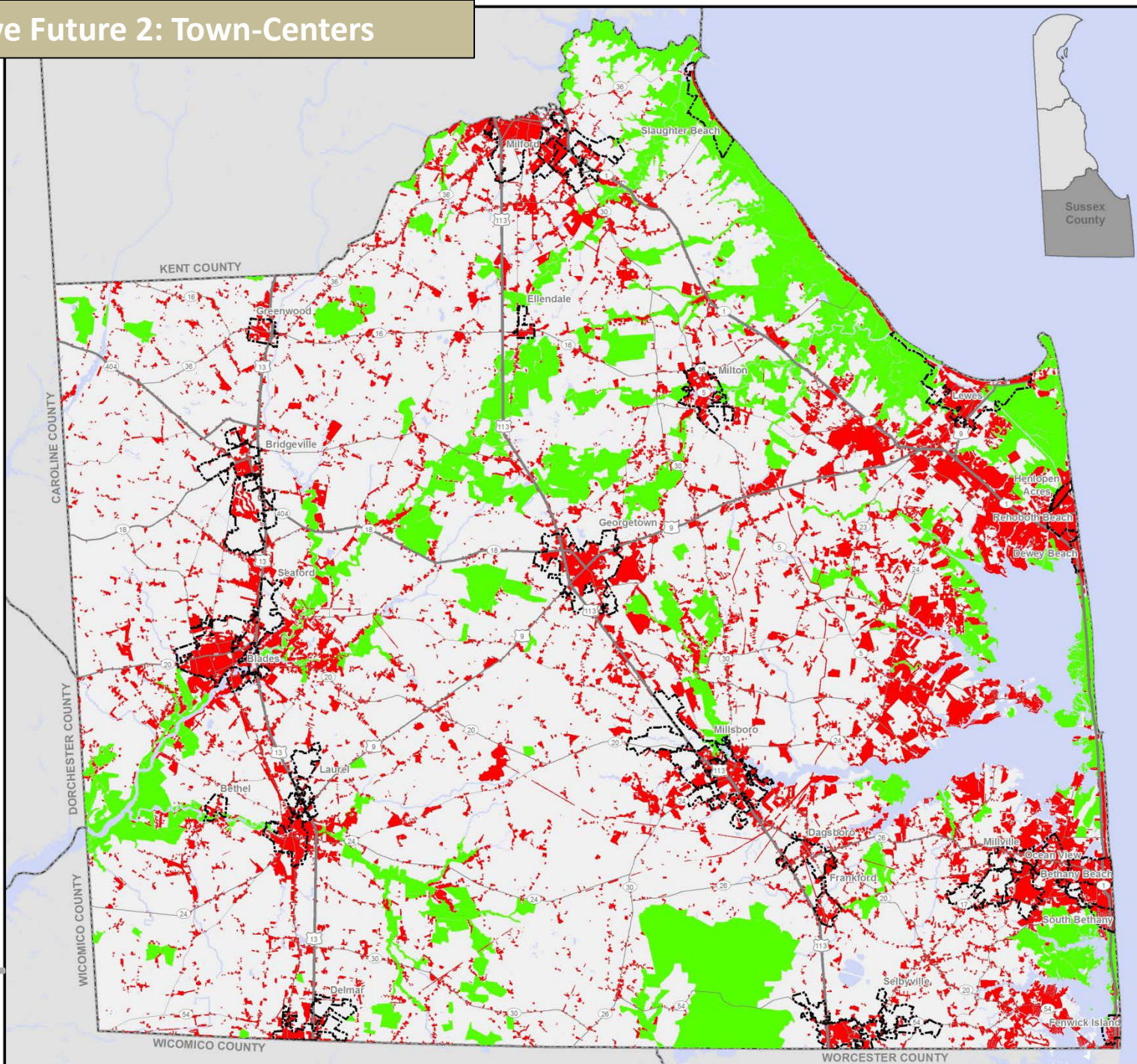
ALTERNATIVE 2: Town-Centers

- Growth areas located around towns and annexation areas
- Consistent with Delaware Strategies for State Policies and Spending
- Reduced potential for sprawl, concentrates infrastructure, preserves rural settings, conserves farmland and environmentally sensitive areas.



