

LAND USE ELEMENT SURVEY



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C & D - New developments should have major commercial components. These can be used by all + along major roadways of infrastructure updated at developers cost

3. In your opinion, where are the following levels of residential development intensity (density) best suited for Sussex County in 2045?

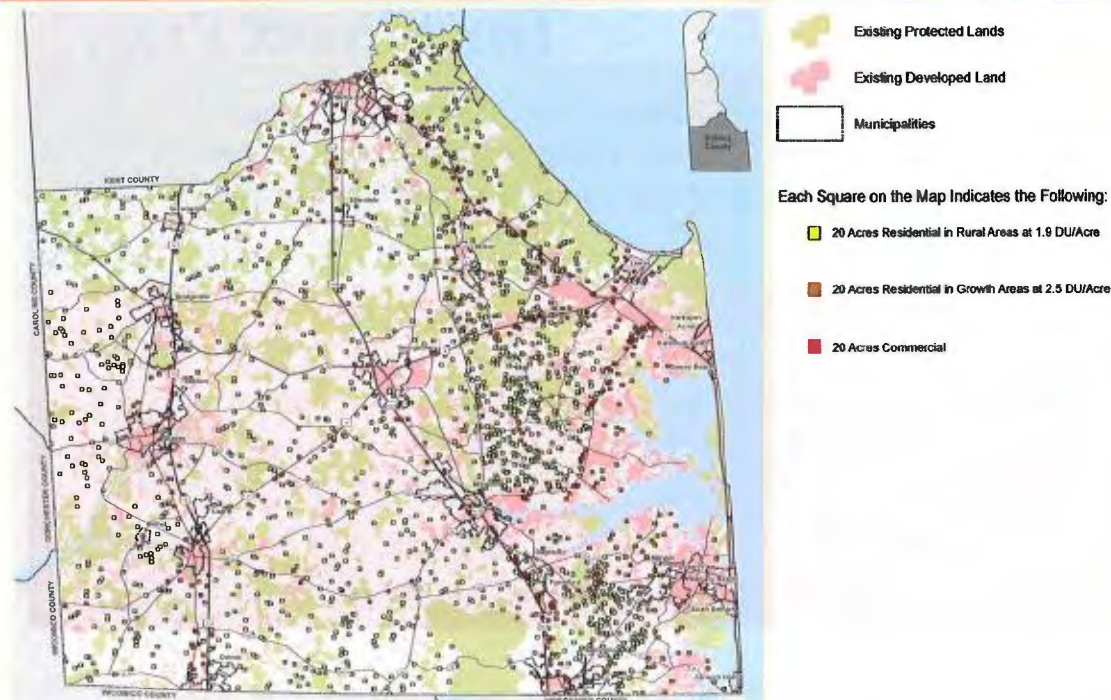
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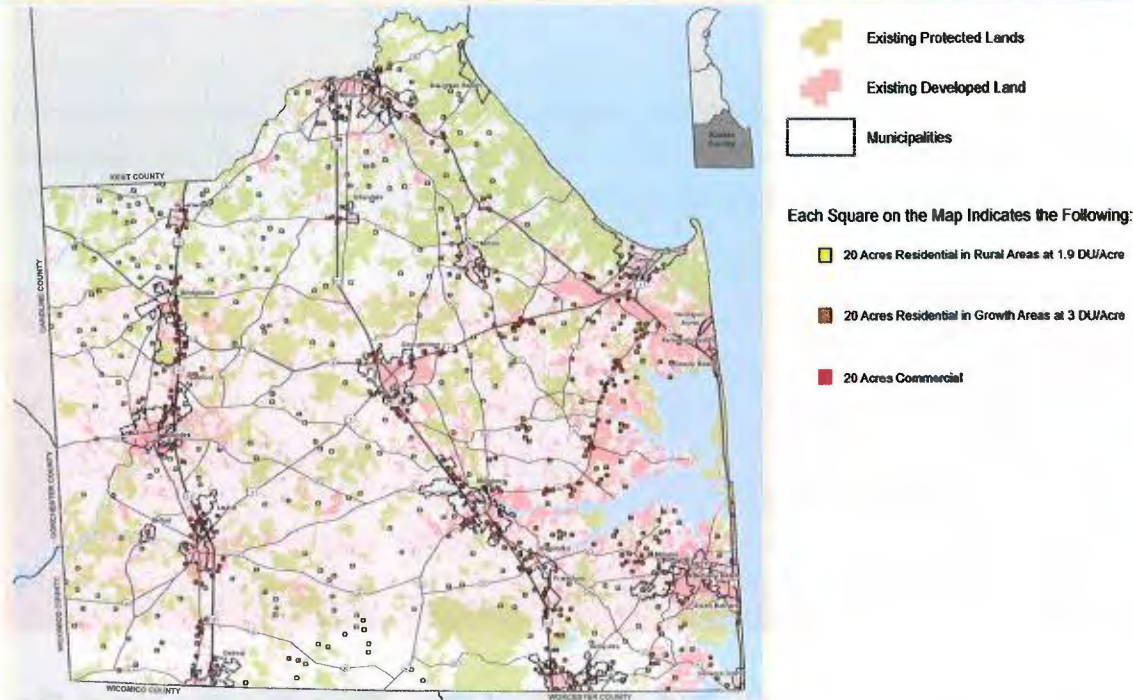
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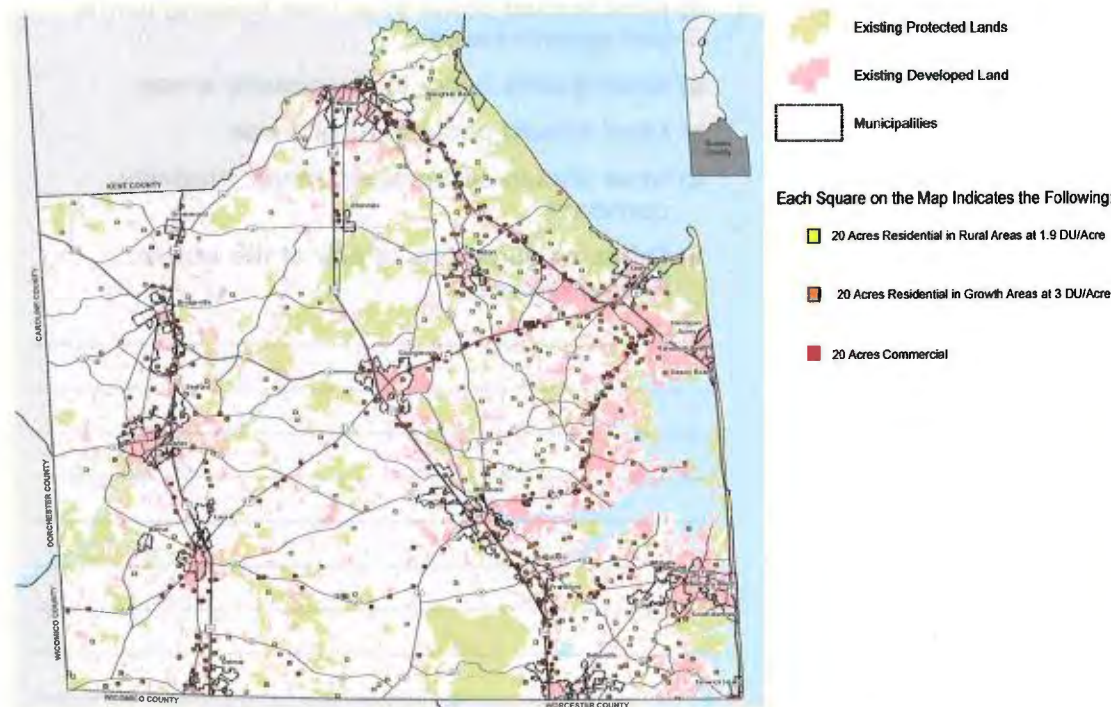
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



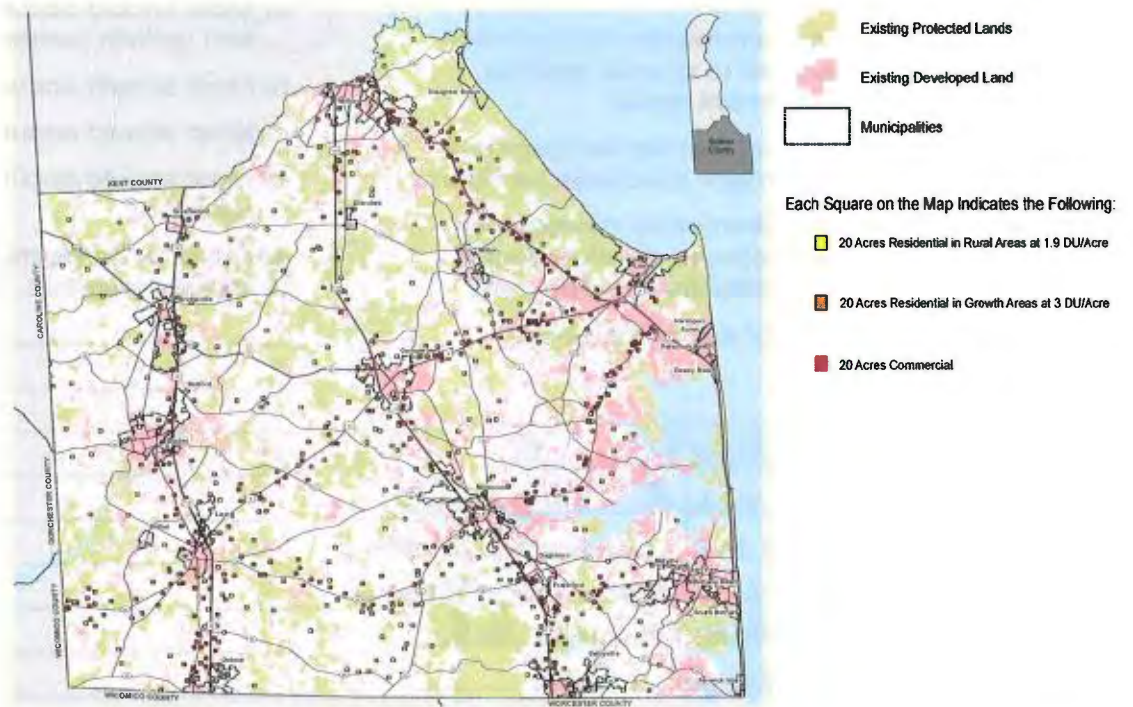
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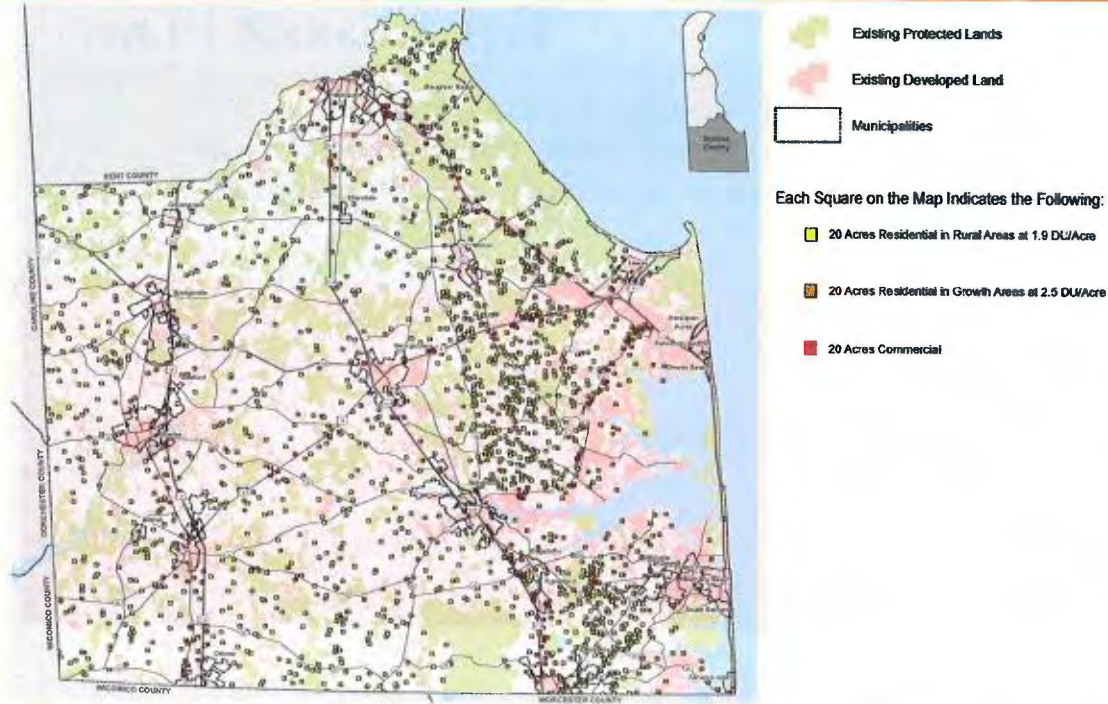
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Coastal areas are already getting overcrowded. Shopping centers should be added to some residential areas to make it easier for people + avoid ~~the~~ traffic on major roads. Businesses should be along major roadways.

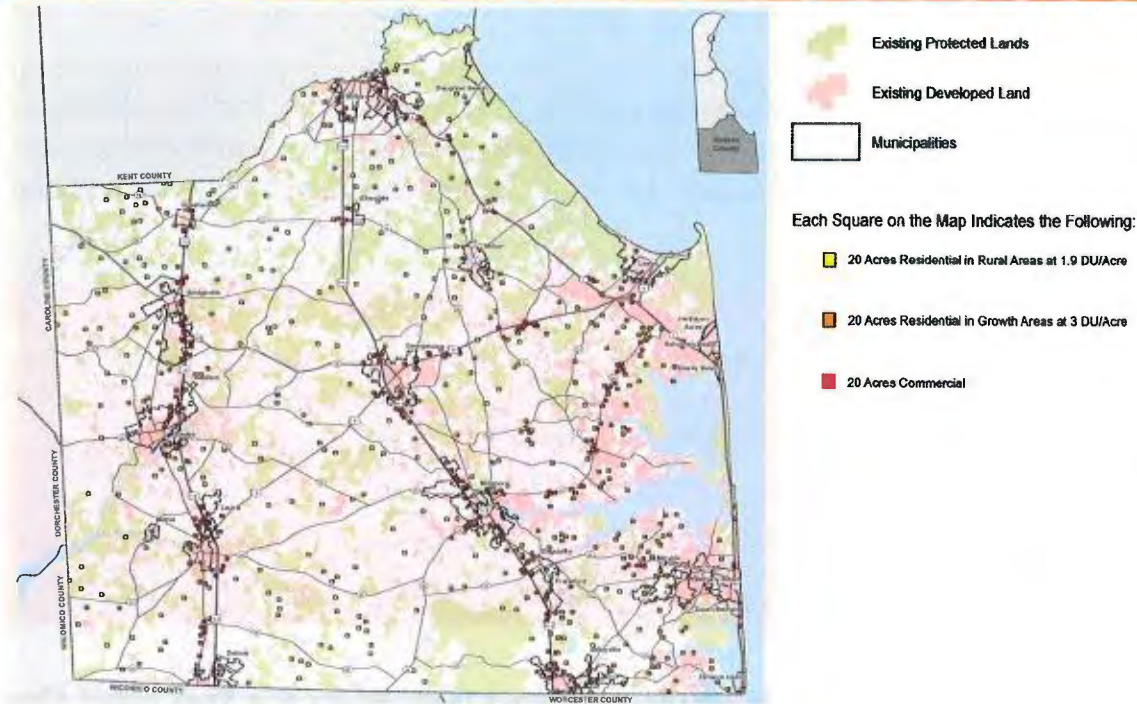
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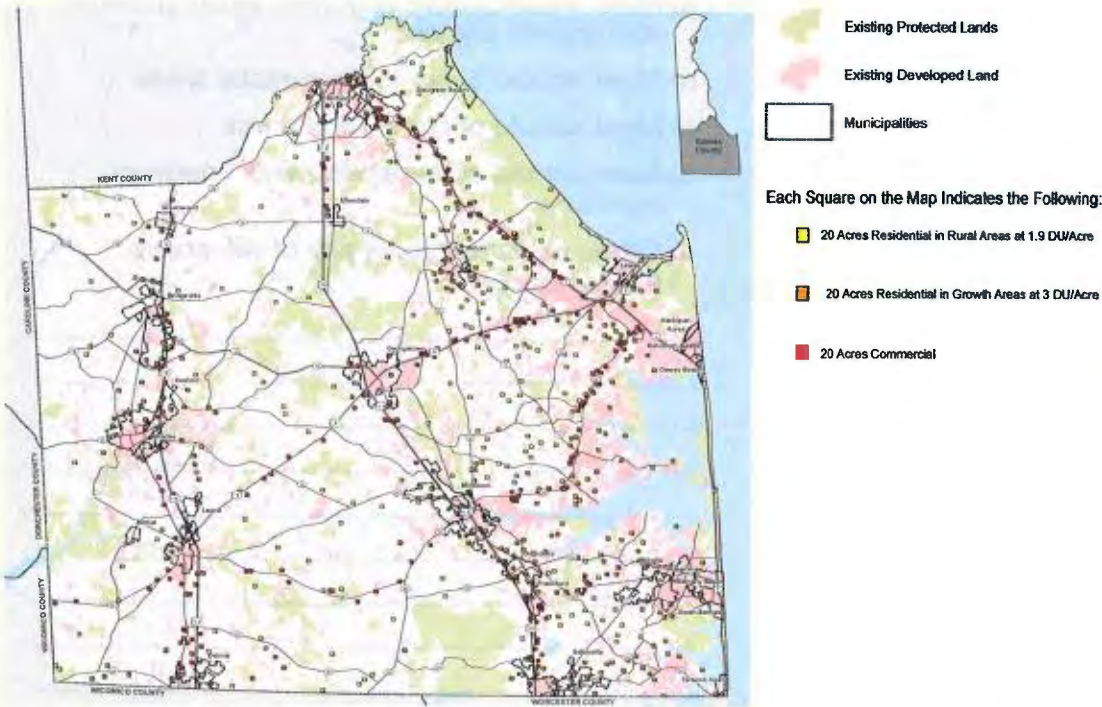
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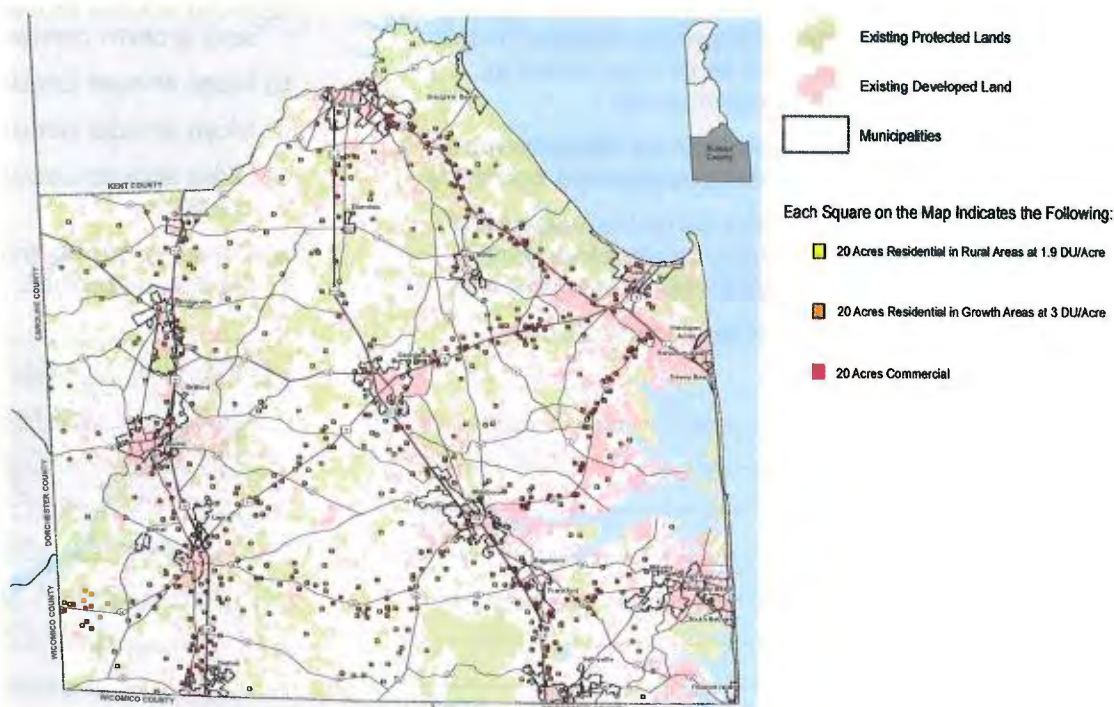
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Development in rural area will be acceptable road use

Planning & Zoning should reach out to communities that have developed and research with other communities that have experienced with this. Example on the Western Shore - Pasadena Area in Md. had similar problems from other communities & counties.

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There are various forms of Commercial Use. Example - Could be Grocery Stores - Shopping Center or it could mean plants Commercial building with large trucks moving in a residential area - Various Commercial Use - You should clarify what you mean type of Commercial Use.

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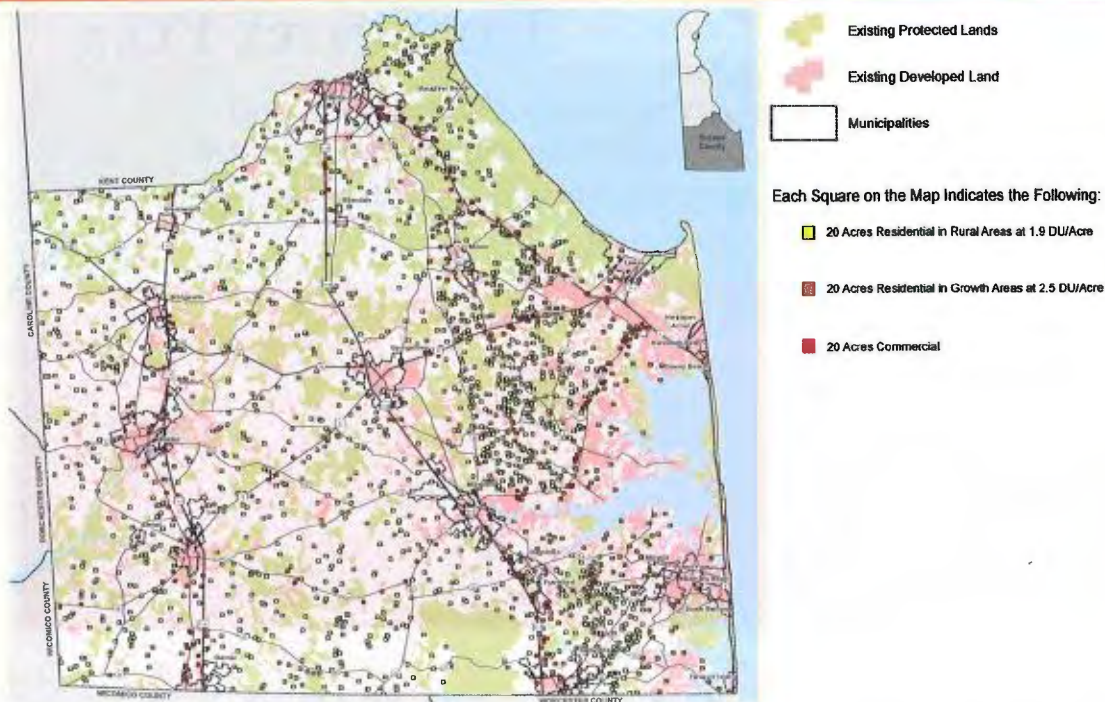
Roads and Highways should be thought out first before large housing development are approved. Red lights should be installed prior to first home goes up in the development.

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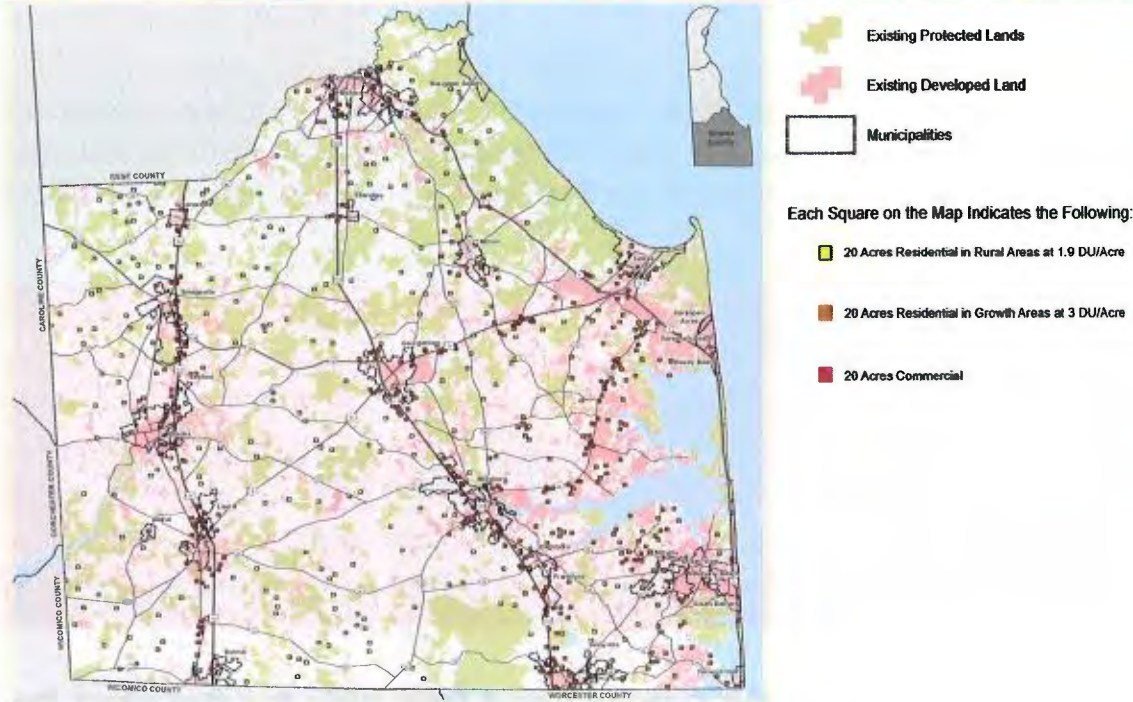
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Same situation as Med + High Density

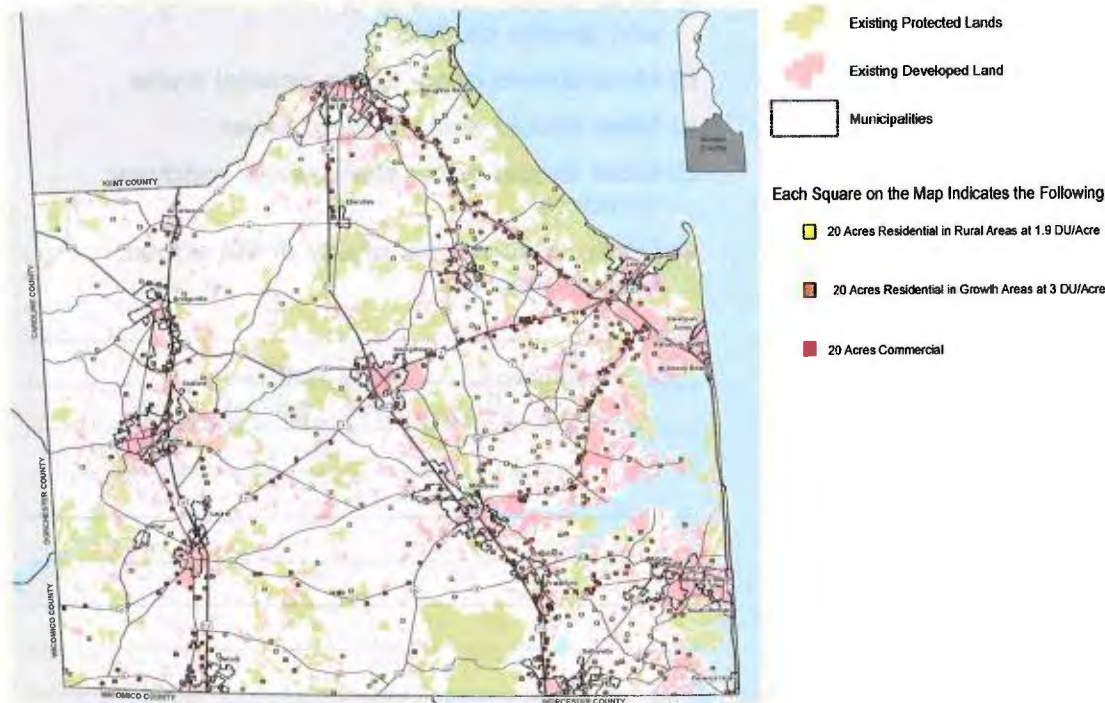
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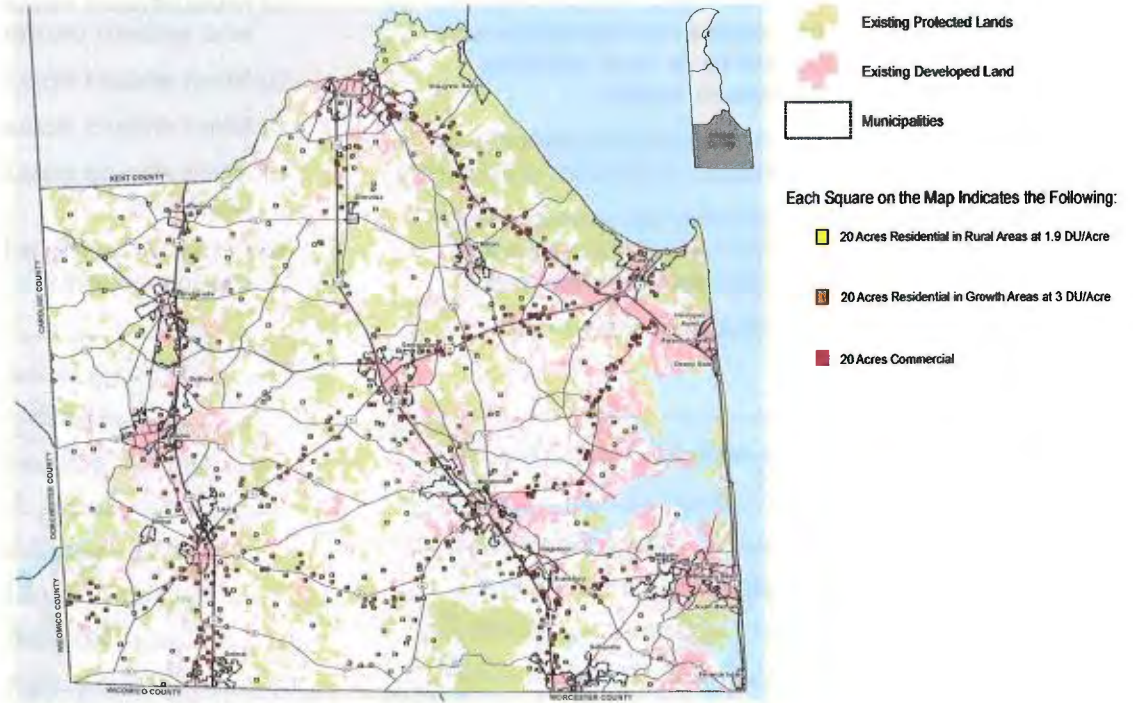
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D. Most Planning for Retirement will choose to be near the Beach/East Part of County.

There are lots of ^{people in} ~~Area~~ ^{Area} ~~Underdevelopment~~ ^{Area} between Rt 1 & 113. Recommend that Planning include Roadway Rightway for "Connector" Roads North/South and East/West that will move Traffic - vice individual developments forcing Traffic on Rt 9/104, etc.

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As large Farms are sold for Development - there needs to be mixed-use development which will provide local shopping opportunities instead of forcing People on the Communities to leave their Community to drive long distance to shop.

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Use "Mix-use" Centers as anchor and ~~Build~~ Build around that - Currently between Rt 1 & 113 - there are large Farming - Once Mix-use Centers are identified, then: Need to look at and Plan for Roadway's through these FARMS ~~that~~ East/West & North/South. May not happen in ~~that~~ NEAR Future - But someday As FARMS are sold for Housing - Roads will be needed to ~~East~~ Connect to East/West & North/South.

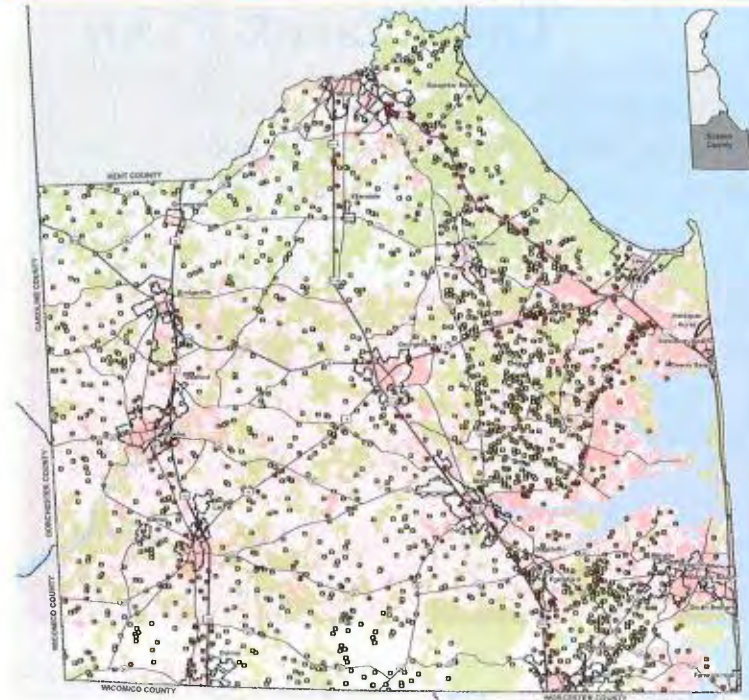
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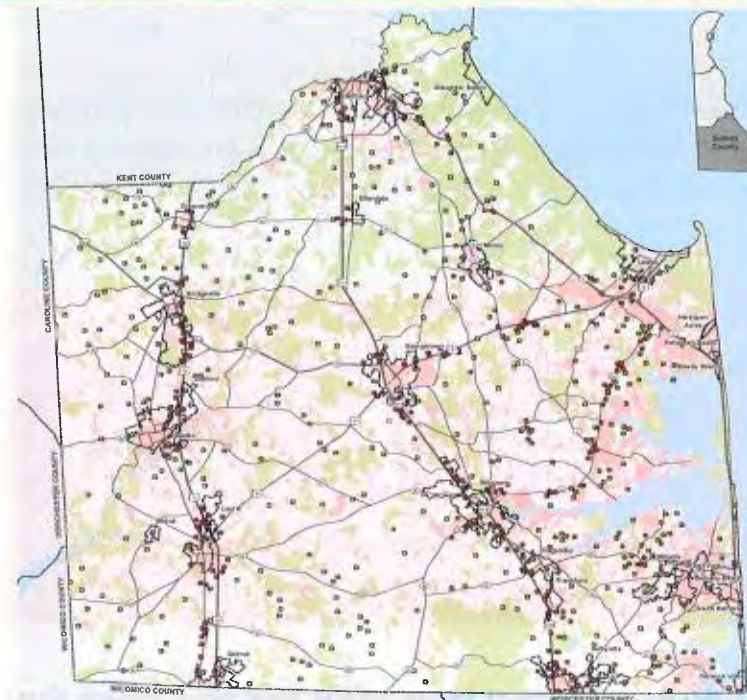
Centered around Clusters of ~~Mix-use~~ Centers. Remember: Need to identify Future Roadways - Plan now and build around these Corridors....

Please turn the page over

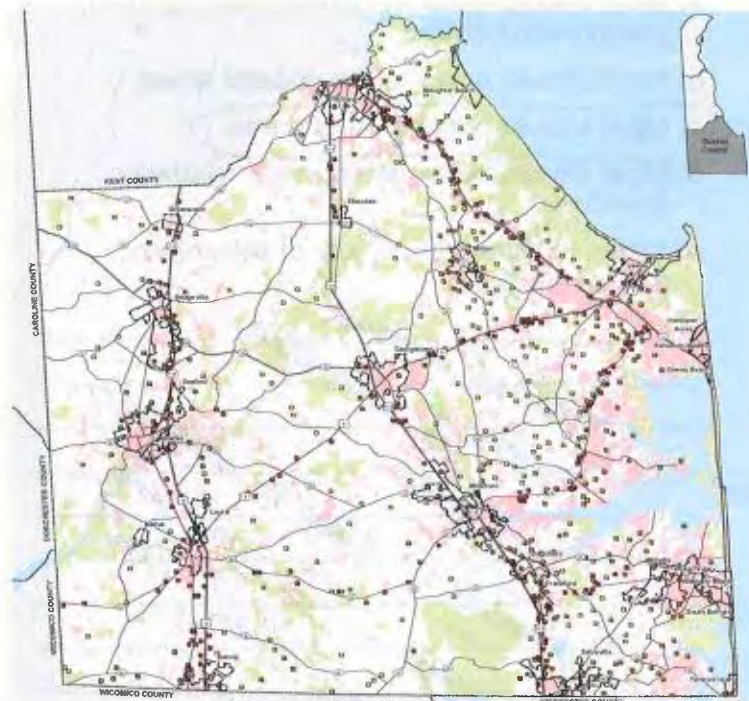
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- Commercial Development along Rt 1 bottom, Dewey, DE STATE Park

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Commercial need - more medical doctors, blood lab, X-ray, mammogram - cancer care, mental health facility for growth in population - Police Fire Department - Toward Selbyville Area, Corporate headquarter for Bank, Insurance companies, IT Hub for job growth

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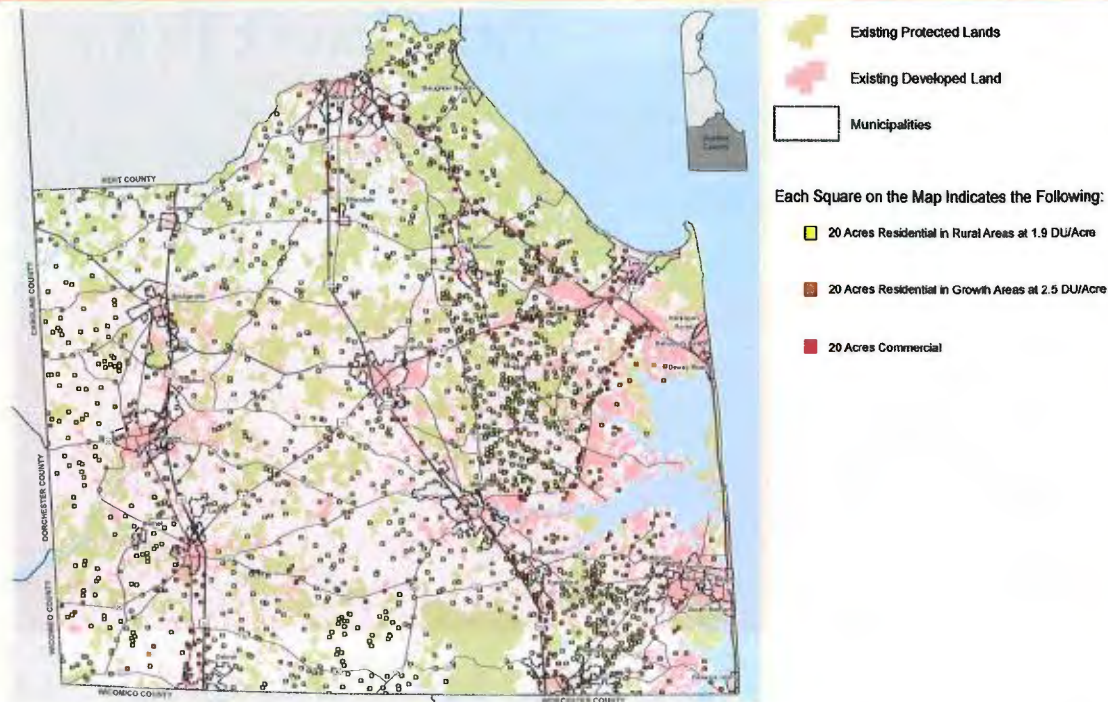
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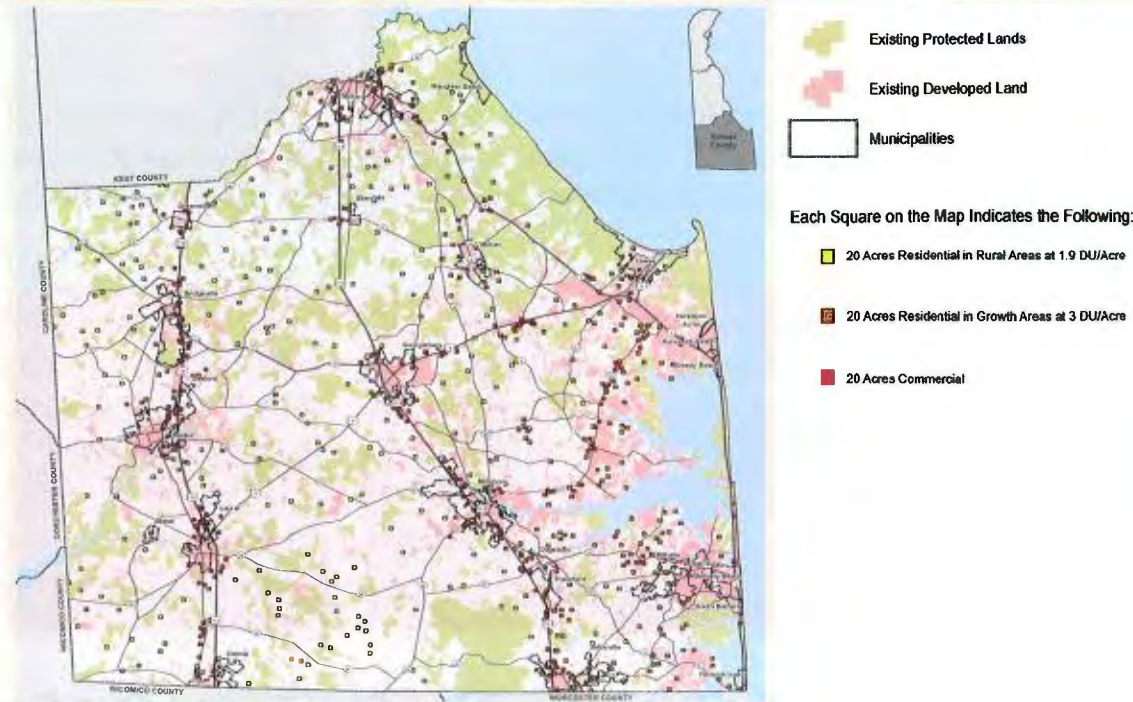
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- communities are on board to build or RT 1

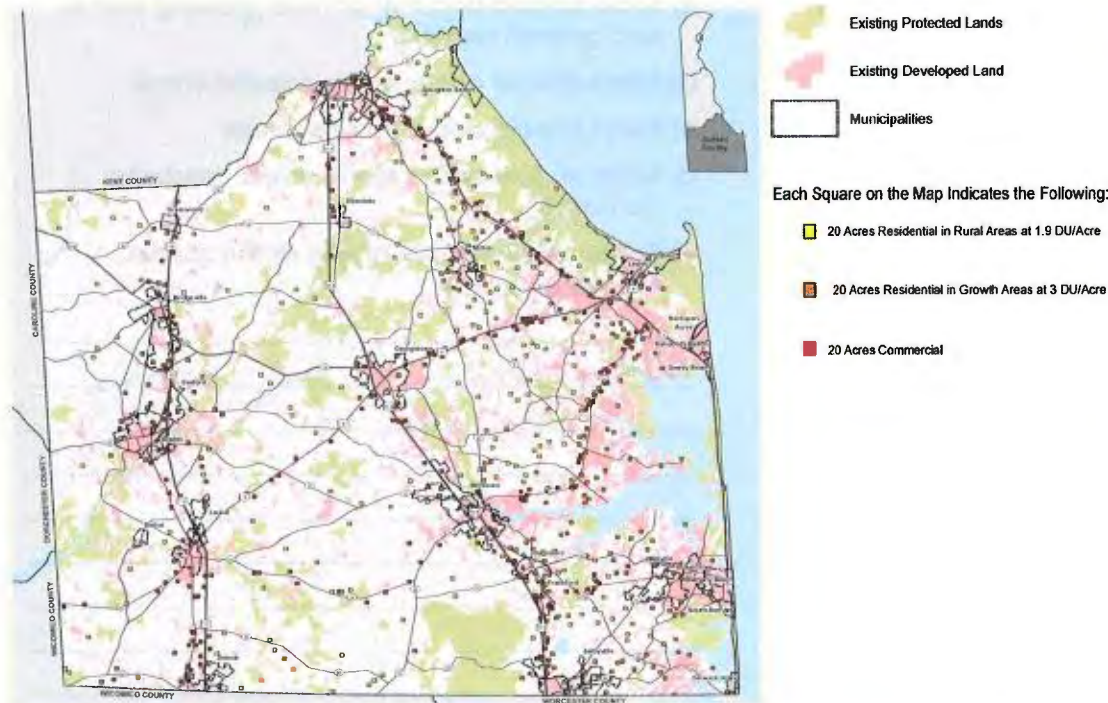
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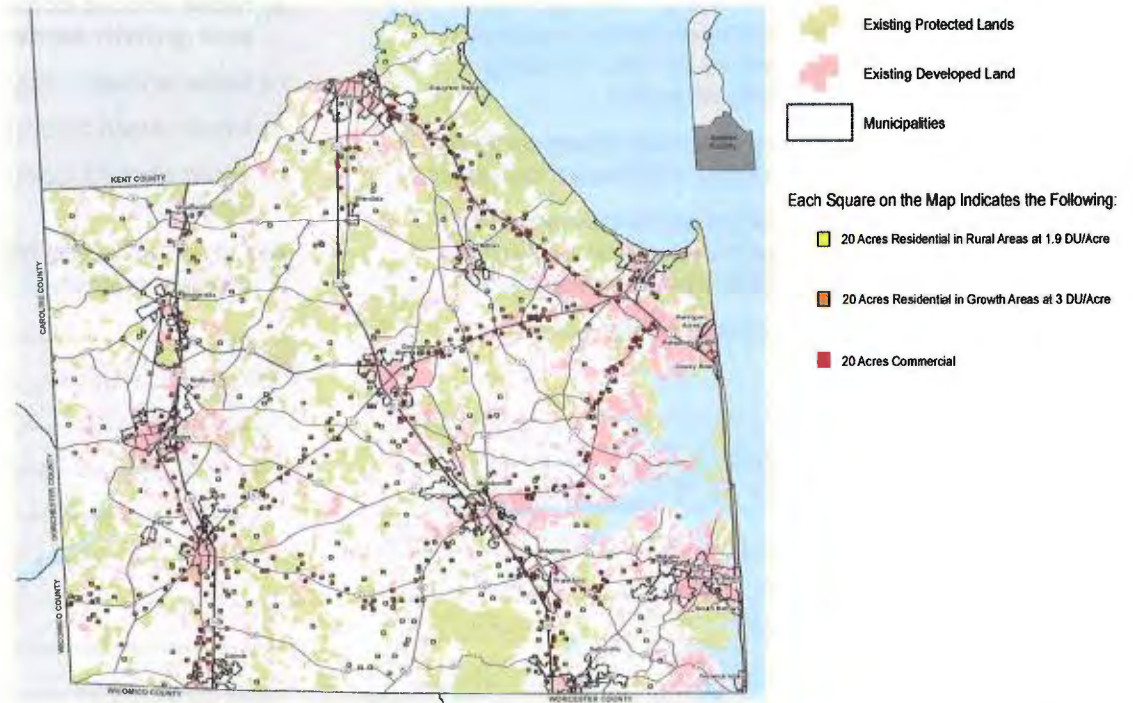
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Is there anything else you would like to tell us about future land use in the County?

LAND USE ELEMENT SURVEY



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- b) Most of the future residential development should occur in rural areas
- ☒ c) Most of the future residential development should occur along major roadway corridors
- d) Other, or some mix of any of the above. Please describe:

Major concerns:
Very concerned about lack of ADEQUATE emergency evacuation routes with all the development.

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

- a) Most of the future commercial development should occur in or near existing towns and growth centers
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- d) Most of the future commercial development should occur as mixed-use development in concert with new residential development
- e) Other, or some mix of any of the above. Please describe:

Additionally concerned about lack of traffic safety along Rt. 54 especially during summer months.

3. In your opinion, where are the following levels of residential development intensity (density) best suited for Sussex County in 2045?

