TODAY’S WORKSHOP

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

Spring 2016

Project Initiation
Phase A – Identifying Opportunities
Phase B – Visioning/Development Framework
Phase C – Draft Comprehensive Plan

Spring 2018

Public Meeting #1
Public Meeting #2
Public Meeting #3
Public Hearing

Phase D – Final Comprehensive Plan

The Sussex Plan

Draft
GOALS AND OBJECTIVES
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
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
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
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
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
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 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
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)
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.
Development of Alternative Futures

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

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<th>2015</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
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<td>180,912</td>
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<td>Sussex</td>
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<td>229,479</td>
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<td>983,211</td>
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An additional 46,500 people expected to live in Sussex County by 2045
Projected Population Growth By County 2015–2050

Population Growth (2015=100)

- Sussex
- Kent
- New Castle
- Delaware

The Sussex Plan
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?
91,000 acres of developed land
Existing Developed Lands and Protected Lands

91,000 acres developed
161,251 acres protected

326,149 acres farmland/undeveloped
ALTERNATIVE I: Trend

- Growth continues in the same pattern and pace in Sussex as trend
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.
57,824 acres in municipal annexation areas

Alternative Future 2: Town-Centers
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.
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.
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

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
PUBLIC INPUT: WHAT WE HEARD

- Preserve rural character
- Maintain quality of Life
- Maintain access to beaches, parks, and open space
- Maintain rich historical legacy
- Provide affordable living
- Preserve Farmland
- Increase social and cultural resources
- Conserve natural resources
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.
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.
**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.*
2008 Vision:

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

- Future Coordination:
  - Frequency of coordination
  - Format for coordination (e-mail updates, meetings, etc.)
  - Anticipated participants
  - Next workshop
THANK YOU

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