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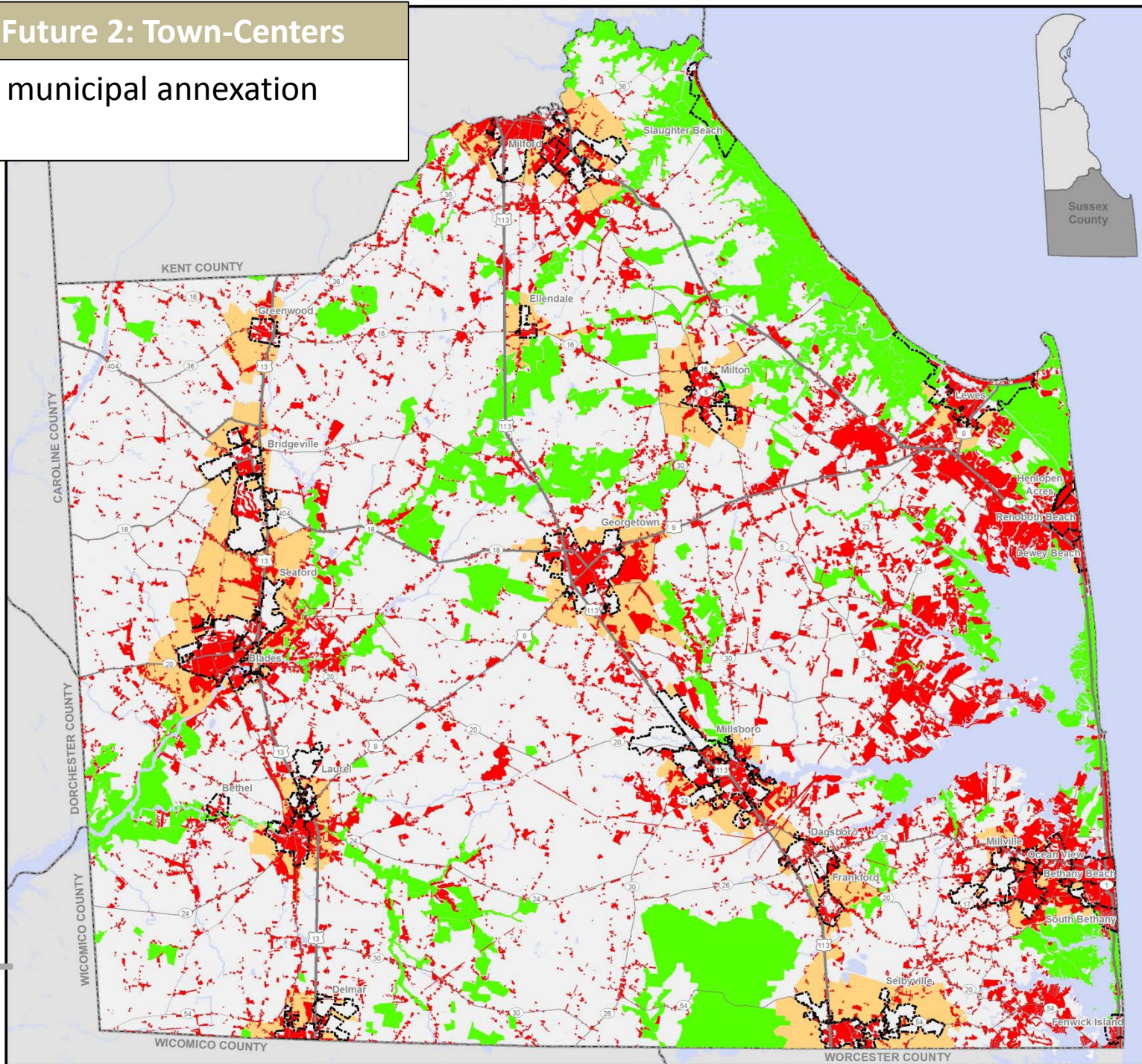
Alternative Future 2: Town-Centers



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Alternative Future 2: Town-Centers