Medium/high density development
(3 or more dwelling units per acre)

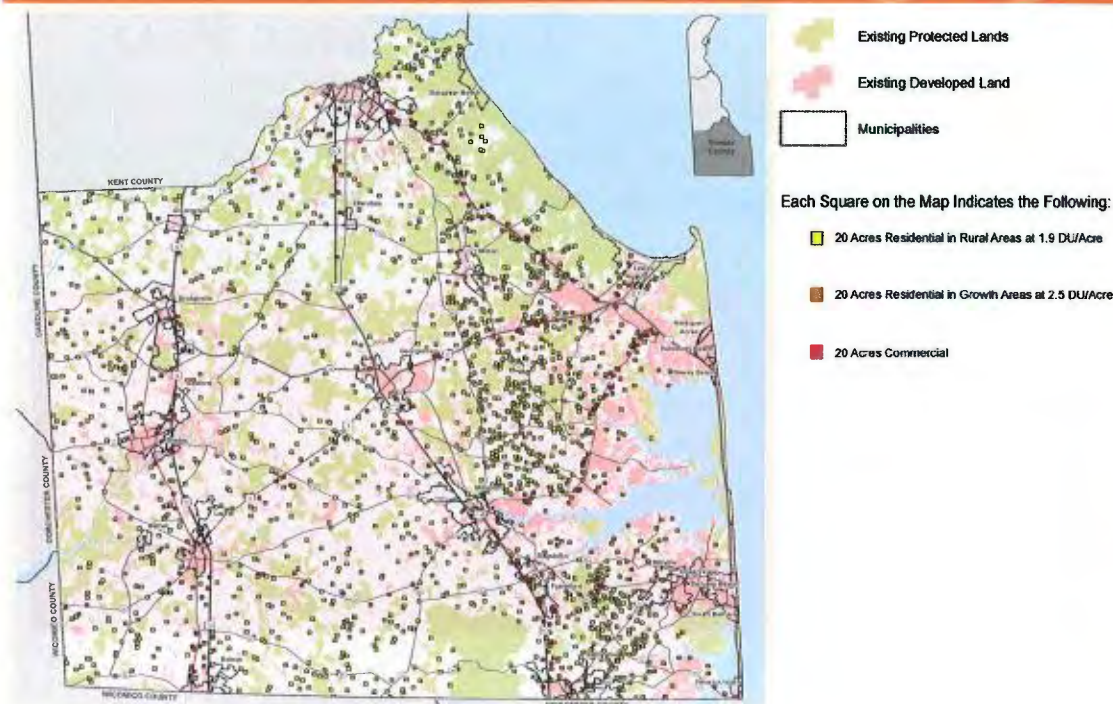
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Low density development
(2 or less dwelling units per acre)

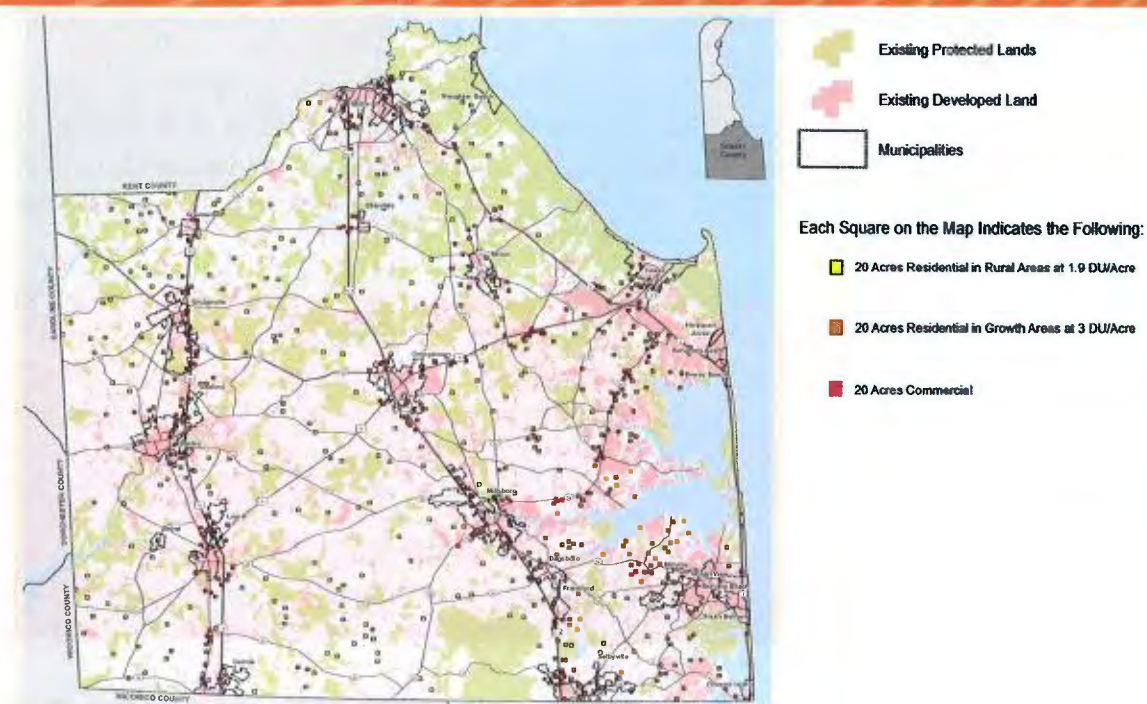
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Suburbs & major roadway corridors

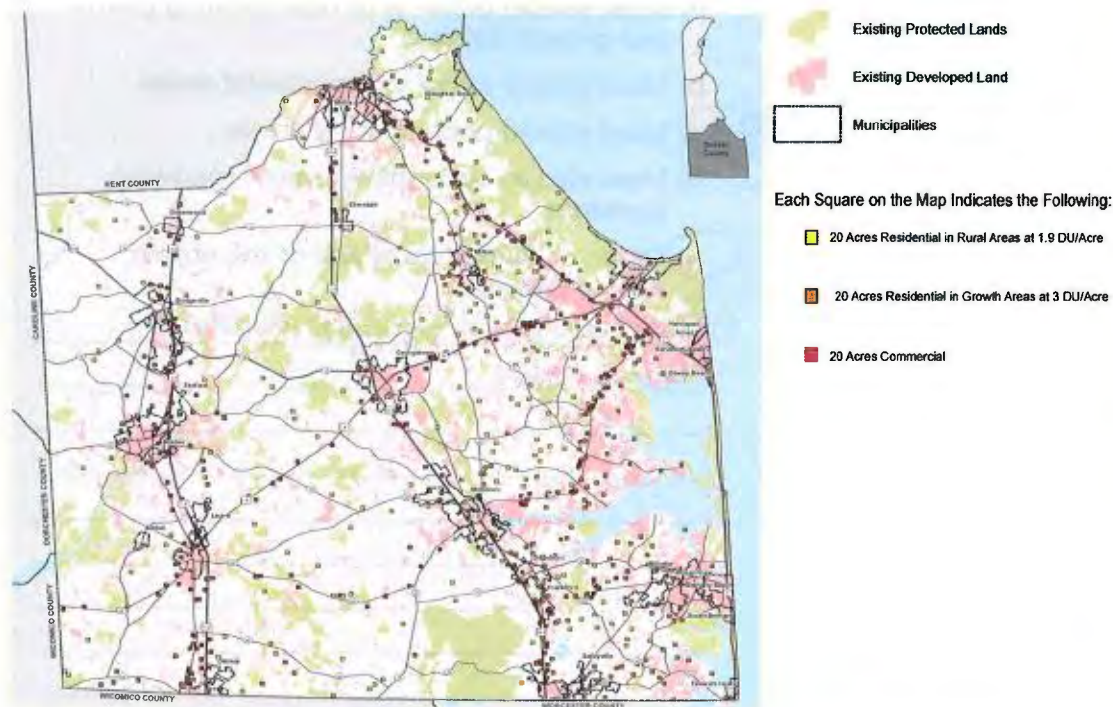
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



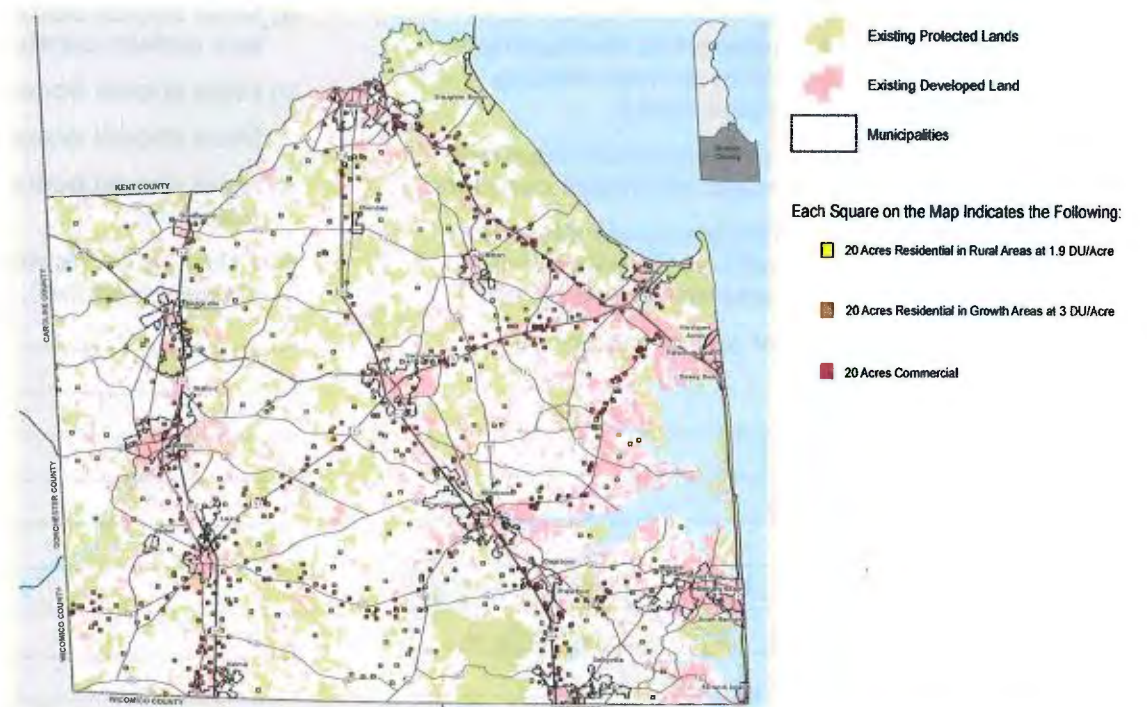
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C. Eastern Sussex Development Scenario: Represents a snapshot of what the future could look like if more residential development than shown in the Trend Scenario is directed to areas east of Route 30, and at slightly higher-than-average densities.



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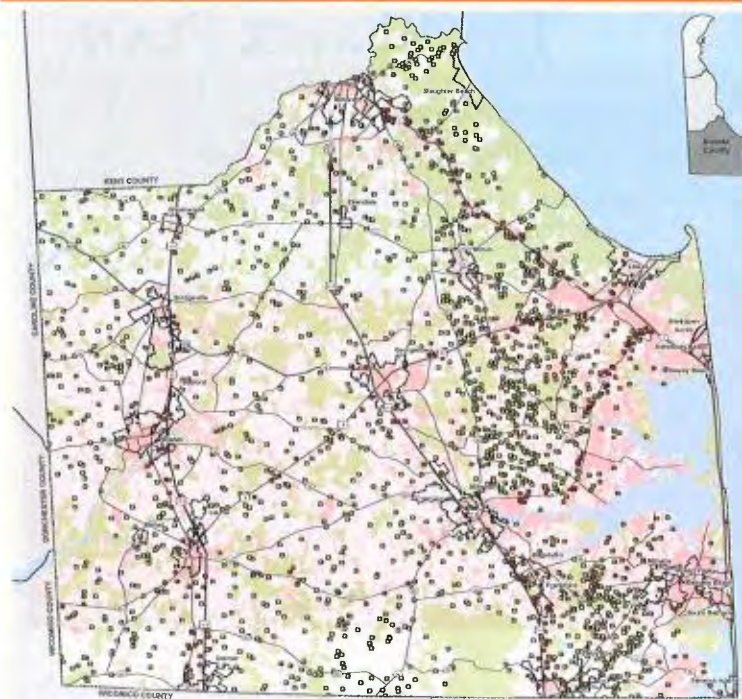
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Low density development
(2 or less dwelling units per acre)

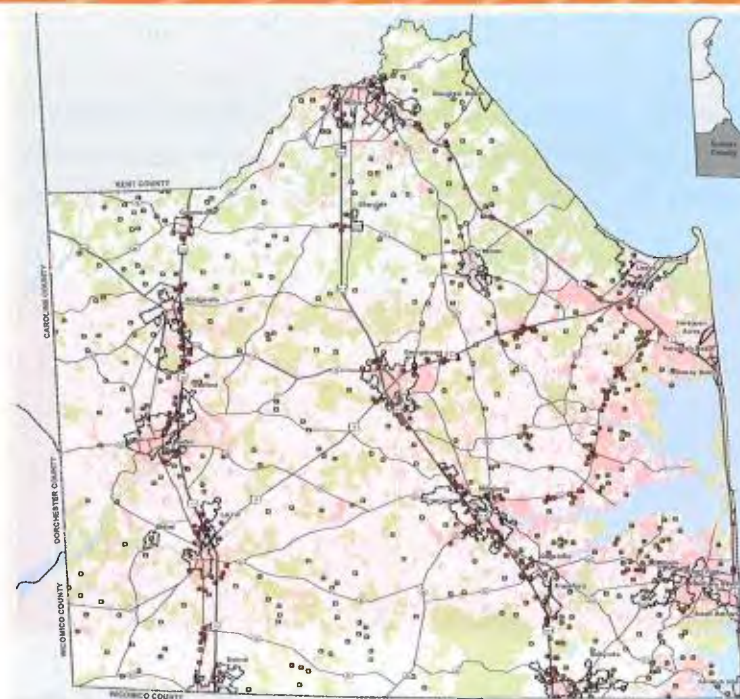
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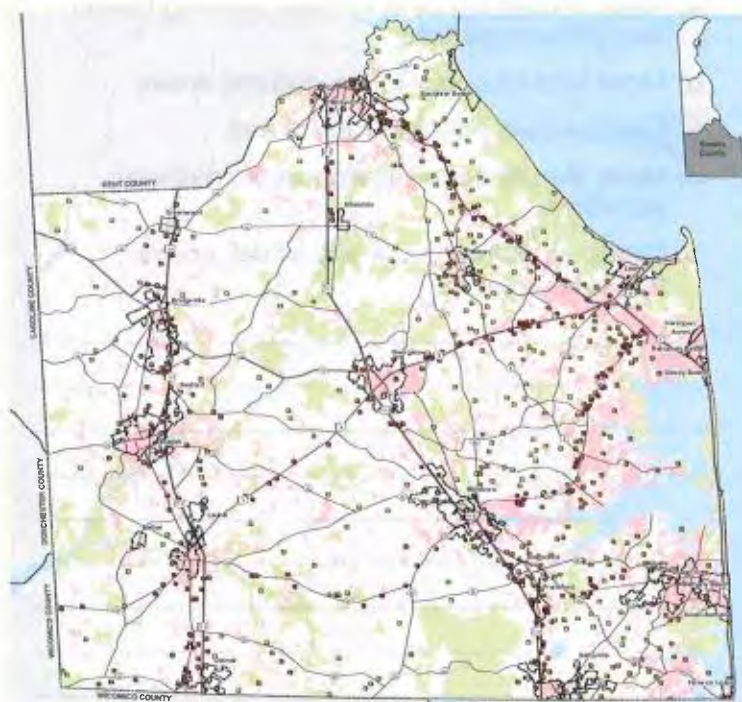
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



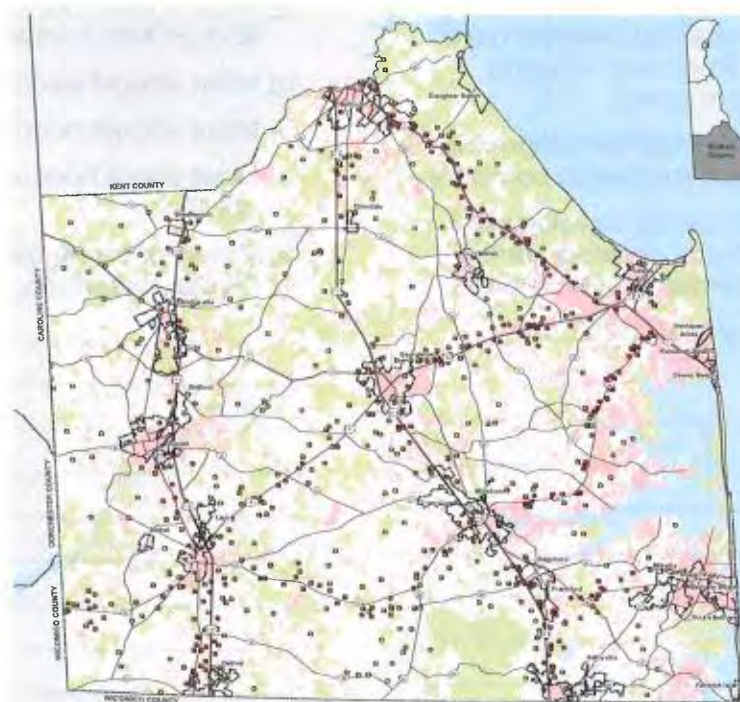
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Please explain:

NEED for RECREATION for
ADULTS (Bowling, PICKLEBALL -
PLAY GROUND of KIDS

NATURAL GAS LOW 54th

Slow Development of ALT 54th over
to BETHANY BEACH

Is there anything else you would like to tell us about future land use in the County?

Need for MEDICAL SERVICES
ALONG W/ MEDICAL SERVICES

LAND USE ELEMENT SURVEY



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"B" - don't want it in coastal areas
don't want along major roads

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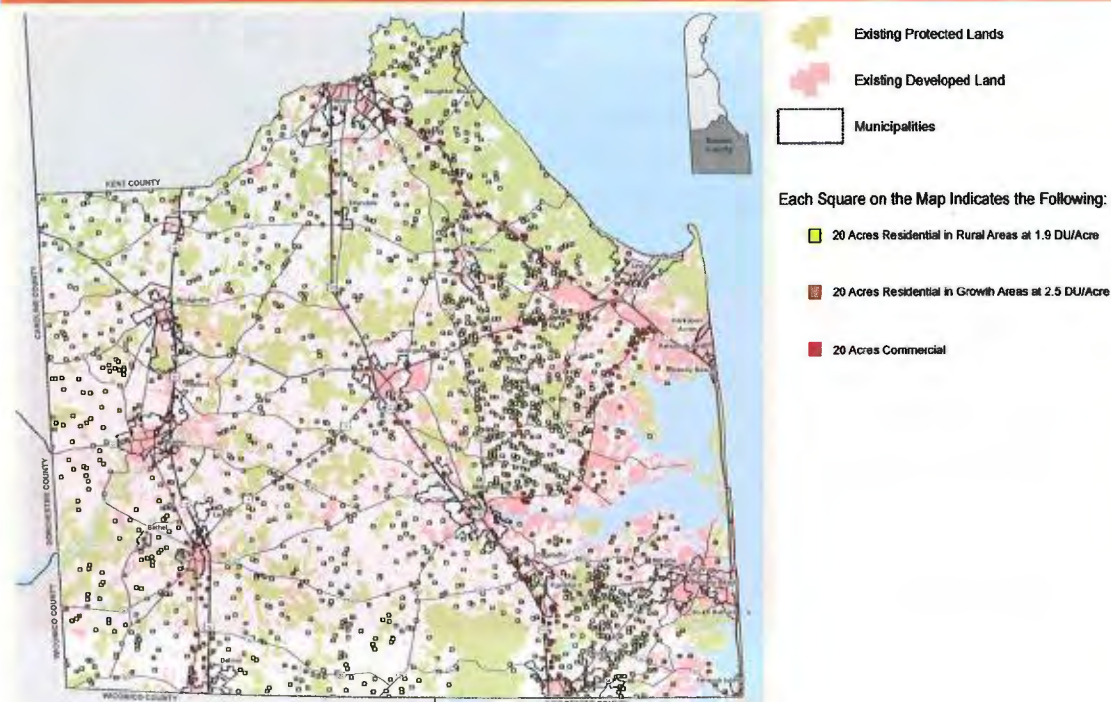
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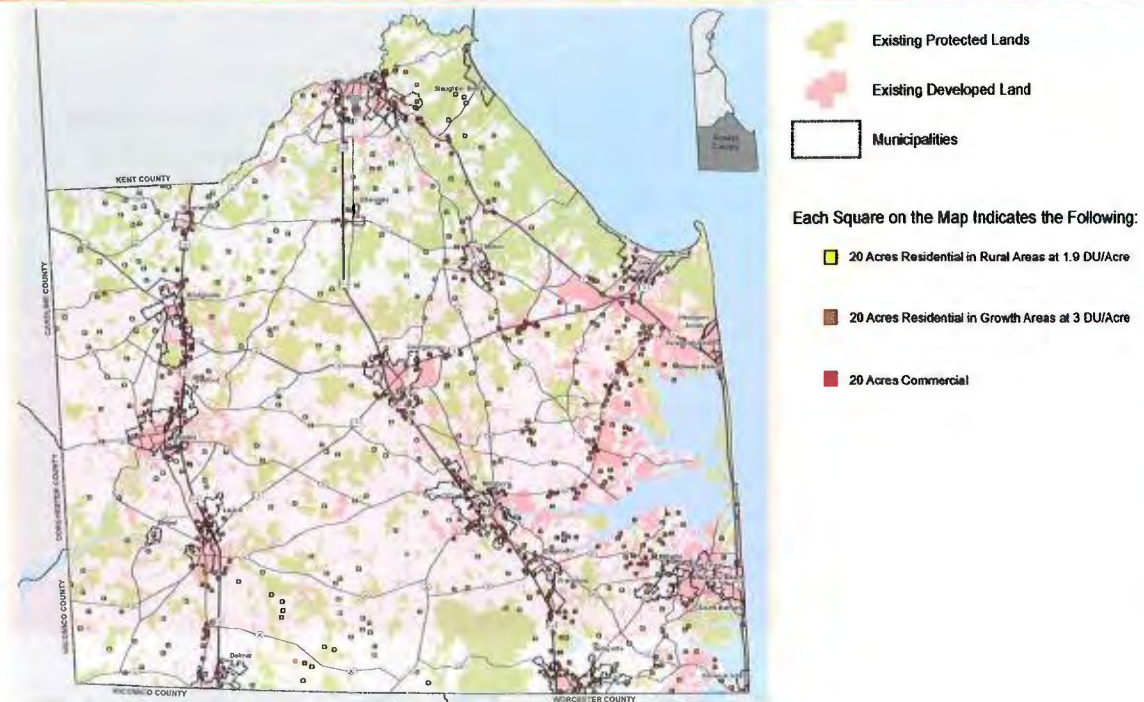
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"C"

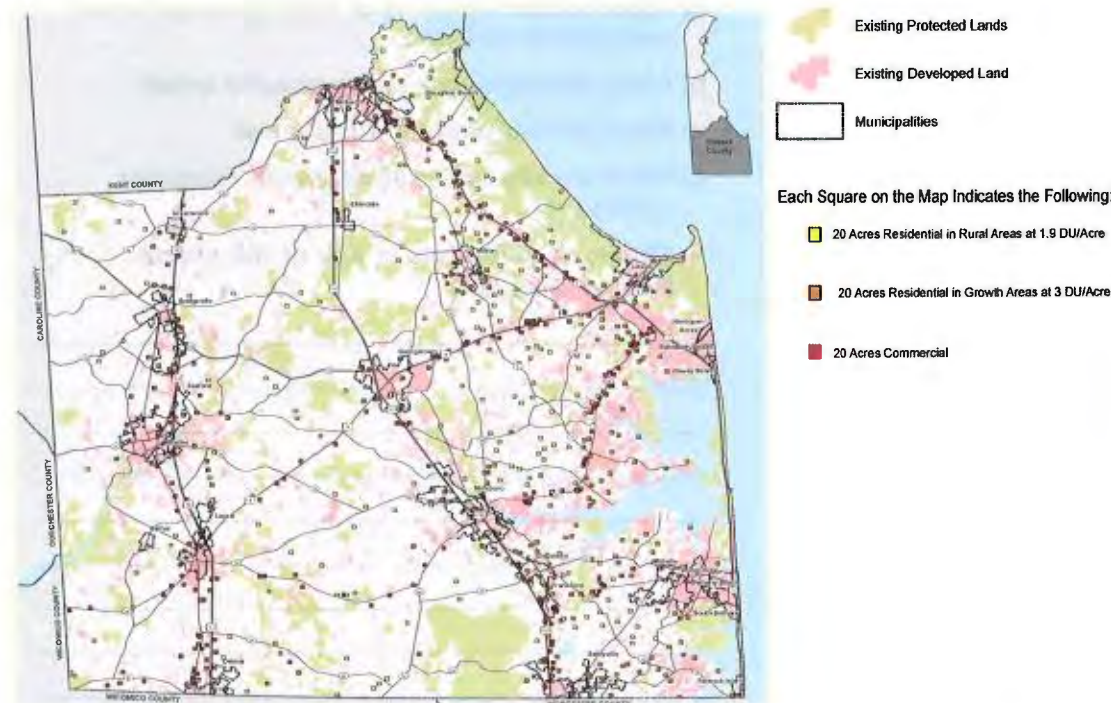
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



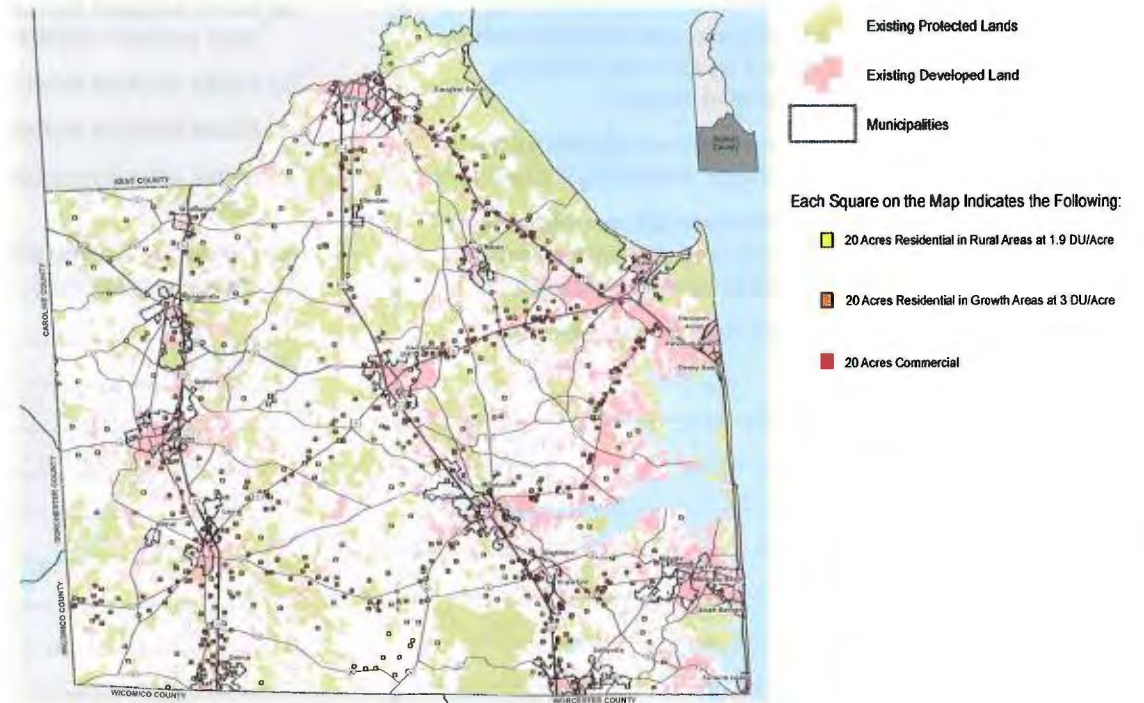
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Please explain:

D

Is there anything else you would like to tell us about future land use in the County?

Currently there are very few areas for recreation - for children & adults. We need fields, tennis courts, pickle ball courts (pickle ball is the fastest growing sport in the US) walking trails & parks. People need areas to recreate, especially when their community has not recreation facilities. We now pay money to O.C. to use their facilities. Bring the money to DE. "Exodus" is the new "quit smoking."

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- ☐ e) Other, or some mix of any of the above. Please describe:

CHOOSING a AND c SHOULD HELP PRESERVE AT LEAST SOME OF THE DESIRABLE RURAL CHARACTER OF THE COUNTY.

AS MUCH PRESERVATION AS POSSIBLE IS NEEDED IN MARSHES, INLAND BAY AREAS, WETLANDS ETC TO HELP PRESERVE WILDLIFE AND WATER QUALITY AS WELL AS PROTECTION AGAINST STORM AND TIDAL FLOODING WHICH WILL GET MUCH WORSE

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INCENTIVE FOR NOT GROWING IN COASTAL AREAS CAN COME FROM WARNINGS OF FLOOD THREATS. ANYONE HOPING TO MOVE TO SUSSEX COUNTY NEEDS TO HAVE AN HONEST AND ACCURATE PORTRAIT OF WHAT FUTURE FLOODING LOOKS LIKE.

3. In your opinion, where are the following levels of residential development intensity (density) best suited for Sussex County in 2045?

Medium/high density development (3 or more dwelling units per acre)

- ☒ a) Most should occur in or near existing towns and growth centers
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I DO NOT SEE ADEQUATE ATTENTION AIMED AT THE SIGNIFICANT IMPACTS TO BE EXPECTED FROM GLOBAL WARMING. SUGGESTIONS FOR ADAPTATION MEASURES CAN BE FOUND IN THE EXCELLENT STUDY "COASTAL DELAWARE RESILIENCE" U OF DELAWARE + SEA GRANT, Feb 2017

See ALSO "AVOIDING AND MINIMIZING RISK OF FLOOD DAMAGE TO STATE ASSETS" MARCH 2016

(EXECUTIVE ORDER 41)

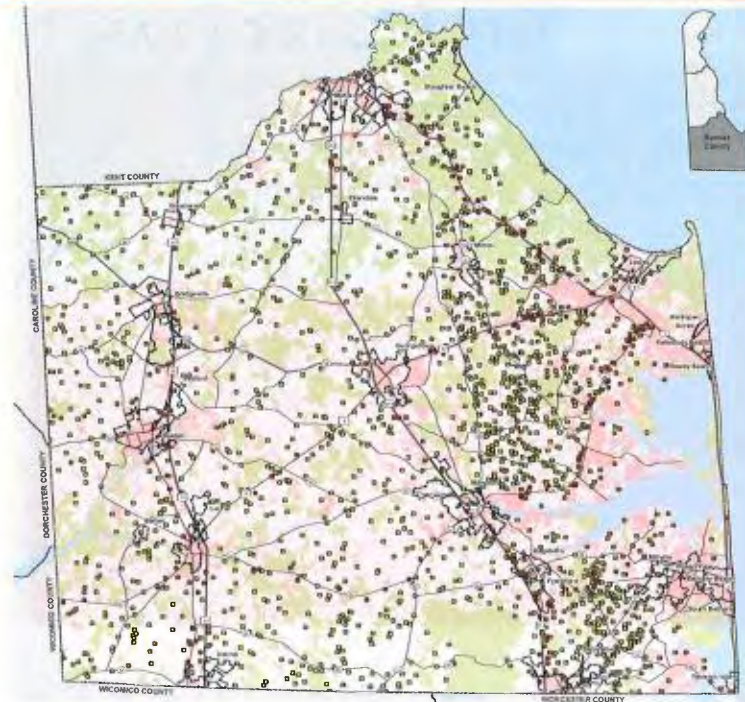
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AVOID COASTAL AREAS BECAUSE RISING SEA LEVELS WILL CREATE SIGNIFICANT POTENTIAL DAMAGE AND ASSOCIATED COSTS. BY 2045 FLOODING EVENTS ARE PREDICTED TO INCREASE TO WELL OVER 100 PER YEAR (SEVERAL TIMES PER WEEK). ROADS NEED TO BE RAISED AT LEAST SEVERAL FEET AND METHODS FOR DEALING WITH WIDESPREAD FLOODING SHOULD BE DEVELOPED

Please turn the page over

2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE

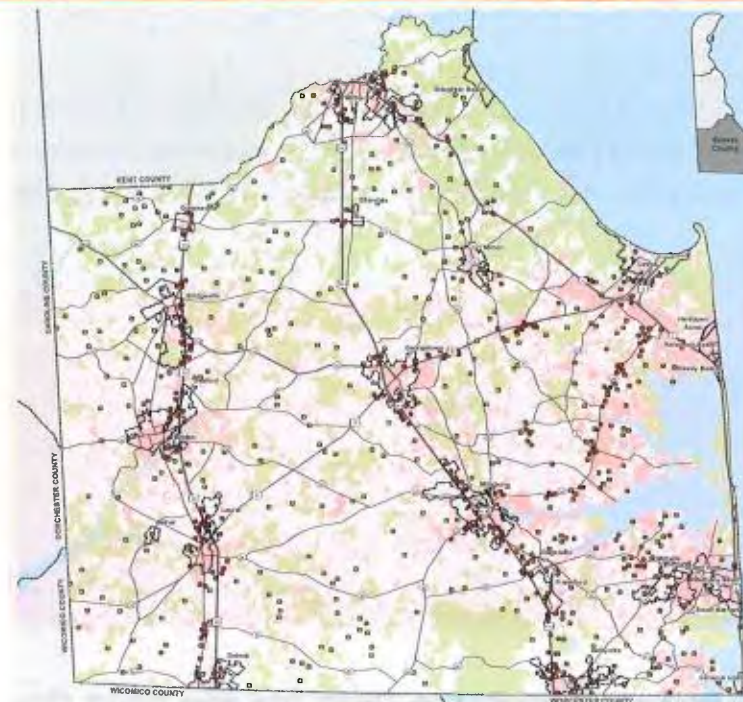


Existing Protected Lands
Existing Developed Land
Municipalities

Each Square on the Map Indicates the Following:

- 20 Acres Residential in Rural Areas at 1.9 DU/Acre
- 20 Acres Residential in Growth Areas at 2.5 DU/Acre
- 20 Acres Commercial

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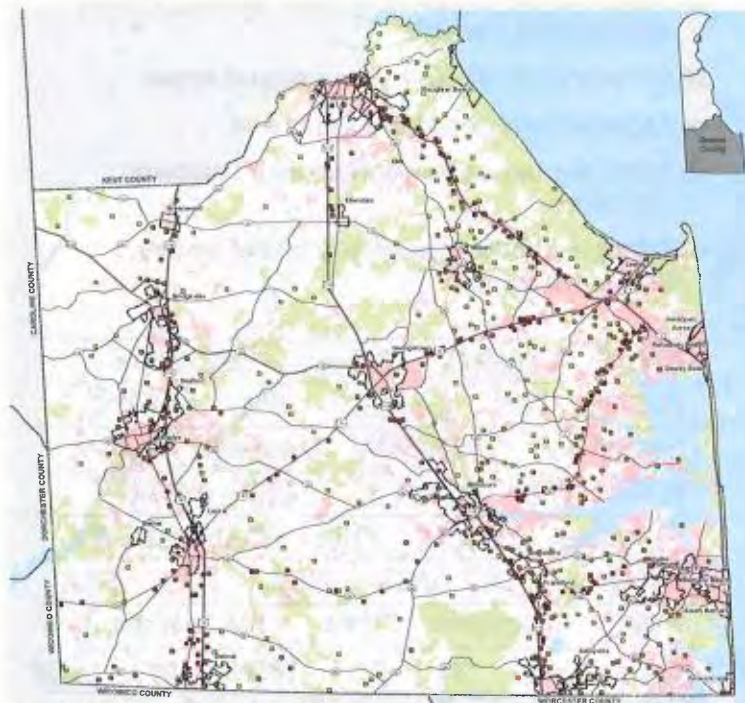


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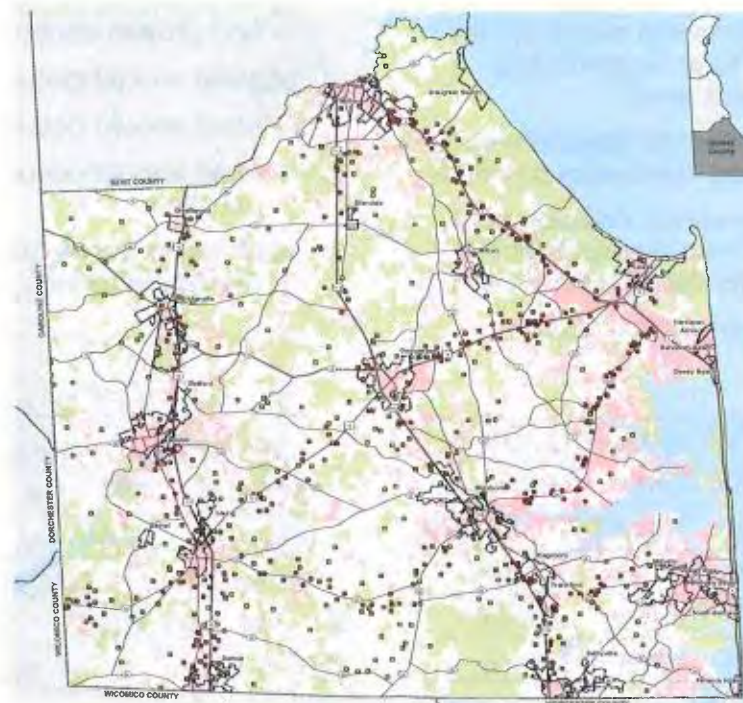


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Please explain:

prefer B, it seems to
allow for growth yet keep
desirable rural areas open

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NO MATTER WHICH SCENARIO HAPPENS YOU
HAVE A SERIOUS PROBLEM WITH ROADS.
INCREASED POPULATION WILL CHOKER THE HIGHWAY
SYSTEM. EXPANDING ROADS OFFERS A HUGE
COST CHALLENGE AND NEED TO PUSH HOUSES
AND COMMERCIAL BUILDINGS FURTHER AWAY FROM
MAIN ROADS TO ALLOW FOR ADDITIONAL LANES
(AT THE VERY LEAST MORE TURN LANES)

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Lower Delaware needs A shopping center like Christiana Mall.

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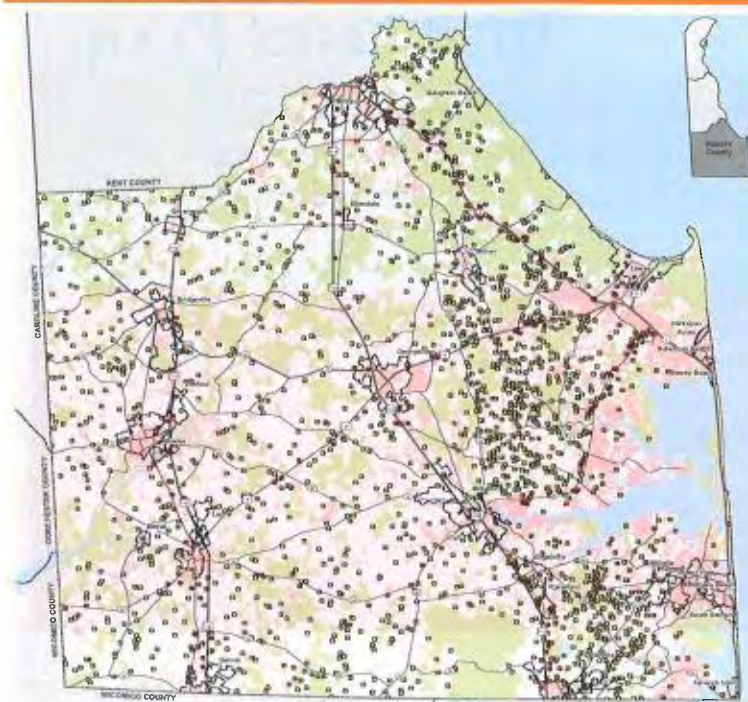
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2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE

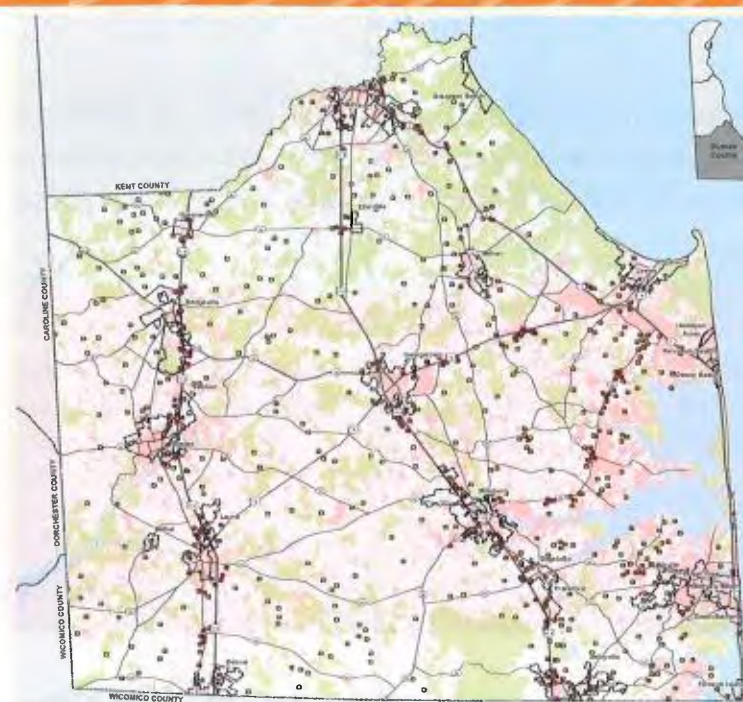


Existing Protected Lands
Existing Developed Land
Municipalities

Each Square on the Map Indicates the Following:

- 20 Acres Residential in Rural Areas at 1.9 DU/Acre
- 20 Acres Residential in Growth Areas at 2.5 DU/Acre
- 20 Acres Commercial

A. Trend Scenario: Represents a snapshot of what the future could look like if past trends continue through 2045. Assumes 36% of new residential development will occur in the growth areas identified in the 2008 Comprehensive Plan, and 64% will occur in rural areas; at similar average densities as seen in each of these areas today.

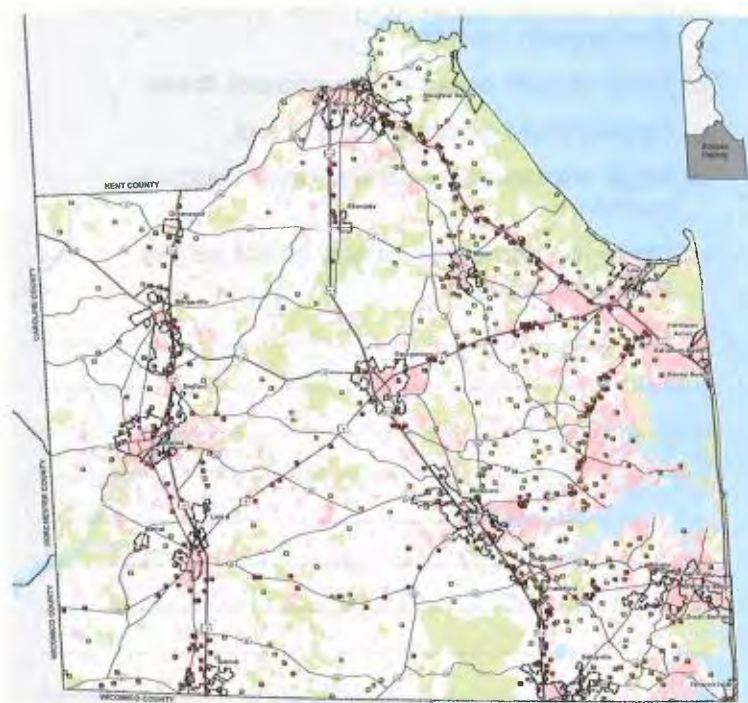


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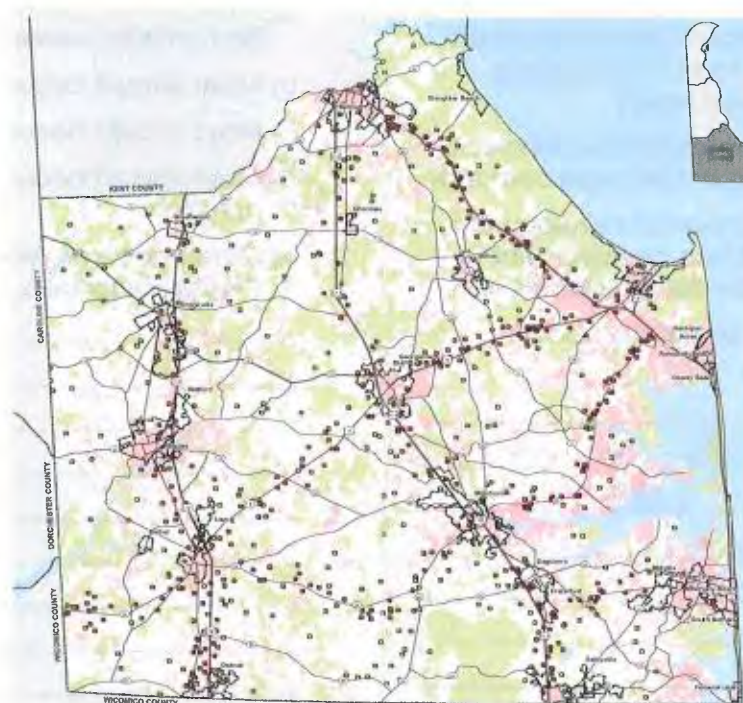


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- D.) Mixed Use Corridors Scenario
- E.) Other, or some mix of the above

Please explain:

Stop building in Coastal Delaware.
Preserve Farm land

Is there anything else you would like to tell us about future land use in the County?

Double Barges Rd in Bethany Beach
Toward Fenwick Island needs
to be widened with a bike lane.

Rt 54 will be extremely
crowded with traffic in near
future. Extensive building is
being done along that route,
fix it before this happens!

LAND USE ELEMENT SURVEY



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- c) Most of the future residential development should occur along major roadway corridors
- d) Other, or some mix of any of the above. Please describe:

a) ~~a)~~ SINCE 2008 THIS HASN'T WORKED TO FORCE TO TOWNS.
a) THE MARKET IS FOCUSED TOWARD COASTAL AREAS.
b) THIS IS BEING FORCED BECAUSE OF LIMITED DENSITY IN RESIDUAL AREAS
c) COMBINATION OF THIS AND UPTOWN FROM COASTAL AREAS

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

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SAME AS RESIDENTIAL WITH FOCUS ON CORRIDORS

3. In your opinion, where are the following levels of residential development intensity (density) best suited for Sussex County in 2045?

Medium/high density development
(3 or more dwelling units per acre)

- a) Most should occur in or near existing towns and growth centers
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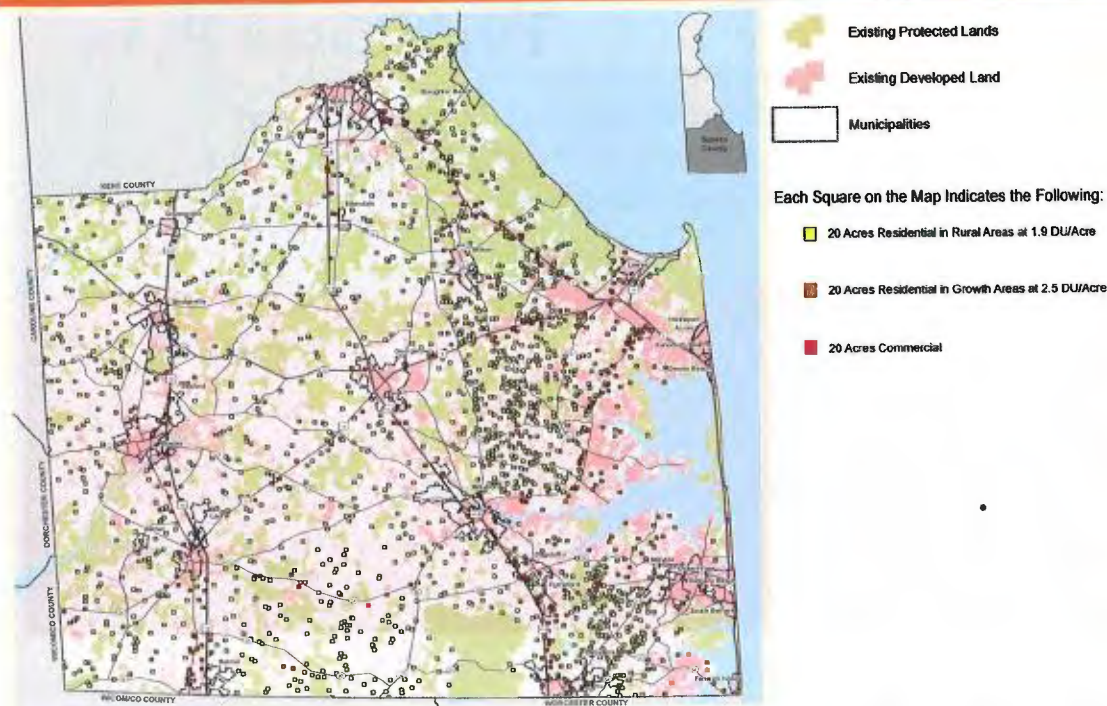
+ MUST ALLOW HIGHER DENSITY
- 3 ISN'T ENOUGH 4-6+
- DO NOT REDUCE BASE IN AE-1, BUT ALLOW WAY TO GET HIGHER WHILE PRESERVING AG LAND (CONSERVATION FIELDS, TRC, ETC.)

Low density development
(2 or less dwelling units per acre)

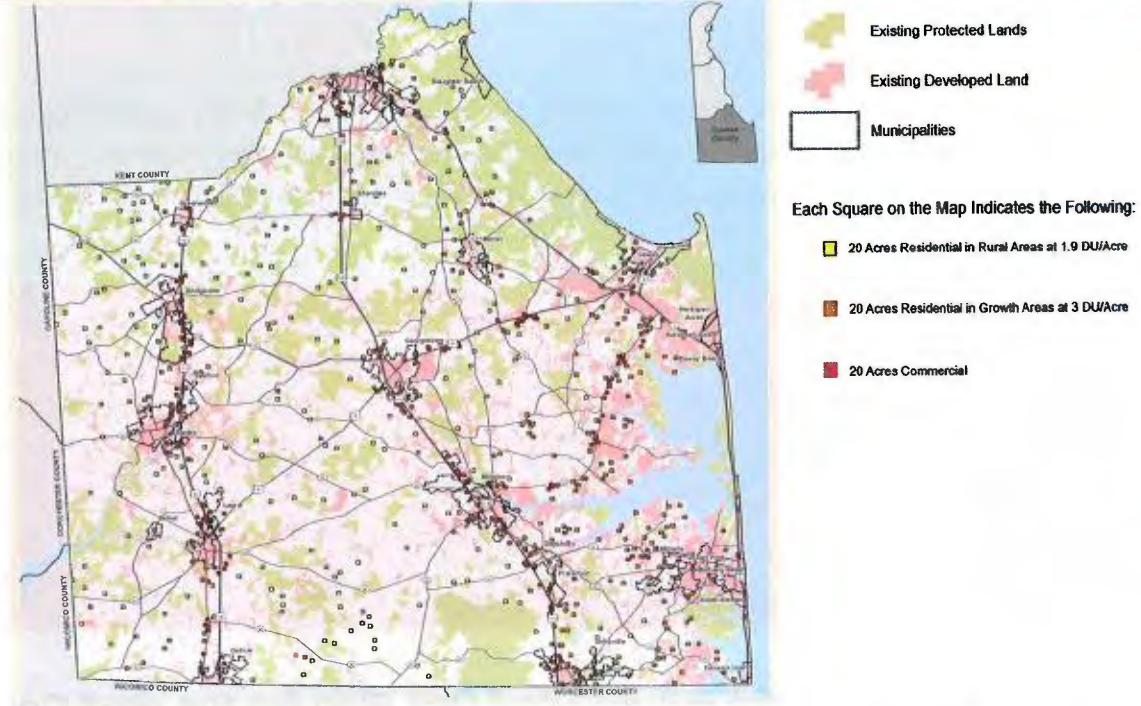
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c) MAINTAIN THIS IN RURAL AREAS.

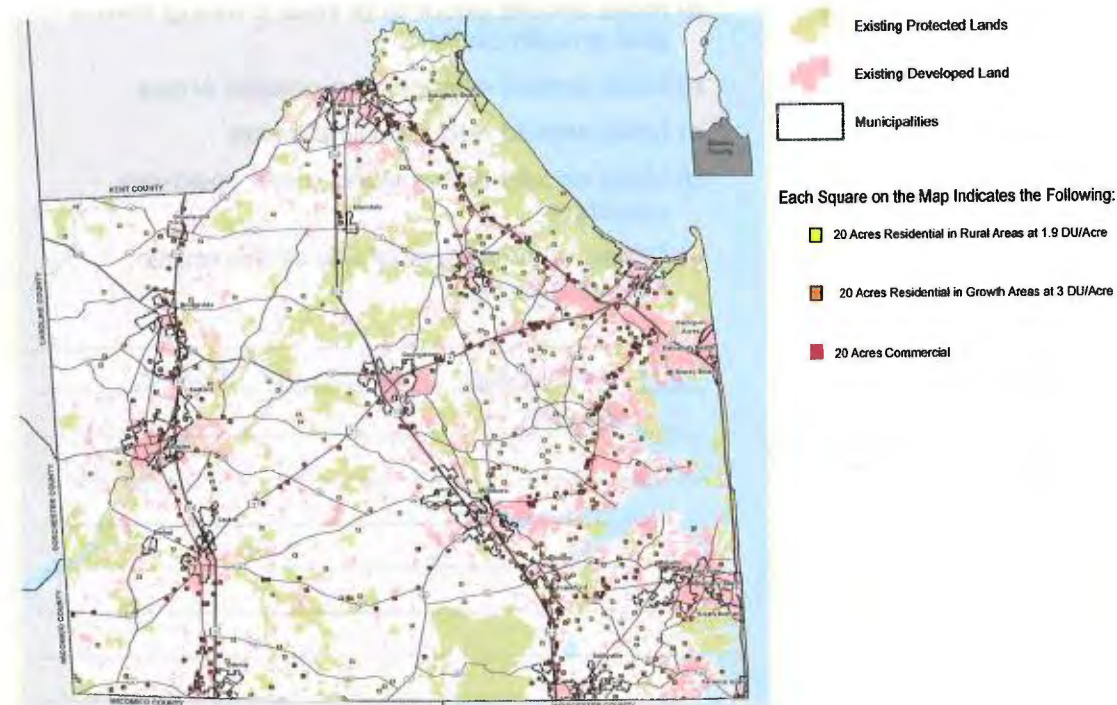
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



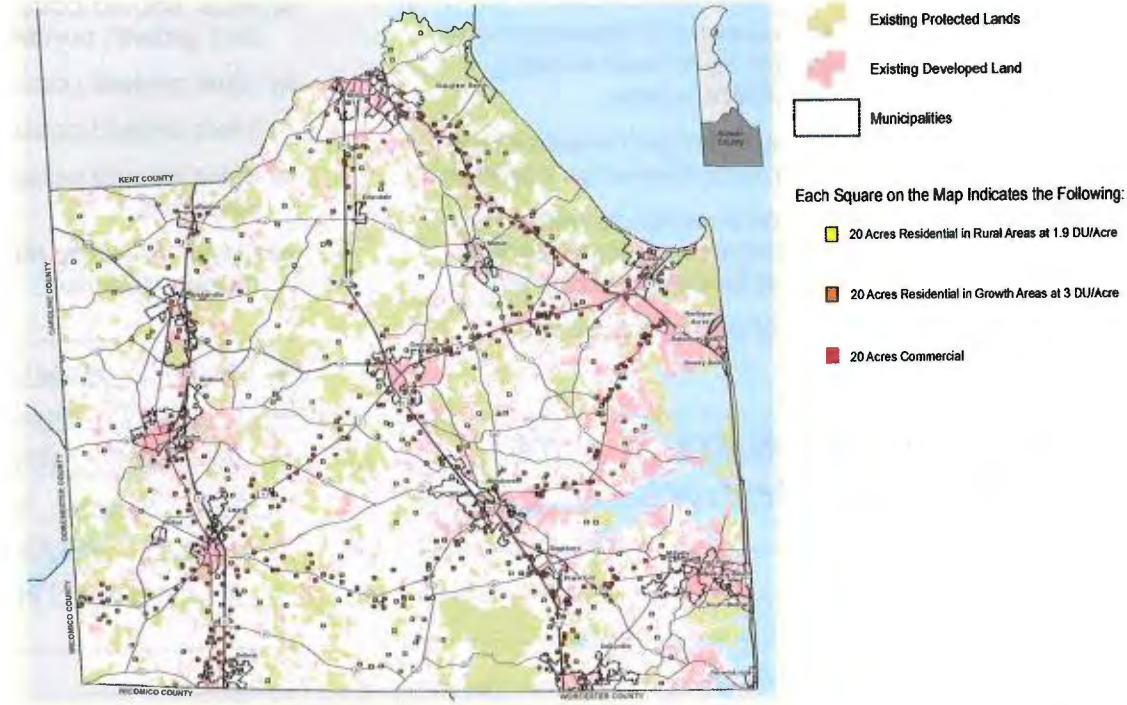
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Please explain:

C IS THE BEST MODEL.
D IS AN OPTION BUT GROWTH
WILL END UP LOOKING LIKE
VERSION C

Is there anything else you would like to tell us about future land use in the County?

- FOLLOW CORRIDORS NOT TOWN CENTERS
- ACCEPT THAT COASTAL IS THE MARKET
- ALLOW HIGHER DENSITY IN THOSE AREAS
- ESTABLISH COMMERCIAL IN CORRIDORS
- PRESERVE A-1 DENSITY WITHIN FINDING FUNDING TO PURCHASE + PROTECT LANDS OR DEVELOPMENT RIGHTS.

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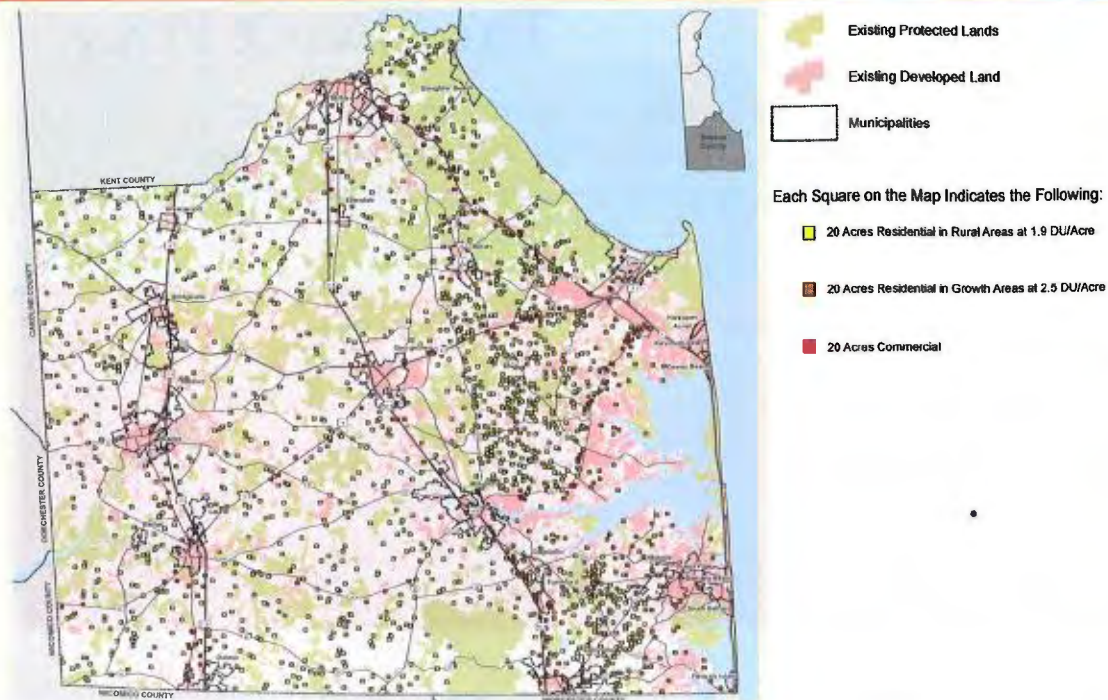
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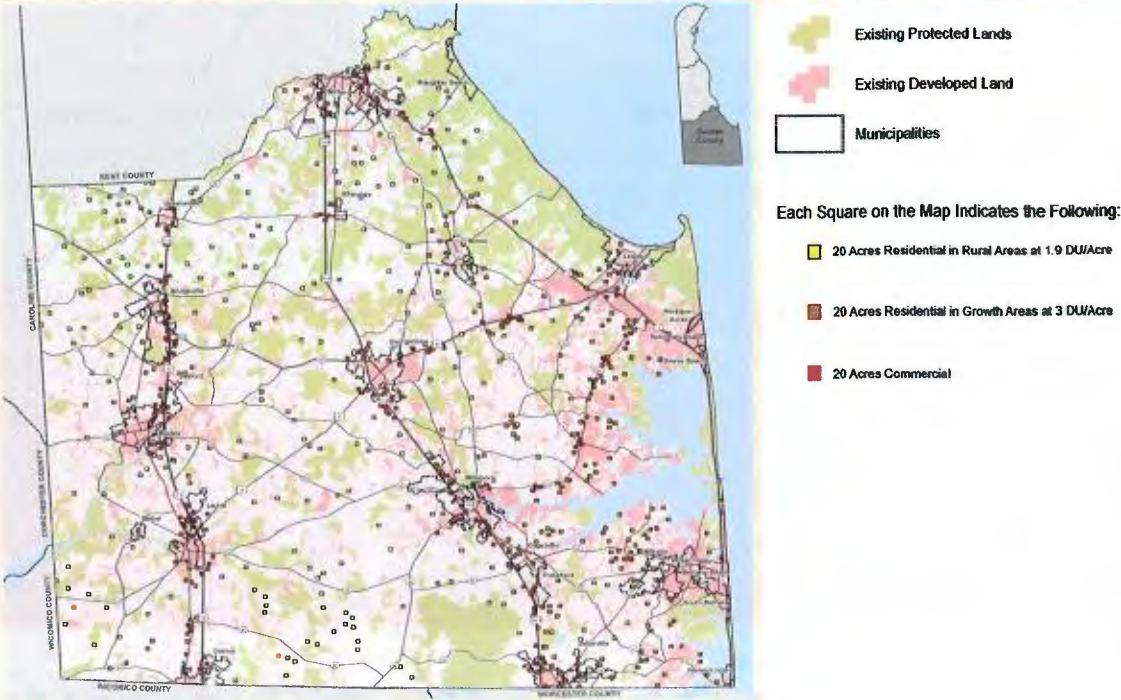
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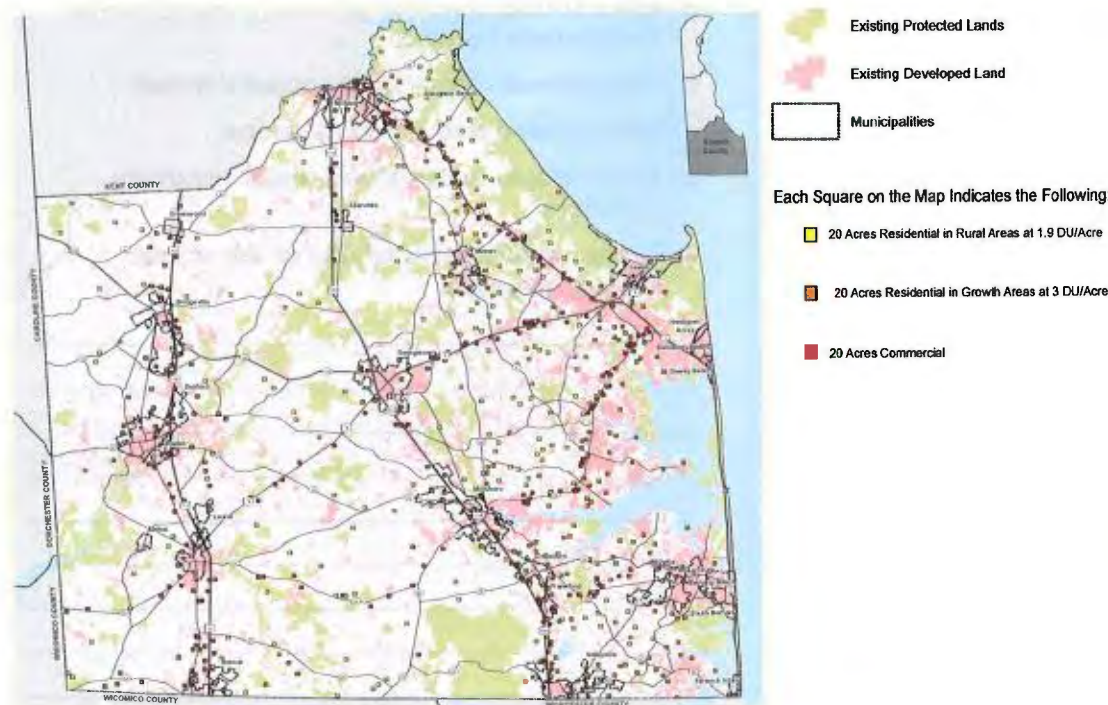
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



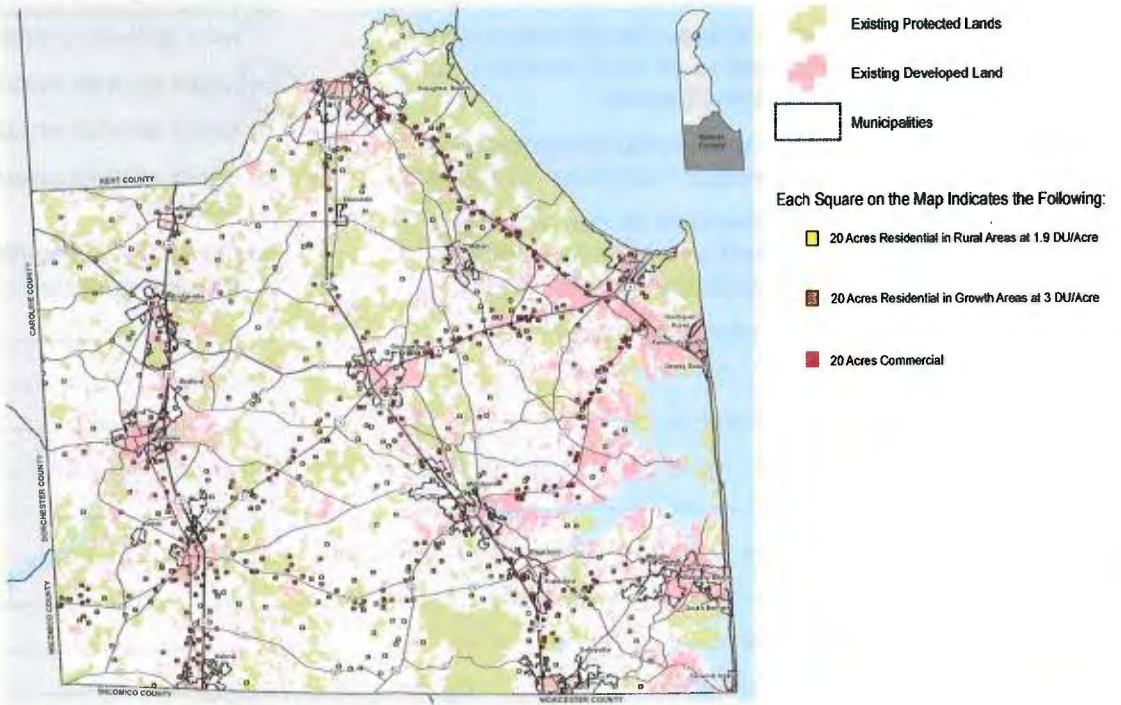
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Please explain:

Is there anything else you would like to tell us about future land use in the County?

More density = less sprawl.
Commercial building height should be 6 stories + 70 ft. Add density to areas east of Rt 30, add by right zoning for commercial on major highways, and you will preserve more open space naturally.
Town Center Growth model was implemented in 2008 and has not worked for the past 10 years.

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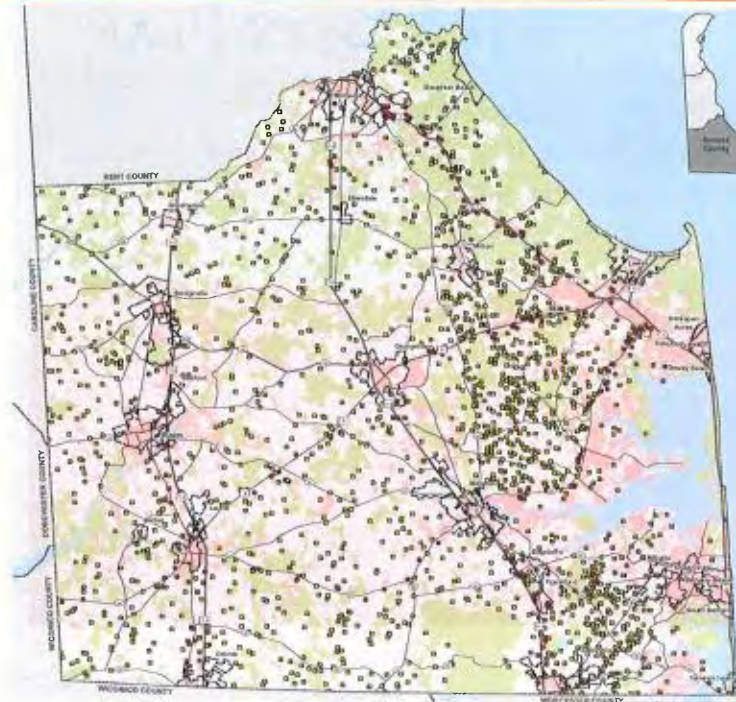
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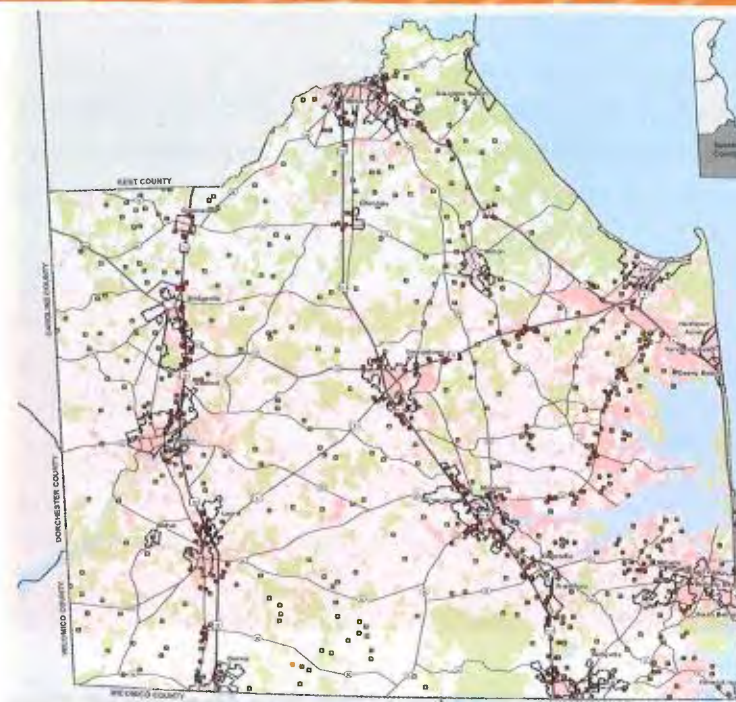
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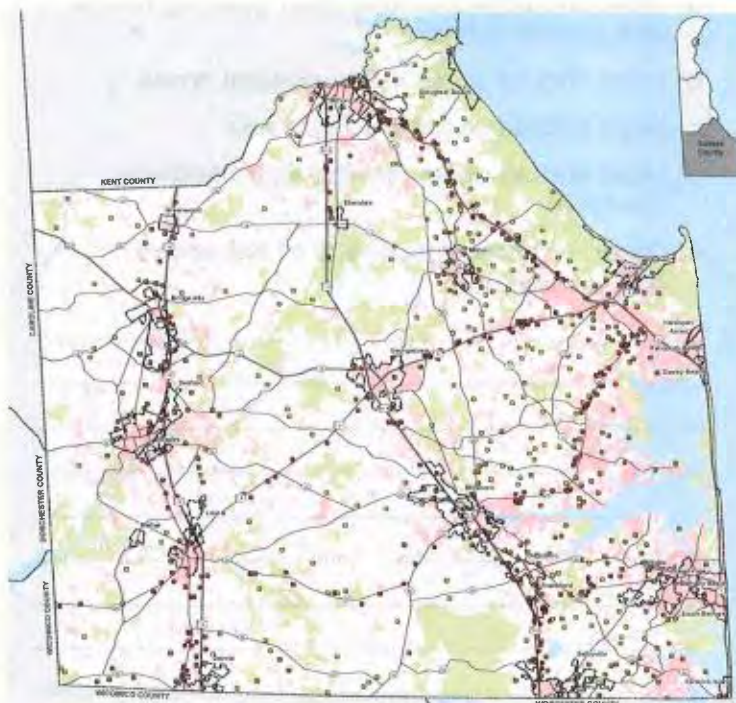
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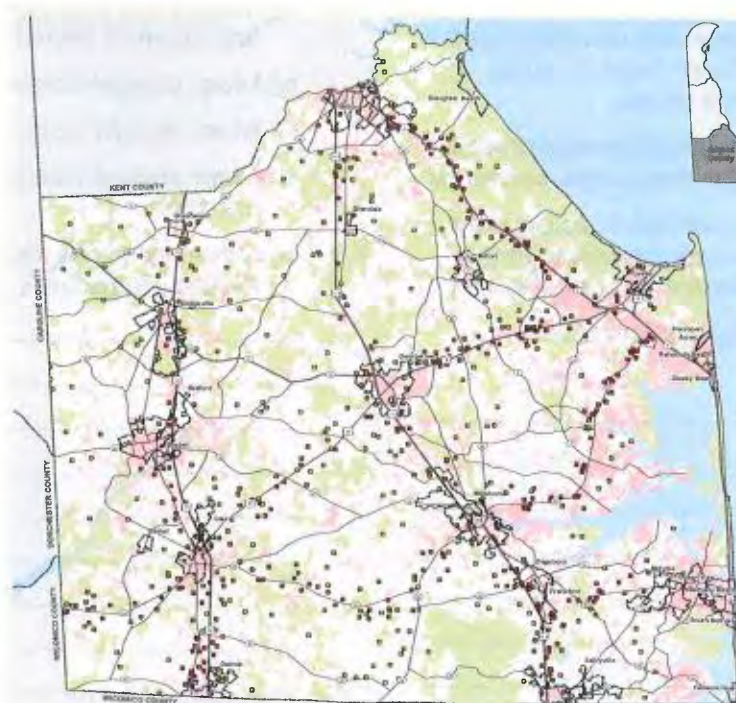
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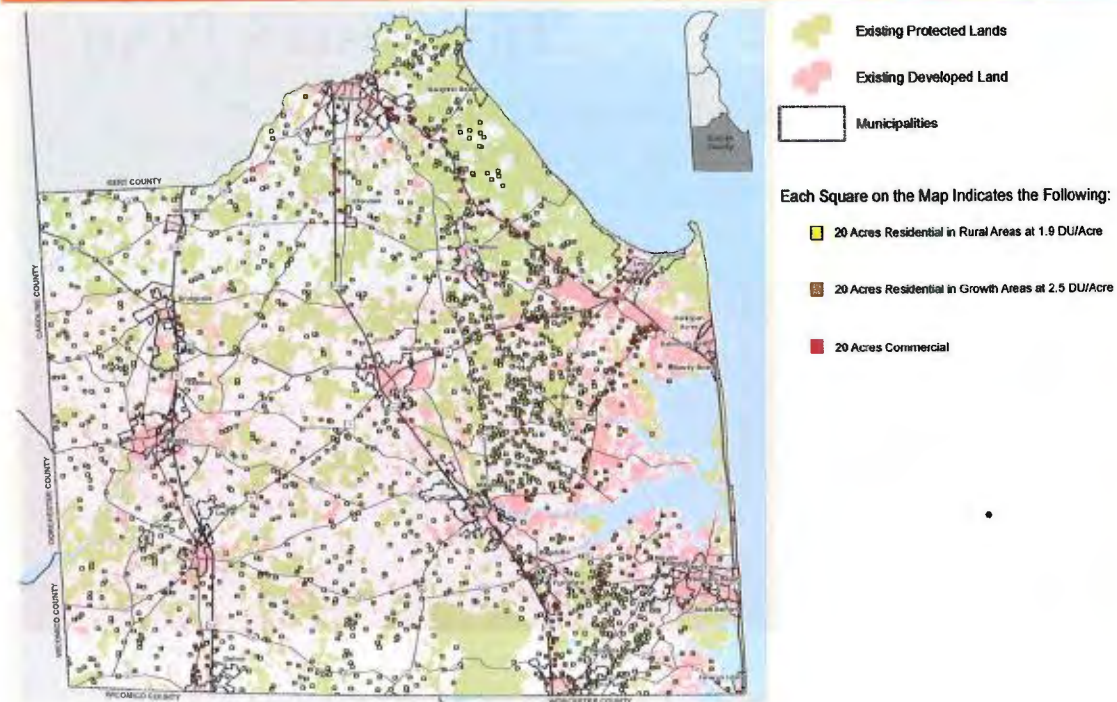
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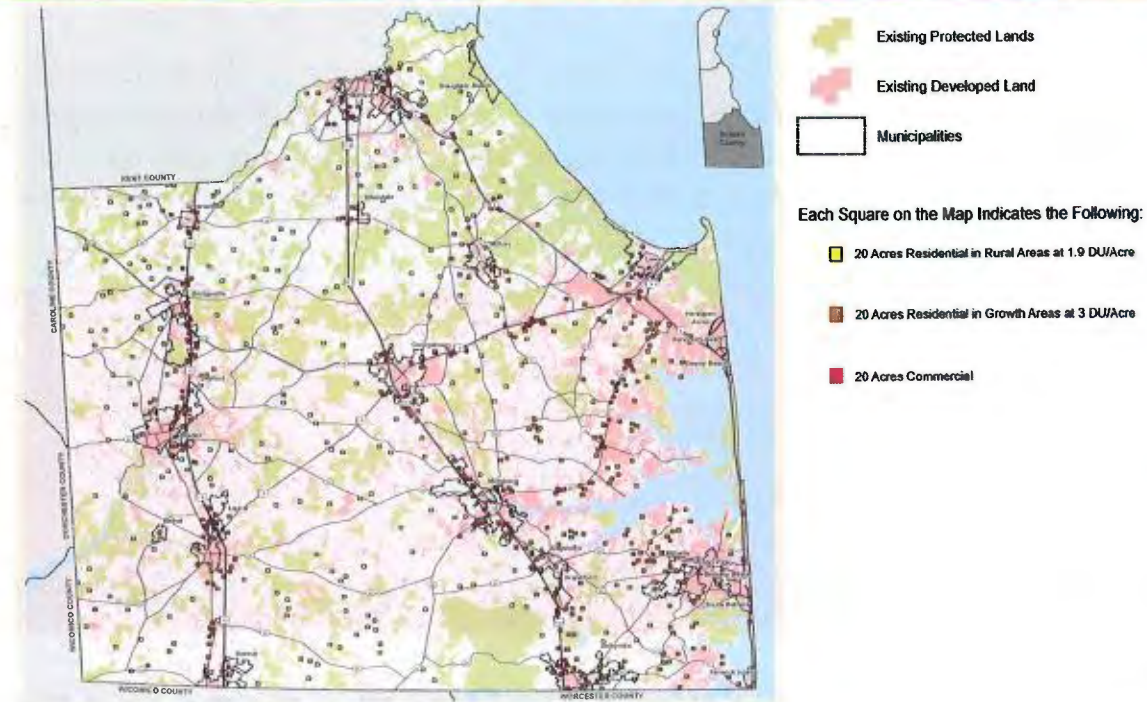
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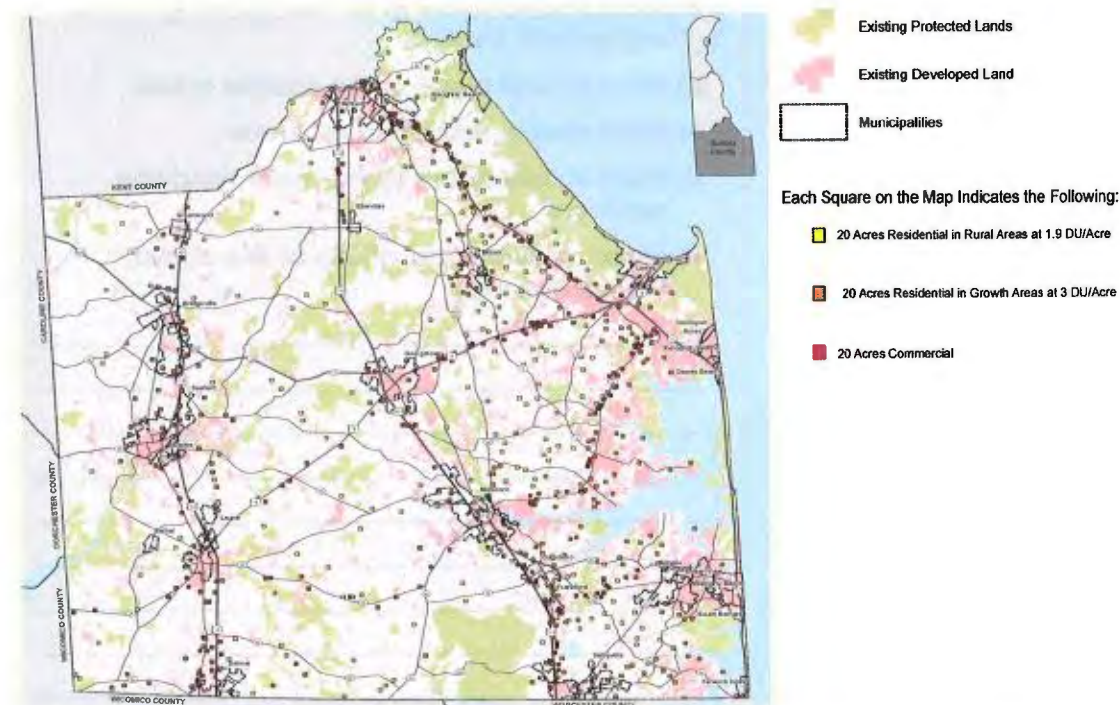
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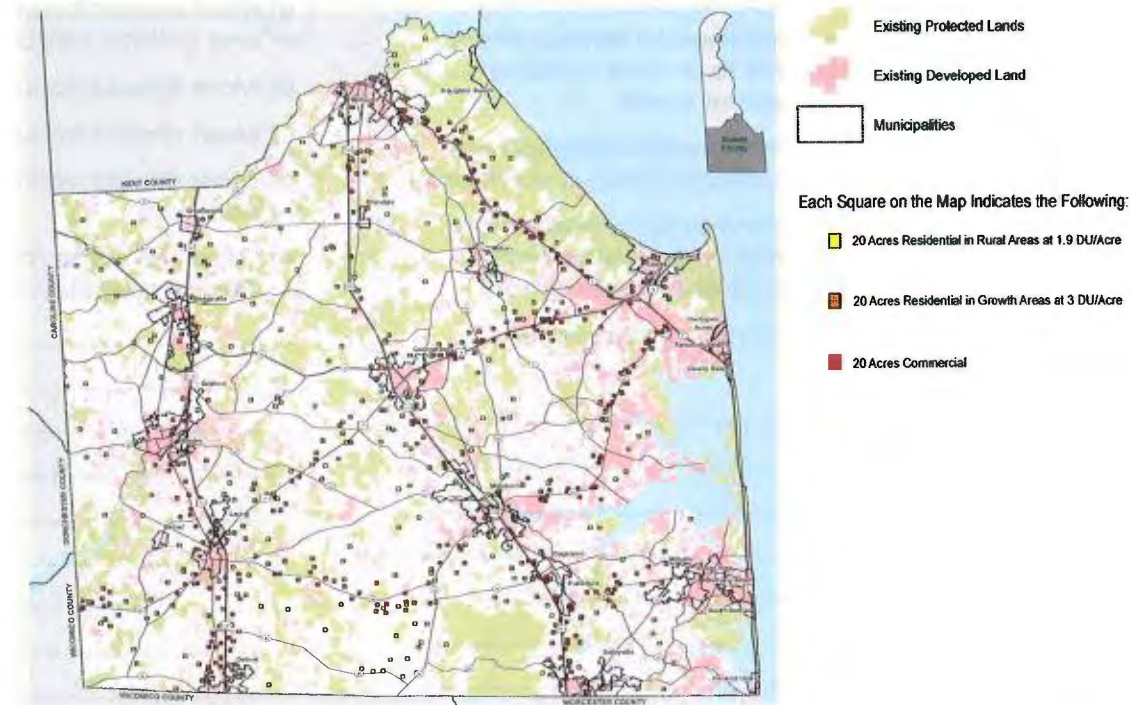
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Please explain:

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[illegible]

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- c) Most of the future residential development should occur along major roadway corridors
- d) Other, or some mix of any of the above. Please describe:

b) and c)

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

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- d) Most of the future commercial development should occur as mixed-use development in concert with new residential development
- e) Other, or some mix of any of the above. Please describe:

c) create new commercial areas not on Route one

3. In your opinion, where are the following levels of residential development intensity (density) best suited for Sussex County in 2045?

Medium/high density development (3 or more dwelling units per acre)

- a) Most should occur in or near existing towns and growth centers
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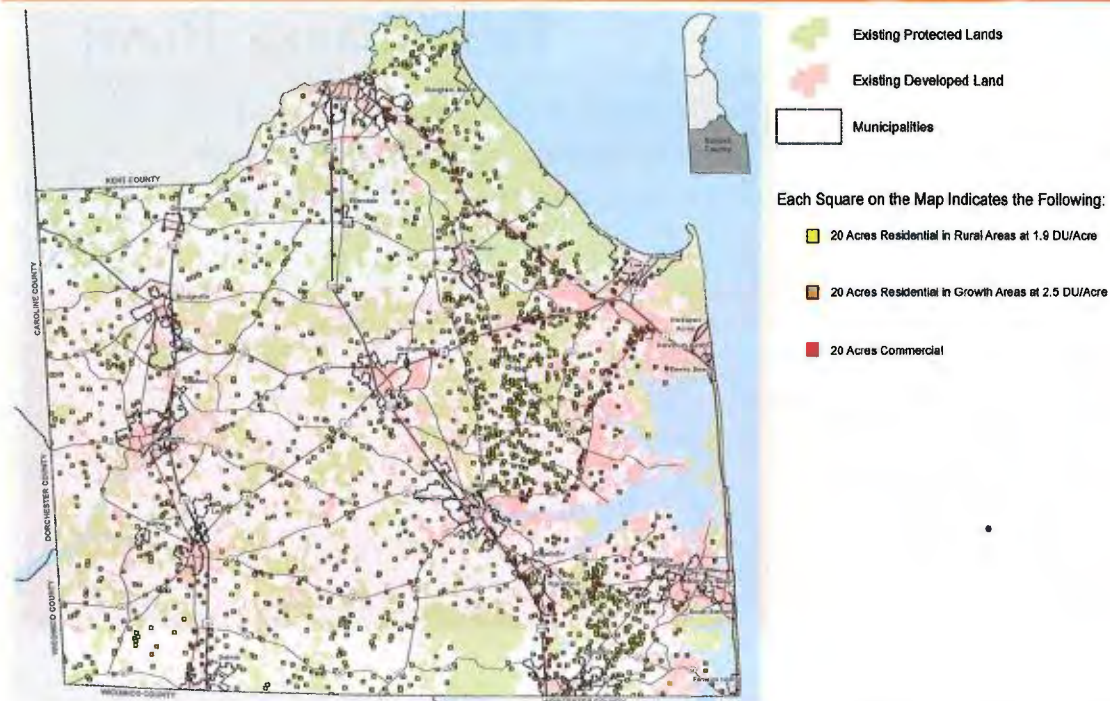
Depends on market conditions

Low density development (2 or less dwelling units per acre)

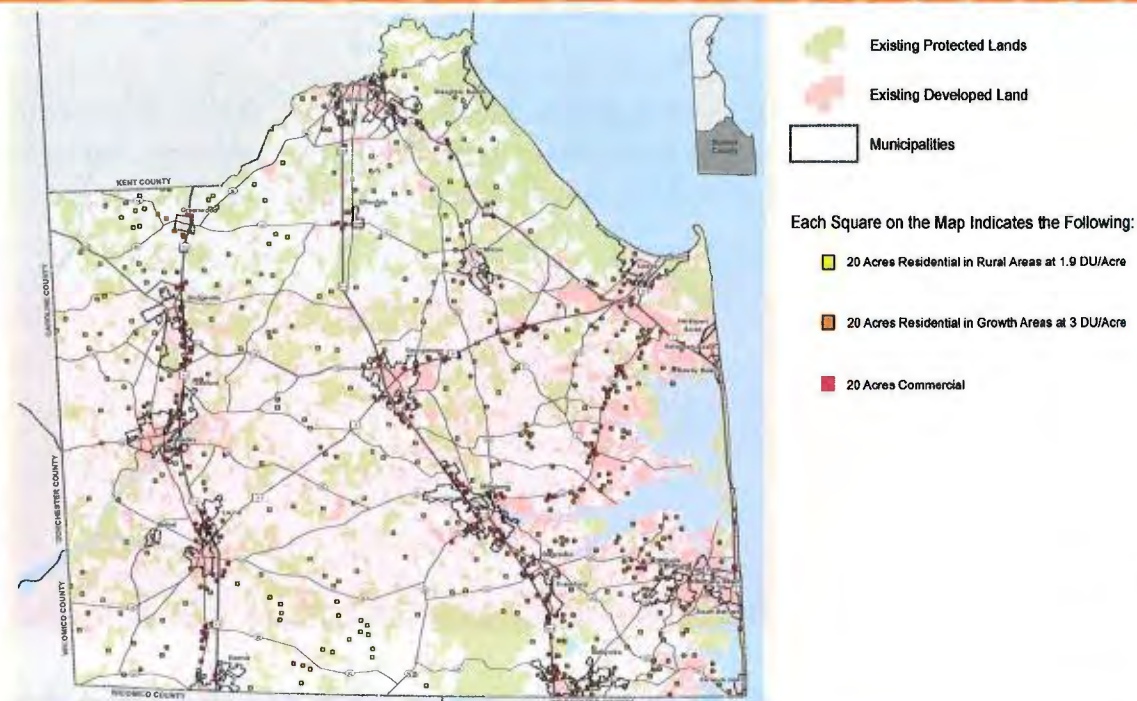
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c)

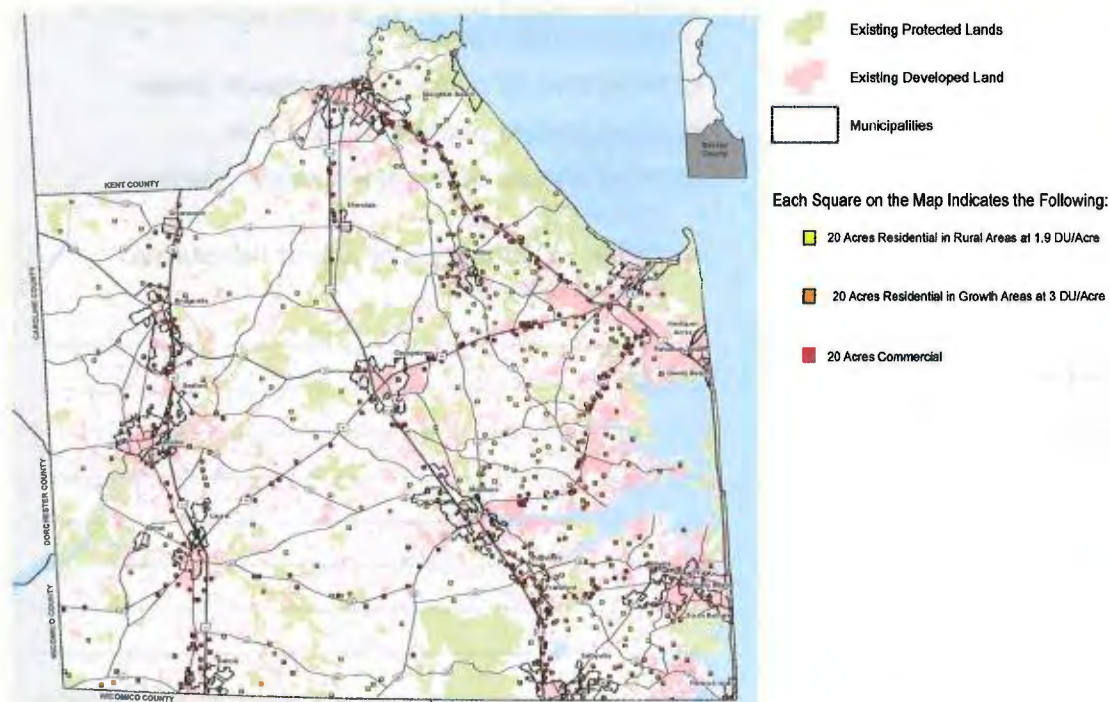
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



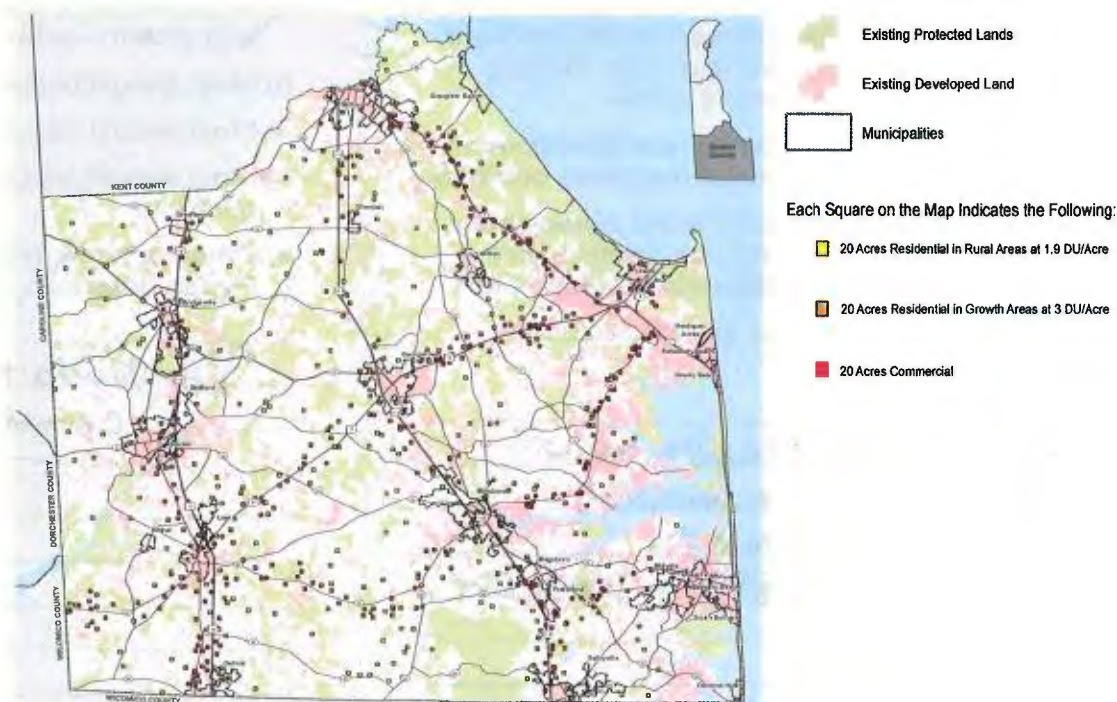
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- D.) Mixed Use Corridors Scenario
- E.) Other, or some mix of the above

Please explain:

A is reality - reflects
land values and where
people will want to
buy

D is to allow spread of
commercial - new commerce
away from Route One

Is there anything else you would like to tell us about future land use in the County?

LAND USE ELEMENT SURVEY



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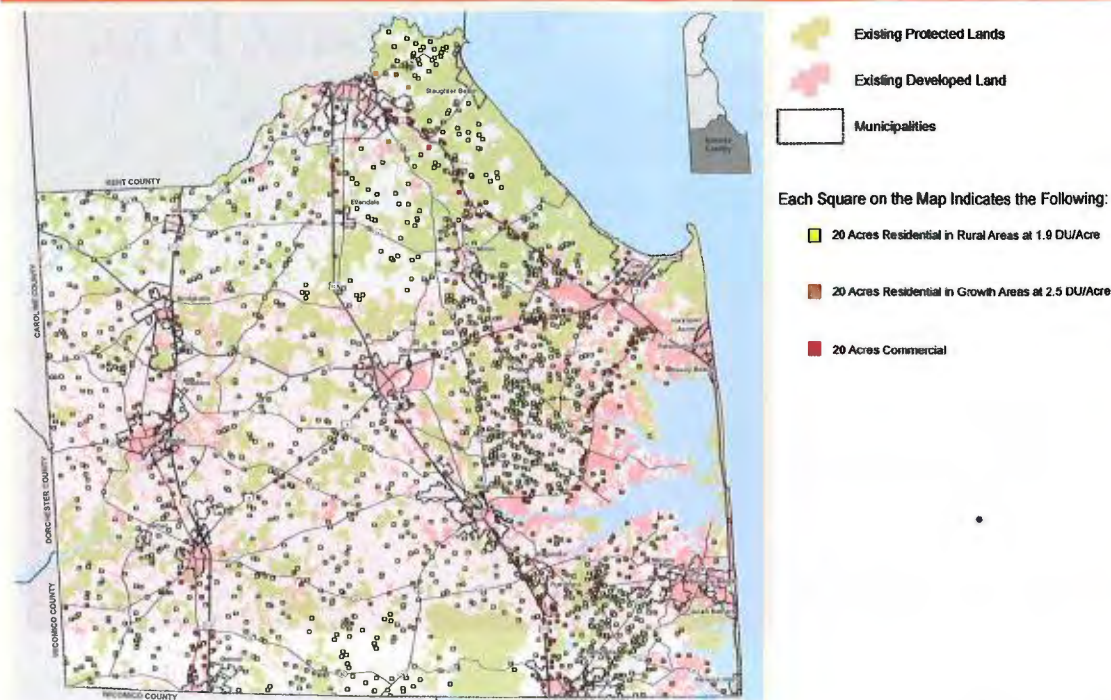
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(2 or less dwelling units per acre)

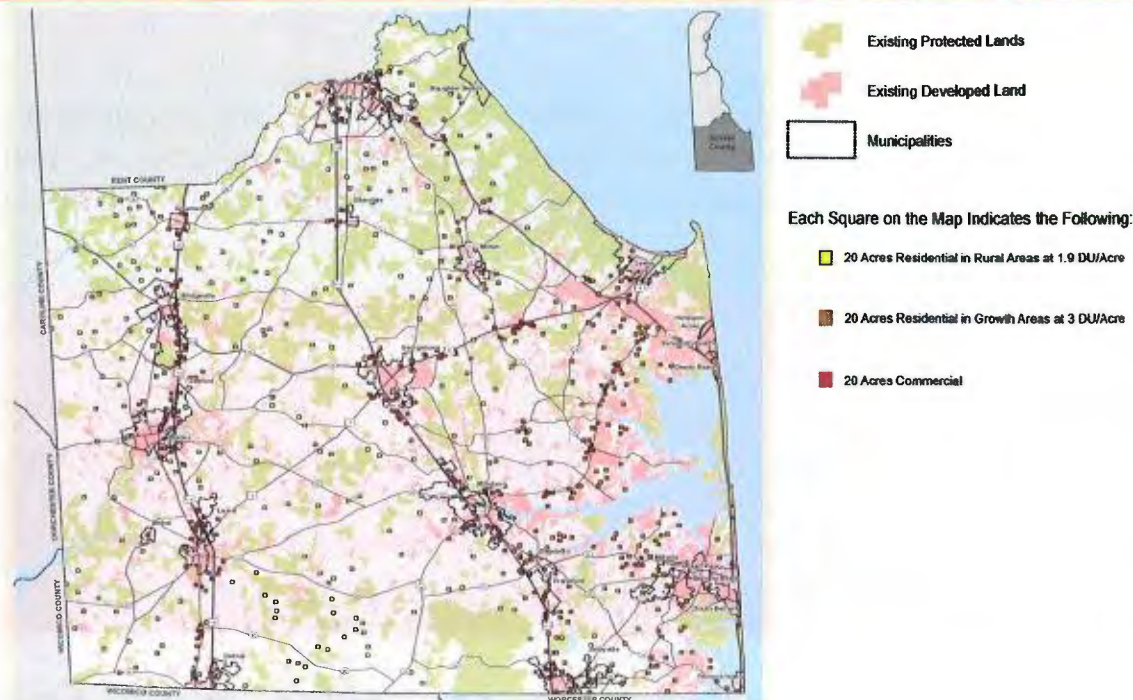
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Please turn the page over

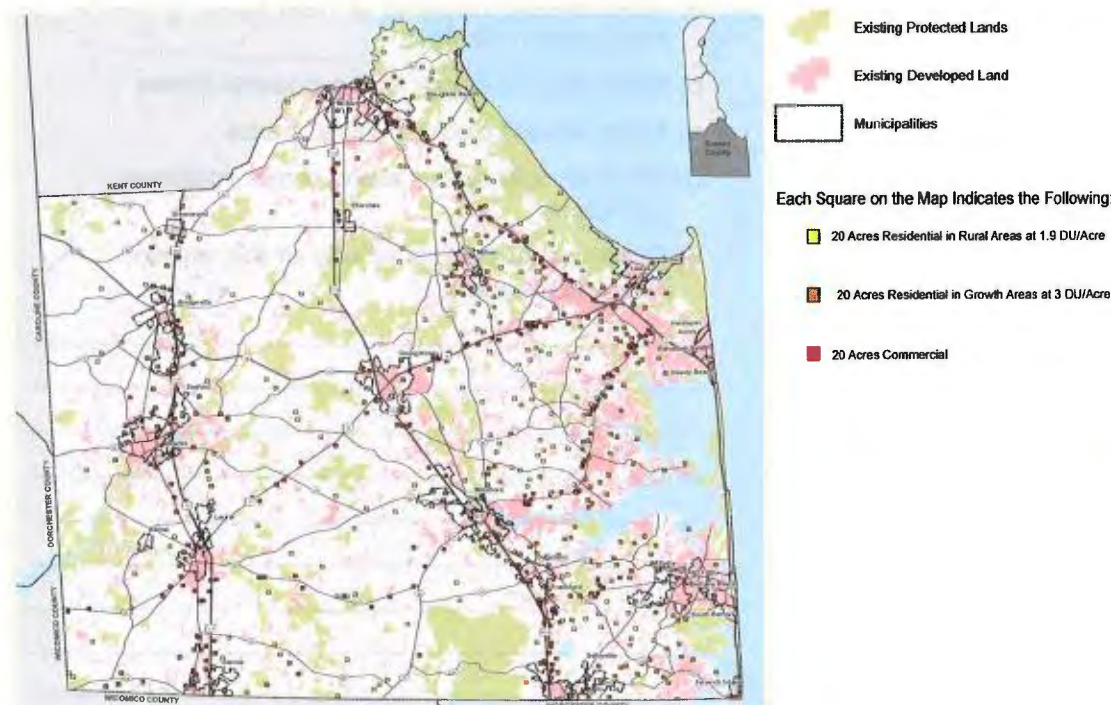
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



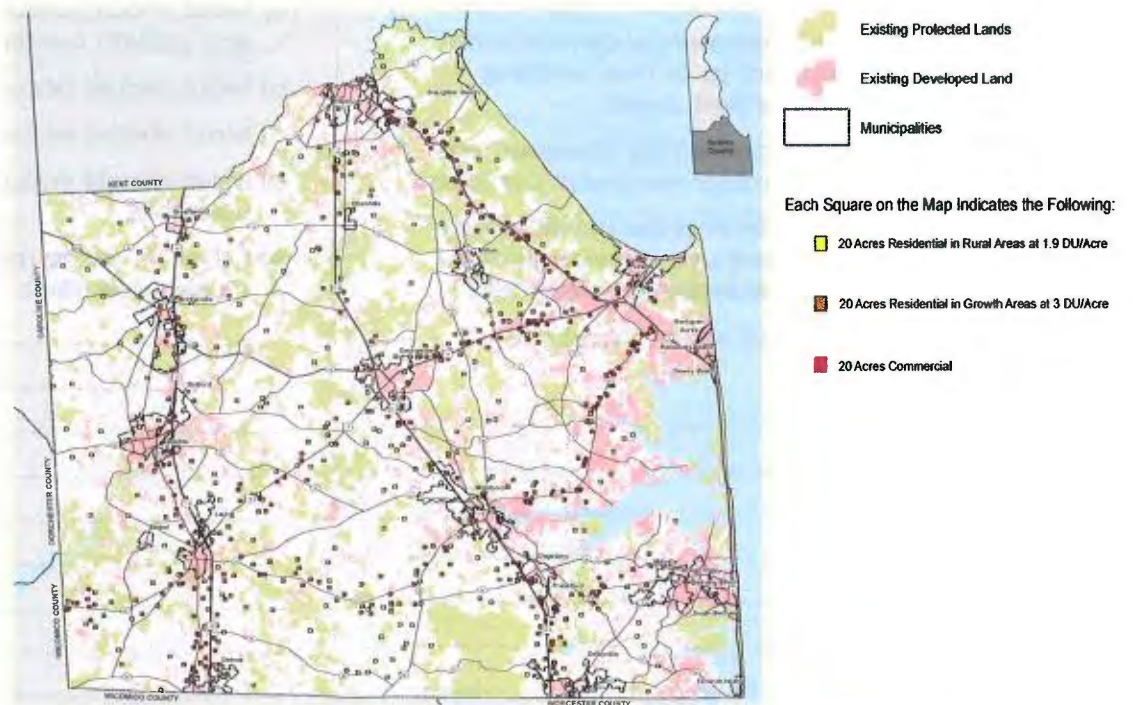
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Please explain:
Use existing infrastructure without large additional costs. Jobs & business are centered and not spread throughout county.