57,824 acres in municipal annexation areas



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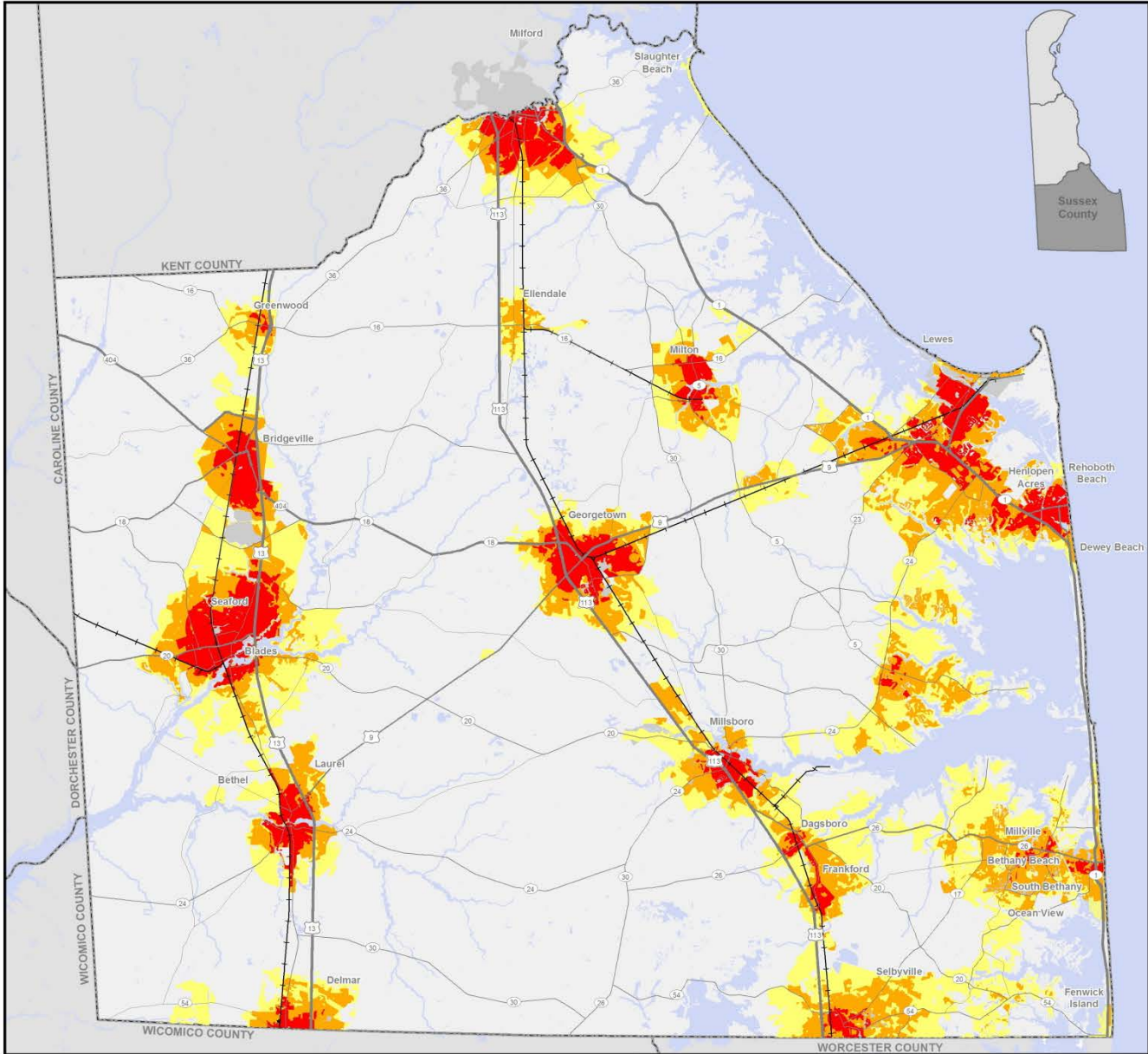
Sussex County
Comprehensive
Plan

Strategies for State Policies and Spending

- Level 1 - (Highest Priority for Funding)
- Level 2
- Level 3
- Level 4 - (Lowest Priority for Funding)
- Municipalities
- County Boundaries
- Rail Lines
- Major Rivers
- Waterbodies

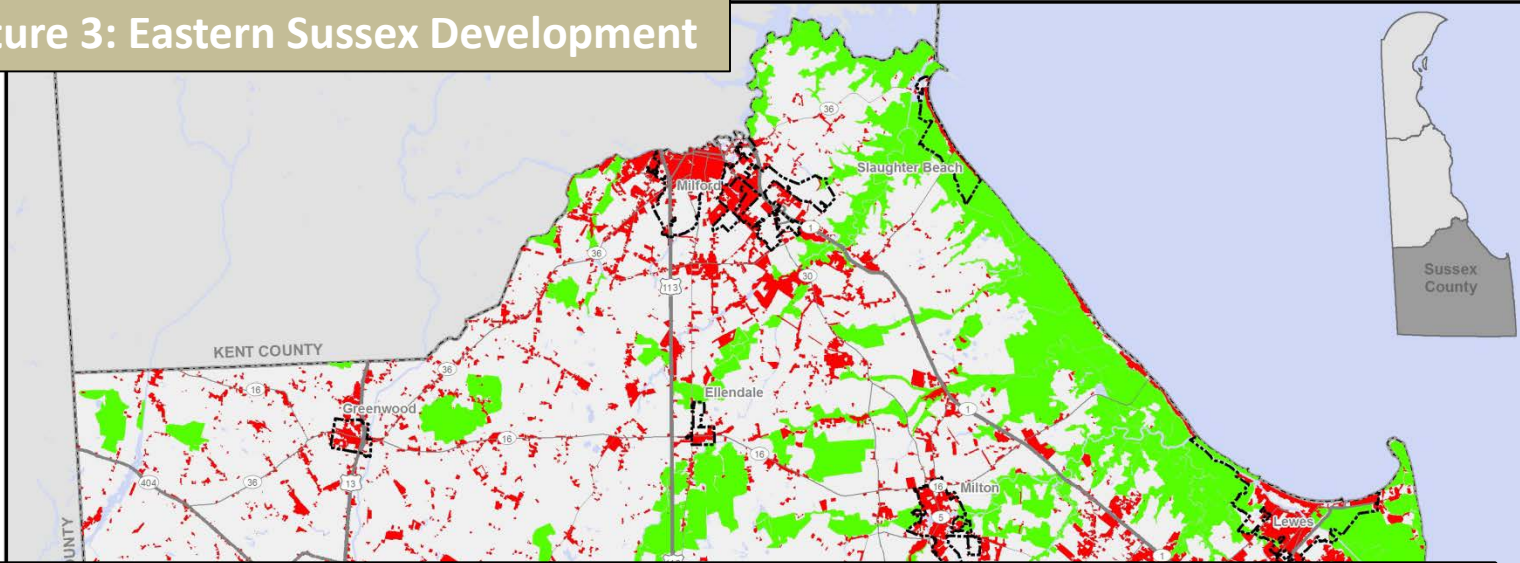
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Sources: DE FirstMap, Sussex County Mapping Dept.
Office of State Planning Coordination