Is there anything else you would like to tell us about future land use in the County?

LAND USE ELEMENT SURVEY



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- b) Most of the future residential development should occur in rural areas
- c) Most of the future residential development should occur along major roadway corridors
- d) Other, or some mix of any of the above. Please describe:

We need to stop growth until a transportation infrastructure is built to handle what we have presently and expand it to keep pace w/ future growth -

We need to preserve our green space

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

- a) Most of the future commercial development should occur in or near existing towns and growth centers
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- e) Other, or some mix of any of the above. Please describe:

Roadways need to be able to support existing once met then develop!!

Keep sea level rise at the forefront of all decisions

3. In your opinion, where are the following levels of residential development intensity (density) best suited for Sussex County in 2045?

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Too Dense!!!

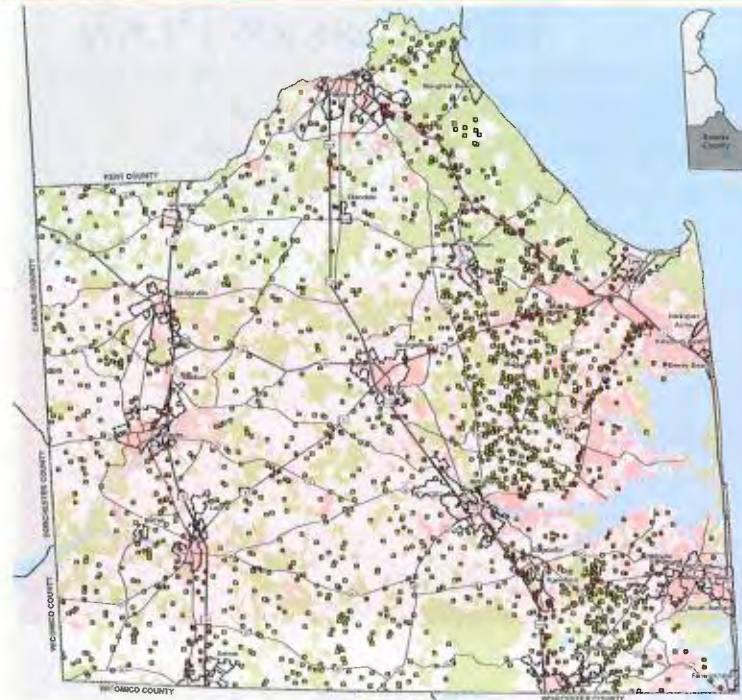
I can't support high density developments

- Low density development (2 or less dwelling units per acre)**
- a) Most should occur in or near existing towns and growth centers
 - ~~b) Most should occur in the coastal areas~~
 - ☒ c) Most should occur in rural areas *away from in land*
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Do not develop any more farm land - Put them in a land trust

What about buffers from these new developments

2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



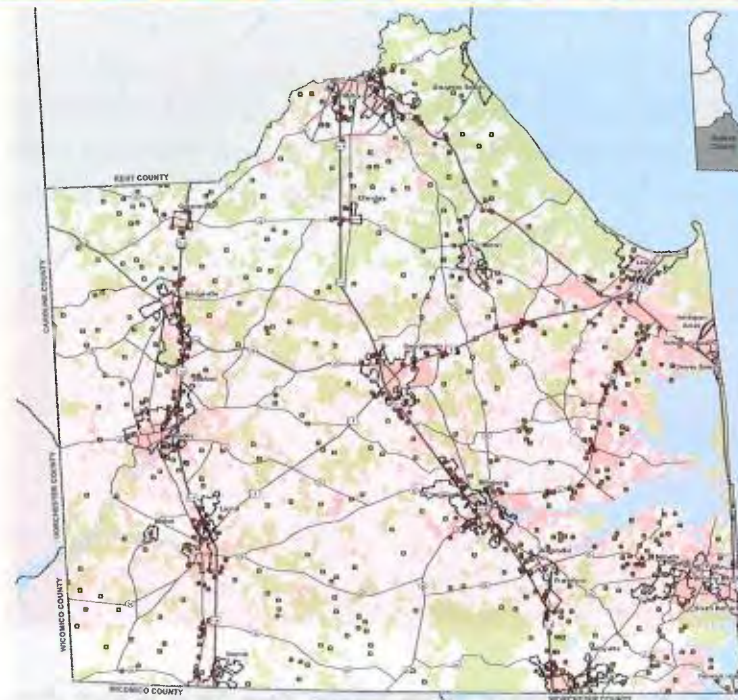
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Existing Developed Land
Municipalities

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- 20 Acres Commercial

Scary!!

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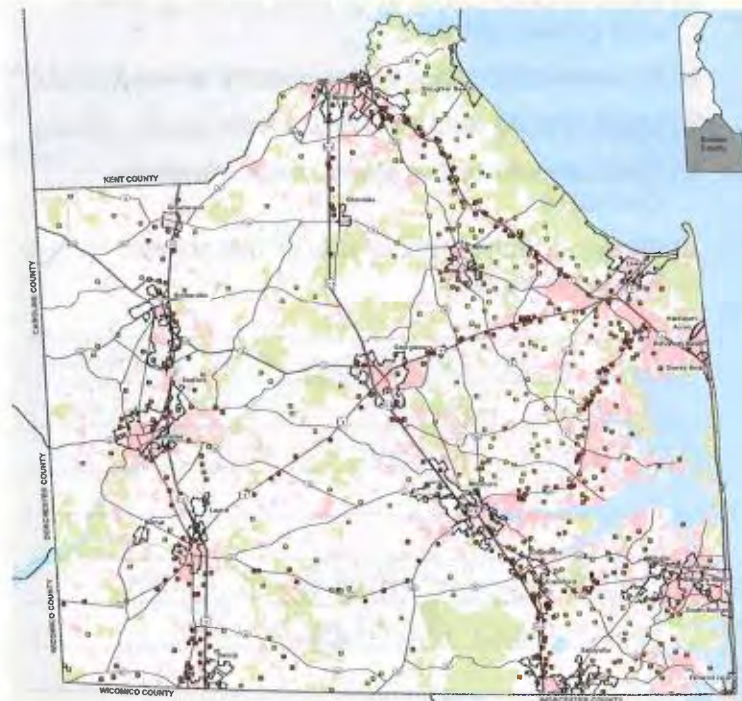


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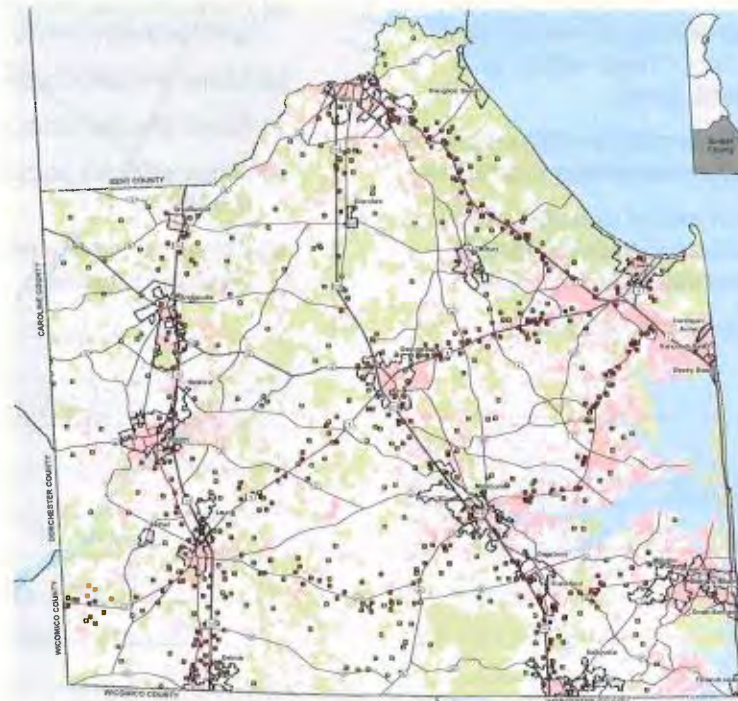


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- ☒ D.) Mixed Use Corridors Scenario
- E.) Other, or some mix of the above

Please explain:

making town accessible by
buses, bike paths - water
path -

Is there anything else you would like to tell us about future land use in the County?

we need buffers from wet
land - density restrictions
for less than 2 houses on
one acre -
incentivize farmers to make
the farm land - trust land
good parks -
bike paths -
Roadway that support the
growth - the traffic is
killing why? moved here!

color
code
Hard to
Differentiate

LAND USE ELEMENT SURVEY



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Away from the Coast
Inland - near existing towns such as Ellendale & Greenwood, which could use an infusion of vitalization

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

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Inland, not coastal.
Along major roads away from the coast.
Rte 1, 24, 9 are way too congested already

3. In your opinion, where are the following levels of residential development intensity (density) best suited for Sussex County in 2045?

Medium/high density development (3 or more dwelling units per acre)

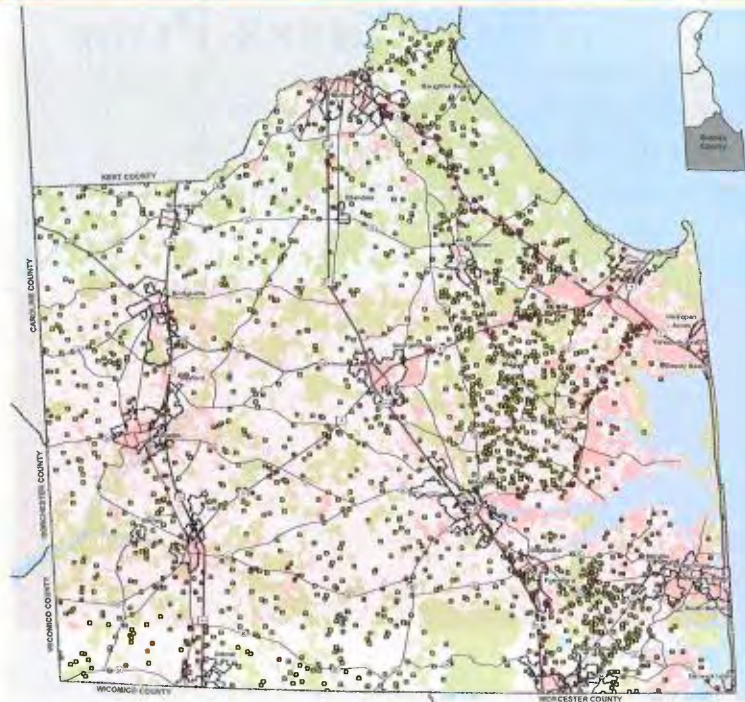
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- c) Most should occur in rural areas
- d) Most should occur along major roadway corridors
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Some mix - but away from the coast.

Low density development (2 or less dwelling units per acre)

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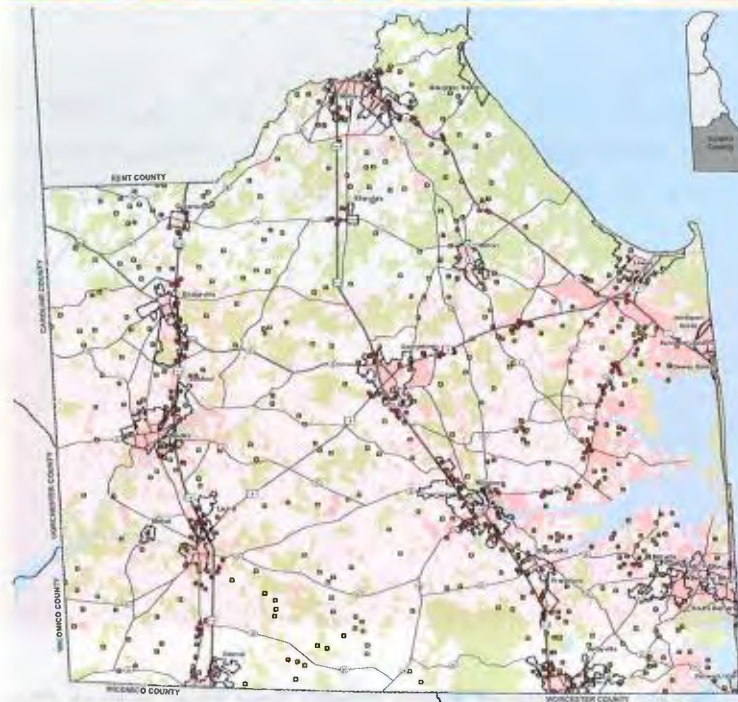


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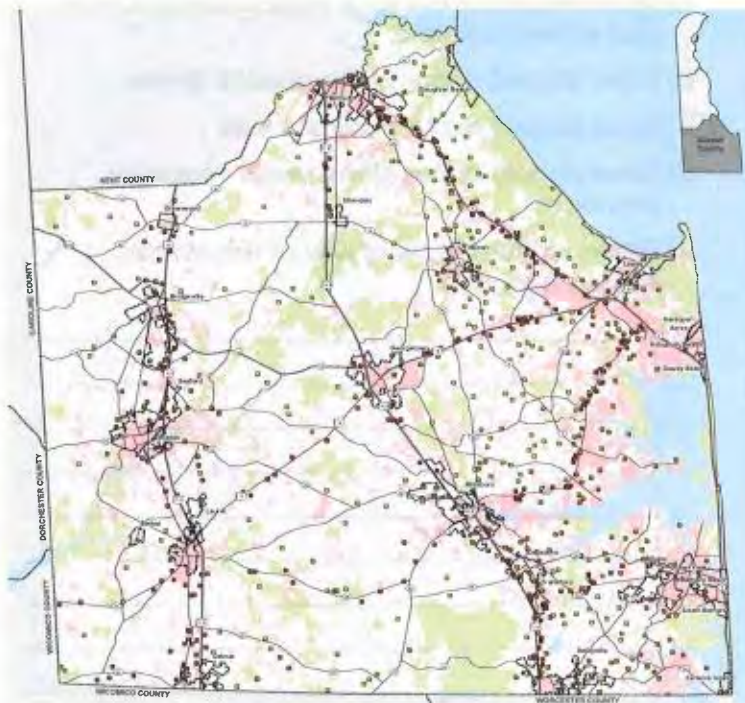


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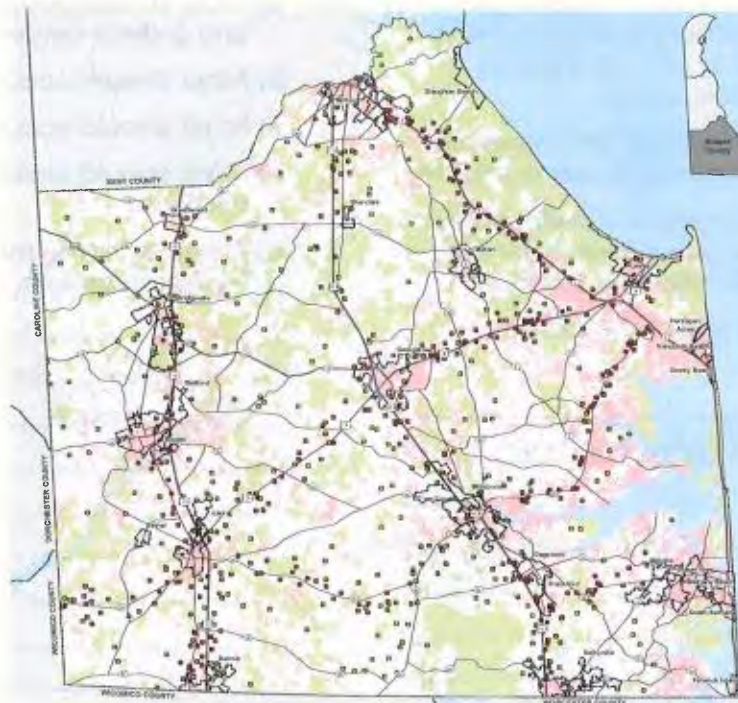


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Please explain:

Concentrate on
West of Rte 30 with
New, Environmentally aware community
Concentrated around
existing towns
of these 4, D is best, but
NO MORE off of Rte 1 @
Lewes & South

Is there anything else you would like to tell us about future land use in the County?

Environmental Protection
should be elevated in
priority -
Wetland buffers must be
at least 100 ft,
aligned with other
counties of DE

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I think the people should be able to build growth centers on side roads

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The need may exist for growth in various areas

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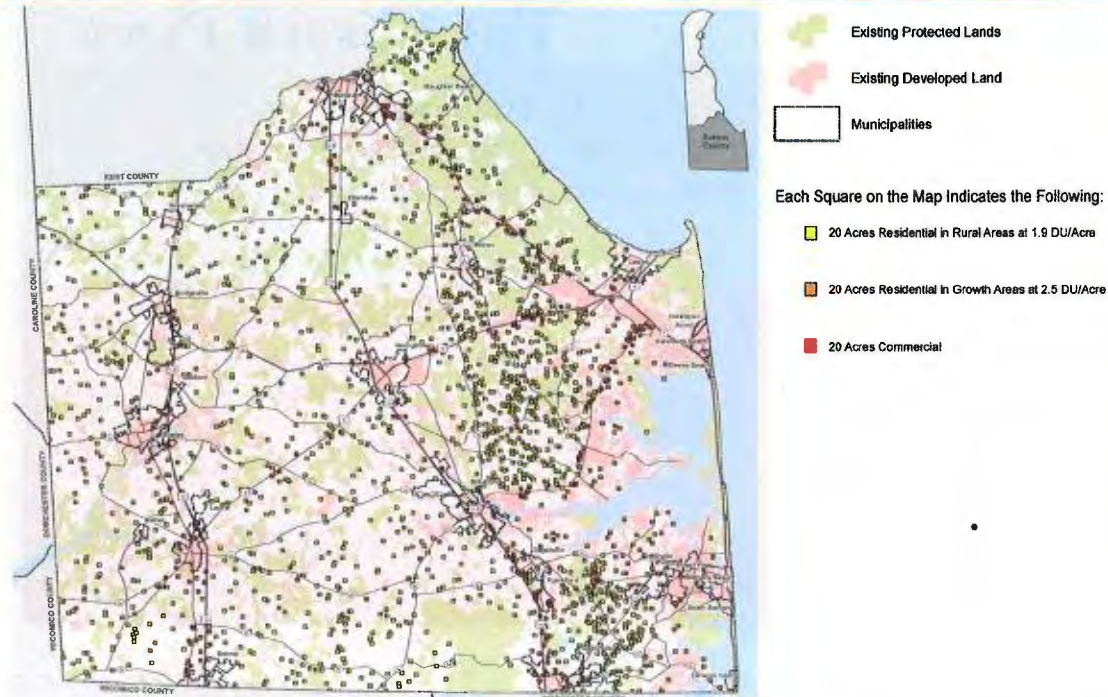
Even though clustered housing is desired single homes along need to be addressed

Low density development (2 or less dwelling units per acre)

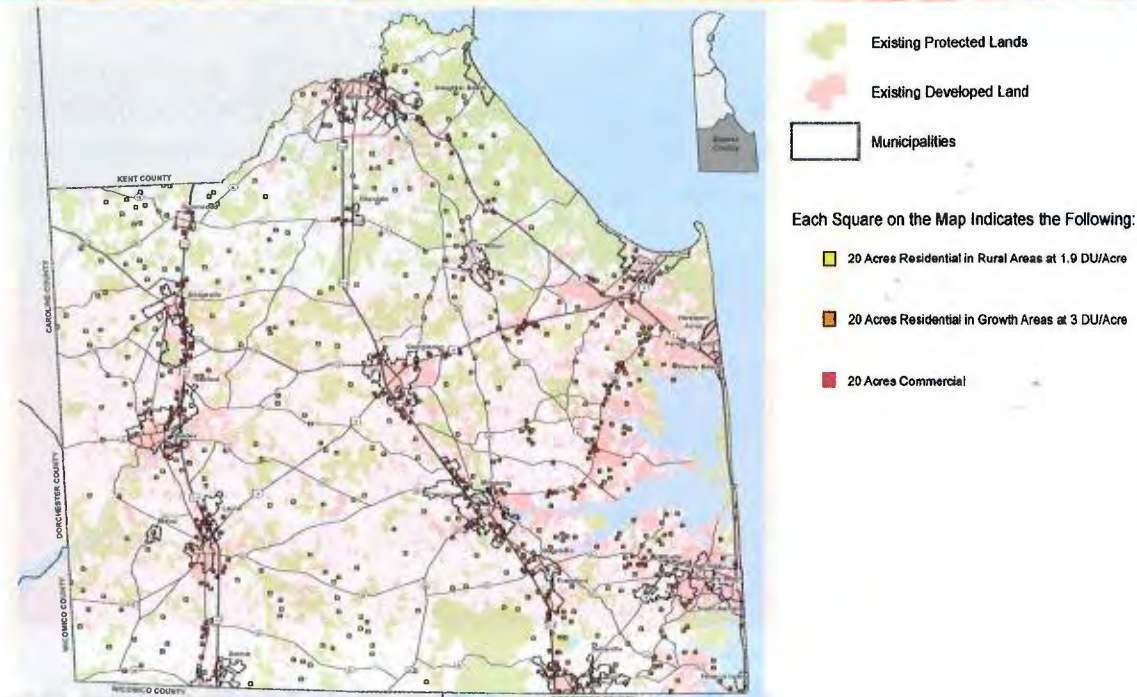
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Mix use as decided by residents

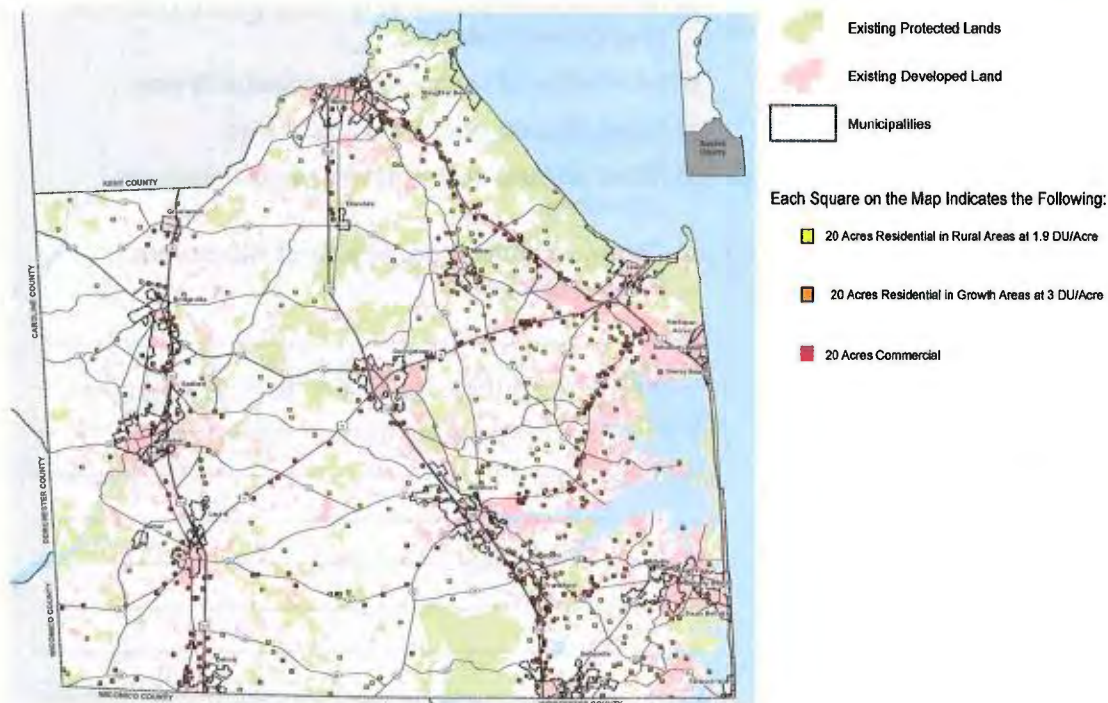
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



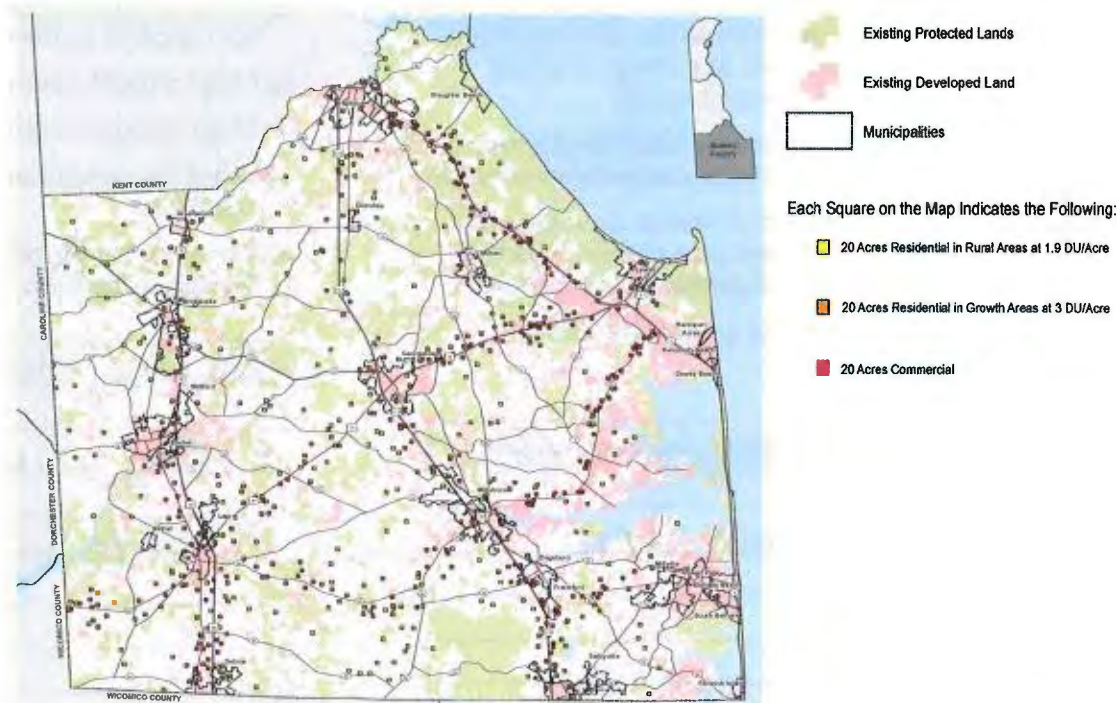
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Please explain:

I believe economic issue will drive

Where people Live, Build + Work

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Keep our way of Life!

LAND USE ELEMENT SURVEY



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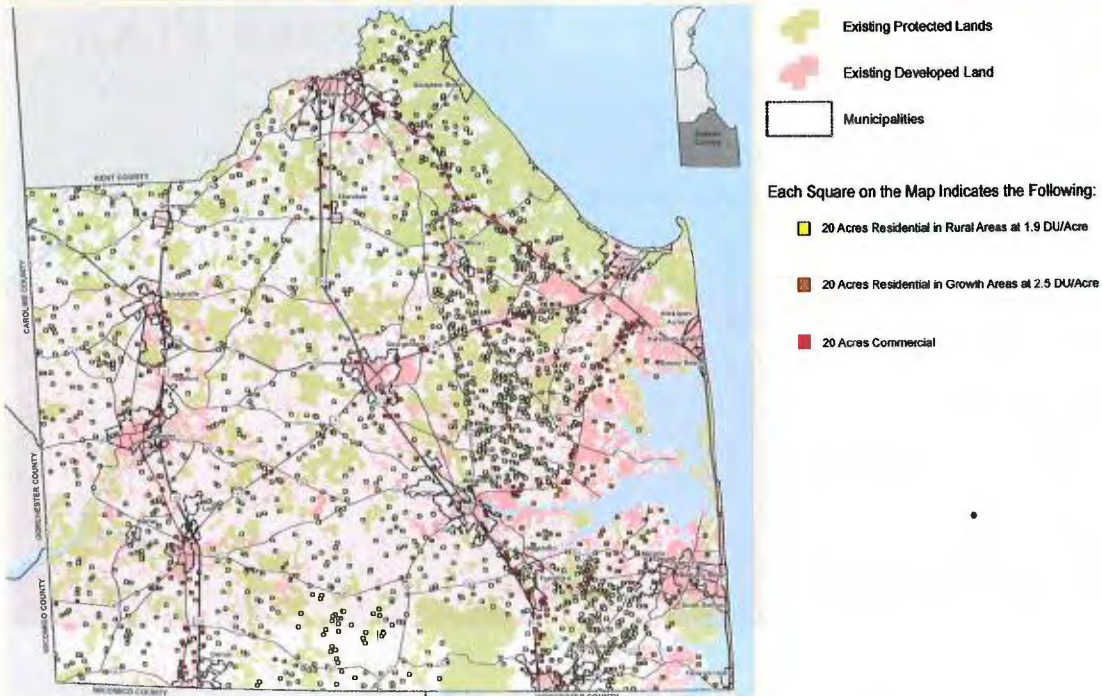
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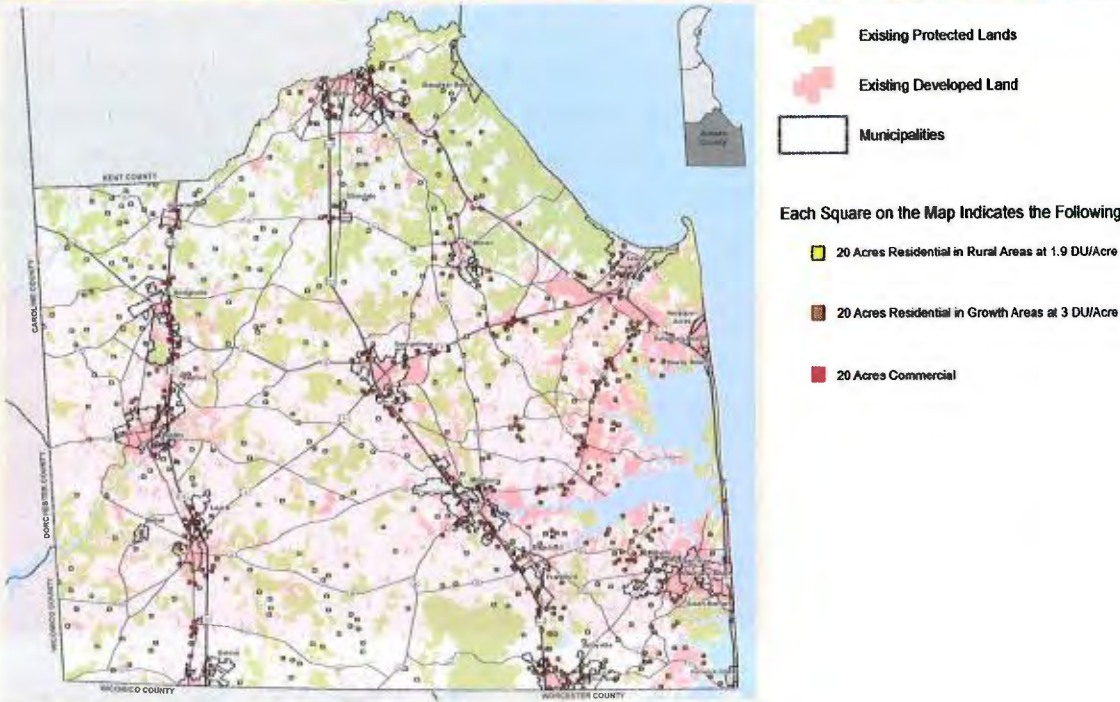
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Please turn the page over

2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



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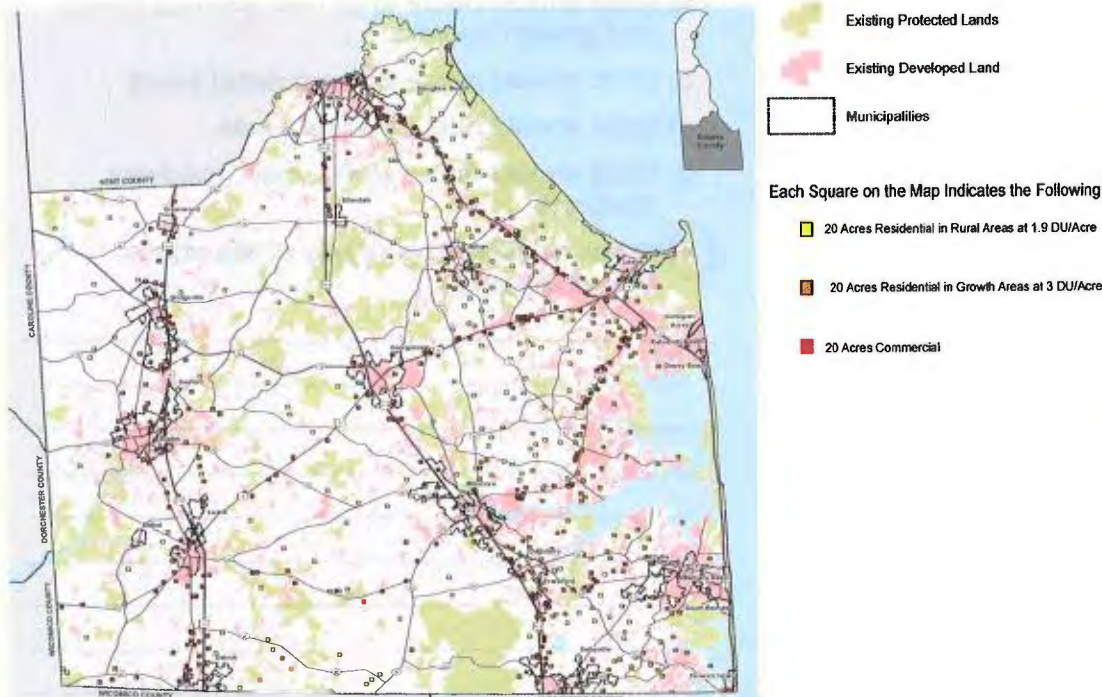
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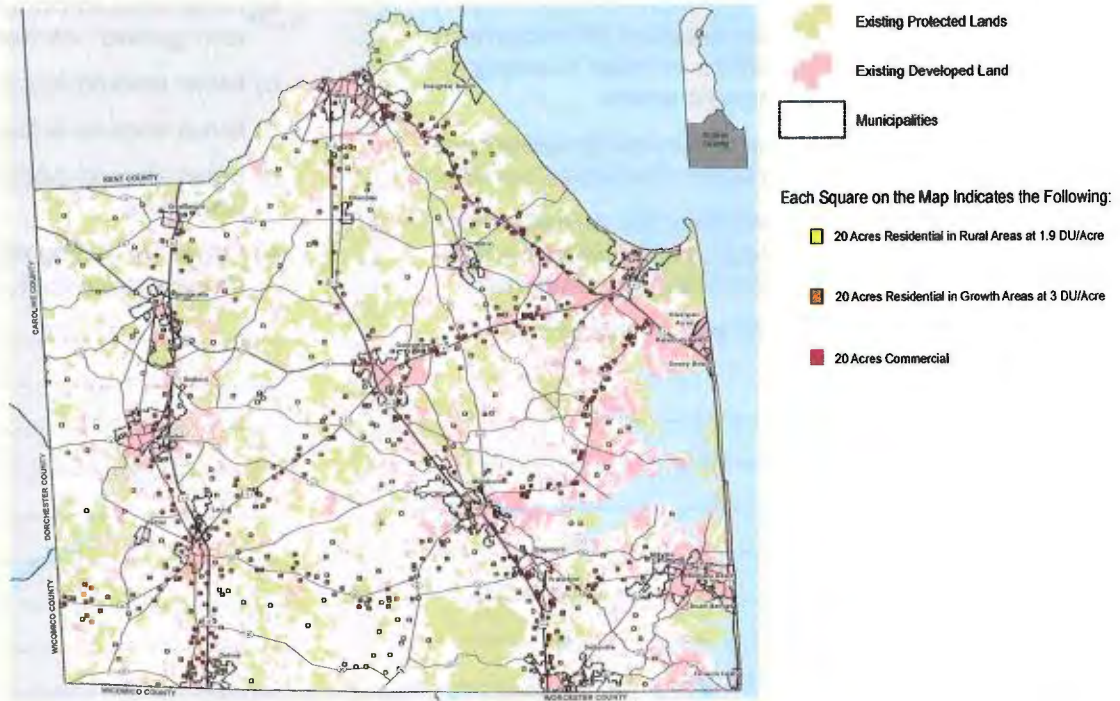
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Please explain:

[illegible]

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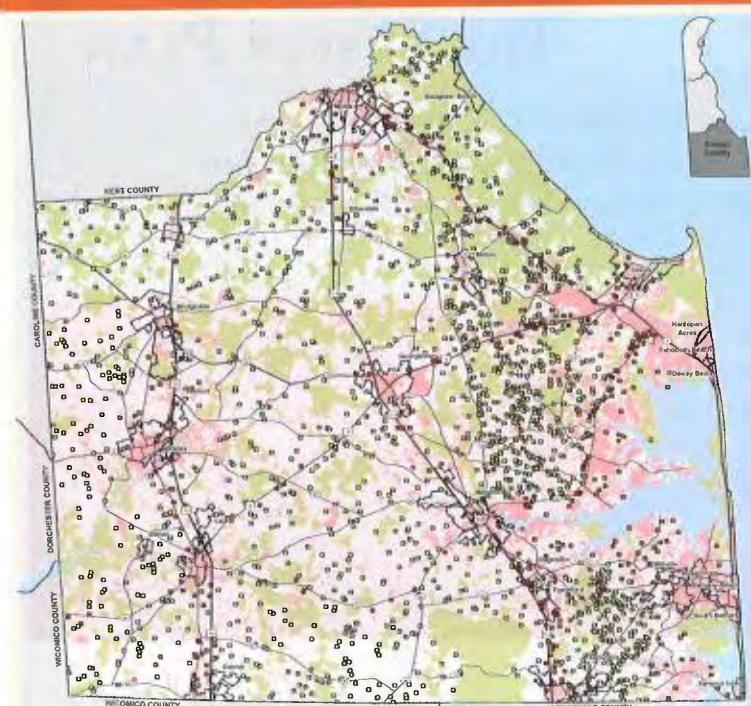
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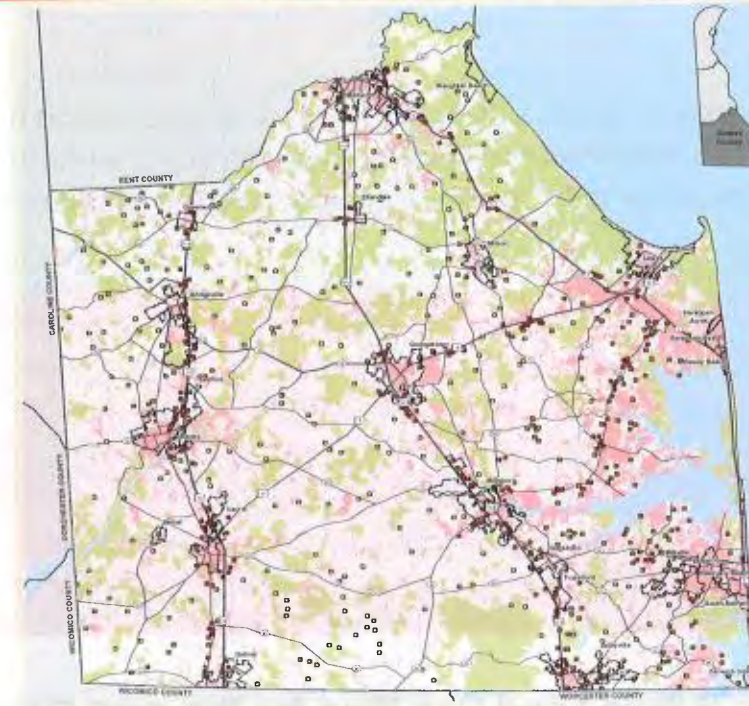
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Municipalities

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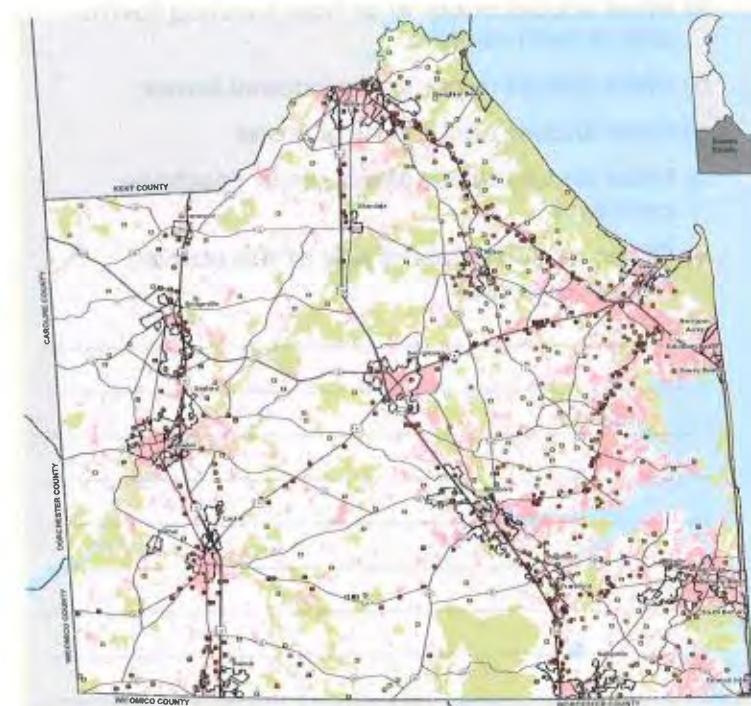
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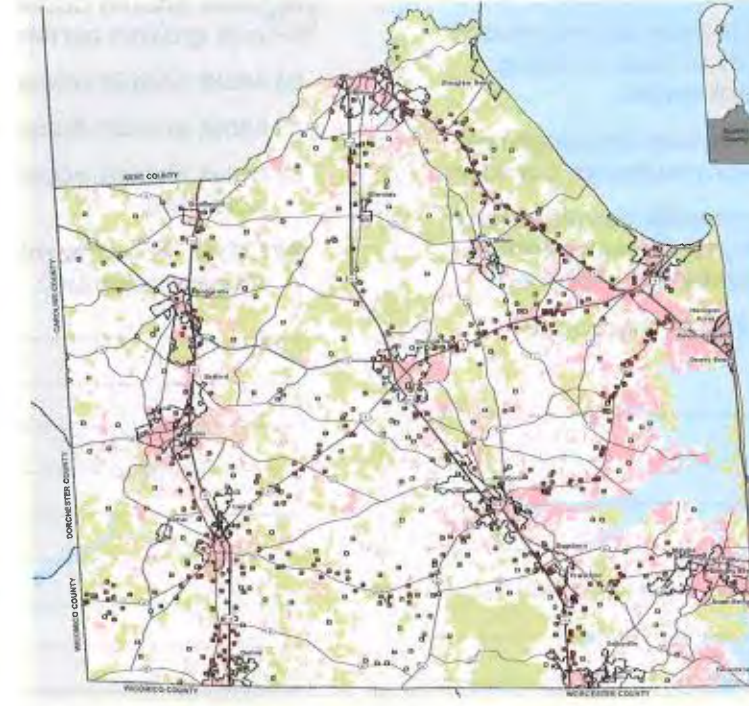
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Please describe:

YOU CANNOT FORCE
PEOPLE TO LIVE IN TOWNS
OR NEAR THEM

THE COUNTY MUST
PREPARE FOR CONTINUED GROWTH
~~BE~~
REDUCING AVAILABLE DEVELOP-
MENT OPPORTUNITIES WILL
DRIVE LAND PRICES UP AND
WILL NOT PROVIDE FOR GROWTH
THAT IS ENVIABLE

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Please describe:

PLANNED COMMUNITIES SHOULD
ALSO AREAS FOR COMMERCIAL
ACTIVITIES

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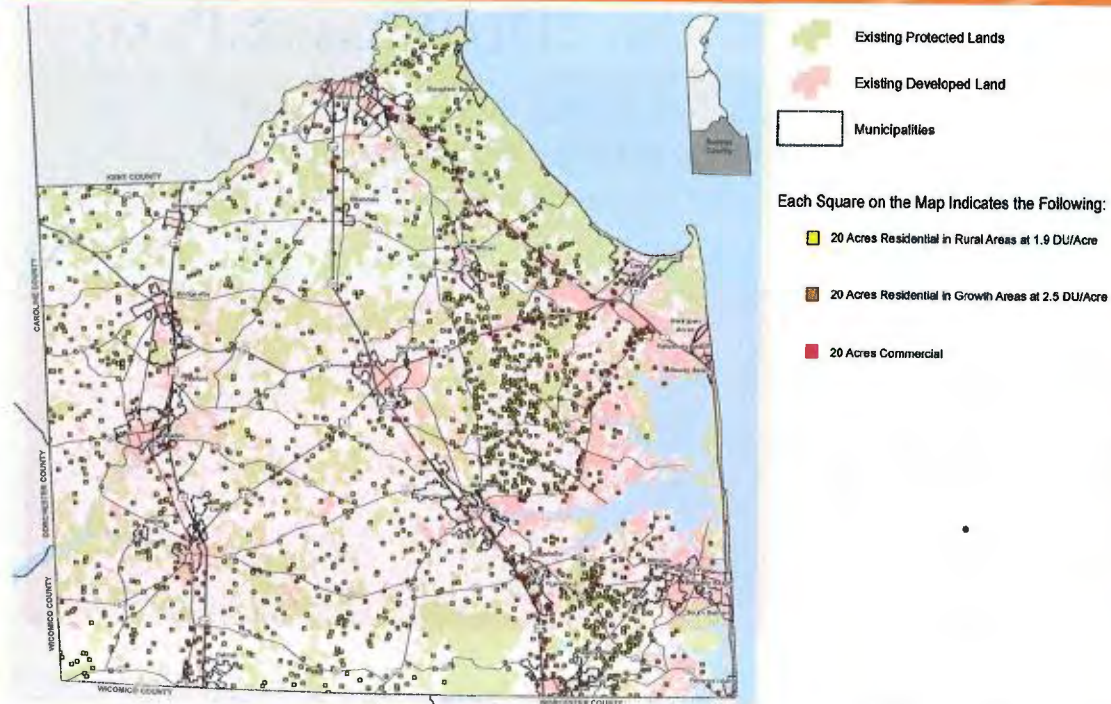
DENSITY AT 3 UNITS PER
ACRE IS NOT ENOUGH AND
SHOULD BE HIGHER WHERE
DEVELOPMENT HAS AND IS
TAKING PLACE

Low density development
(2 or less dwelling units per acre)