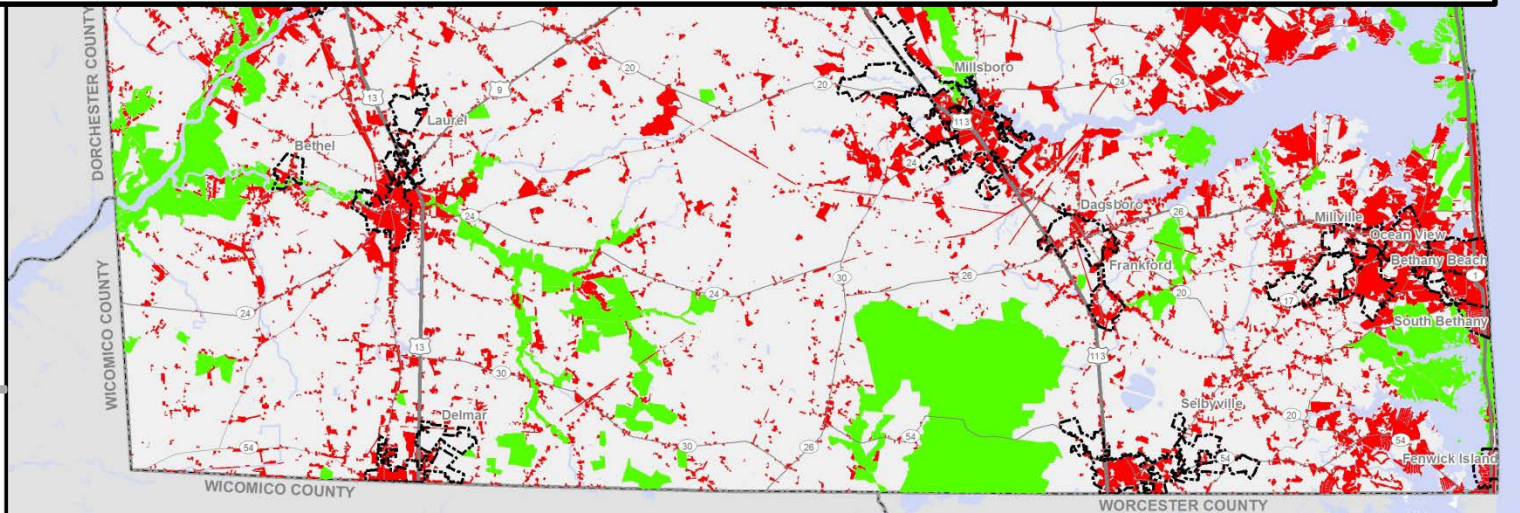
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Alternative Future 3: Eastern Sussex Development



ALTERNATIVE 3: Eastern Sussex Development

- Growth focused on eastern portion of Sussex County, east of Route 5 or Route 30
- Preserves rural western Sussex character, conserves farmland.





Sussex County
Comprehensive
Plan

Development Activity

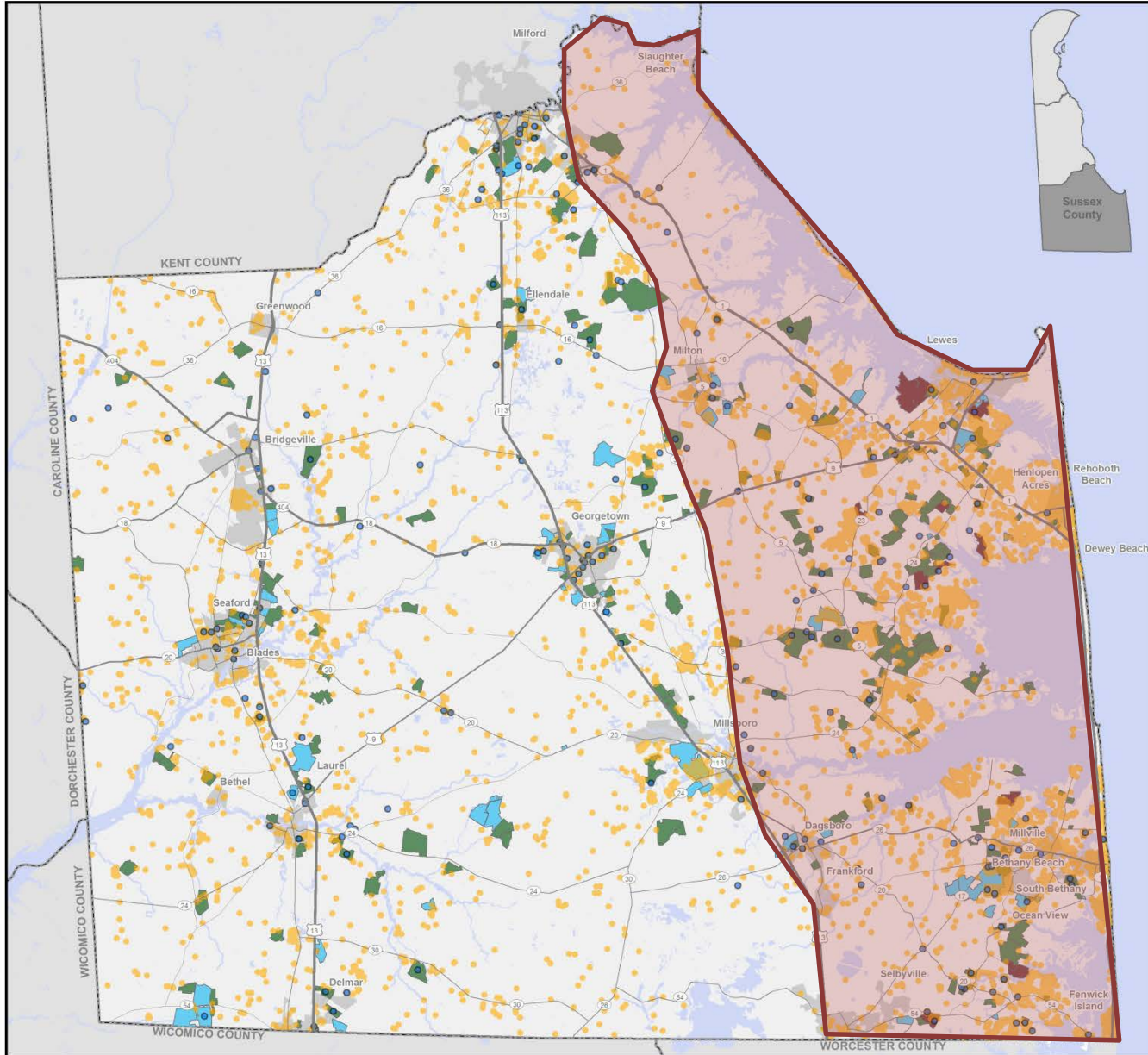
-  Municipalities
 -  Approved Development Applications
 -  Building Permits
- PLUS Project Types**
-  Rezoning and Site Plan Review
 -  Site Plan Review
 -  Subdivision

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Sources: DE FirstMap, Sussex County Mapping Dept.,
DE Office of State Planning Coordination.