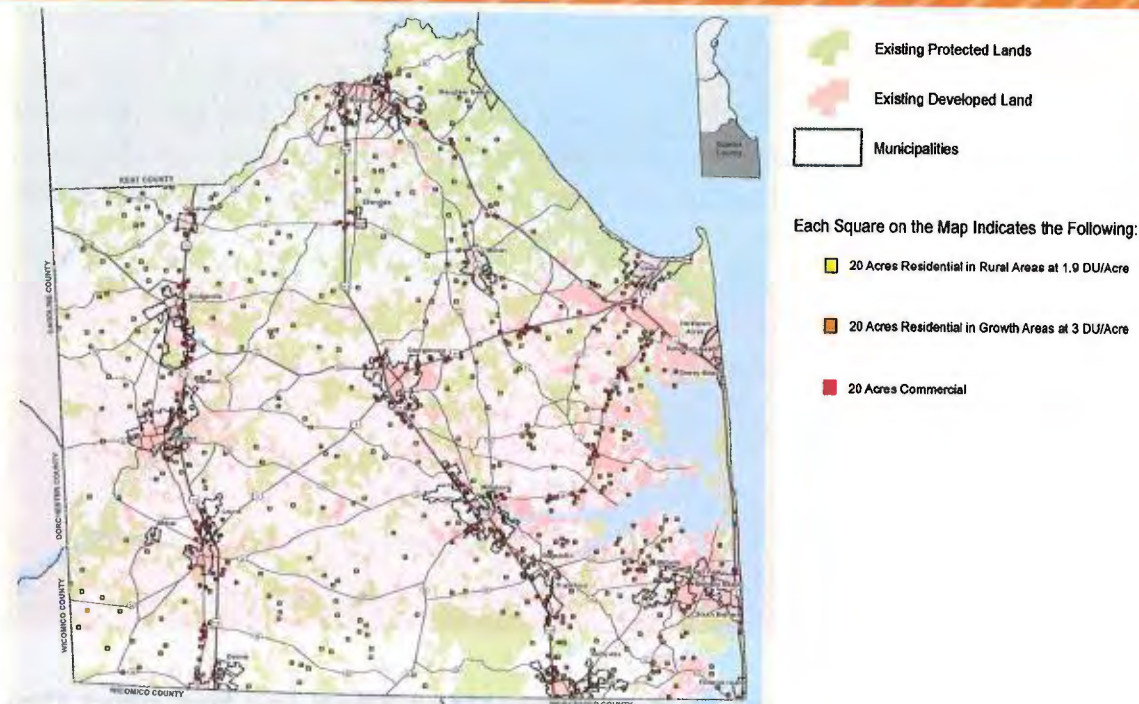
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Please describe:

DENSITY AT 2 UNITS OR
LESS WILL LEAD TO SPRAWL
AND DESTROY FARM LAND
UNNECESSARILY

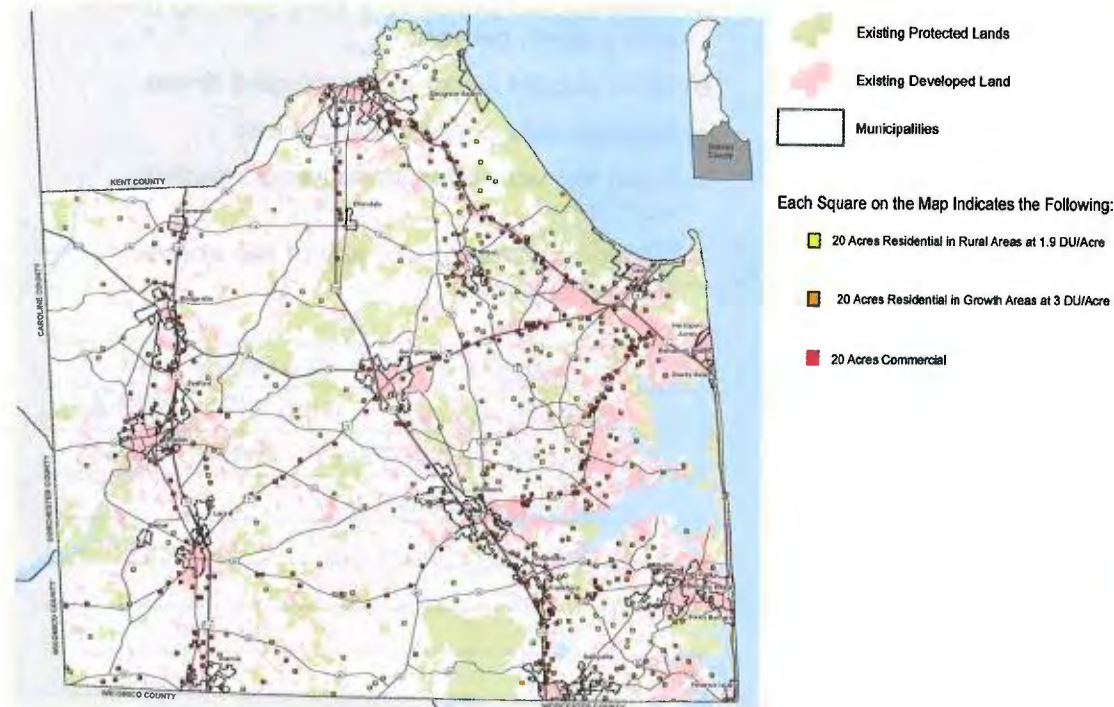
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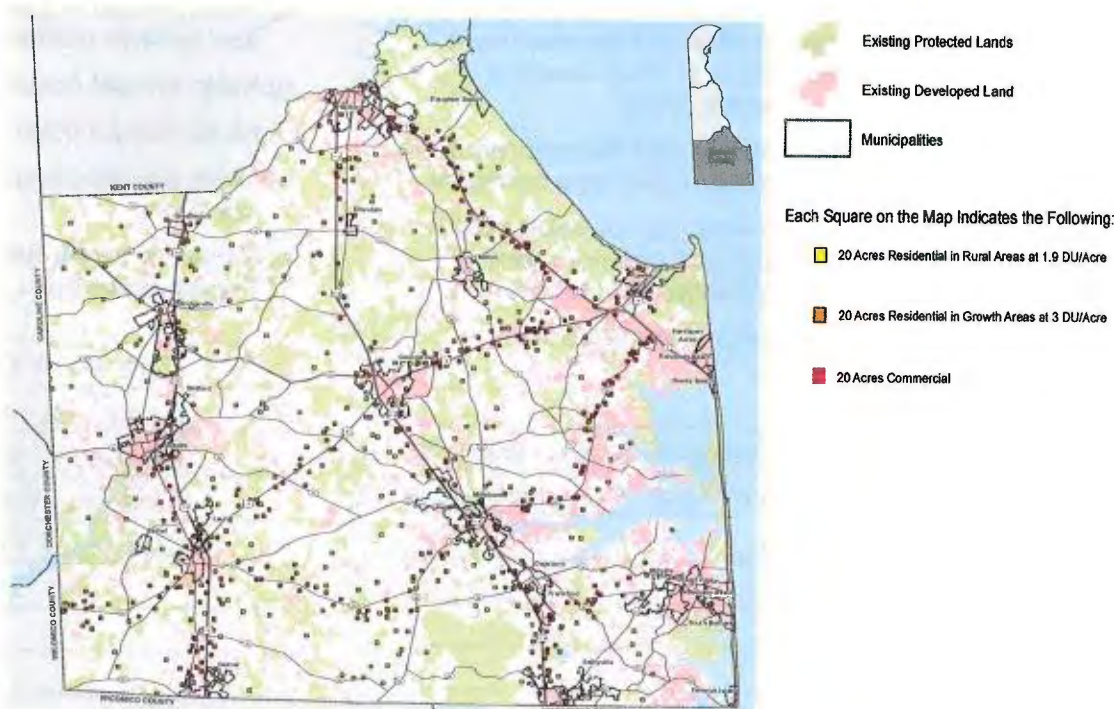
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YOUR POPULATION AND EMPLOYMENT FIGURES ARE GREATLY UNDER ESTIMATED. CONTINUE ALONG THIS PATH AND WE WILL HAVE A DISASTER OF BIBLICAL PROPORTIONS

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Please describe:

MIX OF a, b, & c.

development must be supported by adequate public facilities: w/s, roads, schools

a designated growth area should be developed to insure above.

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all a, b, c

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a & d

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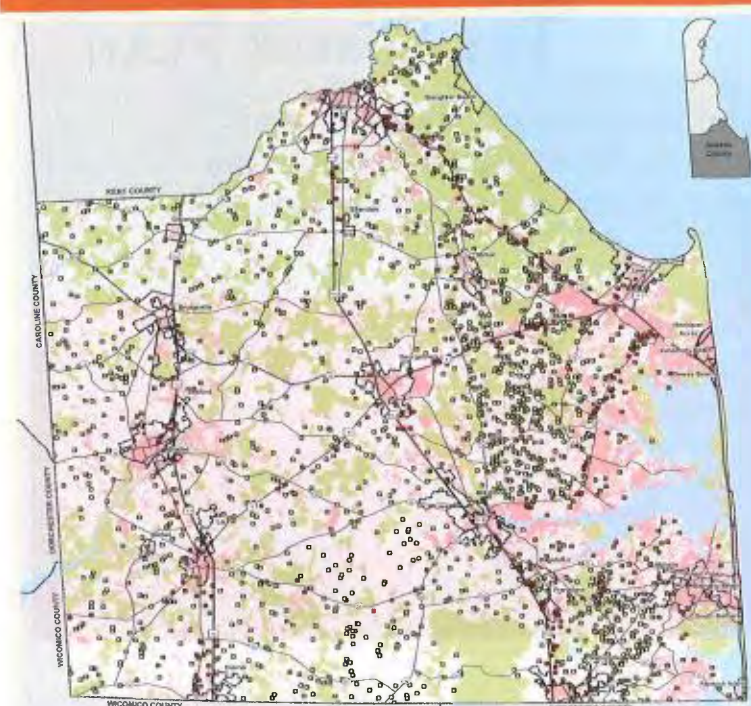
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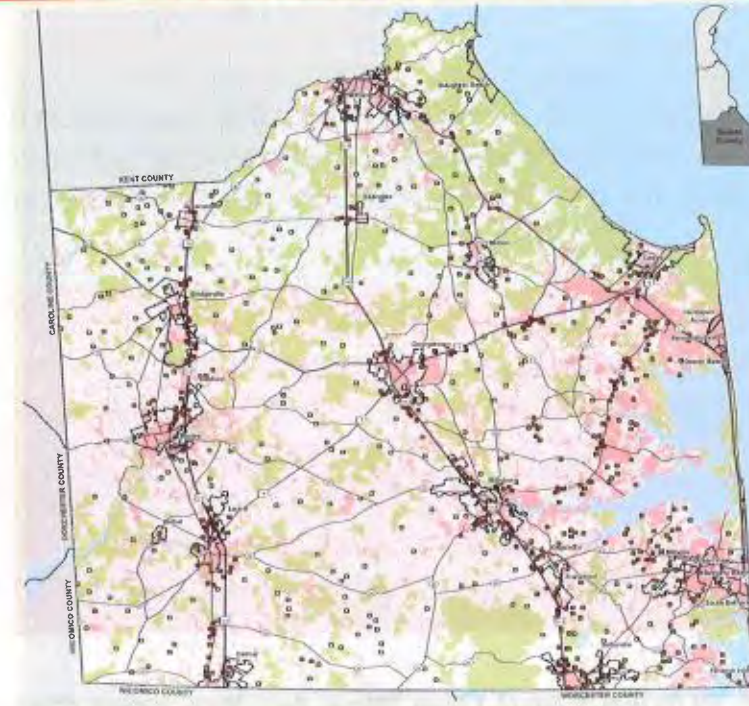
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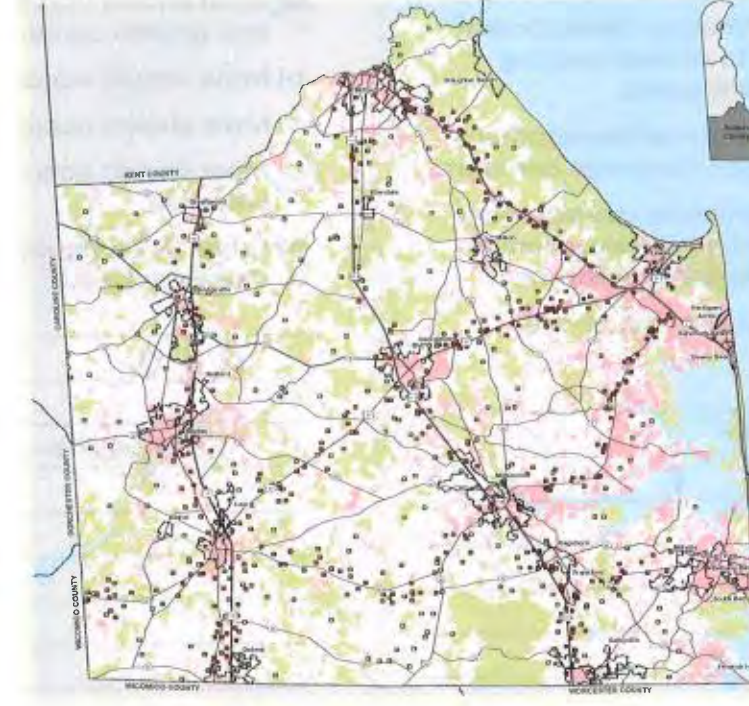
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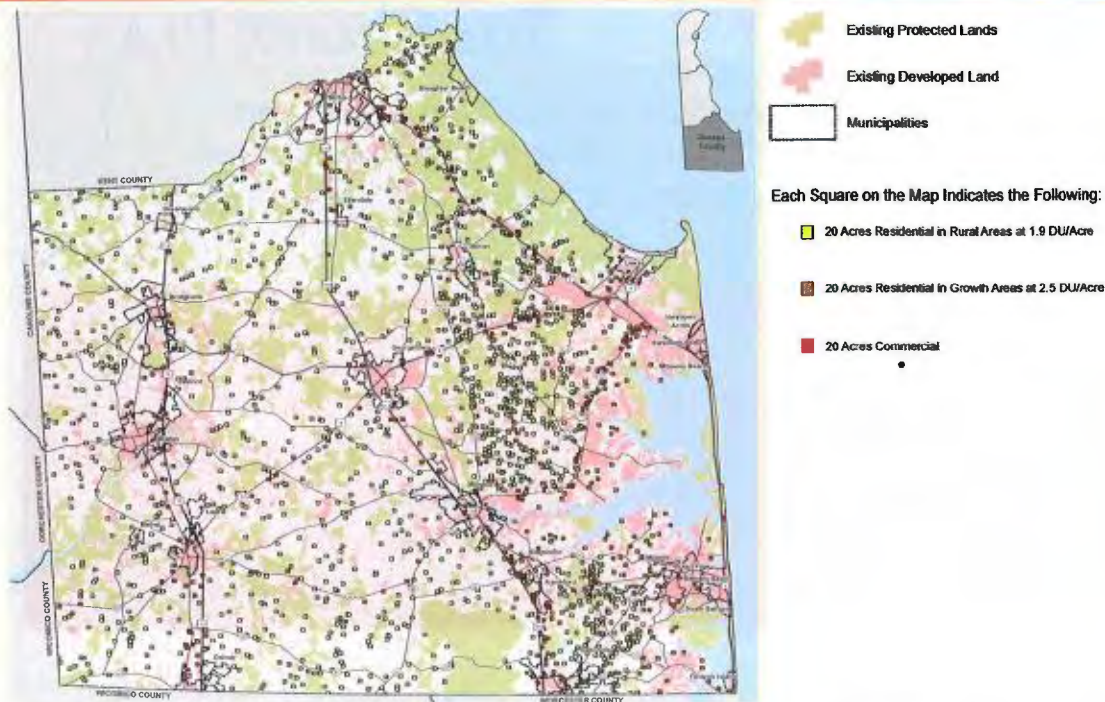
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- b) Most should occur in the coastal areas
- c) Most should occur in rural areas
- d) Most should occur along major roadway corridors
- e) Other, or some mix of any of the above.
Please describe:

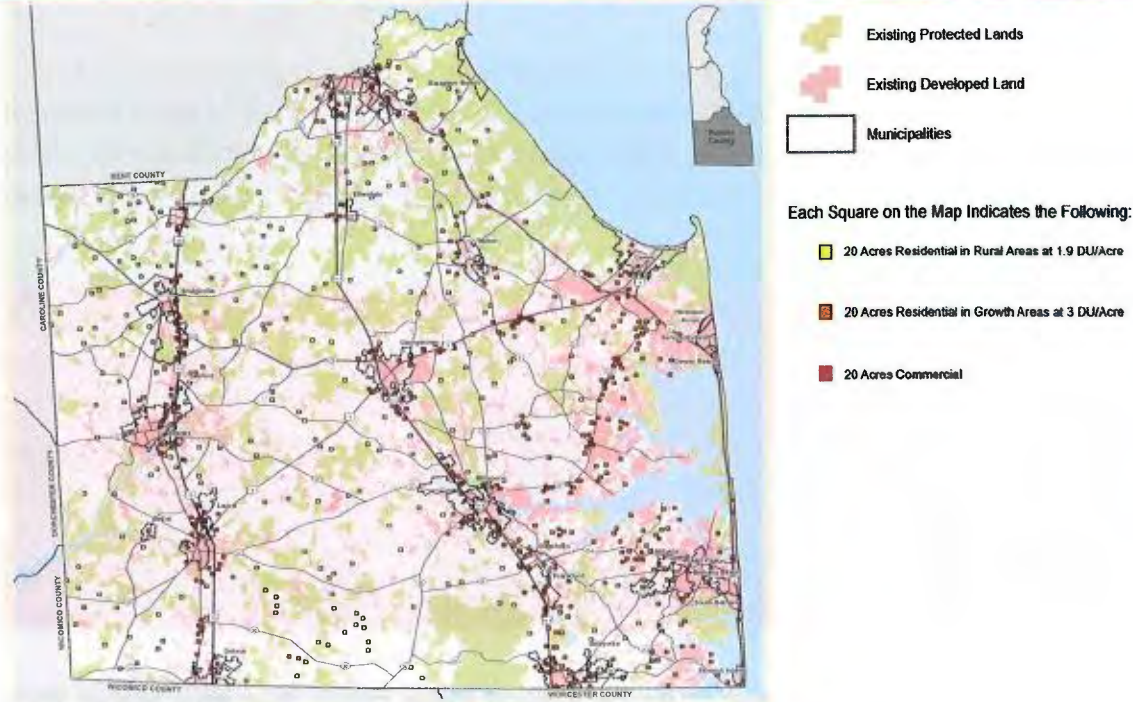
Low density development
(2 or less dwelling units per acre)

- ☒ a) Most should occur in or near existing towns and growth centers
- b) Most should occur in the coastal areas
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- e) Other, or some mix of any of the above.
Please describe:

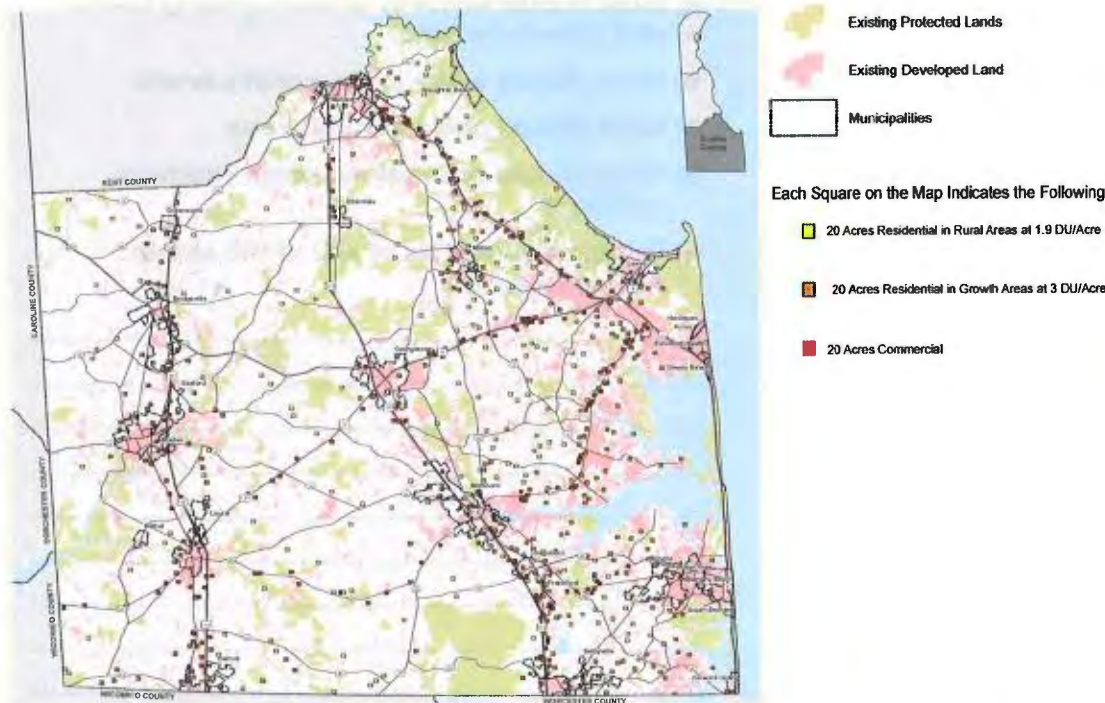
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



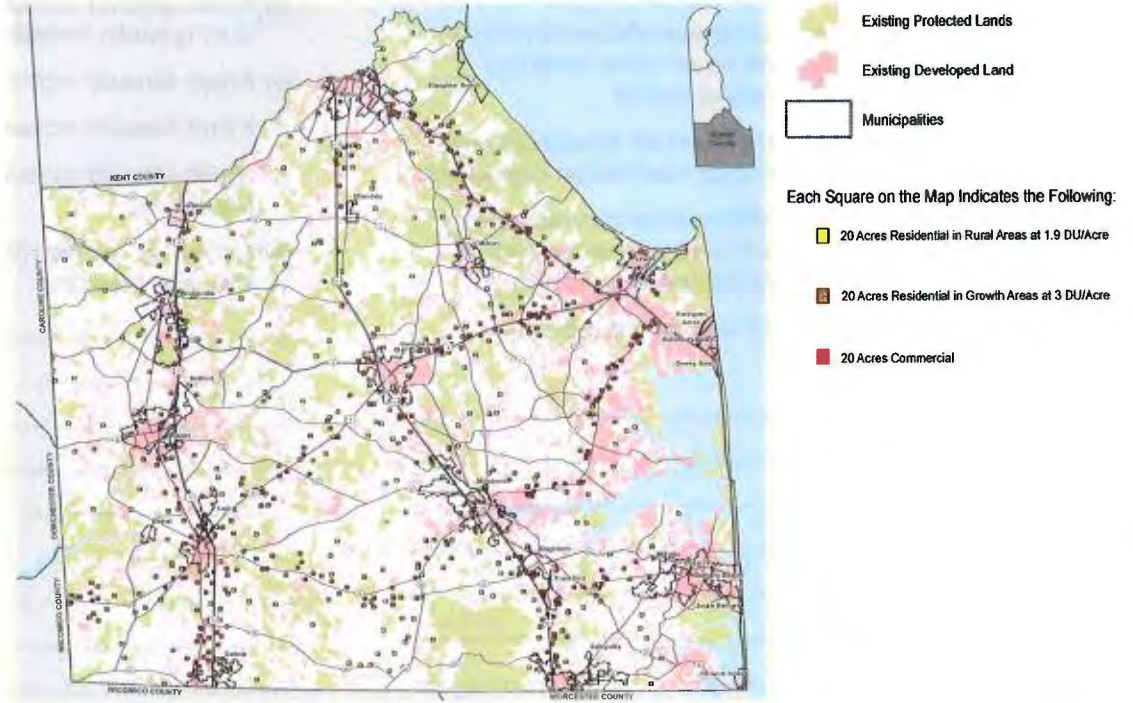
A. Trend Scenario: Represents a snapshot of what the future could look like if past trends continue through 2045. Assumes 36% of new residential development will occur in the growth areas identified in the 2008 Comprehensive Plan, and 64% will occur in rural areas; at similar average densities as seen in each of these areas today.



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Please explain:

Please keep homes in development more of a buffer to the roadway. If roads expand, new utilities being with; then you are not taking people's homes lands. Also, homes don't run up to the road. Too packed; too much density along the roadway.

Is there anything else you would like to tell us about future land use in the County?

Don't cluster everything.
I am not the Sussex County;
don't ruin our land make up.
Keep our way of life.

LAND USE ELEMENT SURVEY



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- ☒ d) Other, or some mix of any of the above. Please describe:

COMPLETE DEVELOPMENTS
NOT YET BUILT OUT FIRST.
KEEP THE 1/2 ACRE ZONING
DO NOT LET DEVELOPERS
AUTOMATICALLY REQUEST
A VARIANCE
THE TOWN CENTER "MALL"
SHOULD BE ALONG RT 113
BETWEEN MILLS & CTN.

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

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Medium/high density development
(3 or more dwelling units per acre)

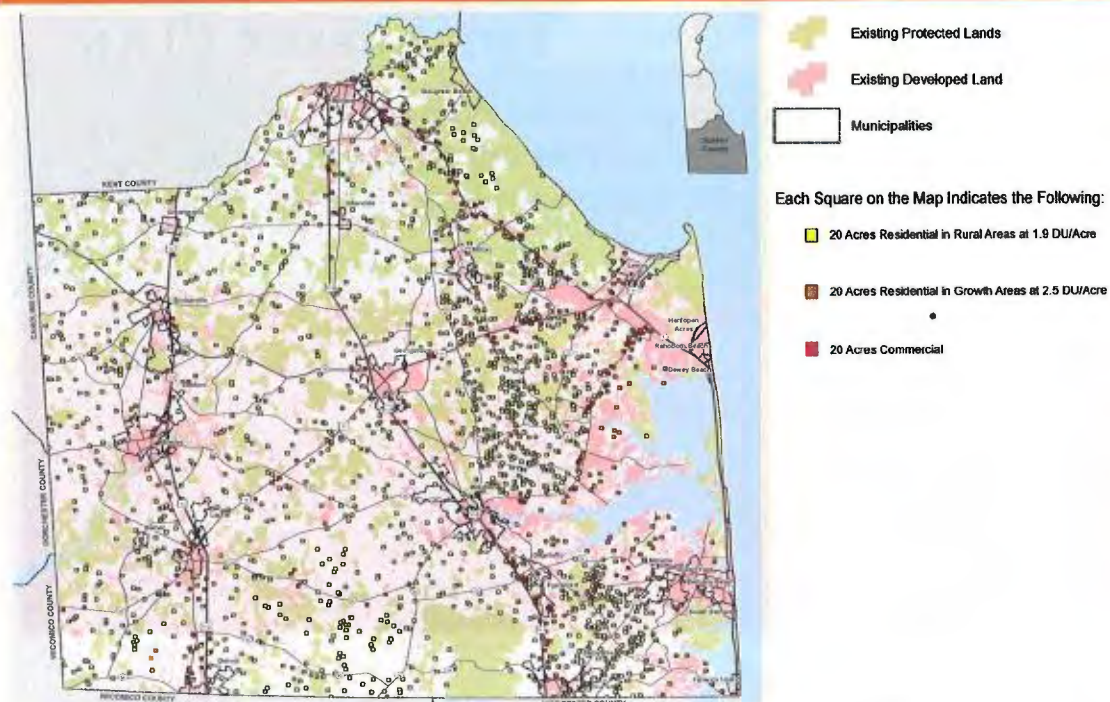
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Low density development
(2 or less dwelling units per acre)

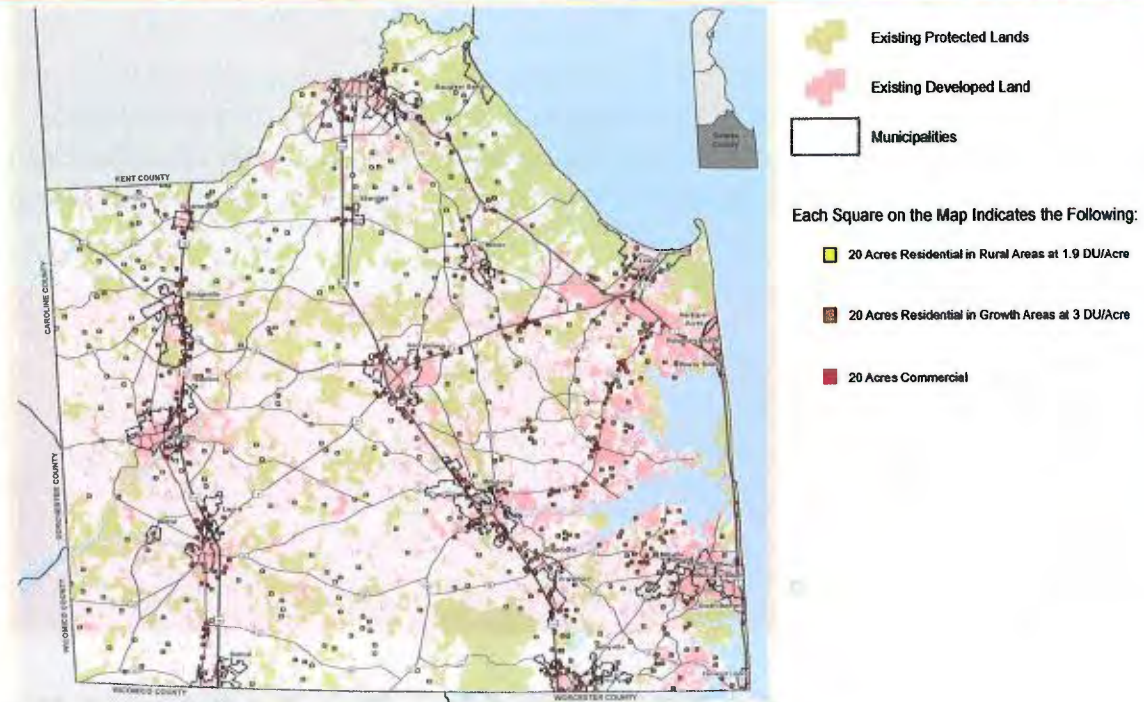
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- d) Most should occur along major roadway corridors
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MORE HOUSING SHOULD BE
LOCATED INLAND OR THE
RESORTS WILL BE CHOKED
WITH TRAFFIC (ALBANY IS)
INFRASTRUCTURE WILL NOT
BE ABLE TO KEEP UP
AND TAXES WILL GO MUCH
HIGHER THUS NEGATING
THE REASON TO MOVE HERE

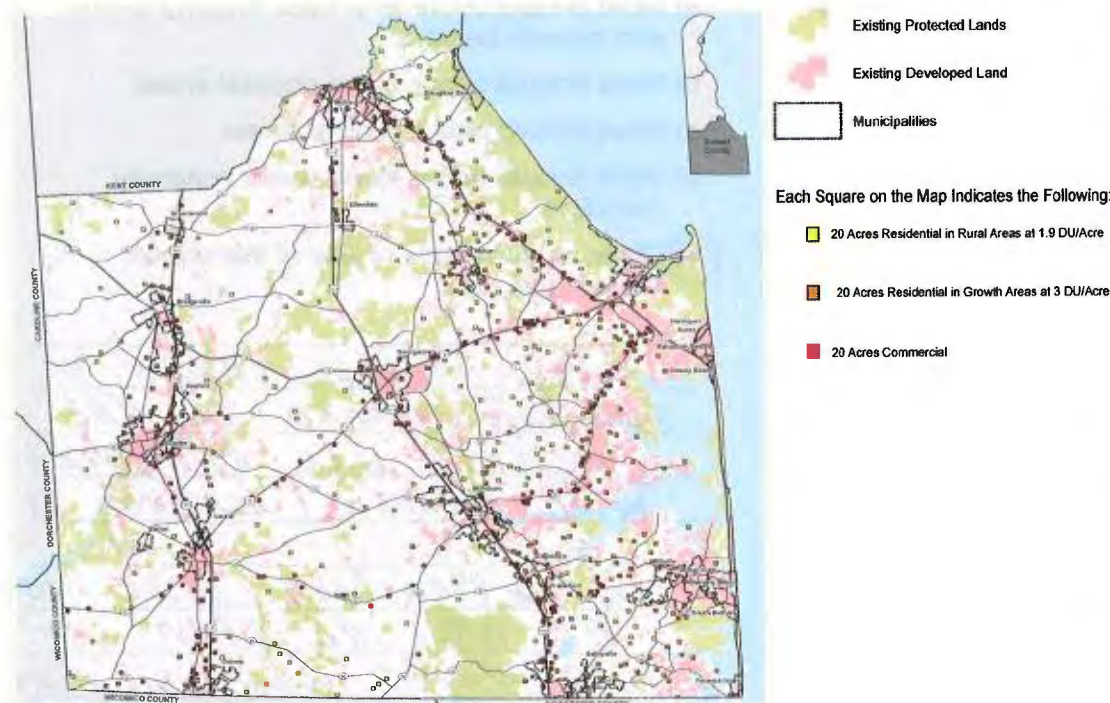
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



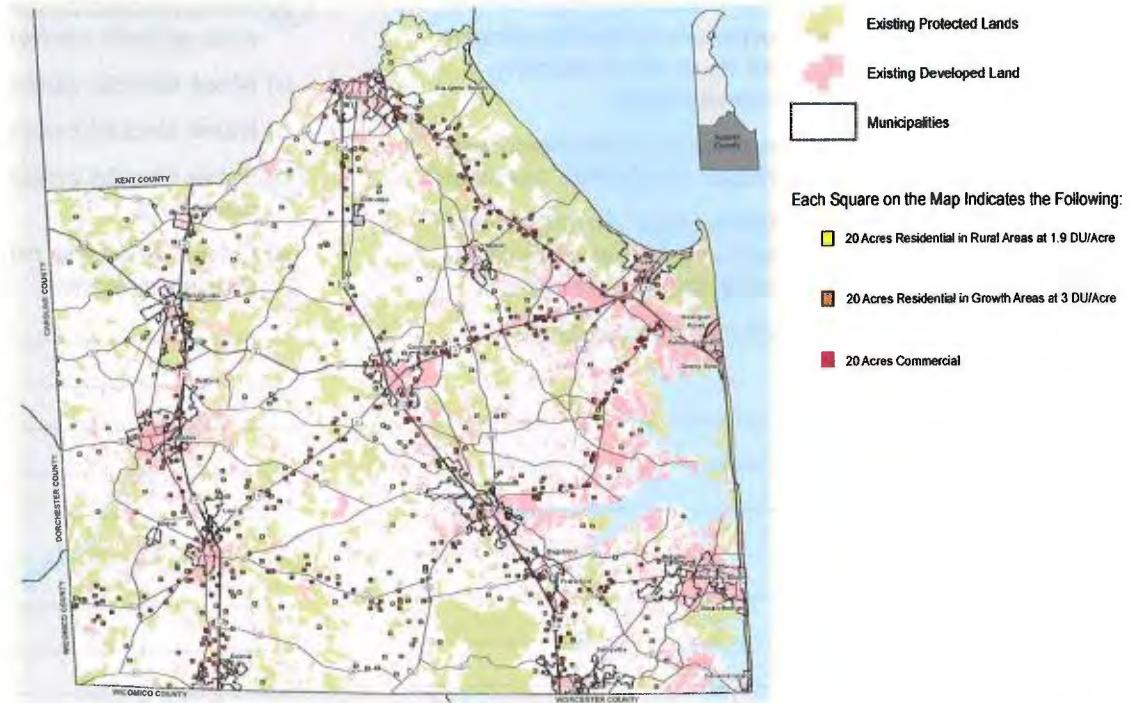
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- Please explain:

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I have been in Sussex County for 20 years.
Planned communities should be spread from Rt. 113 to Rt. 13

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

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City centers

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(3 or more dwelling units per acre)

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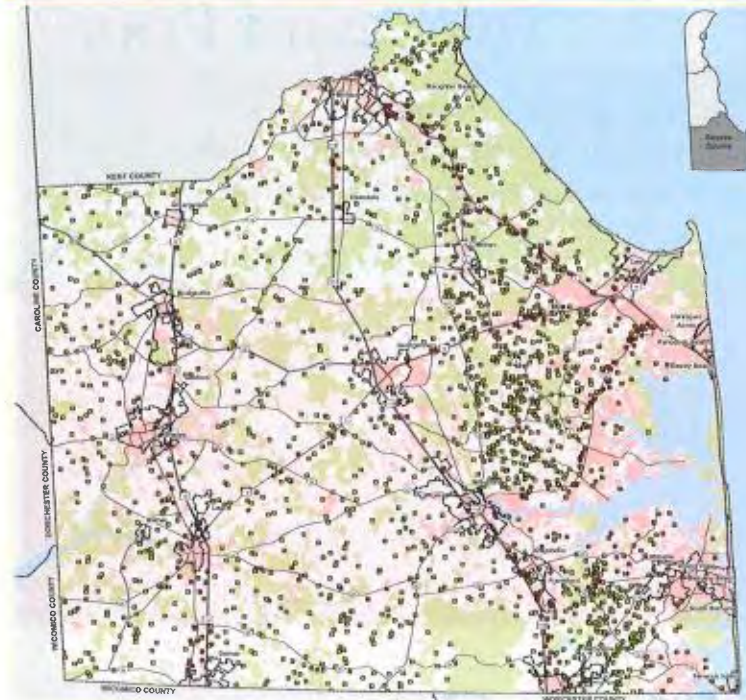
Medium density needs to be part of developments that are planned for medium-high (town houses-condos) density town centers

Low density development
(2 or less dwelling units per acre)

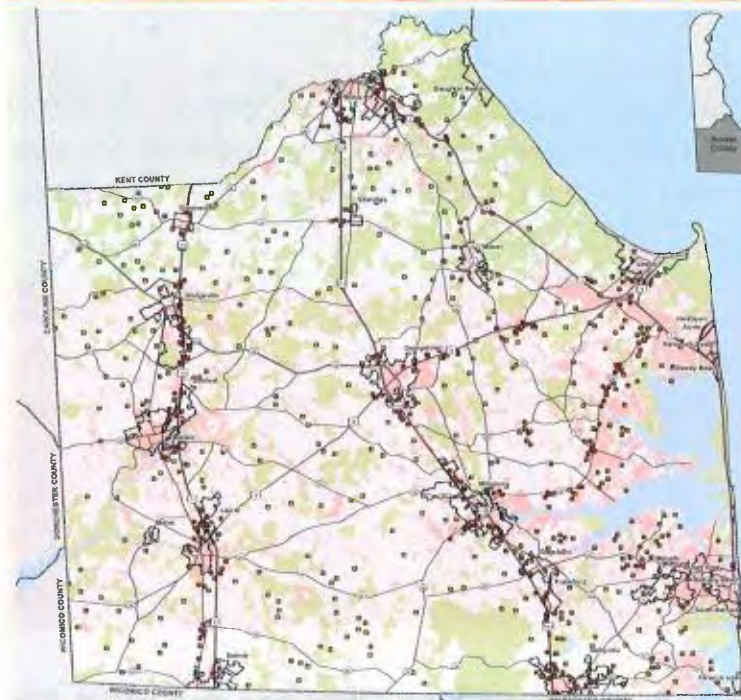
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- c) Most should occur in rural areas
- d) Most should occur along major roadway corridors
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I believe low density belongs on all lands in Sussex that are not in a development.

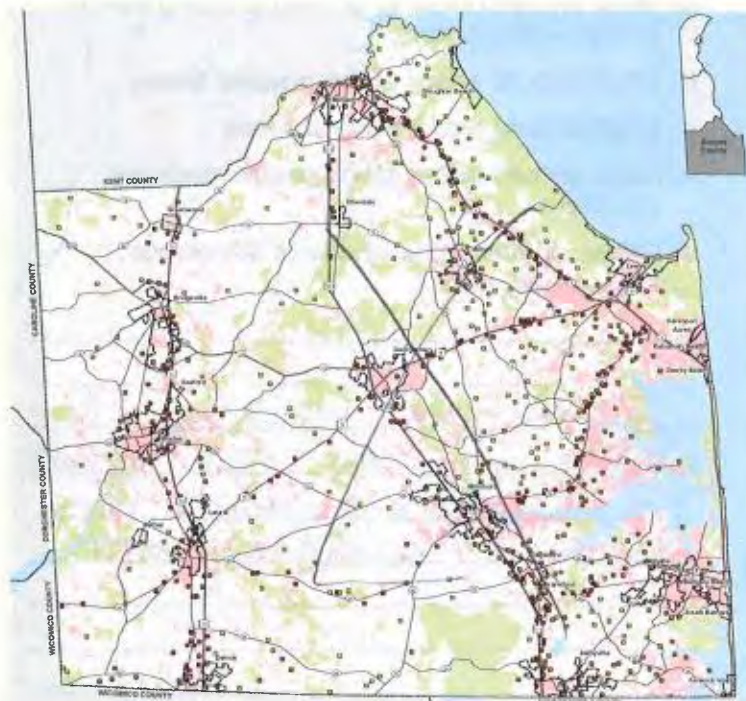
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C.) Eastern Sussex Scenario

D.) Mixed Use Corridors Scenario

E.) Other, or some mix of the above

Please explain:

Is there anything else you would like to tell us about future land use in the County?

No more development
East of Route 1

LAND USE ELEMENT SURVEY



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- c) Most of the future residential development should occur along major roadway corridors
- d) Other, or some mix of any of the above. Please describe:

This will encourage participating representatives

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

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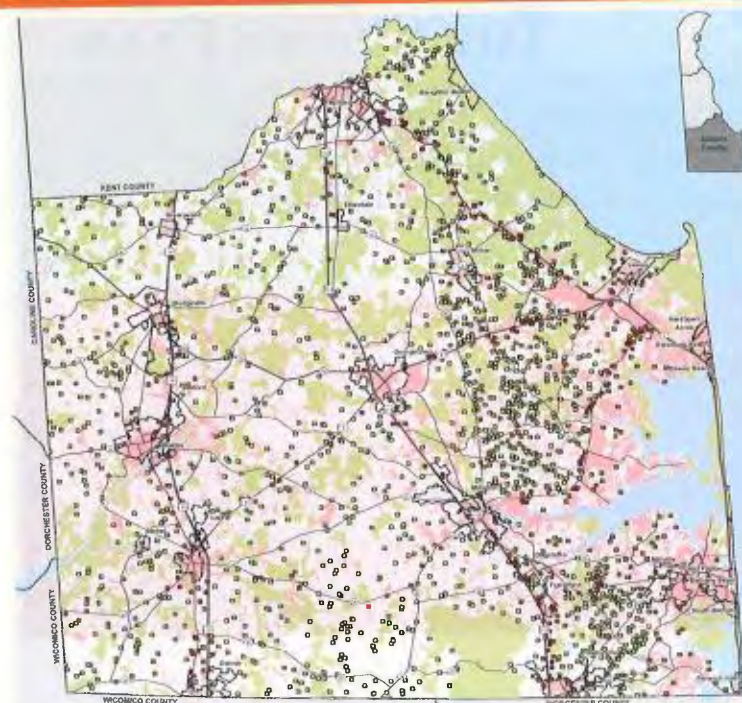
Due to the access to services needed by large, dense populations. To ensure less use of vehicles

**Low density development
(2 or less dwelling units per acre)**

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Keep our fragile areas clean & undeveloped

2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE

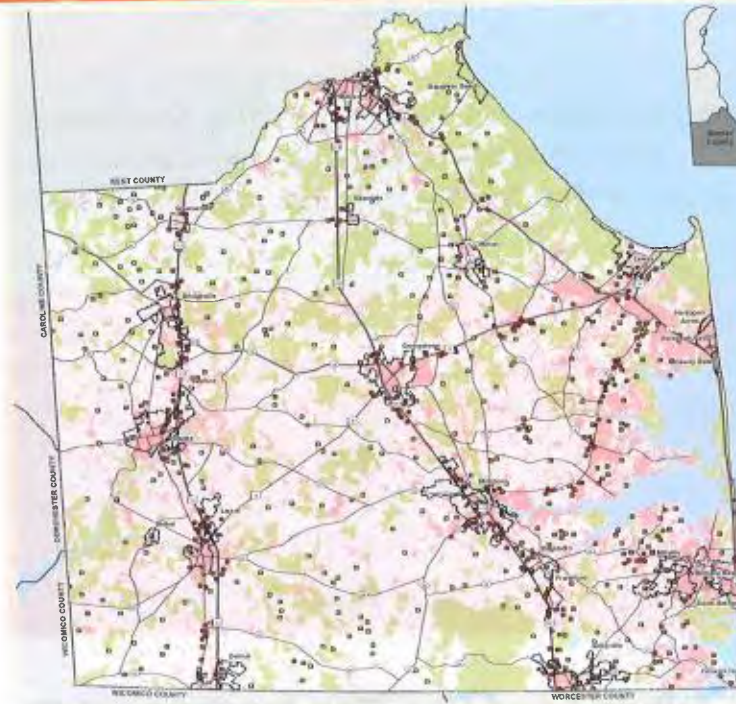


Existing Protected Lands
Existing Developed Land
Municipalities

Each Square on the Map Indicates the Following:

- 20 Acres Residential in Rural Areas at 1.9 DU/Acre
- 20 Acres Residential in Growth Areas at 2.5 DU/Acre
- 20 Acres Commercial

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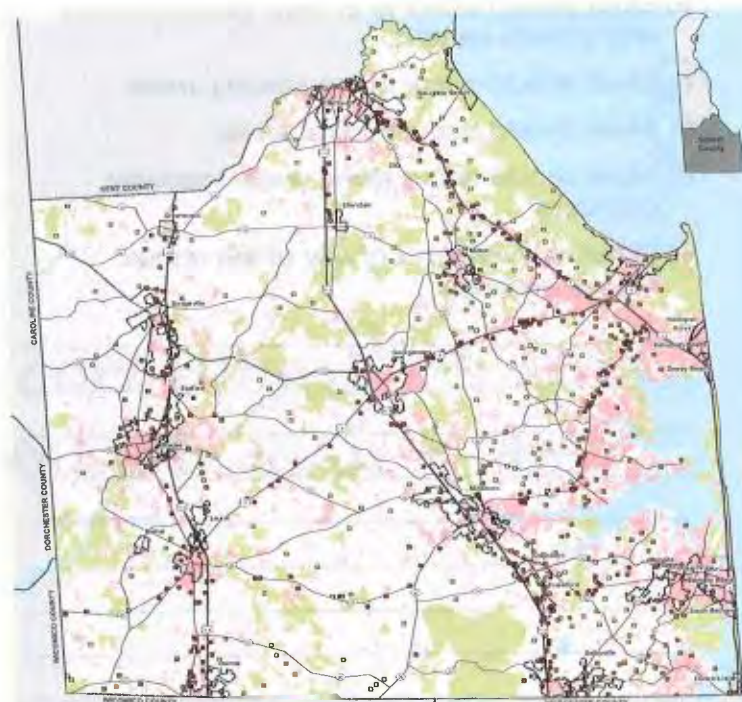


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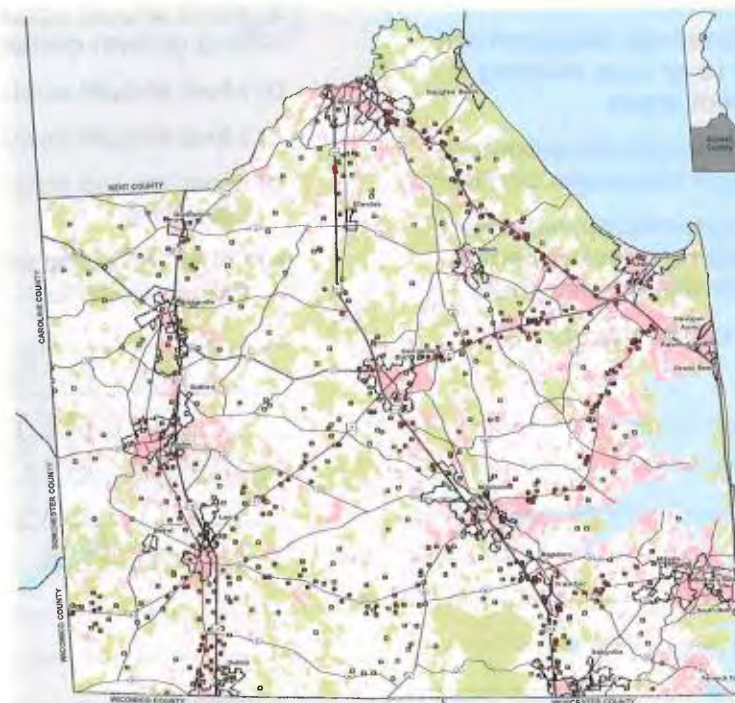


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Please explain:

I think this development will have less impact on the environment and force towns to have responsible, democratic development. If this is chosen director should be incorporated into new towns can responsibly do this as part of this plan.

Is there anything else you would like to tell us about future land use in the County?

I see no goal here that specifically addresses environmental impact, including clean air, clean water and ecosystem protection.