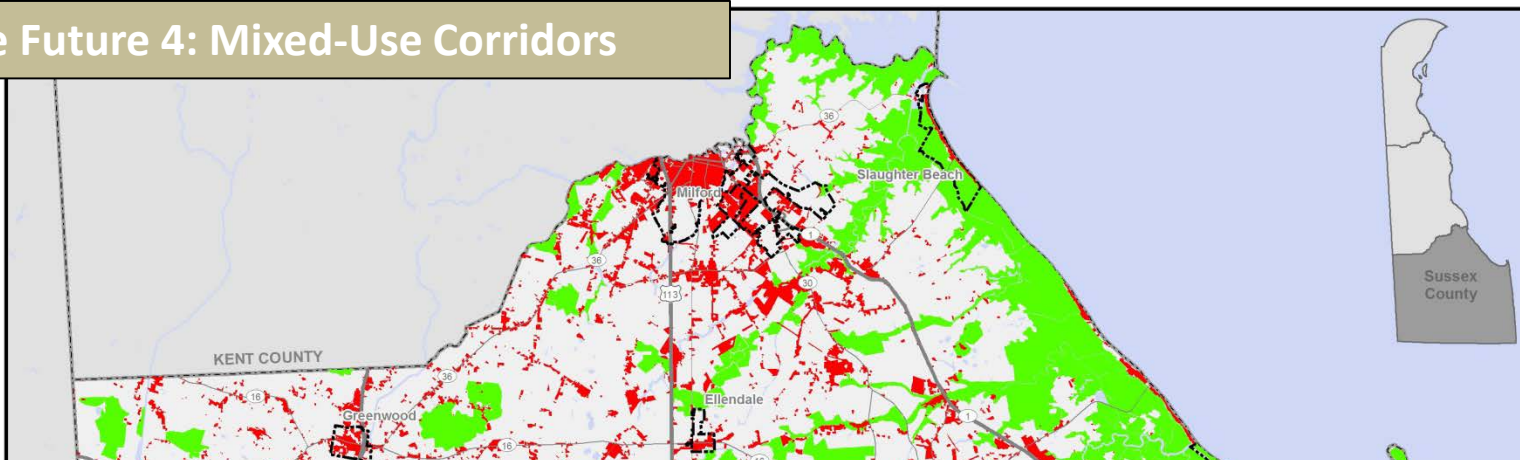


0 2.5 5 Miles



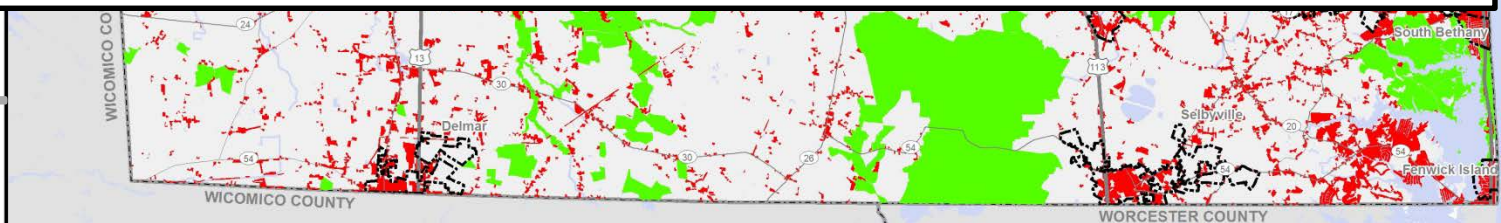
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Alternative Future 4: Mixed-Use Corridors



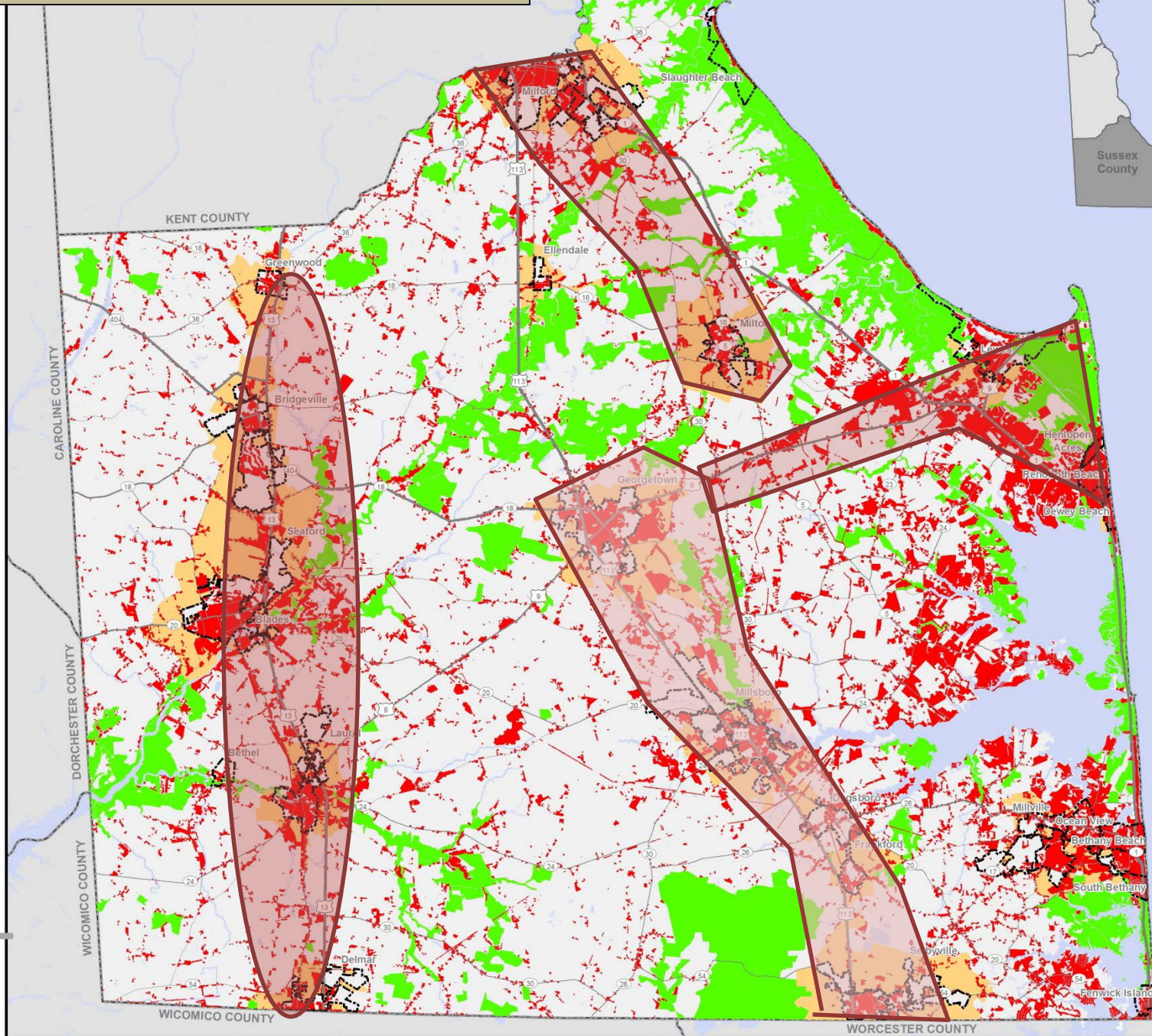
ALTERNATIVE 4: Mixed-Use Corridors

- Encourage mixed-use hubs of industrial/office park, residential and commercial uses adjacent to and including areas already receiving development.
- Similar to Alternative 2, but also provides additional opportunities for concentrated and mixed-use development along major road corridors.
- Opportunity to provide a spine for mobility with multi-modal transportation options
- Combine with aggressive effort to preserve farmland/open space outside these corridors.



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Alternative Future 4: Mixed-Use Corridors



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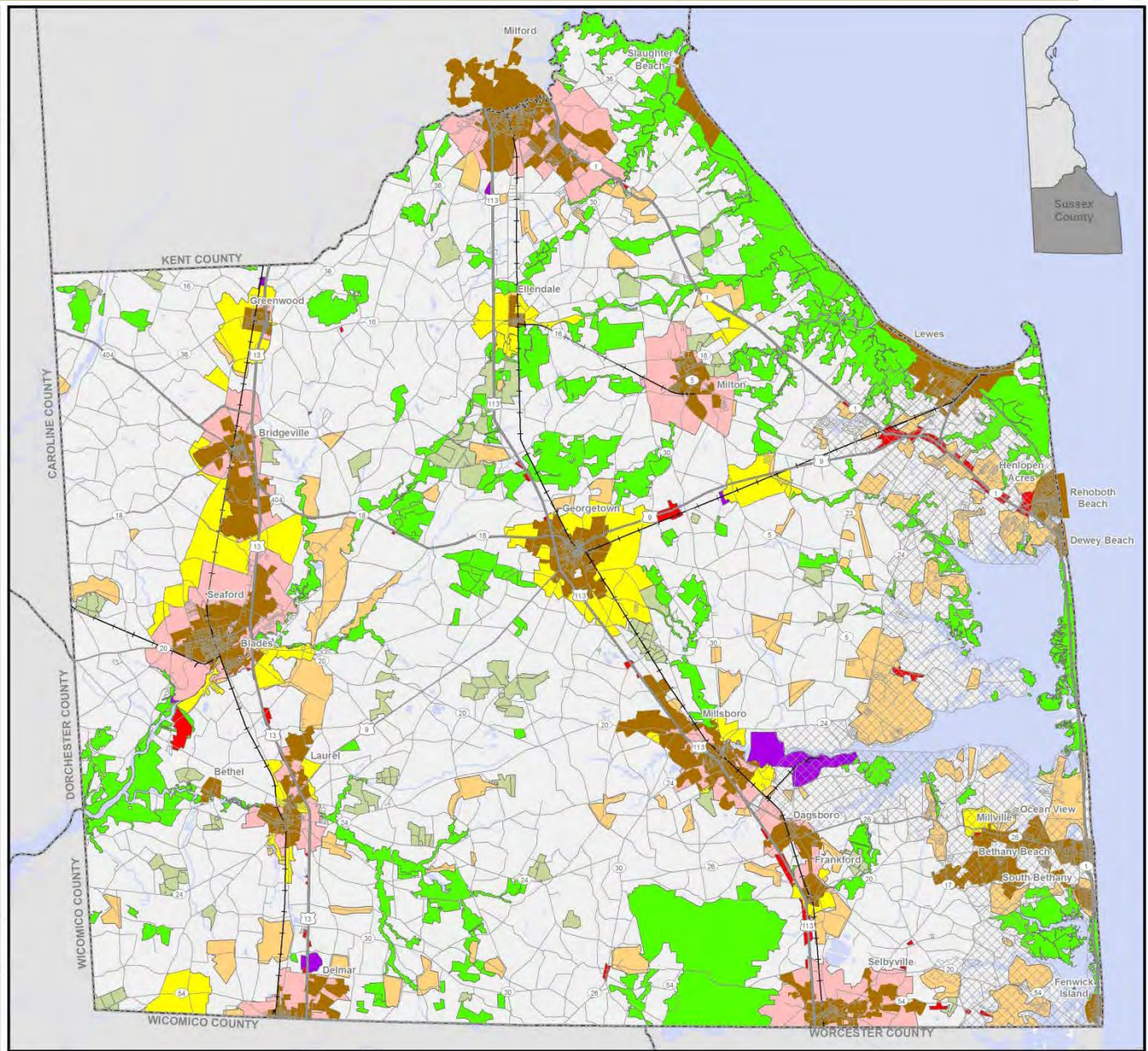
Sussex County
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2008 Comprehensive Plan Future Land Use