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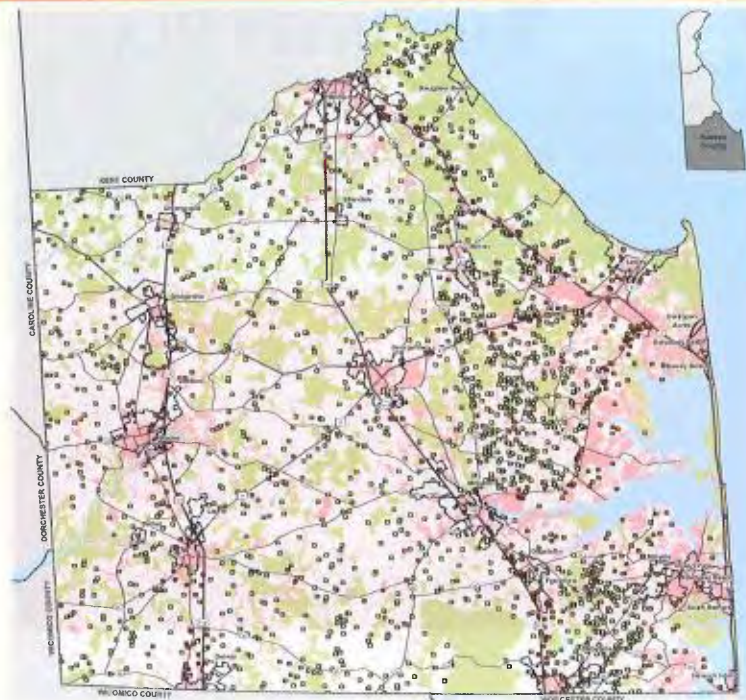
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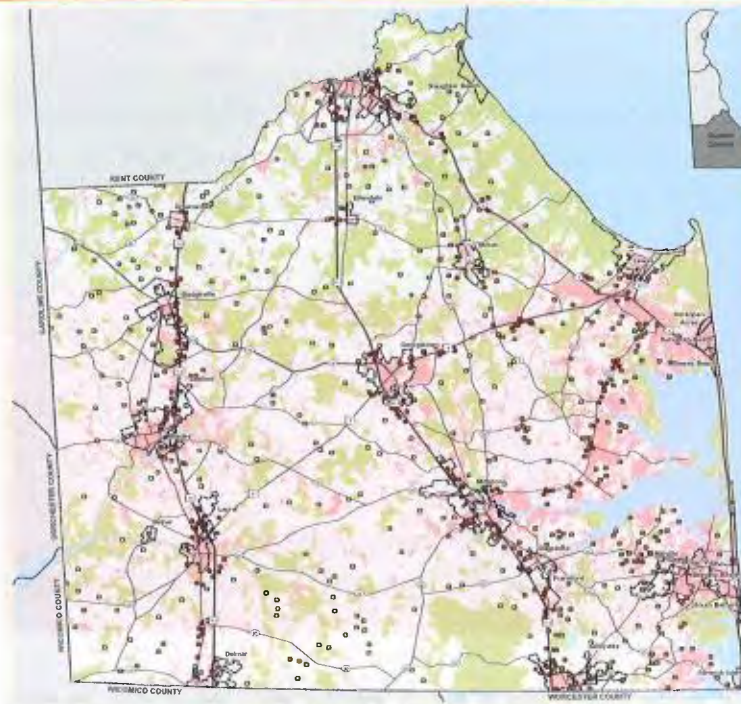
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2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



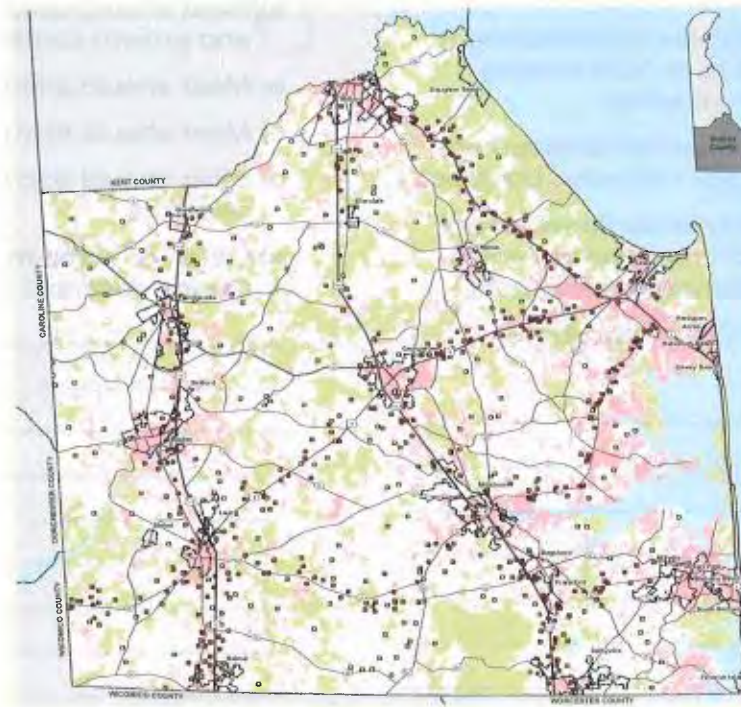
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Please explain:

Is there anything else you would like to tell us about future land use in the County?

I would prefer a Sussex County with open/rural areas mixed with city center/urban areas.

Since the Federal EPA is going out of business we must be vigilant in protecting our natural resources, clean air and clean water.

LAND USE ELEMENT SURVEY



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- a) Most of the future residential development should occur in the coastal areas no!
- b) Most of the future residential development should occur in rural areas no!
- c) Most of the future residential development should occur along major roadway corridors
- d) Other, or some mix of any of the above.
Please describe:

The agricultural and natural coastal environments should be preserved as a buffer against storm water and to maintain the attractive character of the area so important to tourism. (Destroy the natural beauty of coastal Delaware and destroy the tourism industry.)
Maintain saltmarshes, beaches, farmland + forest for a healthy environment.

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

- ☒ a) Most of the future commercial development should occur in or near existing towns and growth centers
- ☒ b) Most of the future commercial development should occur adjacent to or near existing commercial development areas
- c) Most of the future commercial development should occur along major roadway corridors
- d) Most of the future commercial development should occur as mixed-use development in concert with new residential development
- e) Other, or some mix of any of the above.
Please describe:

Protect Farms + Beaches!

3. In your opinion, where are the following levels of residential development intensity (density) best suited for Sussex County in 2045?

Medium/high density development
(3 or more dwelling units per acre)

- ☒ a) Most should occur in or near existing towns and growth centers
- b) Most should occur in the coastal areas no!
- c) Most should occur in rural areas no!
- ☒ d) Most should occur along major roadway corridors
- ☒ e) Other, or some mix of any of the above.
Please describe:

Develop as few new roads as possible... limit growth to protect our aquifer/drinking water supply, protect existing farms, protect coastal habitat for shorebirds and wildlife.
Promote housing + commerce that works with the goal of attracting tourists who enjoy the natural beauty of our county.

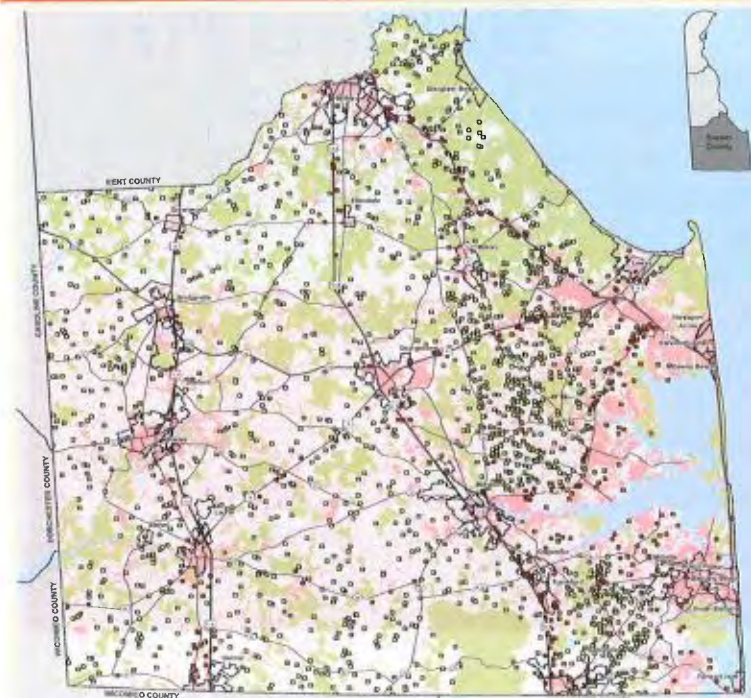
Low density development
(2 or less dwelling units per acre)

- ☒ a) Most should occur in or near existing towns and growth centers
- b) Most should occur in the coastal areas
- c) Most should occur in rural areas
- d) Most should occur along major roadway corridors
- e) Other, or some mix of any of the above.
Please describe:

Limit growth to protect the natural beauty of our region

Promote commerce that protects our land + water!

2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE

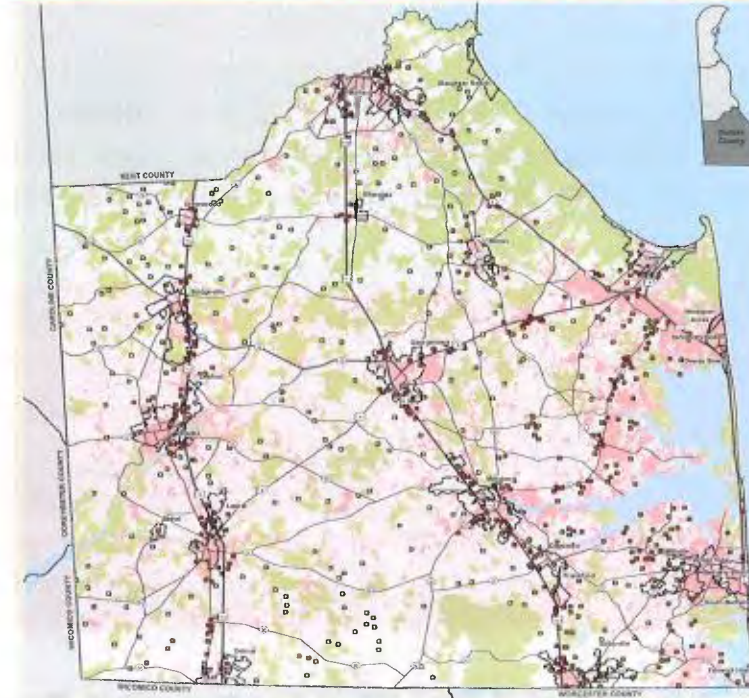


Existing Protected Lands
Existing Developed Land
Municipalities

Each Square on the Map Indicates the Following:

- 20 Acres Residential in Rural Areas at 1.9 DU/Acre
- 20 Acres Residential in Growth Areas at 2.9 DU/Acre
- 20 Acres Commercial

A. Trend Scenario: Represents a snapshot of what the future could look like if past trends continue through 2045. Assumes 36% of new residential development will occur in the growth areas identified in the 2008 Comprehensive Plan, and 64% will occur in rural areas; at similar average densities as seen in each of these areas today.



Existing Protected Lands
Existing Developed Land
Municipalities

Each Square on the Map Indicates the Following:

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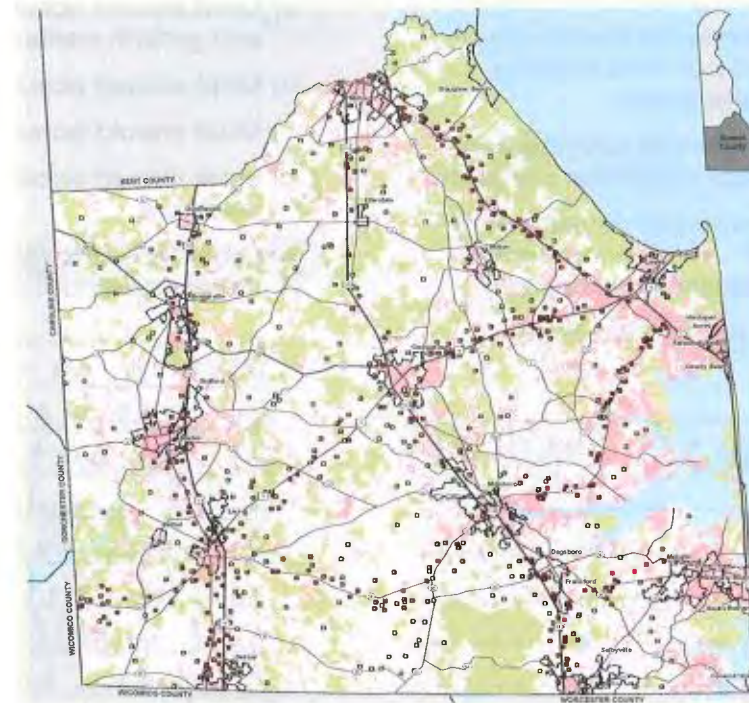


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Which, if any, of the scenarios most closely represents your vision for future development in Sussex County?

- A.) Trend Scenario *NO!*
B.) Town Center / Growth Areas Scenario
C.) Eastern Sussex Scenario *NO!*
D.) Mixed Use Corridors Scenario
E.) Other, or some mix of the above

Please explain:

Maintain the beautiful character of our county; preserve farmland, forests, beaches ... that's why people are attracted to Sussex County!

Is there anything else you would like to tell us about future land use in the County?



THE SUSSEX PLAN

LAND USE ELEMENT SURVEY

Sussex County has been growing with a 35% increase in the local population since 2000. By 2045, the population is expected to increase an additional 68,000 persons and approximately 29,000 housing units. This population increase will result in both new residential and commercial development throughout the County. While the Comprehensive Plan document is not a regulatory land use tool, it promotes a broad vision for the County through 2045, establishes policies and guidelines, and recognizes growth in certain areas of the County.

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- **The location of development.** *This can include the County's rural areas, areas within or adjacent to existing towns and growth centers, areas along major roadway corridors, along the coastal areas, or some combination of all locations.*

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- ☐ c) Most of the future residential development should occur along major roadway corridors
- ☐ d) Other, or some mix of any of the above.

Please describe:

Support the integrity + livelihoods of towns by encouraging growth & them.

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

- ☒ a) Most of the future commercial development should occur in or near existing towns and growth centers
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- ☒ d) Most of the future commercial development should occur as mixed-use development in concert with new residential development
- ☐ e) Other, or some mix of any of the above.

Please describe:

I would like to see smaller businesses downtown + large shopping centers relegated to commercial development areas + along major roadways.

3. In your opinion, where are the following levels of residential development intensity (density) best suited for Sussex County in 2045?

Medium/high density development (3 or more dwelling units per acre)

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Please describe:

The coastal area is already highly developed + is in demand. I would like to see denser development using land, particularly land not along waterways or other sensitive areas.

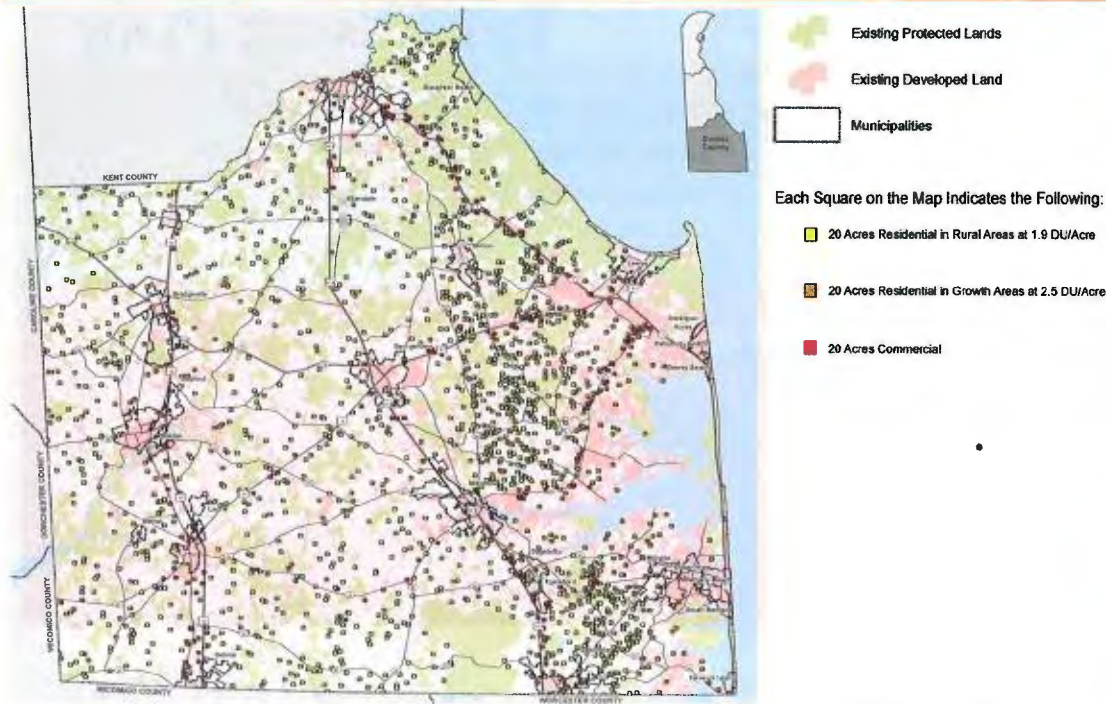
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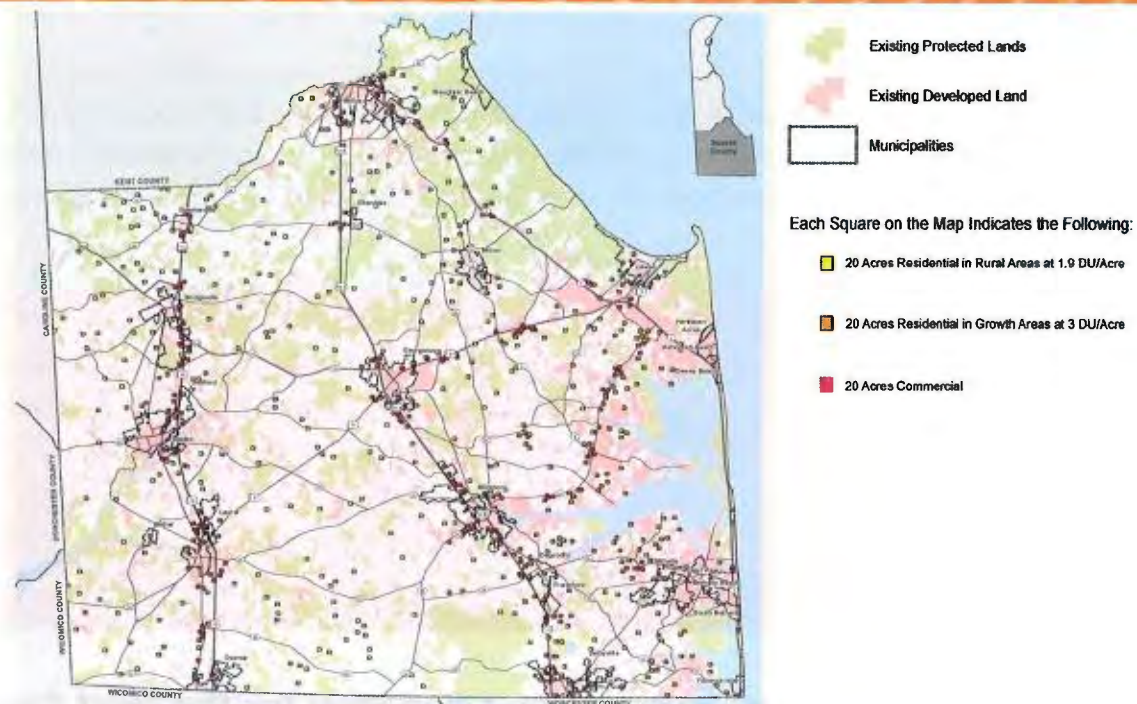
Please describe:

Preserve rural areas as much as possible by not permitting conversion of ag lands to large developments.

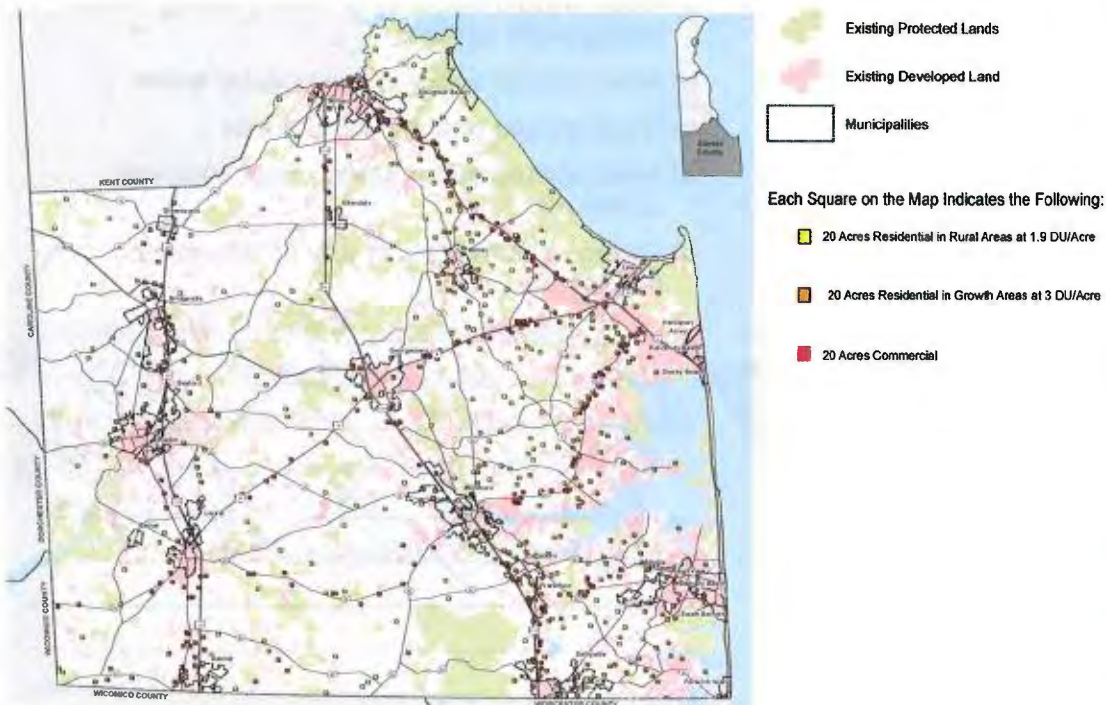
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



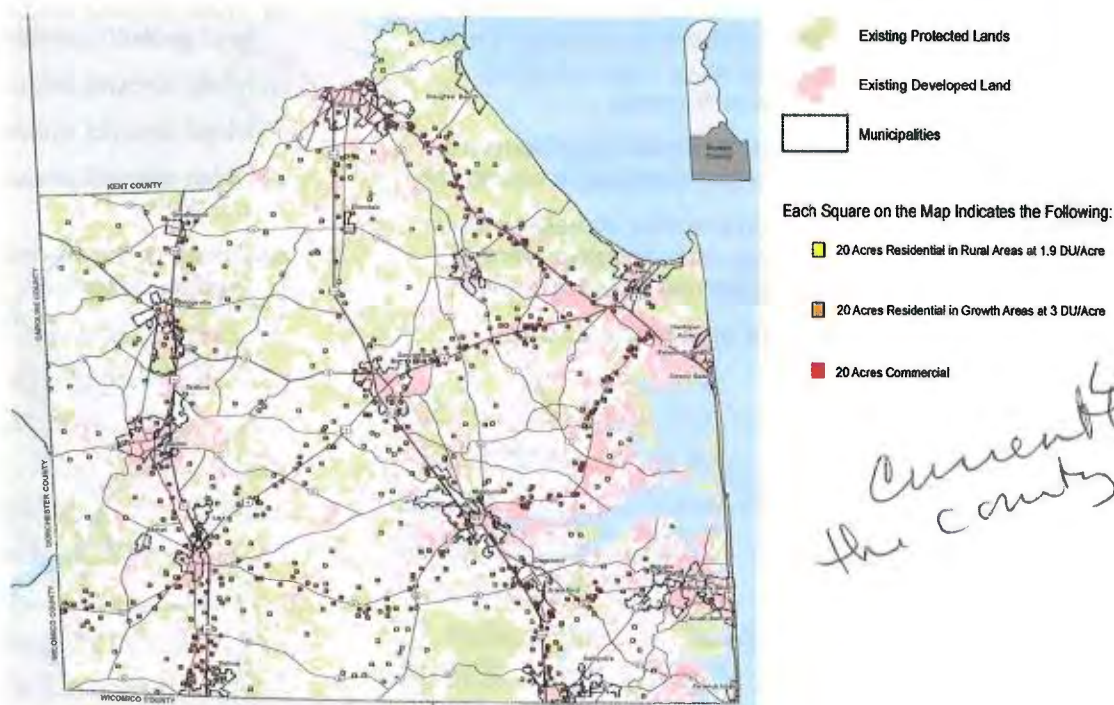
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Please explain:

Development (high density) should be focused in areas already developed, including areas that could benefit for redevelopment, instead of encouraging sprawl into rural areas. My preference is for (B) primarily but know that (C) is also possible due to growth & development. Is there anything else you would like to tell us about future land use in the County?

I would like to see more rural areas protected through easements +/or rural preservation (agriculture preservation). I would also like to see best practices implemented in areas such as riverine landscapes + to see climate change + sea level rise planned addressed.

currently the county.

(Cane)

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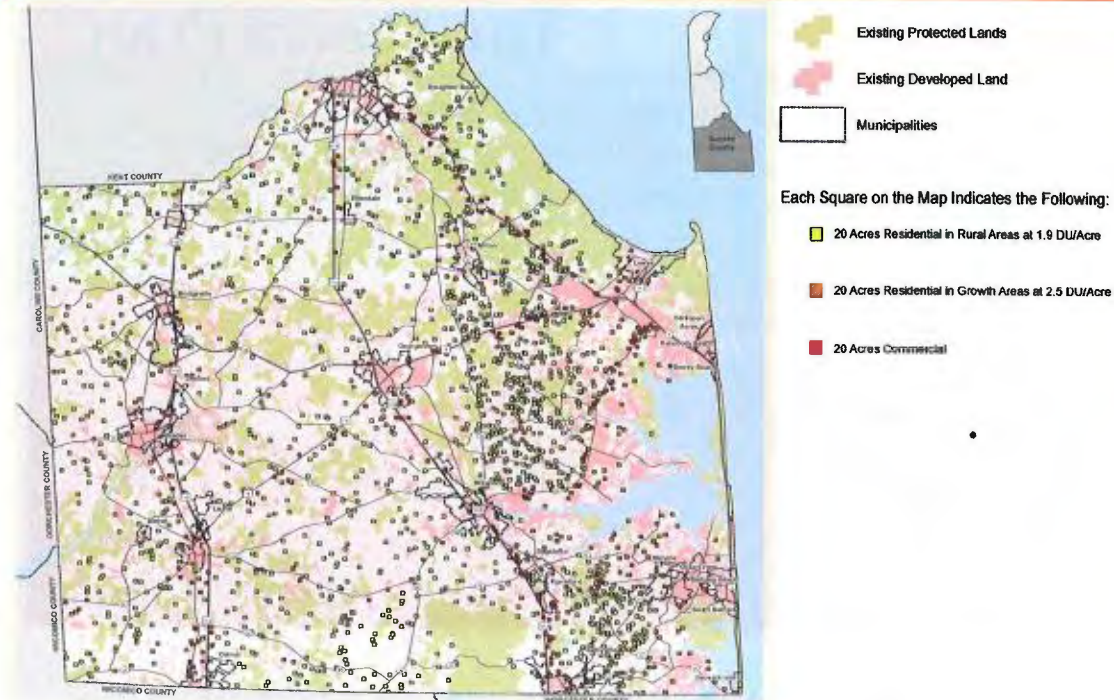
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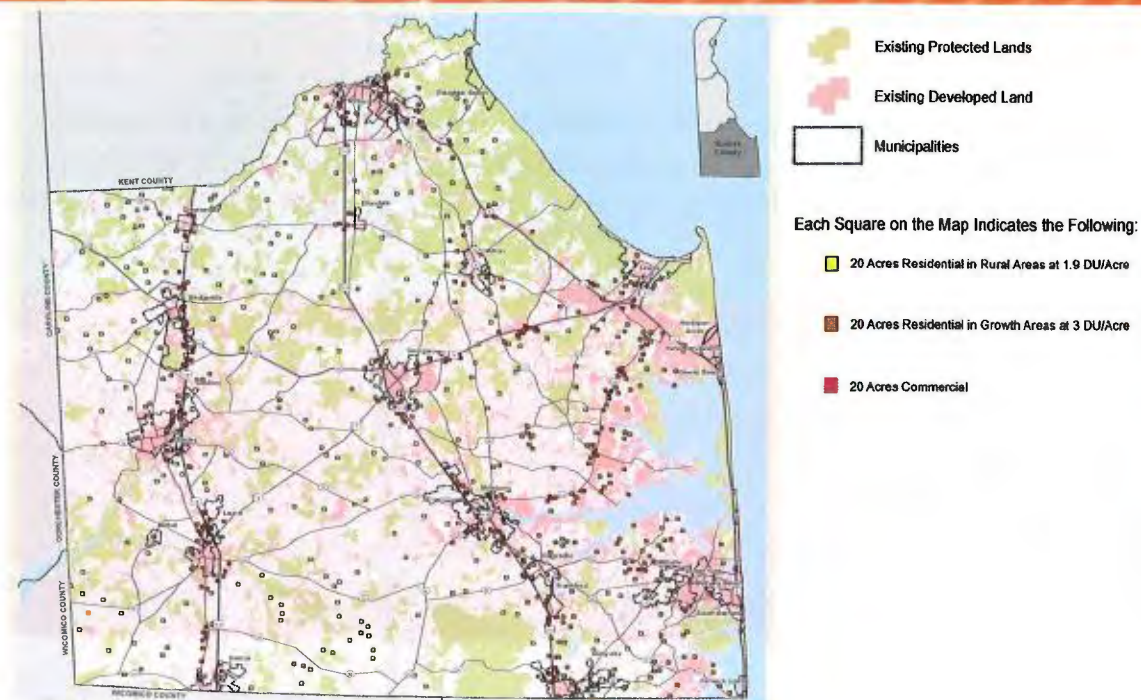
Low density development
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2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



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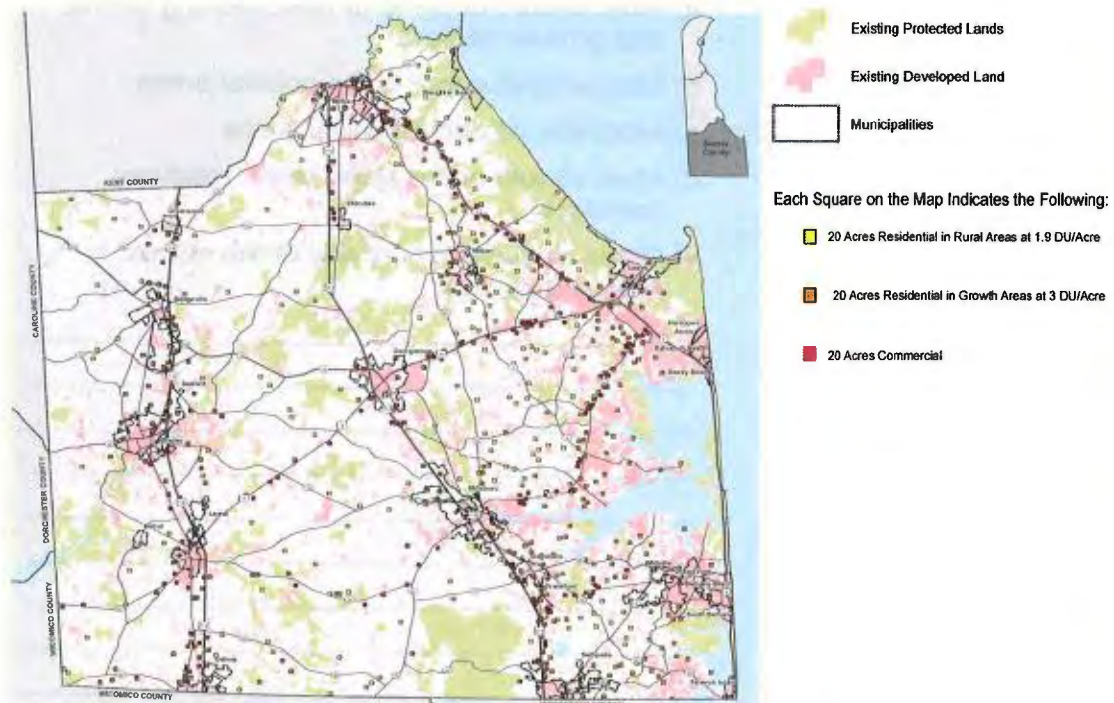
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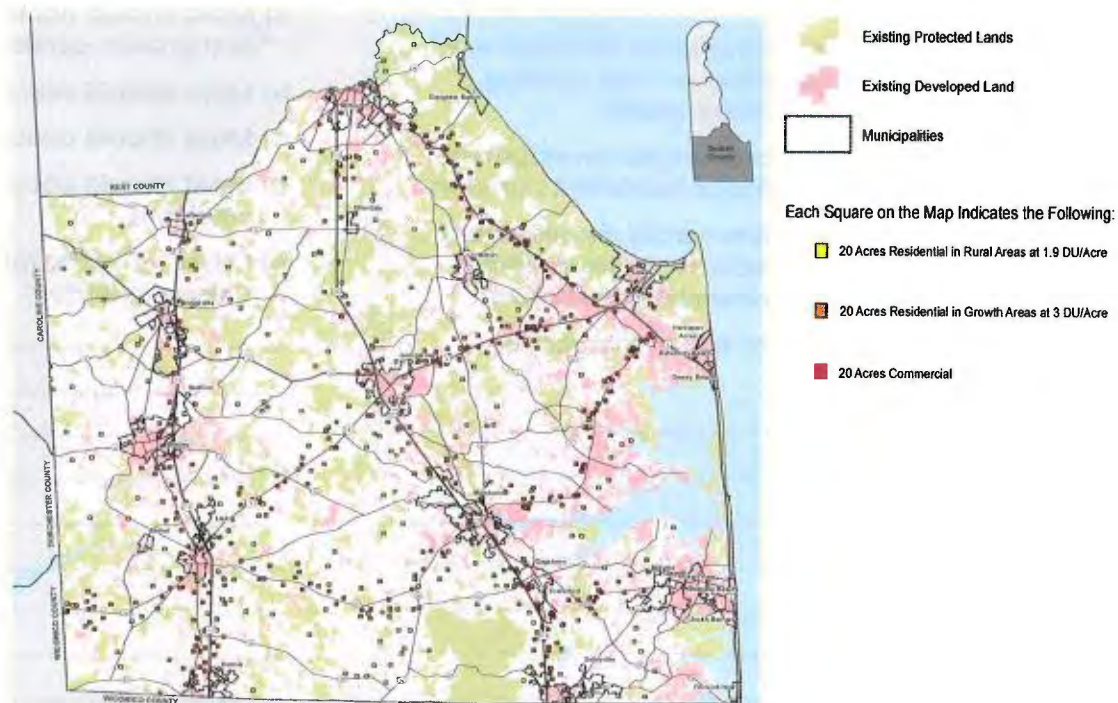
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- E.) Other, or some mix of the above

Please explain:

[illegible]

C. Eastern Sussex Development Scenario: Represents a snapshot of what the future could look like if more residential development than shown in the Trend Scenario is directed to areas east of Route 30, and at slightly higher-than-average densities.



D. Mixed Use Corridors Development Scenario: Represents a snapshot of what the future could look like if more development is directed to areas surrounding major roadway corridors connecting towns.

Is there anything else you would like to tell us about future land use in the County?

[illegible]

Rec'd 5/16/17



LAND USE ELEMENT SURVEY

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I'm not sure what distinction is being made between (a) & (c) since, existing towns, I believe are along major roadway corridors

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

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- ☐ e) Other, or some mix of any of the above. Please describe:

(d) Major Industrial & Commercial development should be along major roadways coordinated w/ public transportation routes & services for employees
(d) Local commercial development eg shops, medical offices, groceries should be integrated w/ higher density residential development

3. In your opinion, where are the following levels of residential development intensity (density) best suited for Sussex County in 2045?

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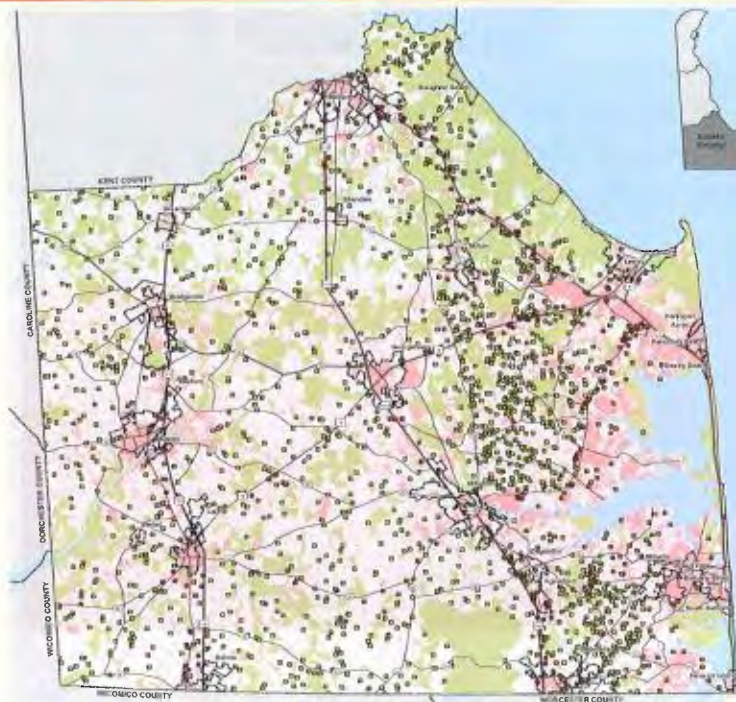
See previous response
Higher density residential development (inclusion of low income housing integrated into mod & high income housing townhouses, etc; close to transportation sources public preferably along roadway corridors

Low density development (2 or less dwelling units per acre)

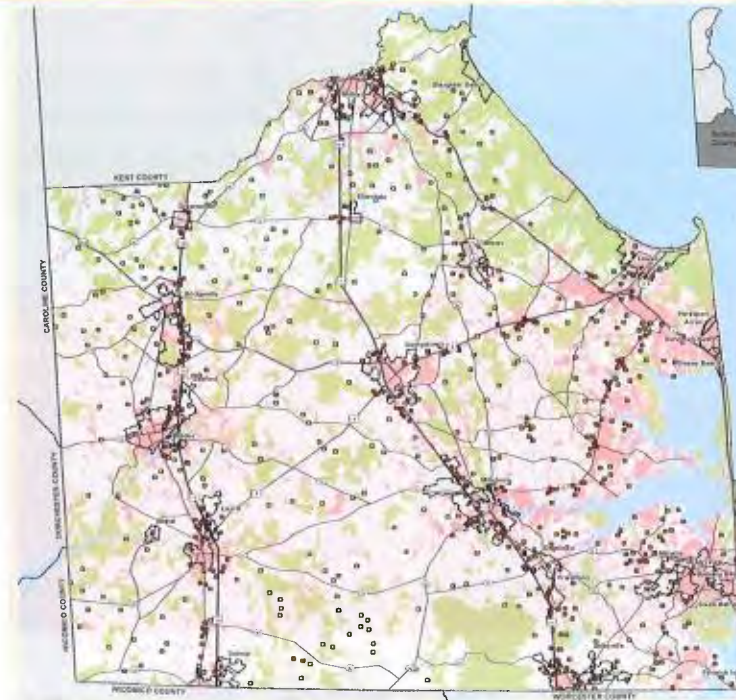
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Any low density development should be mandated to be interconnected w/ other similar developments w/ roads required to be constructed according to state standards

2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



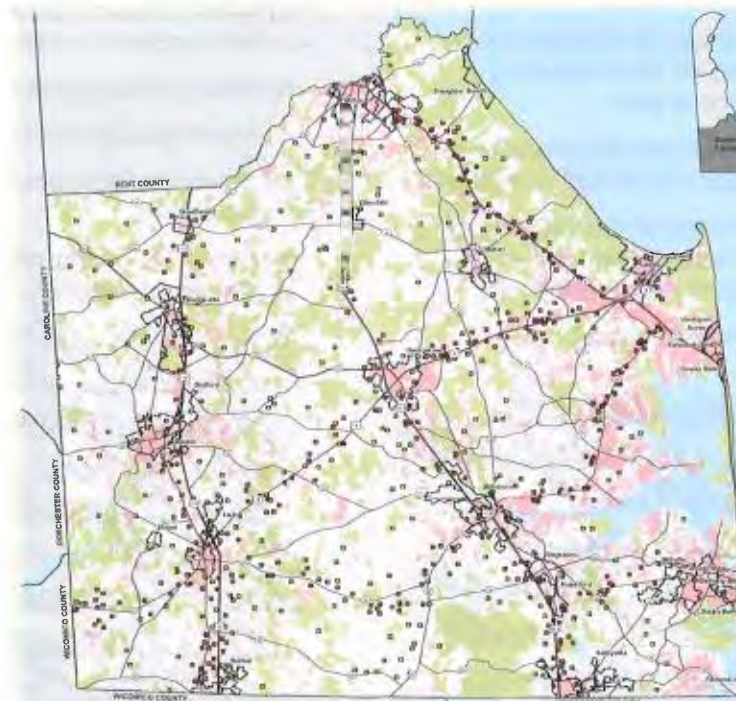
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Please explain:

It is difficult to see the difference between B & D maps

Mandate preservation of, or replacement of native trees when developers threaten same eliminate clear cutting of land
Is there anything else you would like to tell us about future land use in the County?

Better. Best Practices for Land Use must be mandated not optional for the benefit of all current & future residents including low income housing interconnected developments roads built to state standards environmental protections so that the Inland Waterway can recover from their current polluted state

LAND USE ELEMENT SURVEY



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Residential development needs to be tied to transportation and sewer development.

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Commercial development needs to be near major transportation and linked to improved telecommunication hubs (high speed Internet)

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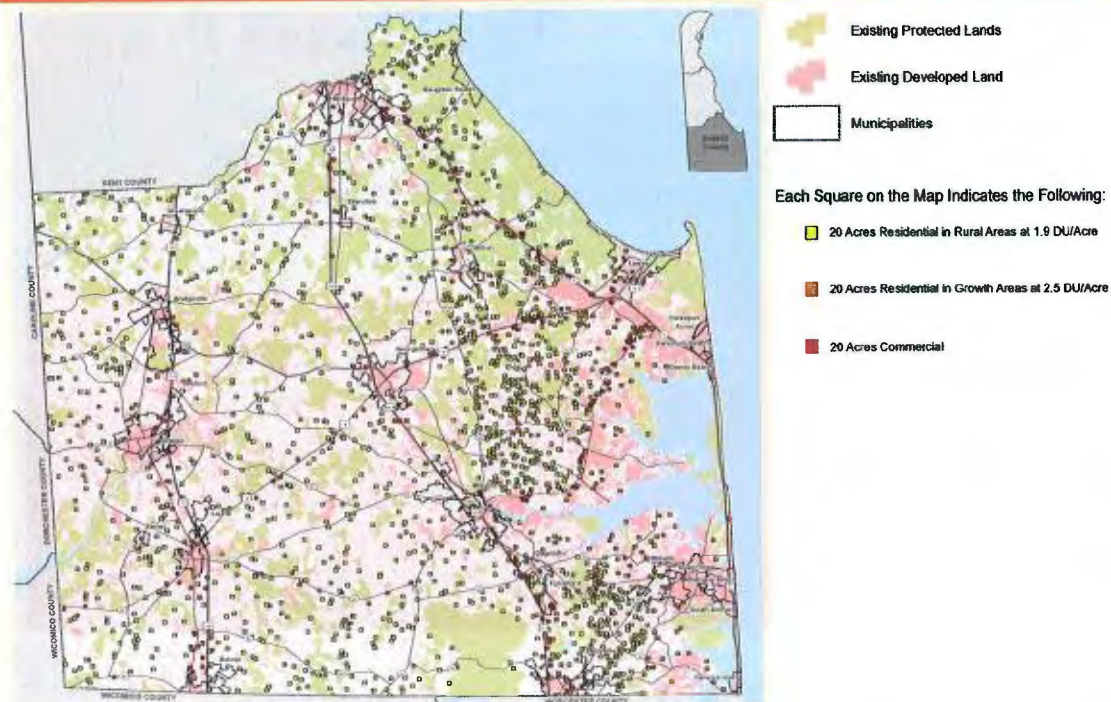
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Sewer development should be a key component of this

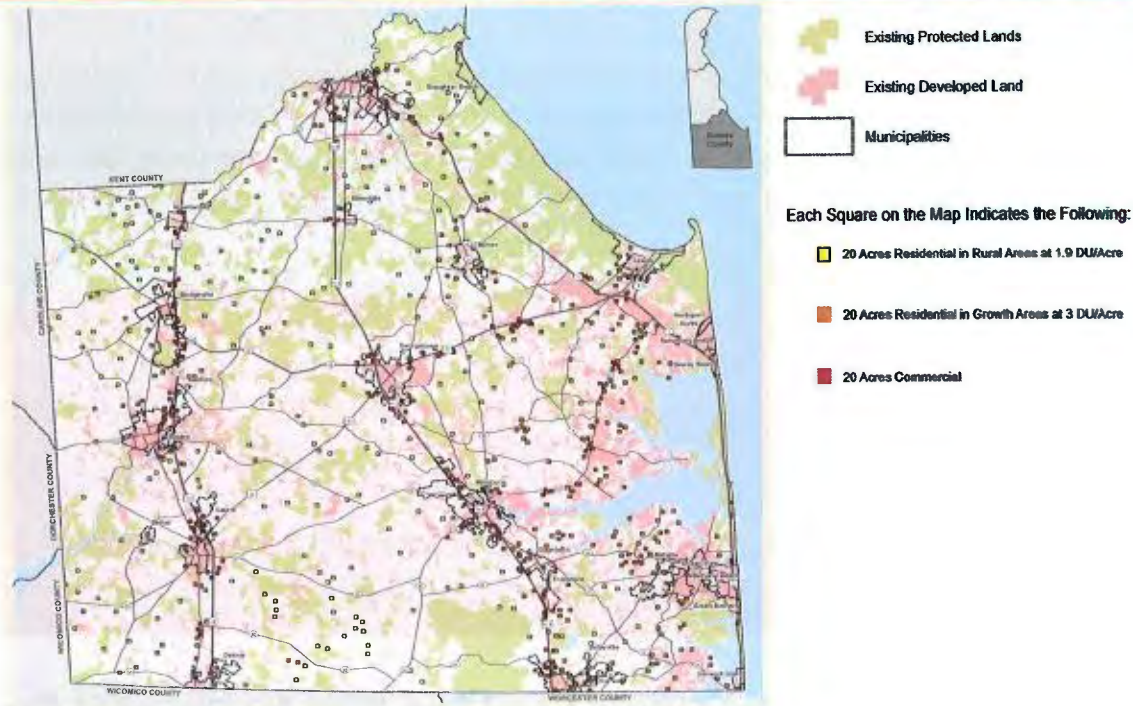
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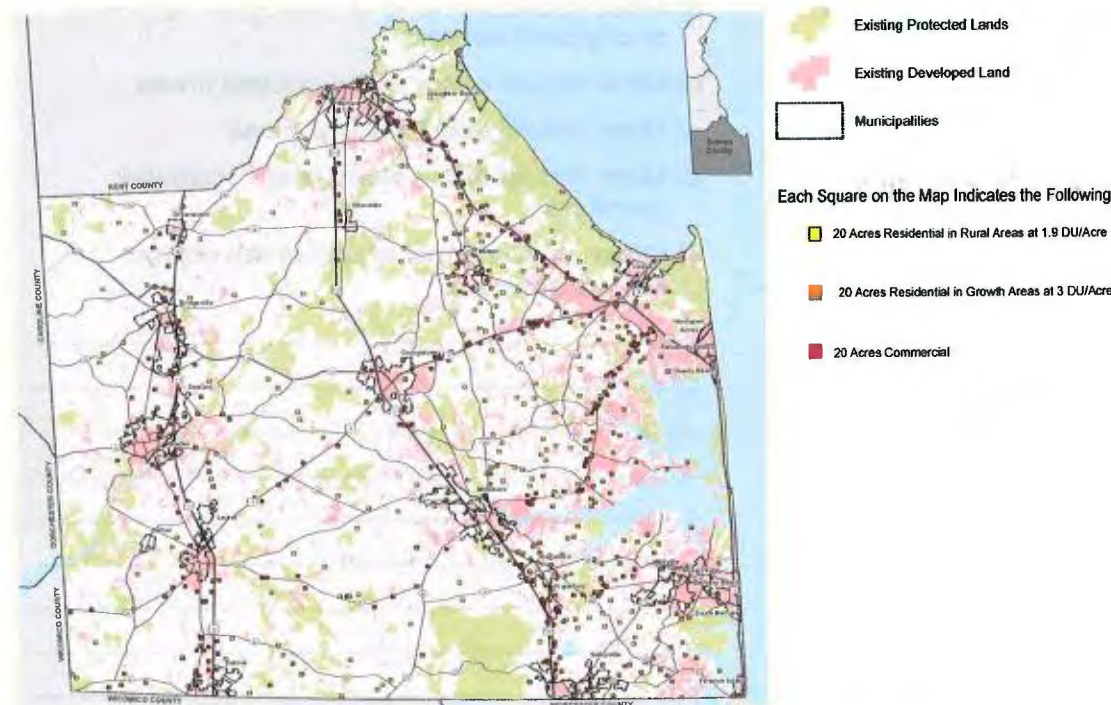
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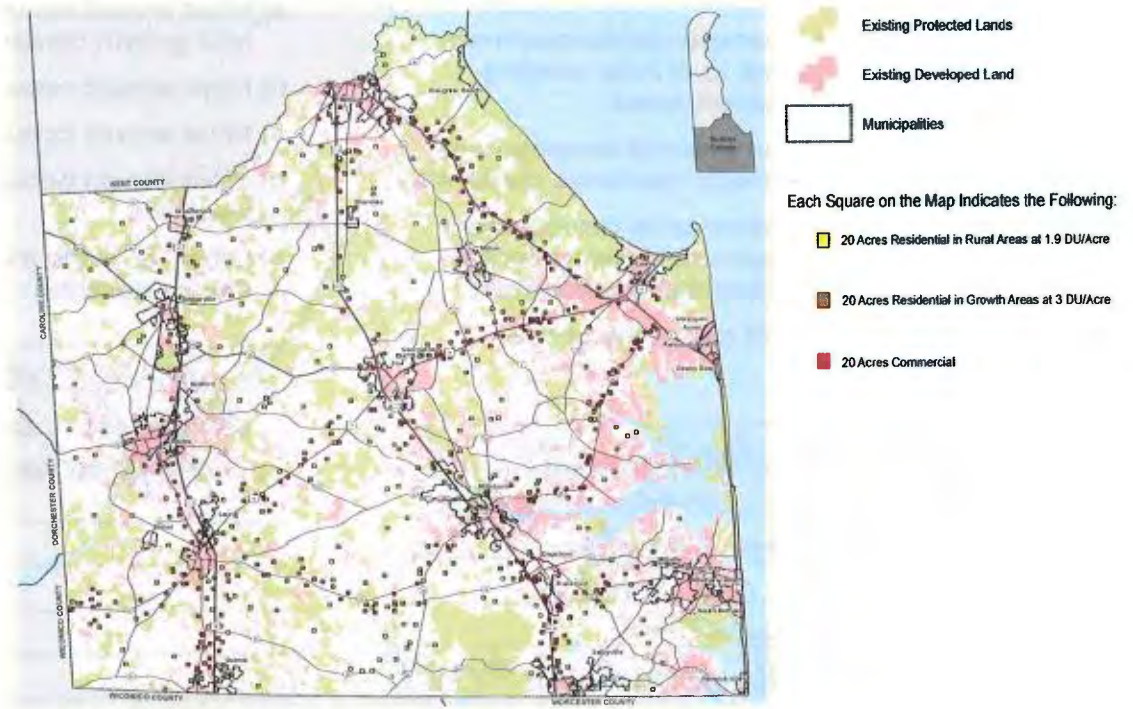
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Please explain:

Is there anything else you would like to tell us about future land use in the County?