- Environmentally Sensitive Development Areas
- Municipalities
- Town Center
- Developing Area
- Mixed Residential Areas
- Highway Commerical
- Planned Industrial Areas
- Ag Preservation District
- Protected Lands

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Sources: DE FirstMap, Sussex County Mapping Dept.
Land Use Data from 2008, State Forest Data from 2013,
Forest Conservation Easements Data from 2016



FUTURE LAND USE



- ▶ **Environmentally Sensitive Development Areas (ESDA)**
 - Most desirable locations in Sussex County for new housing
 - Contain ecologically important wetlands and other coastal lands
 - Is a new name needed?

VISION



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THE SUSSEX PLAN

VISION



▶ 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

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THE SUSSEX PLAN

VISION



► Public Input: What We Heard

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

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THE SUSSEX PLAN

VISION



- ▶ Sample Vision Statements:

- ▶ St. Mary's County, MD

Preserve and enhance the quality of life, by recognizing and protecting the unique character of St. Mary's County as a Chesapeake Bay Peninsula. Foster economic growth and create an atmosphere of excellence by focusing and managing growth to create vibrant, attractive communities; by protecting the rural character and economy of the countryside by nurturing the shoreline and adjacent waters; and by preserving and capitalizing on the natural resources and historical quality of the County.

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THE SUSSEX PLAN

VISION



- ▶ Sample Vision Statements:

- ▶ Kent County, DE

To preserve the rural and community character of Kent County by encouraging the most appropriate use of land, water, and other resources that protects the County's natural, historic, and cultural resources, allows for economic opportunity, preserves farmland, manages growth, and provides a safe sustainable environment in which all citizens may live, work, shop, learn, and play.

VISION



- ▶ Sample Vision Statements:

- ▶ Northumberland County, VA

Taking advantage of its distinctive history, location, and natural environment, Northumberland County will preserve its rural character and its maritime heritage while fostering economic growth and the well-being of its citizens. Economic growth will occur that provides jobs, supports agricultural and water-based activities and provides services to the retired community.

Residential, commercial, and industrial development will be supported that enhances the social and economic life of the County and conserves its natural resources. It will become a model of planned waterfront residential and village business development that ensures the quality of life of its residents while attracting desirable new growth.

The education system will continue to improve so as to play a key role in helping children succeed and to become this County's future leaders. The government will continually strive to be fiscally sound and firmly responsive to meet the social needs of all members of the community.

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VISION



2008 Vision:

“Sussex County will maintain its role as Delaware’s agricultural leader, Delaware’s tourism center and the State’s major growth center.”

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NEXT STEPS



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NEXT STEPS



► Round II Public Meetings

- Held in 5 Council Districts
 - Some may be in different locations within the districts than Round 1

Format

- 1st half open house
 - Public arriving
 - Viewing of display boards
- Presentation
 - What we know (data)
 - What we heard (public)
 - Draft goals and objectives
 - Alternative futures
- Q&A

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NEXT STEPS



► Future Coordination:

- Frequency of coordination
- Format for coordination (e-mail updates, meetings, etc.)
- Anticipated participants
- Next workshop

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THE SUSSEX PLAN

THANK YOU



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