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mix of all, but
more a & c

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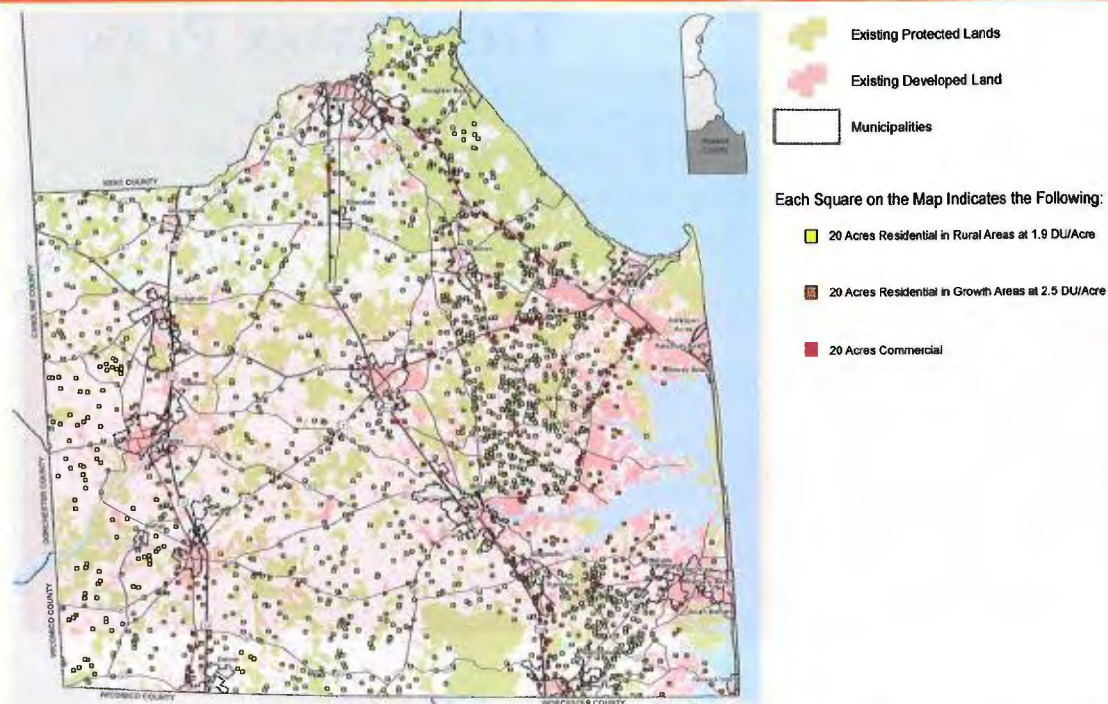
mix of a, d

Low density development
(2 or less dwelling units per acre)

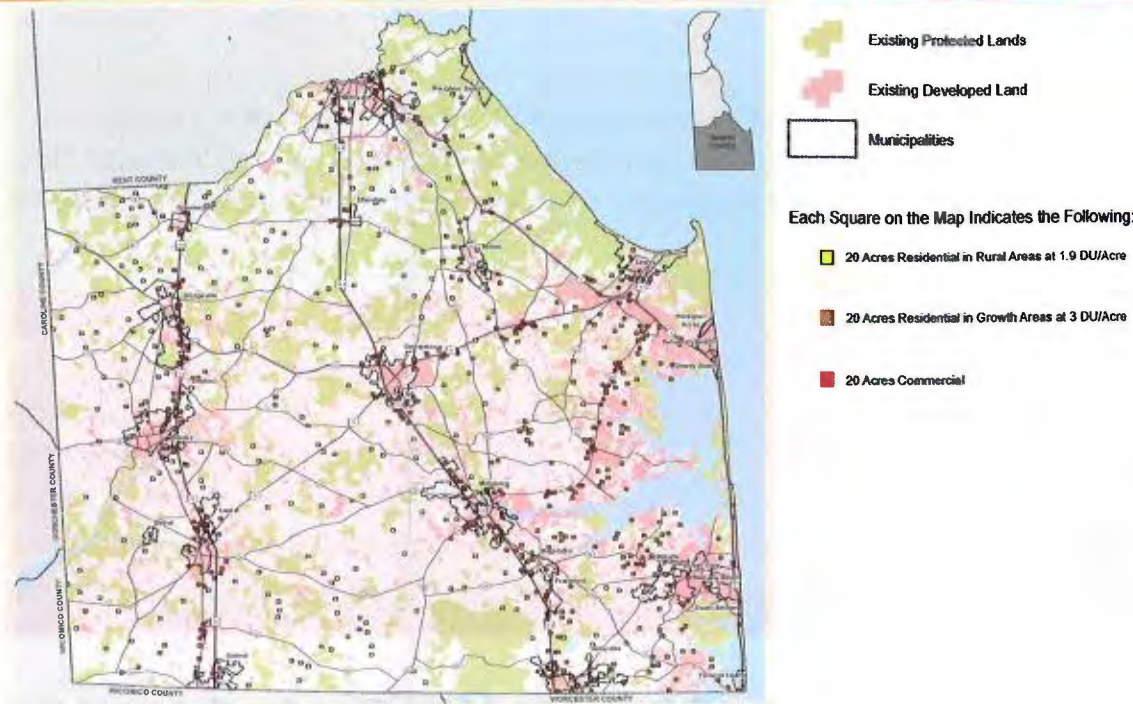
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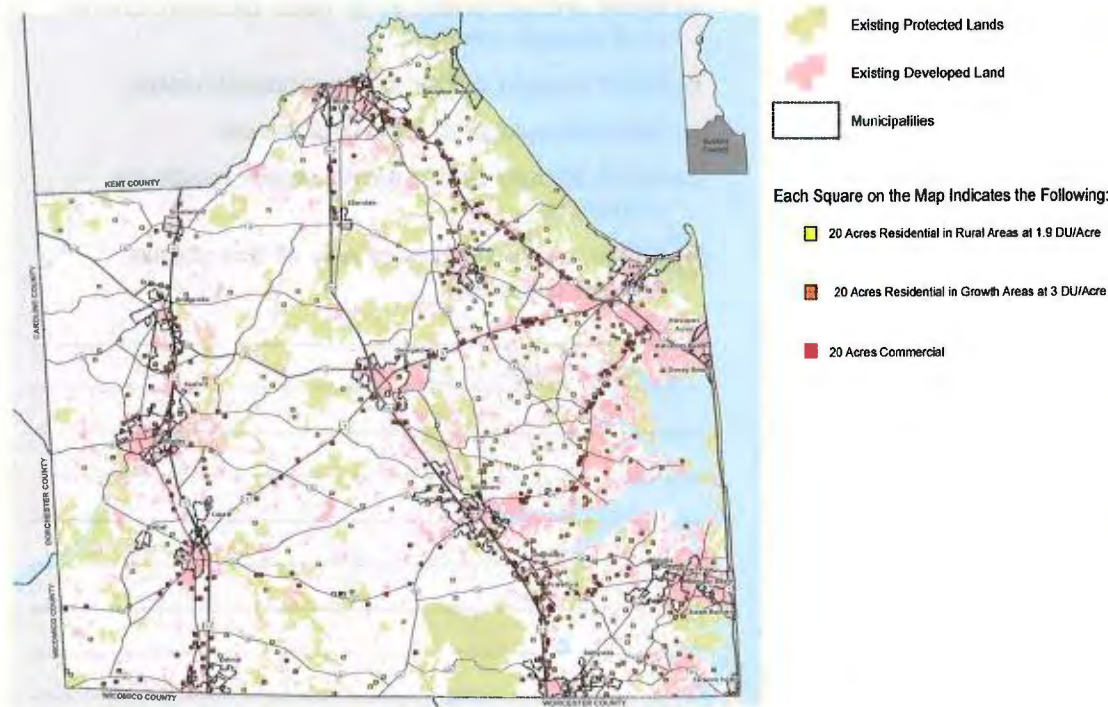
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



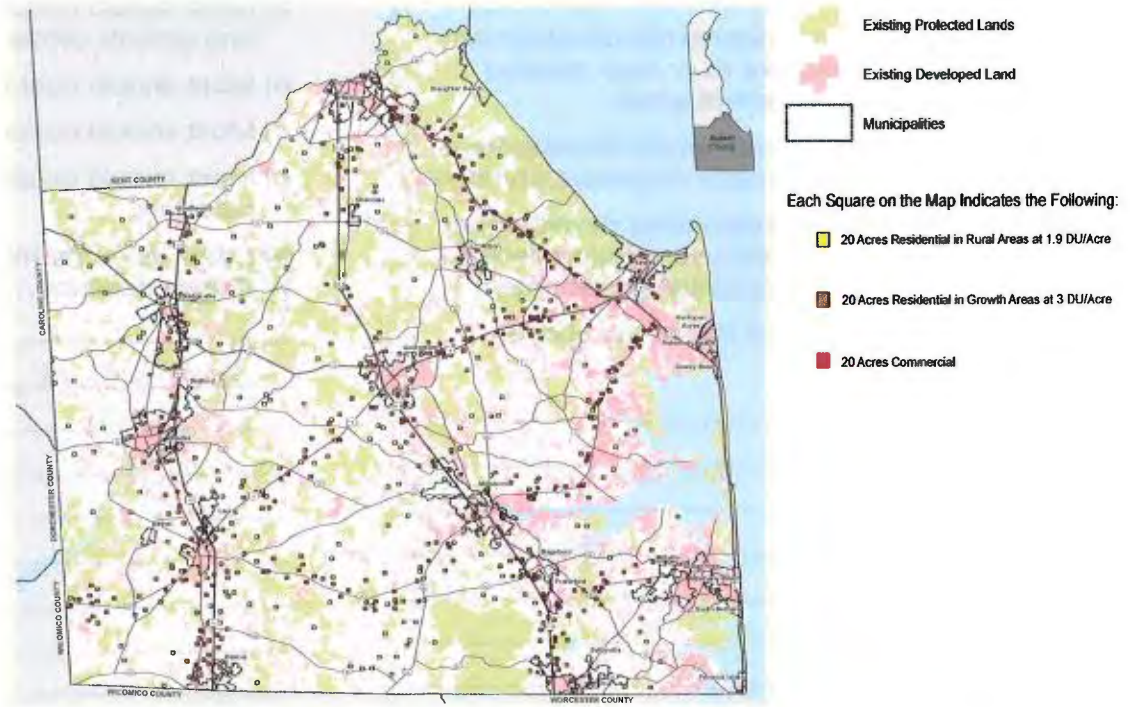
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- d) Other, or some mix of any of the above. Please describe:

- Protect "character" of Sussex
- Demand 200ft + set backs from roadways
- Provide developer benefits to keep rural road appearance + tree planting as in Williamsburg Va

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

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On-line purchases have reduced the need for store front shopping centers
Limit zoning change but increase zoning categories

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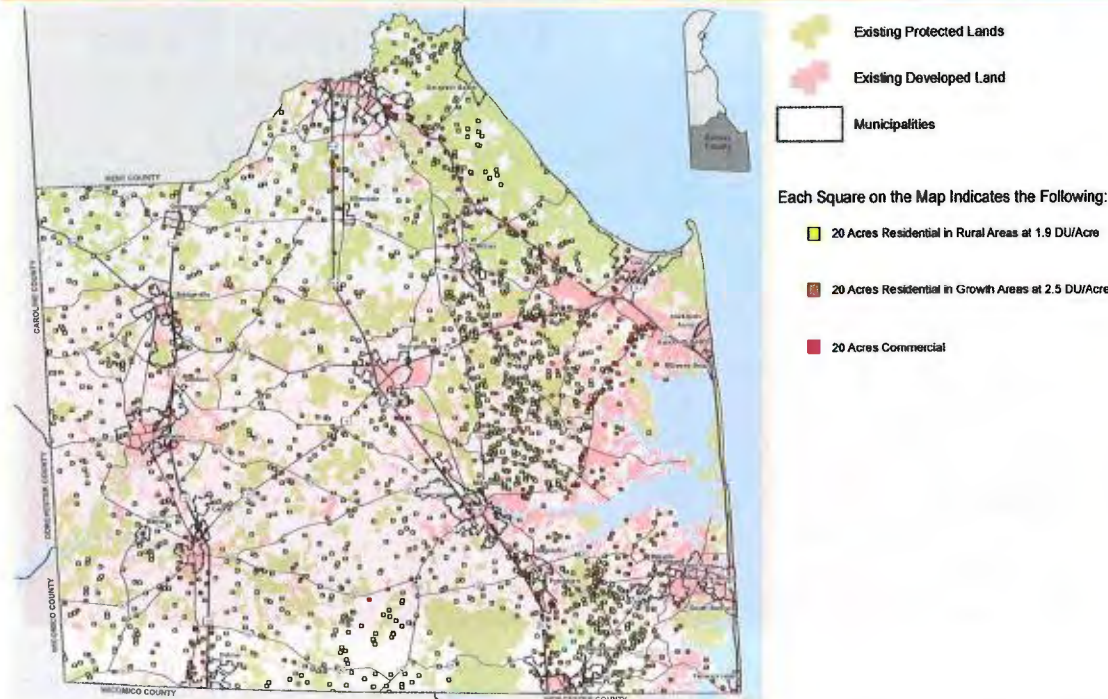
Higher density surrounded by agriculture (farms) along roadways to keep CHARACTER of Sussex
- Agri communities
- tiny house communities

Low density development (2 or less dwelling units per acre)

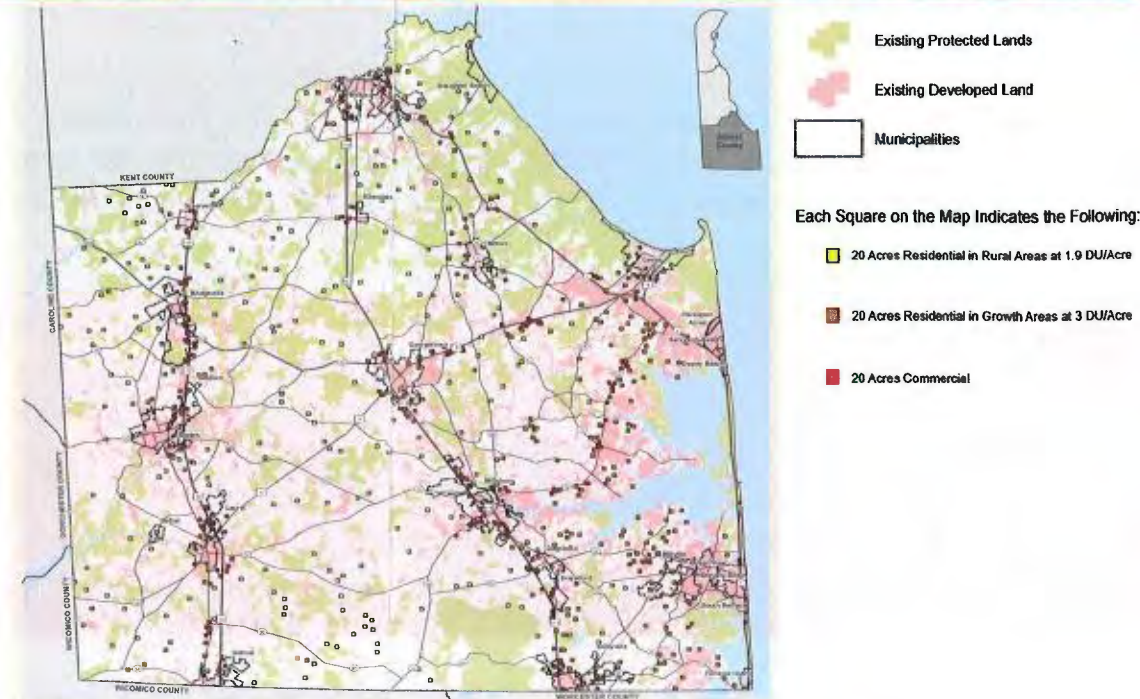
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Increase: set-backs from sensitive land + wetlands + bodies of water
Increase: set backs for Byways
Review 30yr old BOTH Report for housing

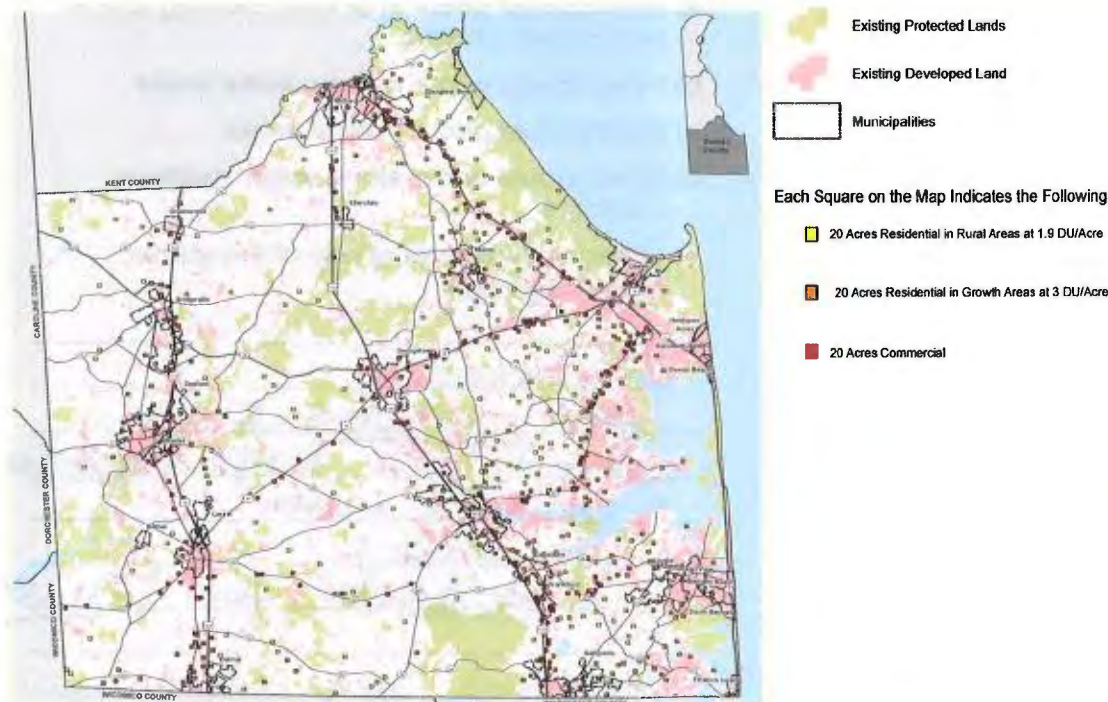
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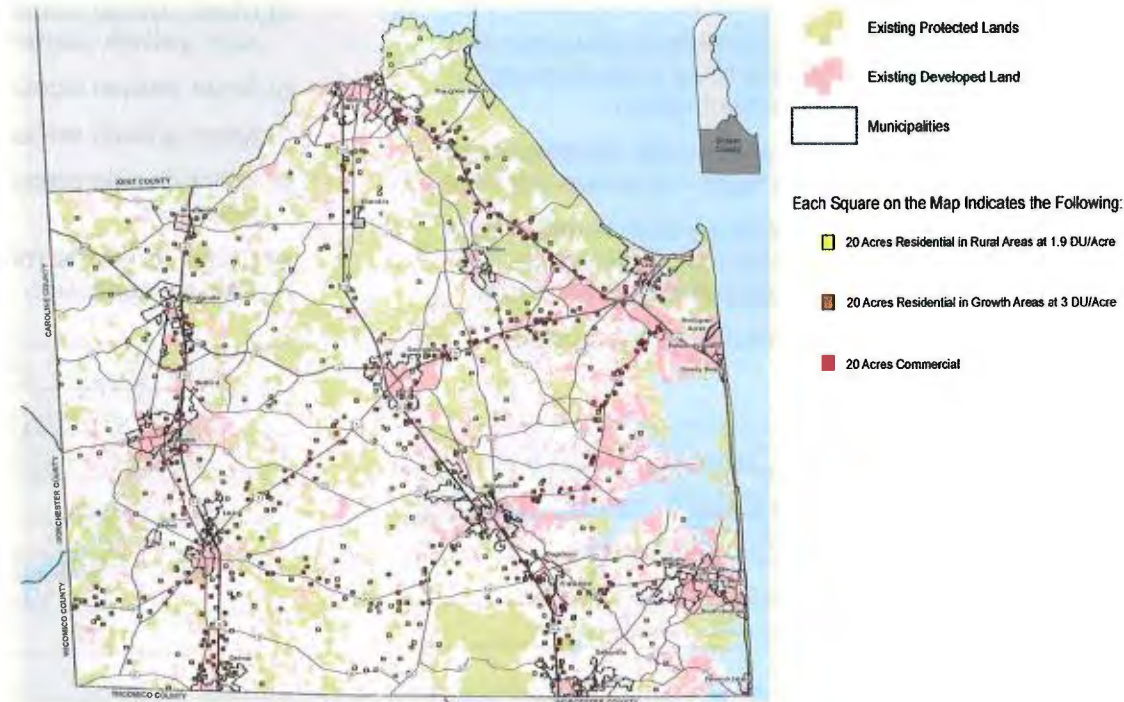
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Please explain:

Historically:
Zoning Quality areas like
Nantuxet + Martha
Vineyard limit
population.

Is there anything else you would like to tell us about future land use in the County?

Change definition
of work force housing
have dorm area
housing for students
+ full time or
seasonal workers
Think outside the
box

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Please describe:

First priority should be roads and services for existing population

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~~Commercial~~
Commercial development of the institutional sort should be in A
All types of commercial should be in D

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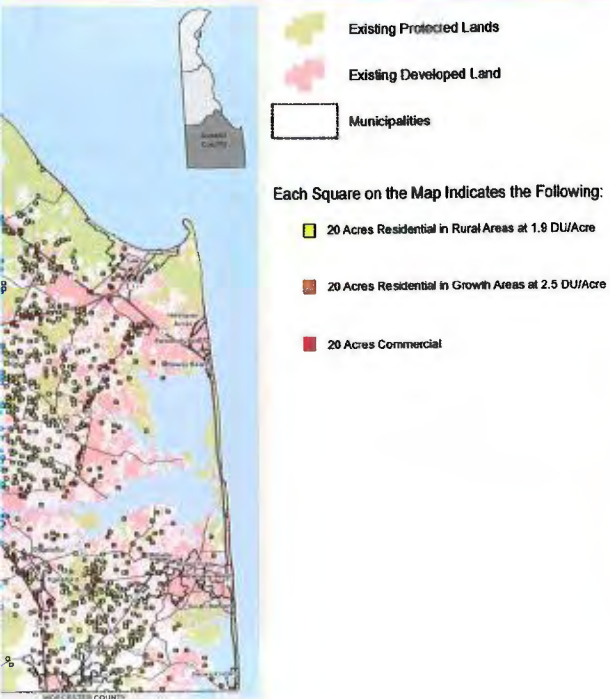
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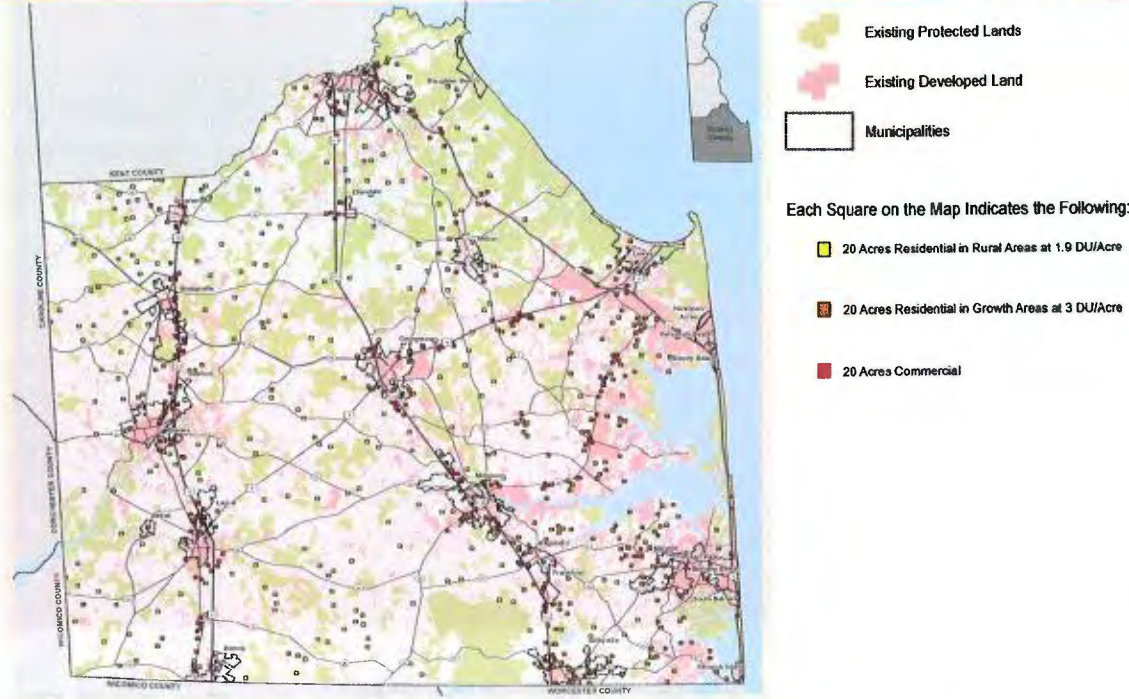
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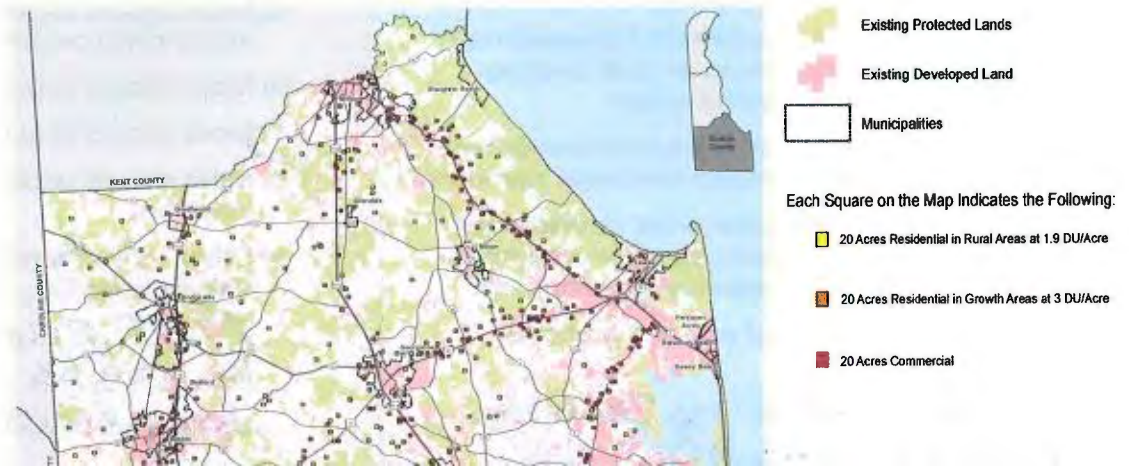
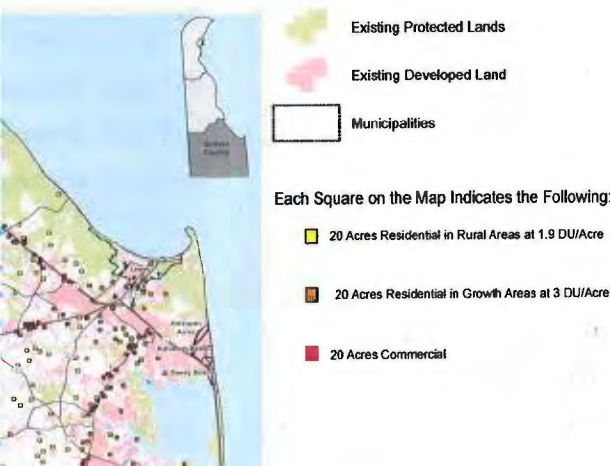
USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



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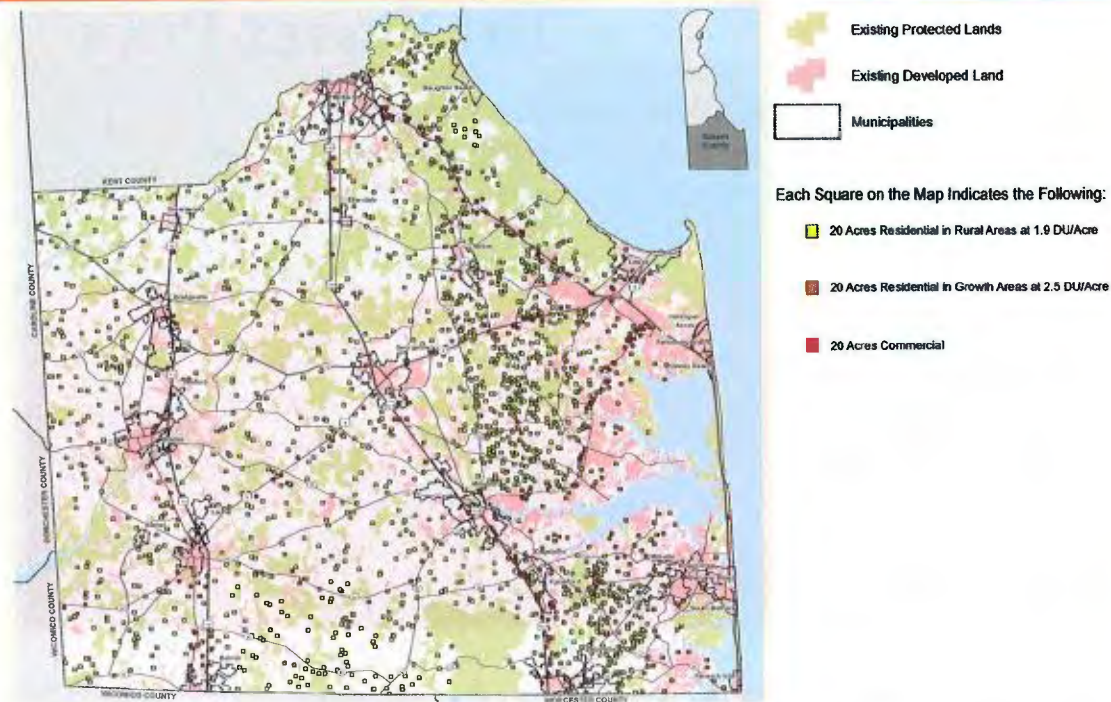
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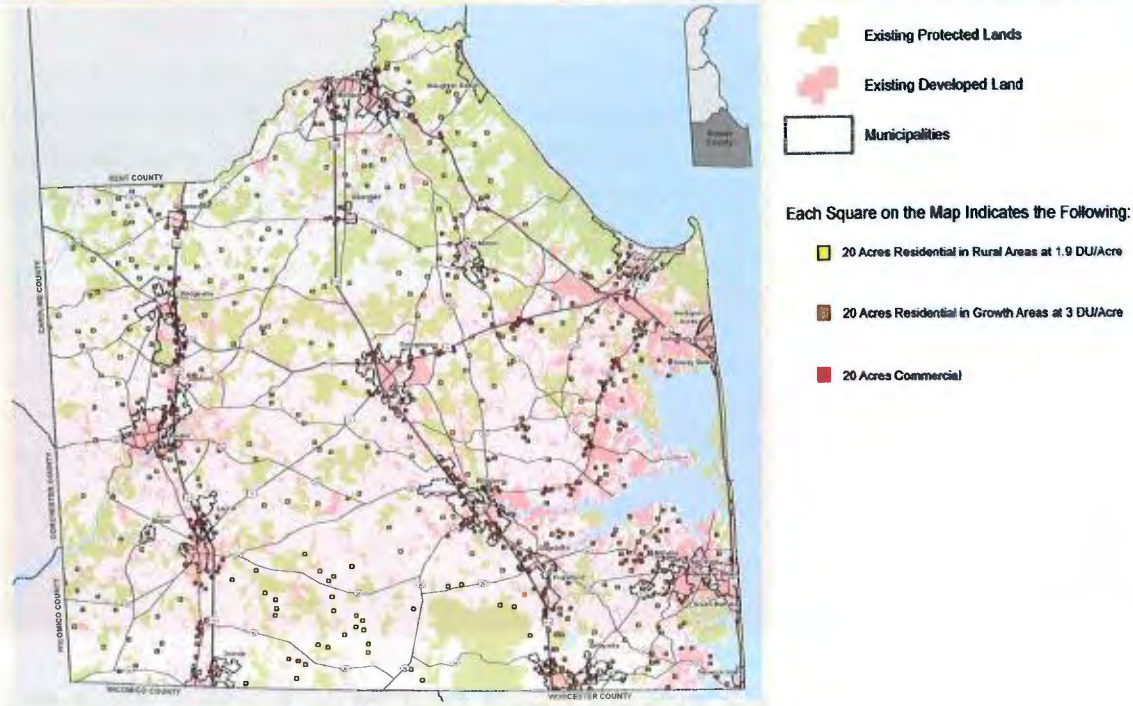
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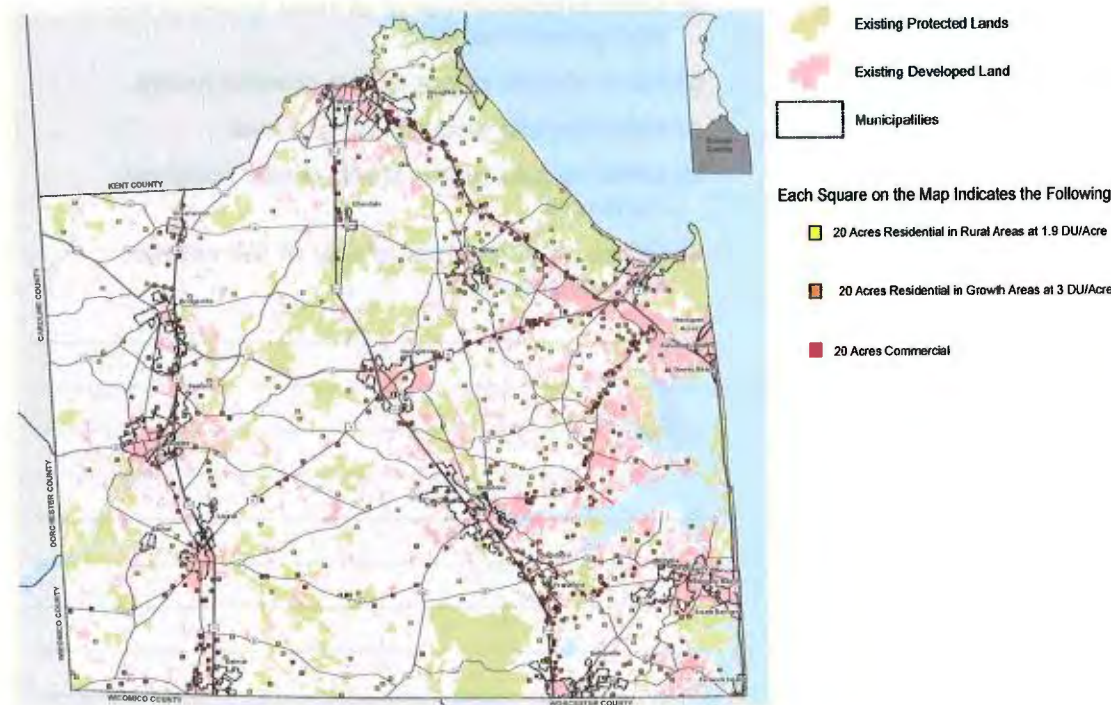
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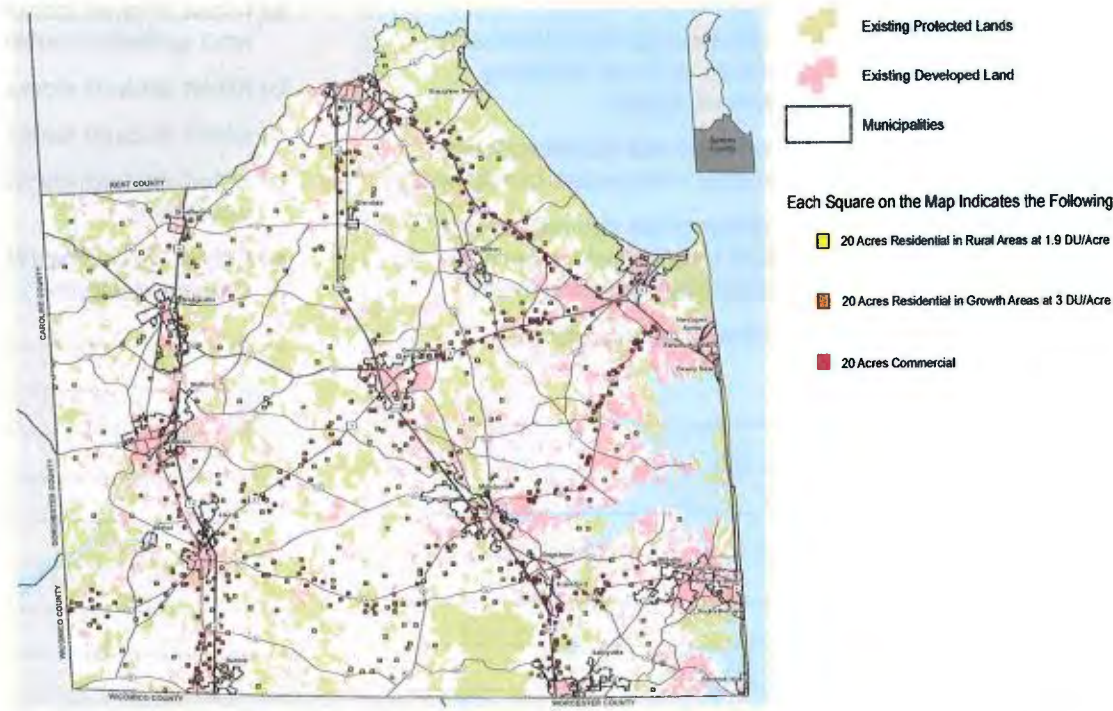
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Please explain:

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[Handwritten response]

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You have saturated the coastal area with new housing developments with very little to no road improvements. Our quality of life has gone down in the last five years. Traffic is bad more then just Saturdays. And our workers who live in Georgetown, Laurel and Seaford have a hard time coming to work due to the heavy traffic.

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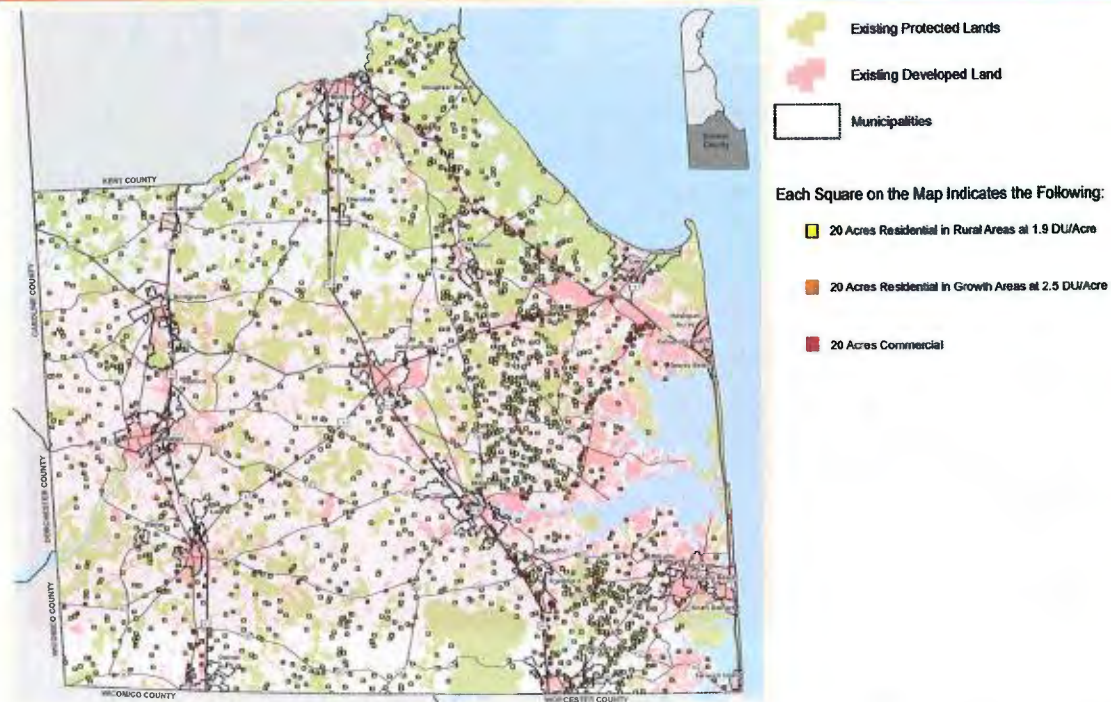
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We need affordable housing along the coast

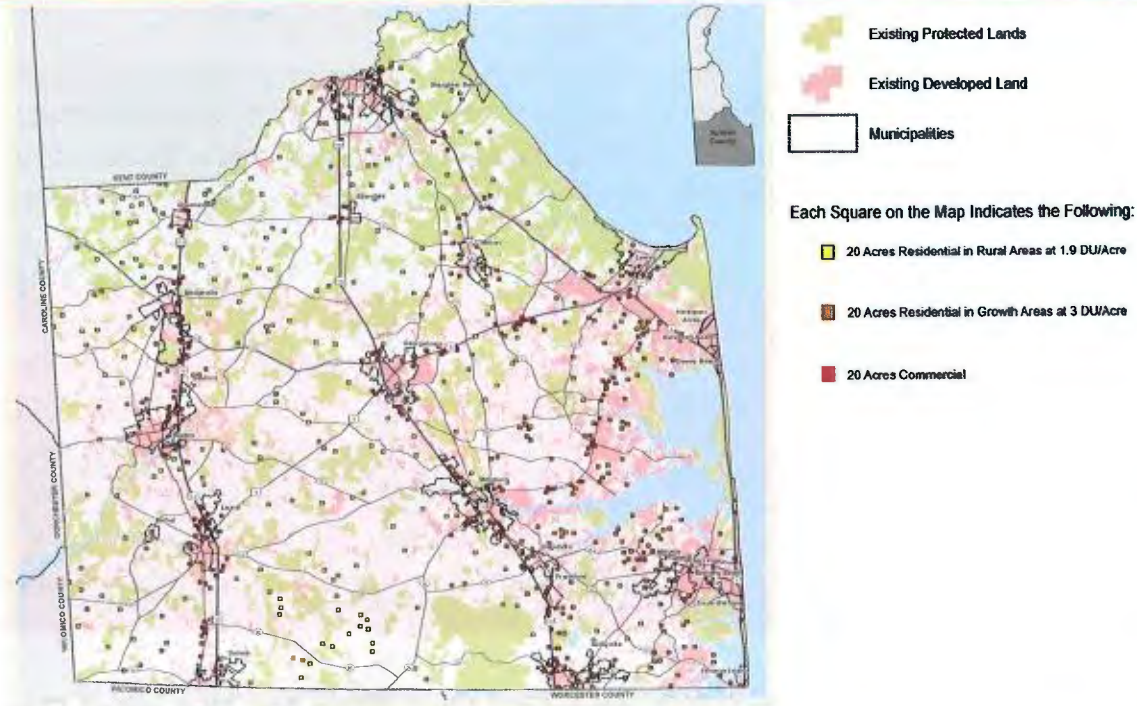
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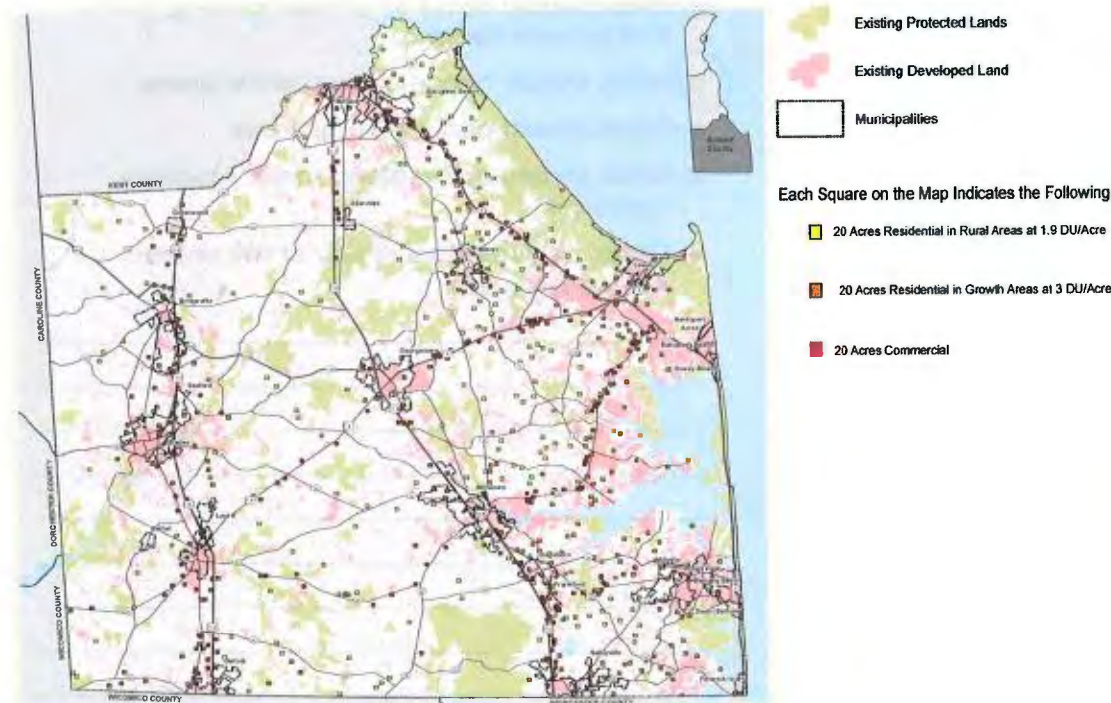
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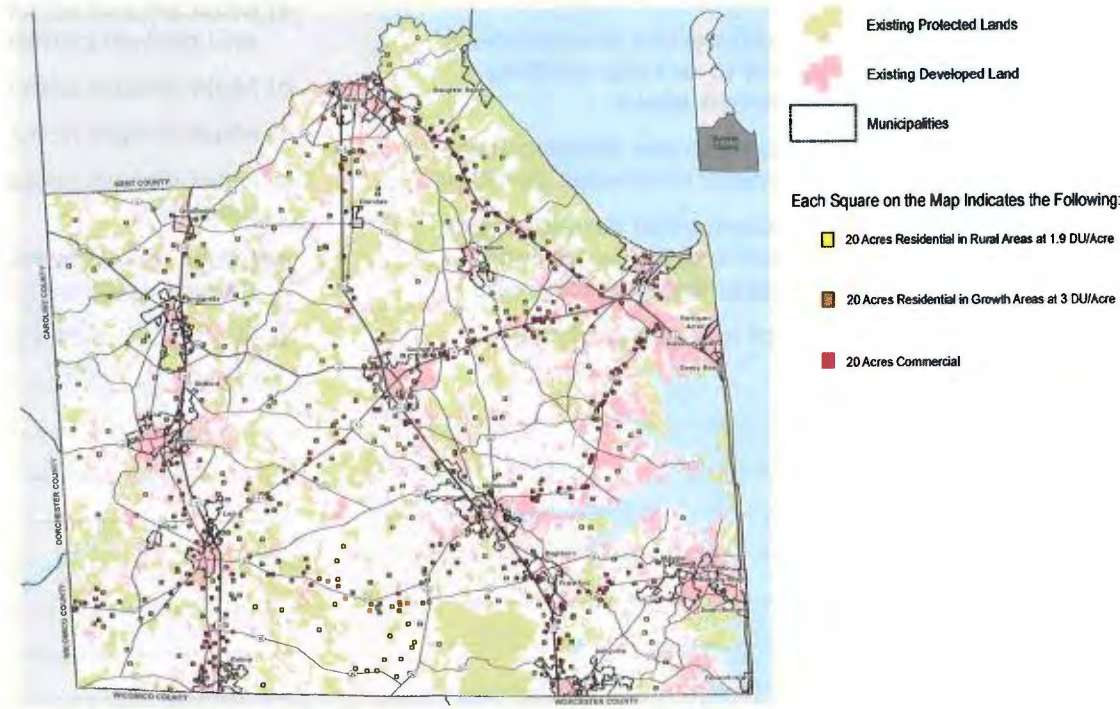
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*Protect our waterways they are our bread & butter.
Demand road improvements before approving a development
sidewalks!!*

LAND USE ELEMENT SURVEY



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- ☒ d) Other, or some mix of any of the above.
Please describe:

Major ~~inf~~ Highway improvement
east to west and

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Please describe:

3. In your opinion, where are the following levels of residential development intensity (density) best suited for Sussex County in 2045?

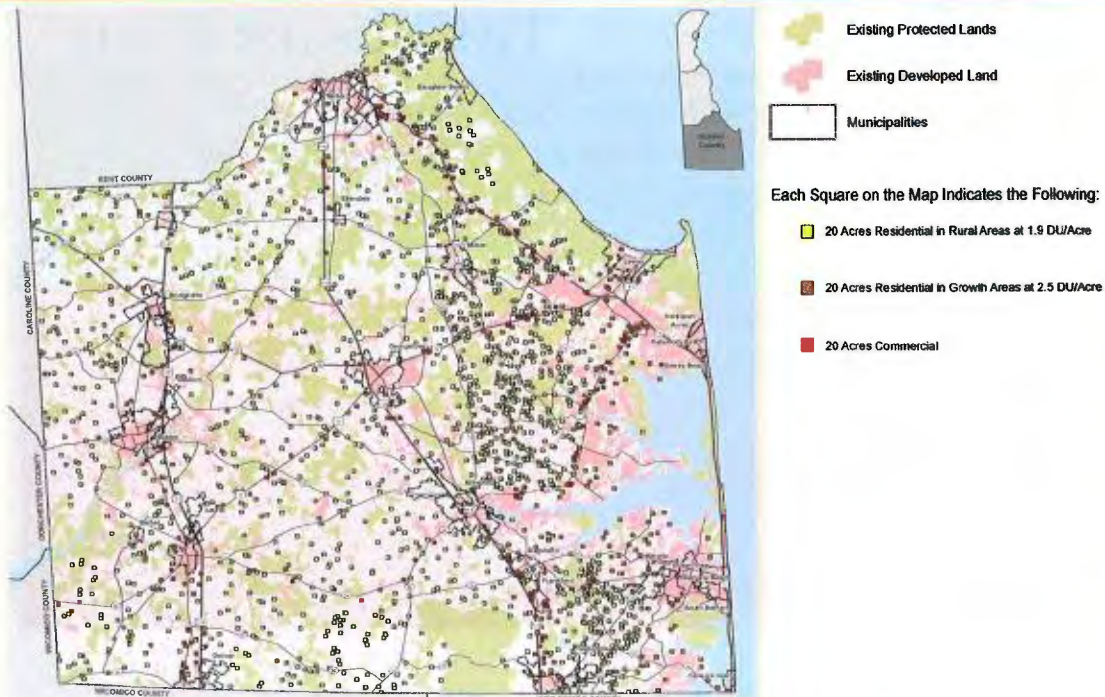
Medium/high density development
(3 or more dwelling units per acre)

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Please describe:

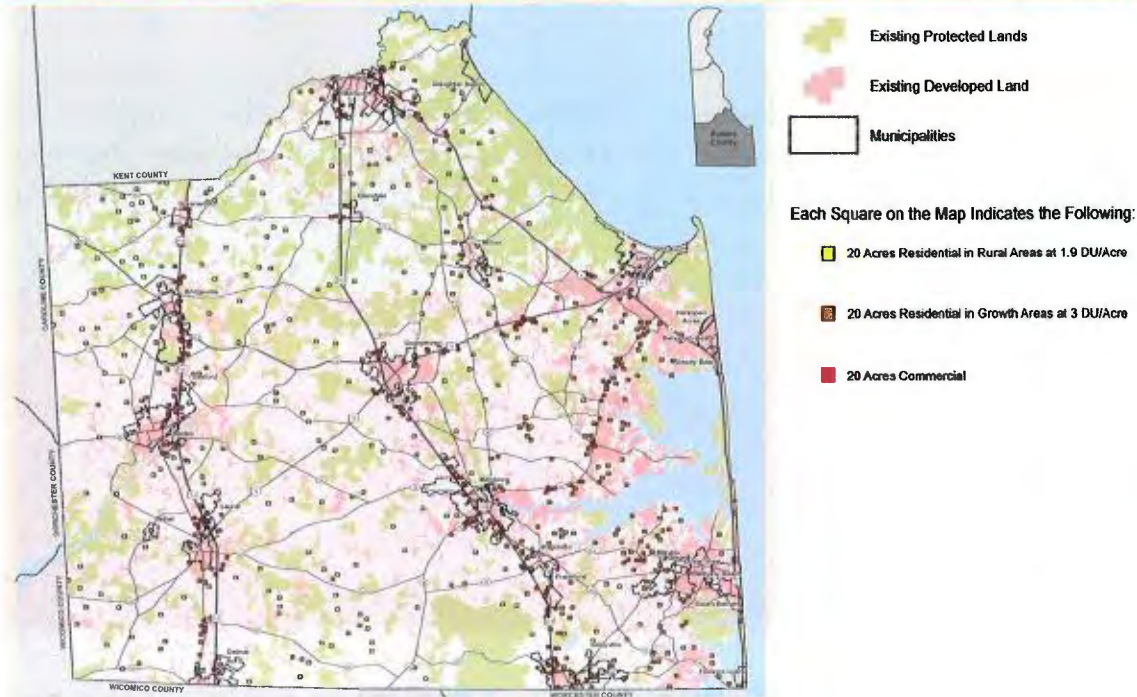
Low density development
(2 or less dwelling units per acre)

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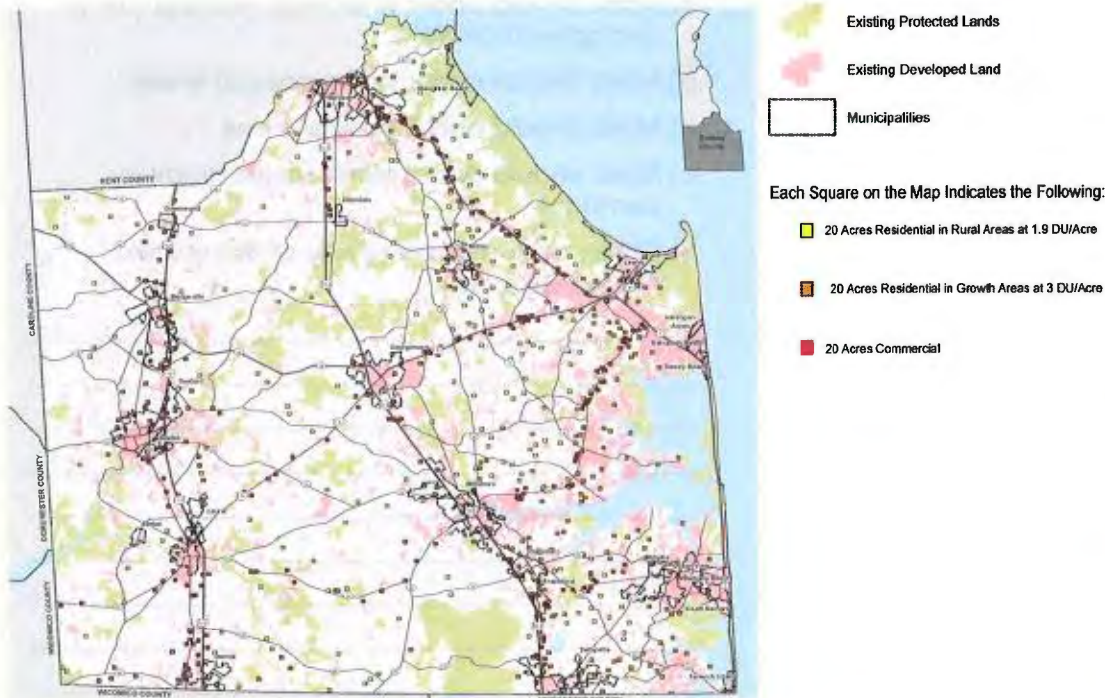
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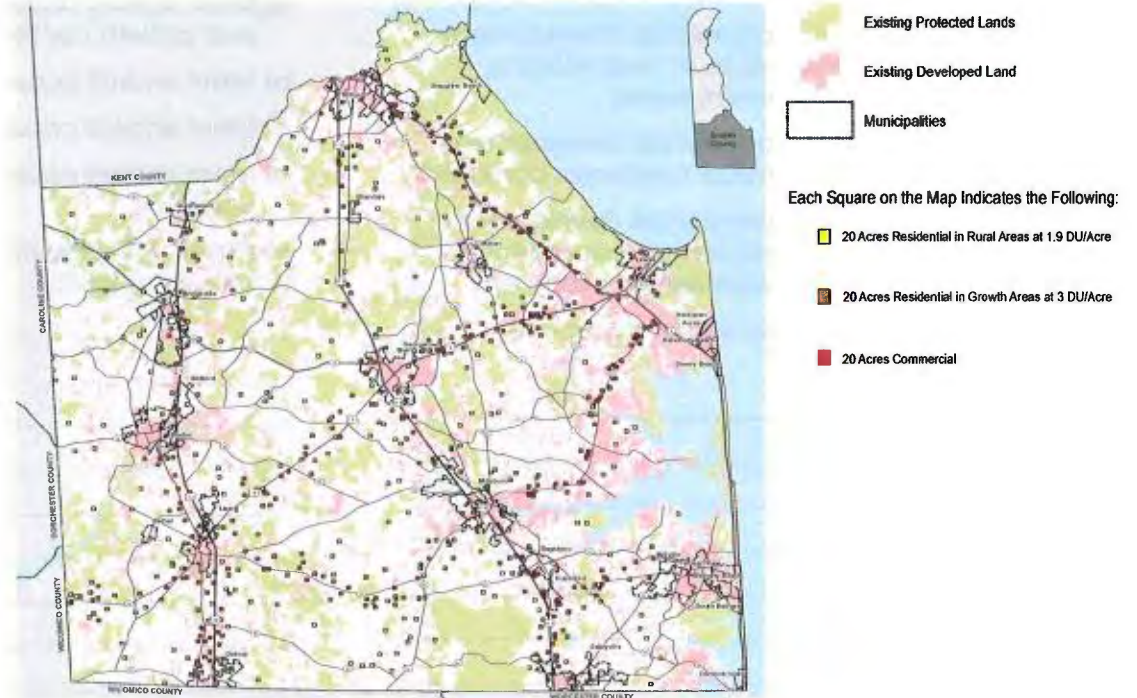
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Please explain:

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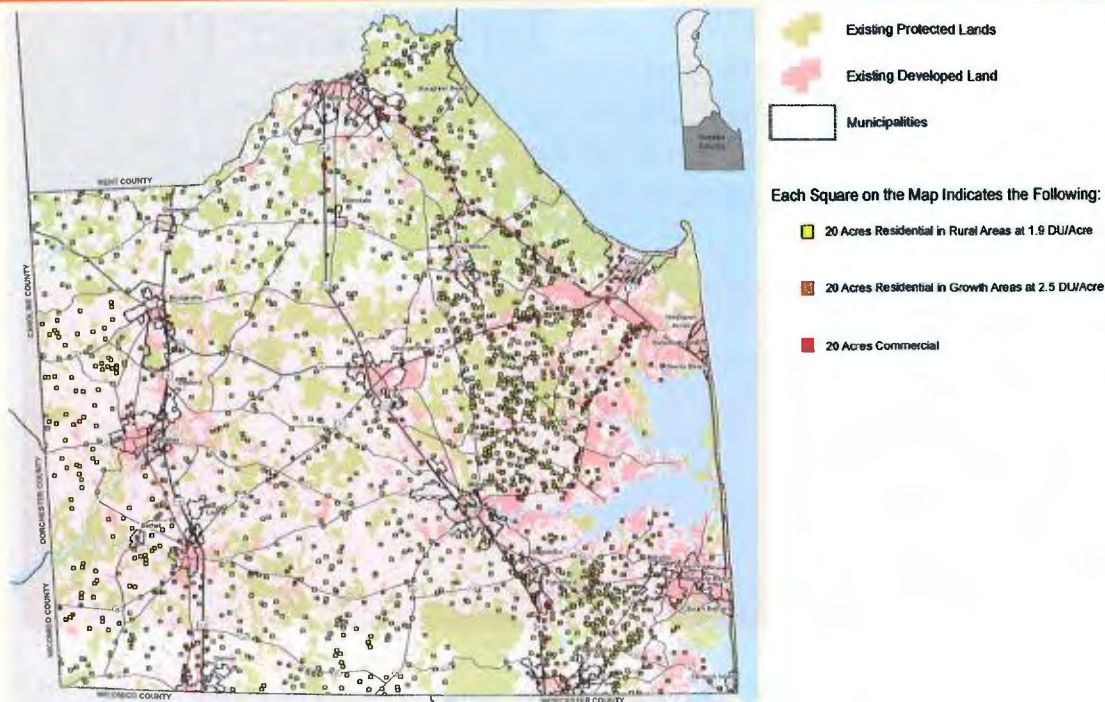
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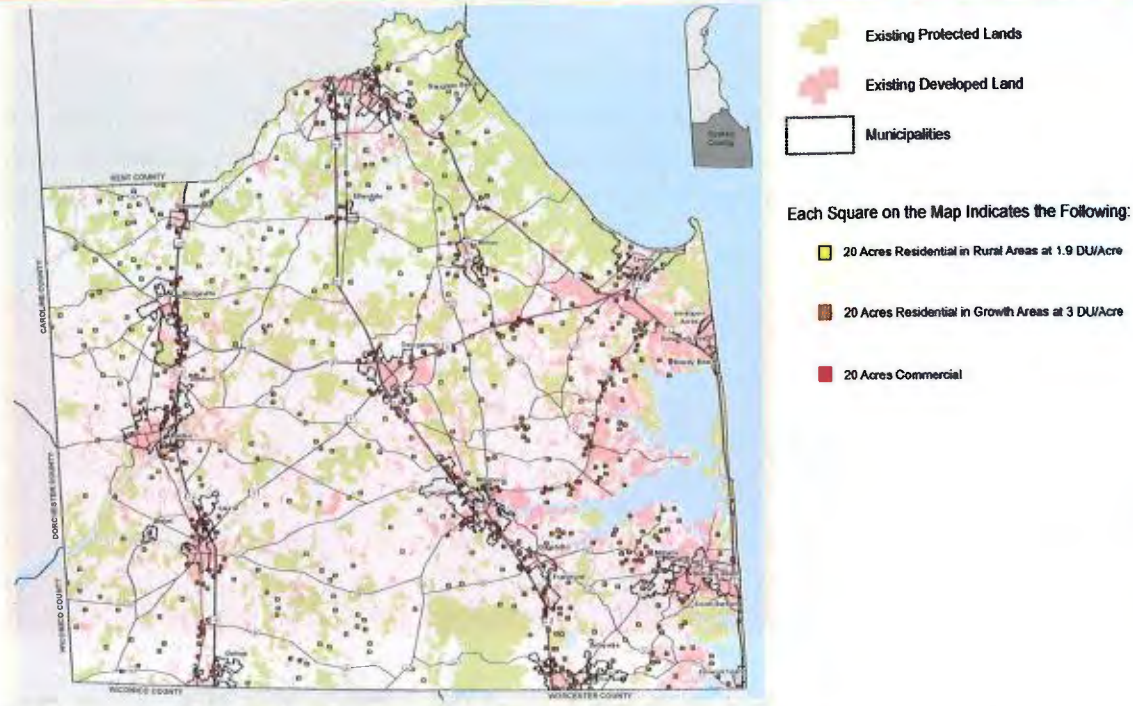
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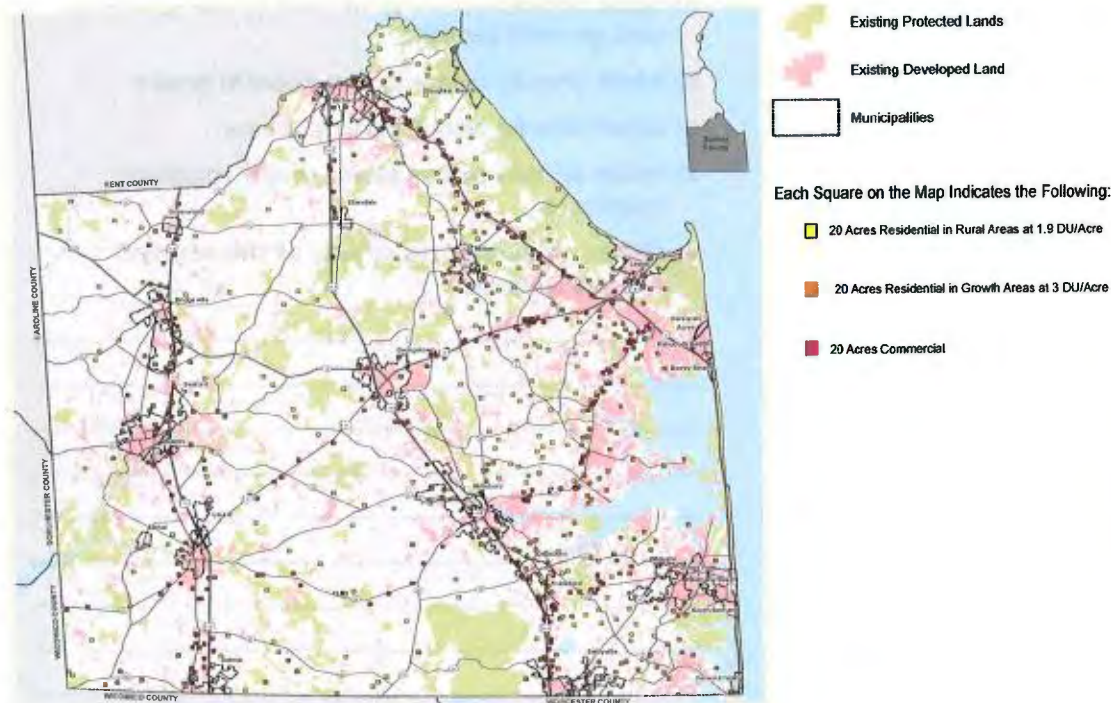
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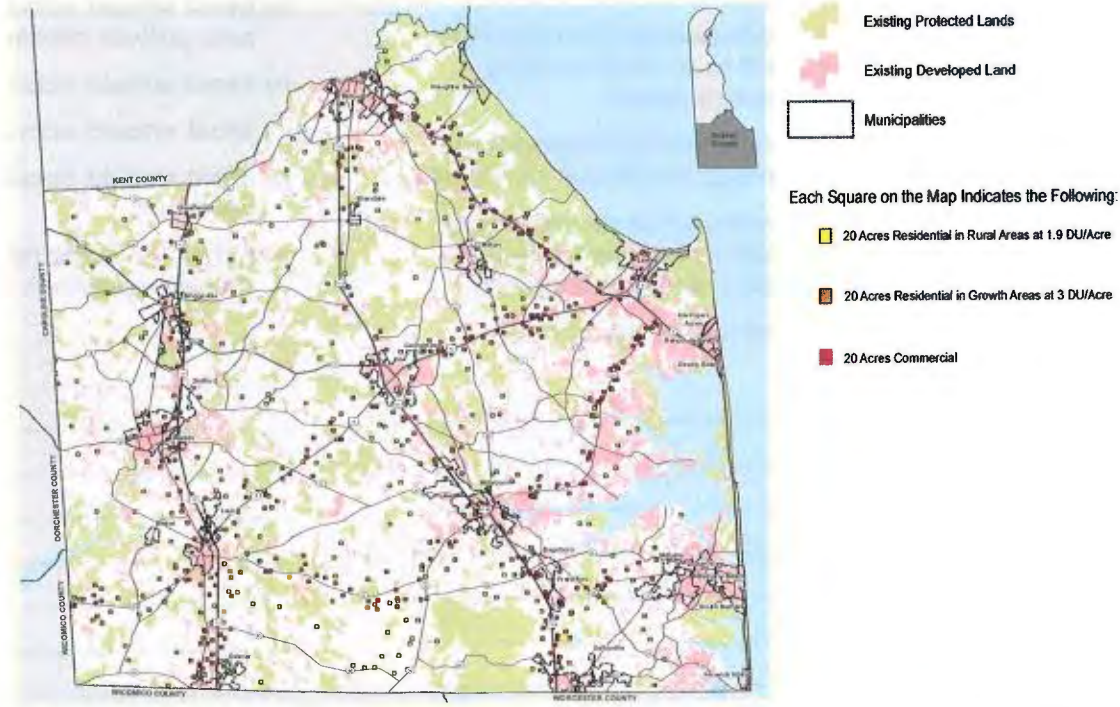
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Please describe:

STOP NEW DEVELOPMENTS
IN ALL AREAS
COAST AREA ALREADY
OVER BUILT

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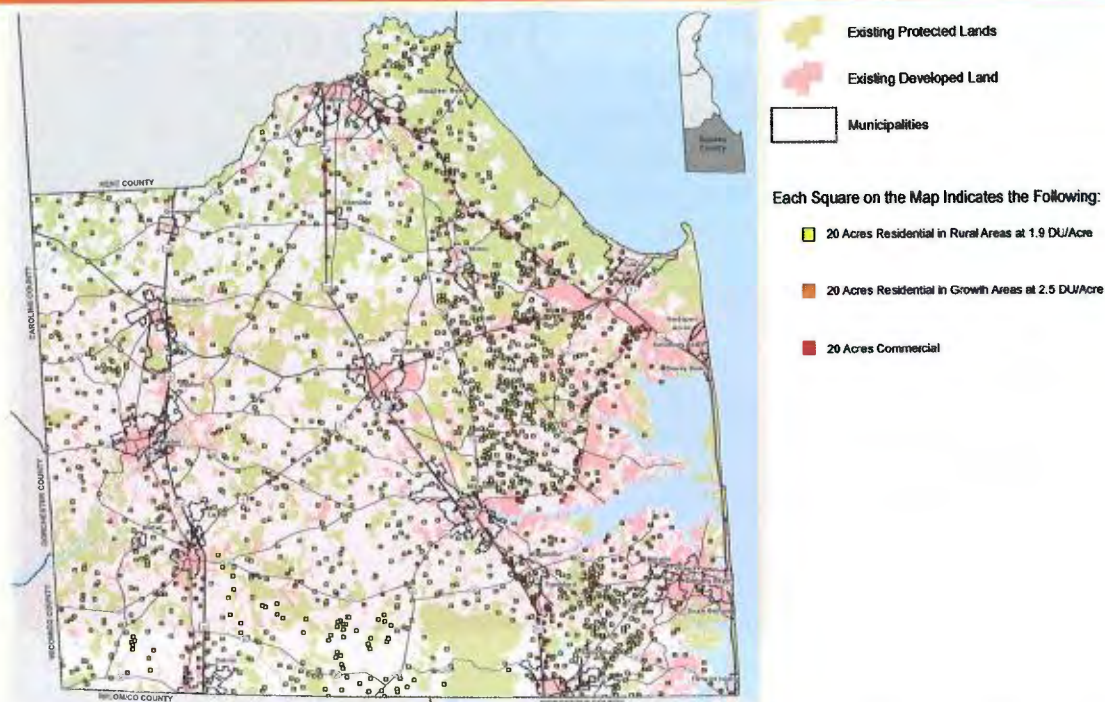
STOP NEW DEVELOPMENT

Low density development
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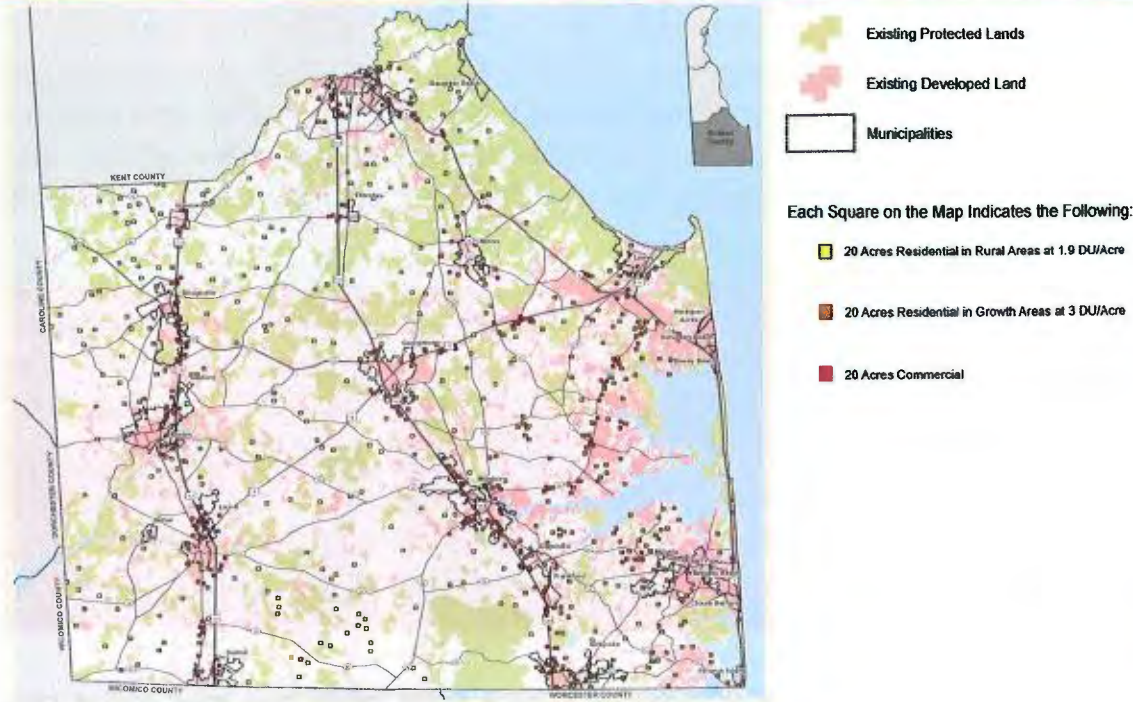
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Please describe:

RESTRICT NEW
DEVELOPMENT TO
INNER TOWN AREAS,
NOT FARM LAND

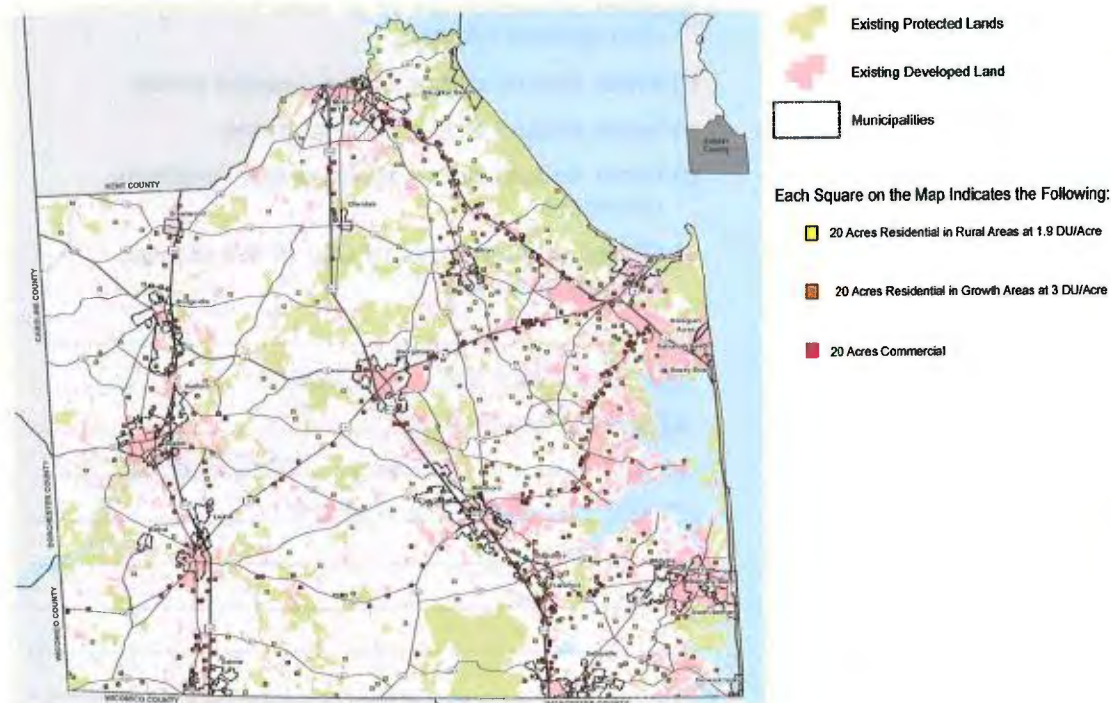
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



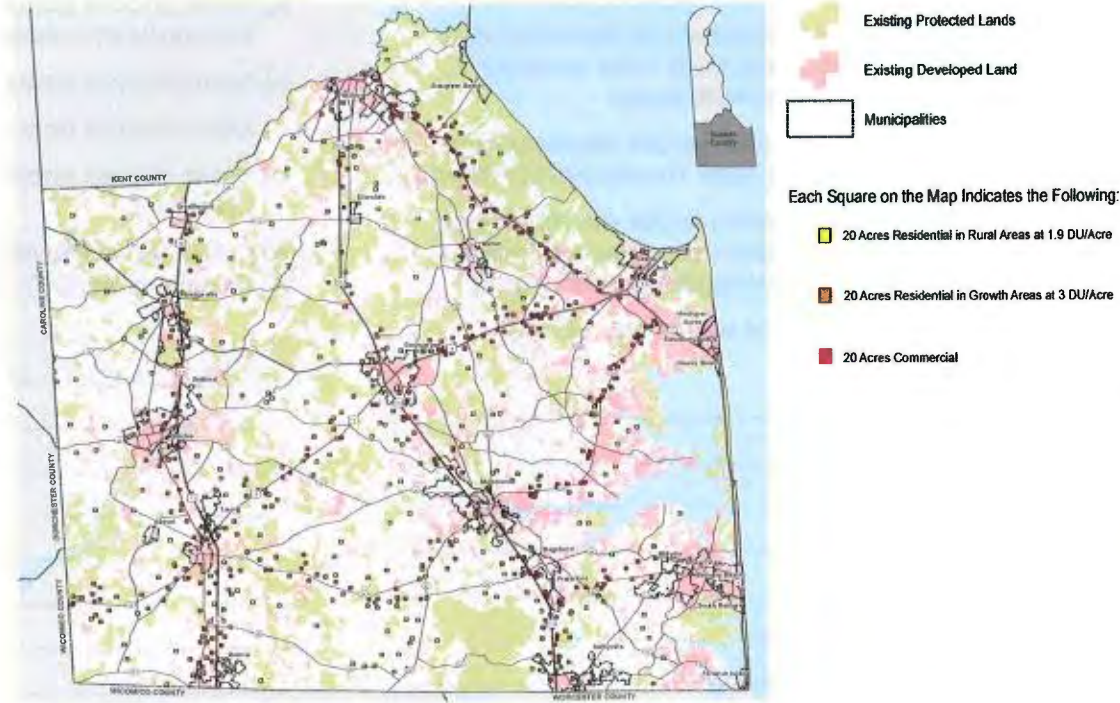
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Please explain:

EASTERN SUSSEX ALREADY OVERBUILT. ROADS CAN'T HANDLE THE LOAD TODAY

Is there anything else you would like to tell us about future land use in the County?

NEED REAL WETLAND PROTECTION
NEED 100 FT BUFFERS BETWEEN WETLANDS & FRESH TIDAL AREAS
SLOW DOWN DEVELOPMENT - BETTER YET - STOP ALL NEW DEVELOPMENTS

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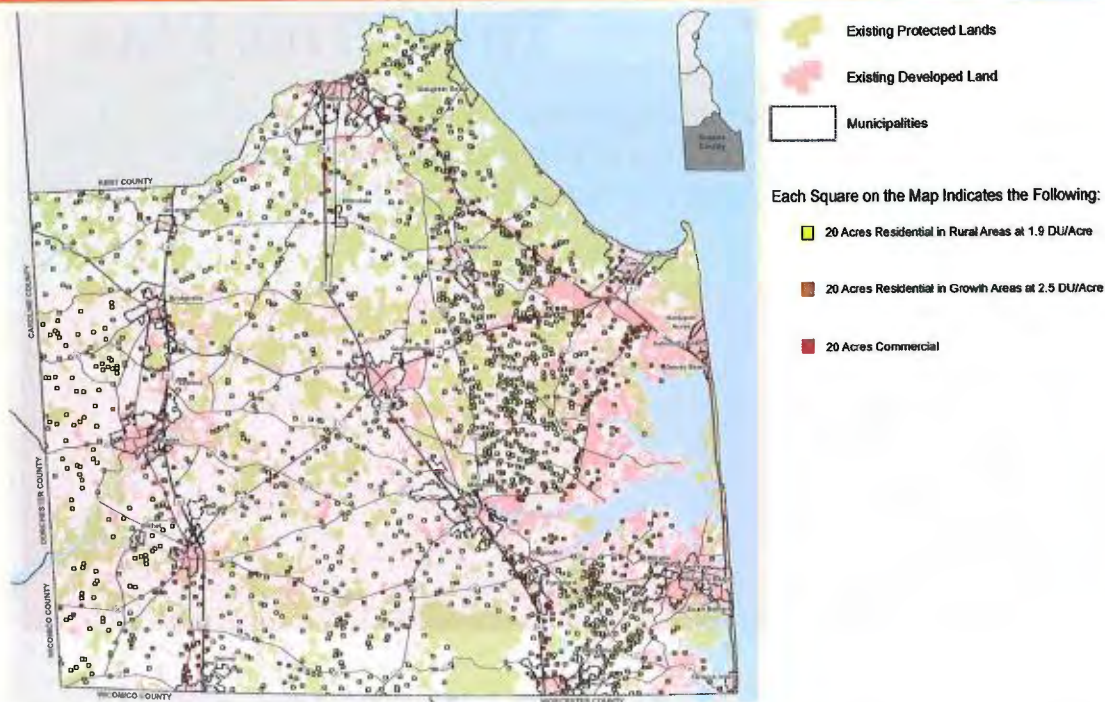
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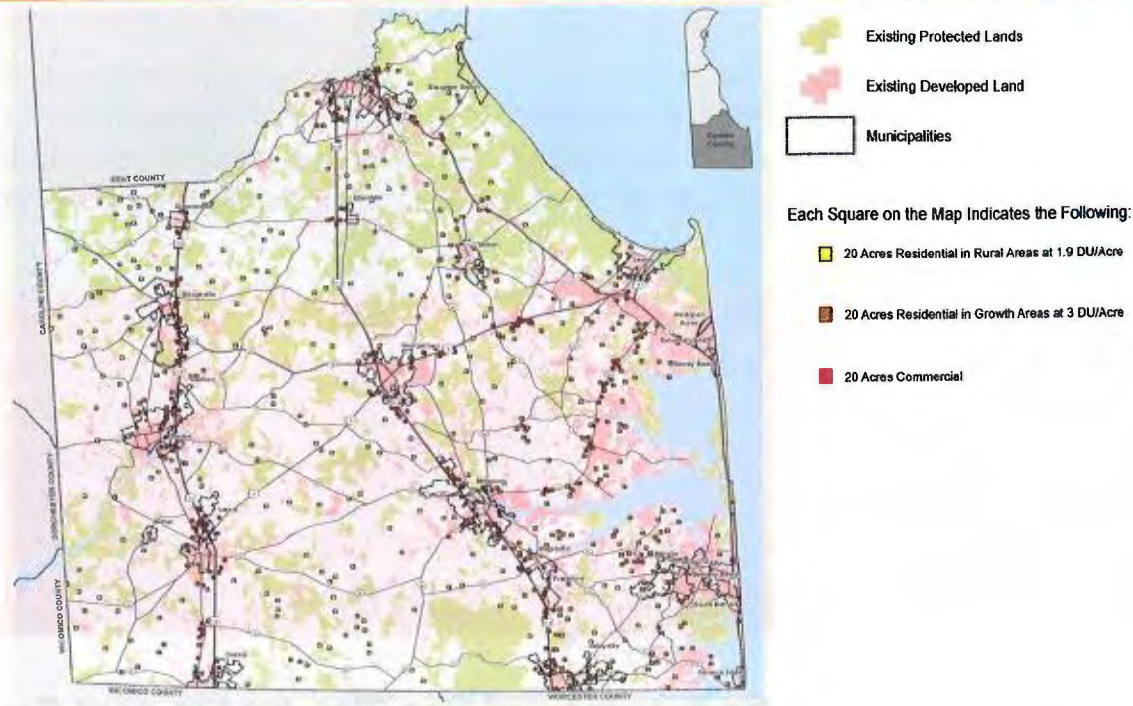
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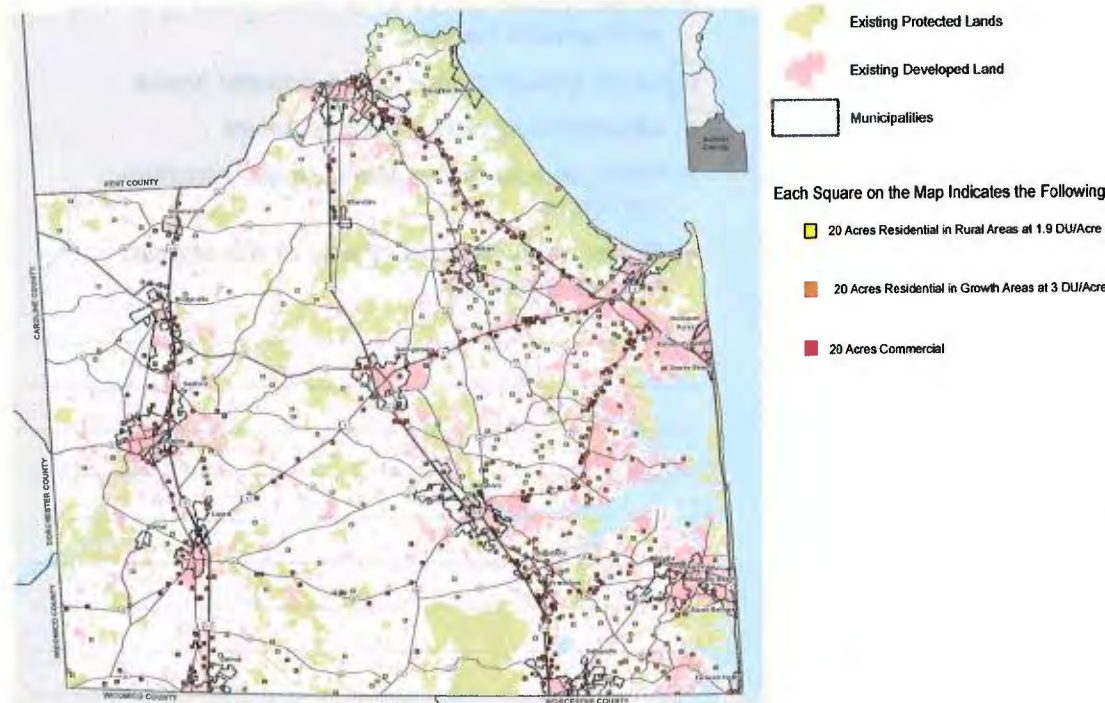
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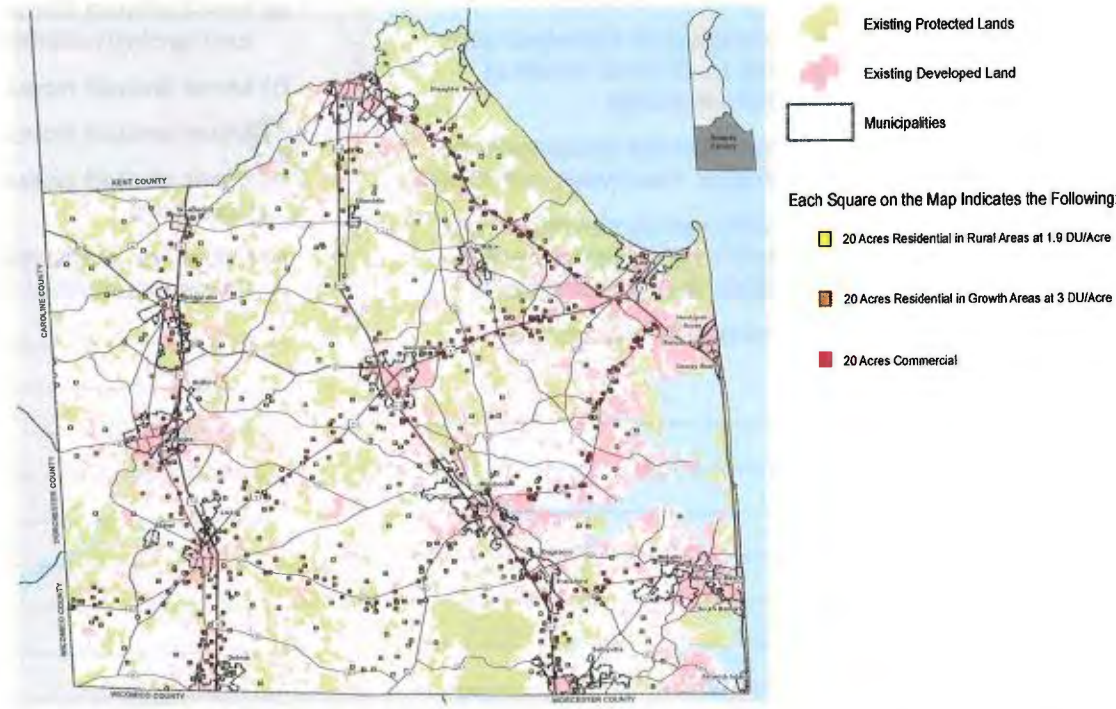
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Please explain:

Is there anything else you would like to tell us about future land use in the County?

Encourage agriculture
+ preserve open +
green spaces

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Please describe:

Add East-West roads & connect around Georgetown (See comment @ reverse)
All developments - residential and commercial should have access road across frontage and at least two ingress/egress connecting to different travel roads.

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Please describe:

NO Further development in Coastal areas.

For questions please call me 302 227 1846 or
Email at:
Charlotte.Reid223@outlook.com

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Please describe:

All Development decisions should ensure storm water management, traffic flow, emergency services access, sufficient buffers (see comment (3) on reverse)
Forested buffers work better.

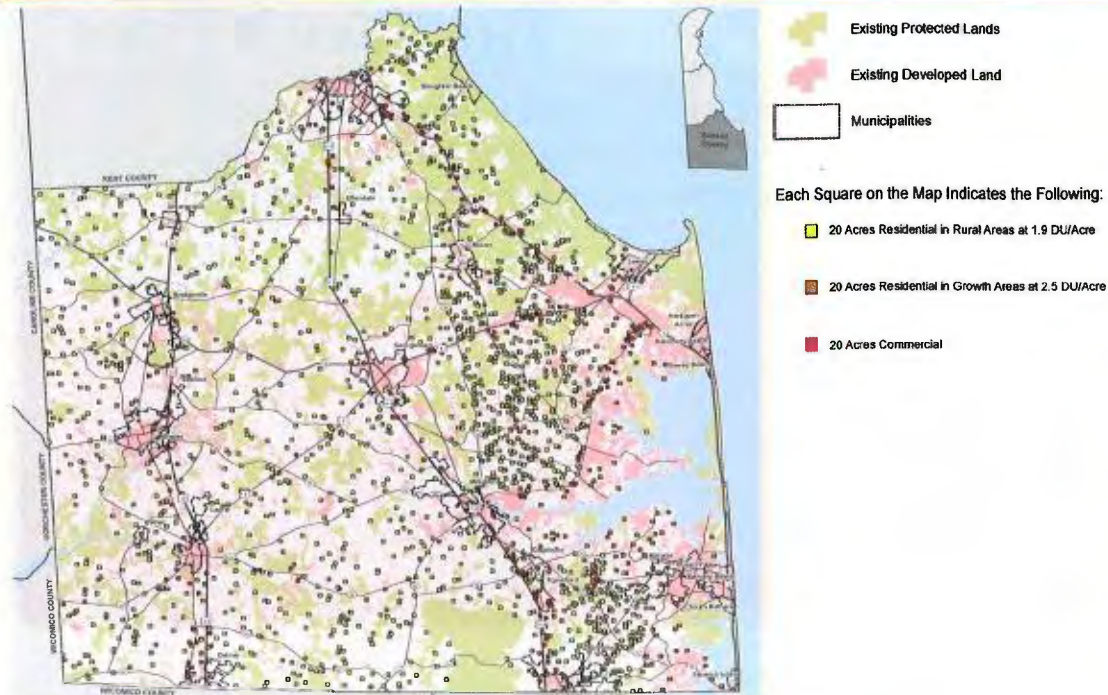
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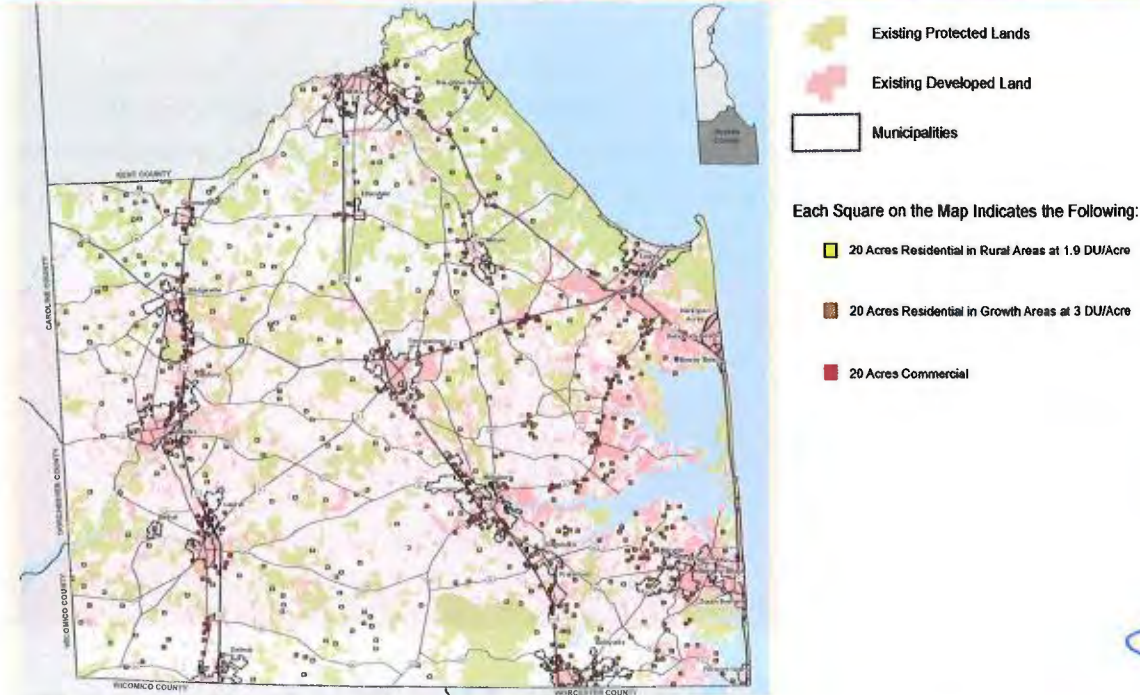
Please describe:

All development decisions should prioritize quality of life, safety and emergency services.
State shd pony up \$ to incentivize farmers to keep farming

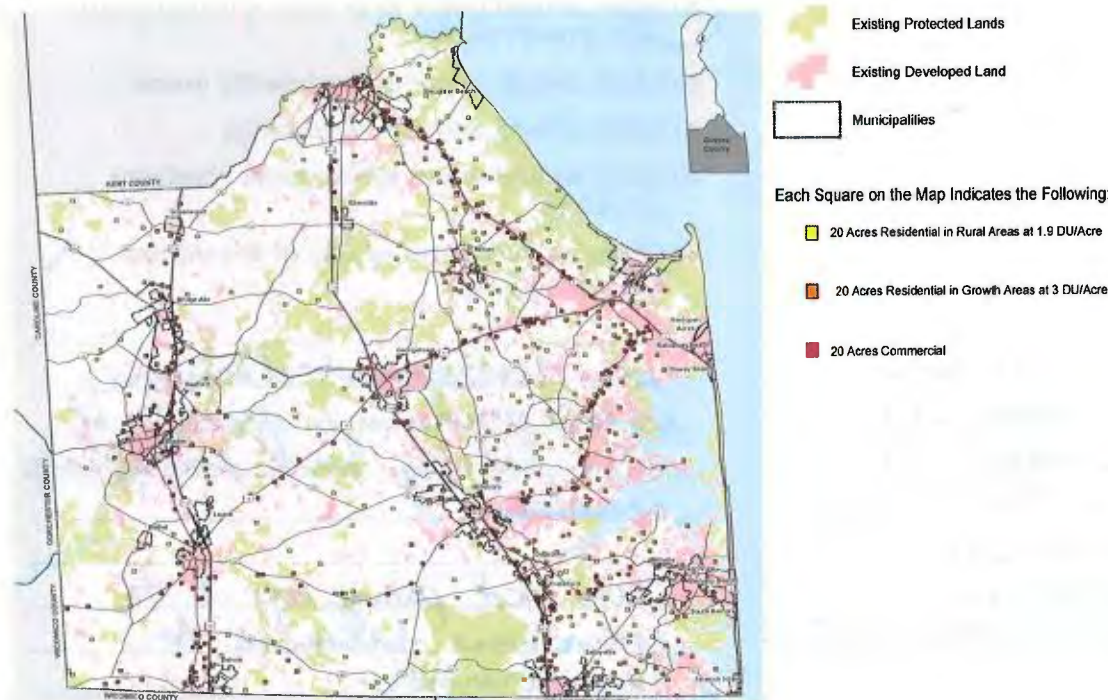
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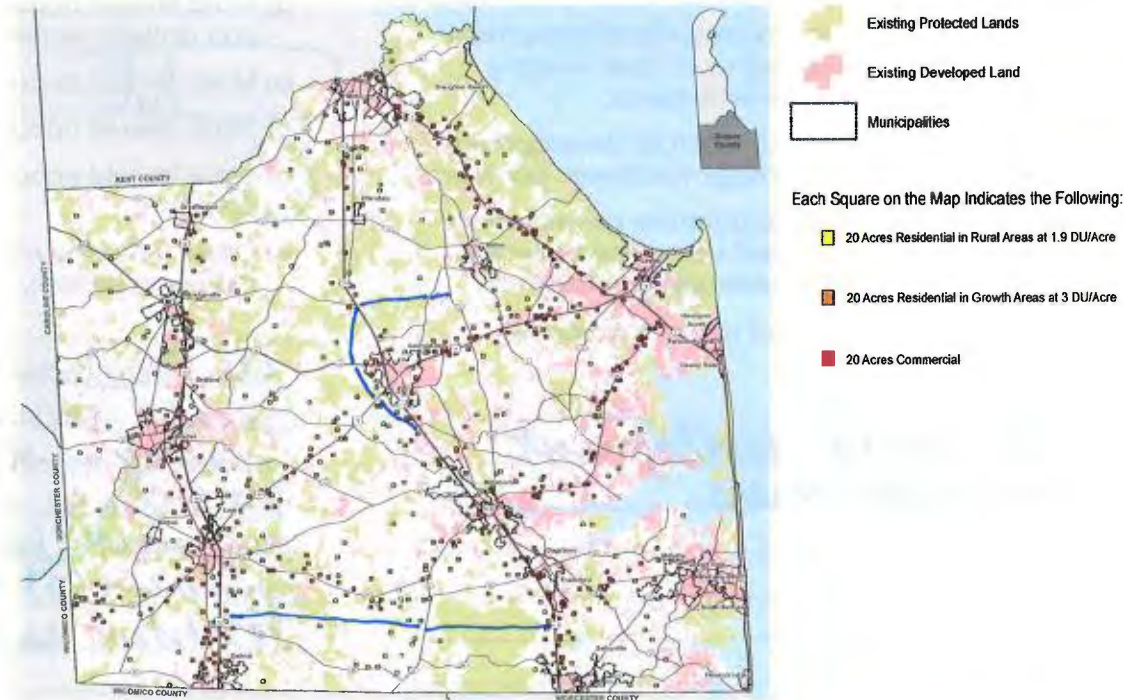
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D.) Mixed Use Corridors Scenario - starting point

E.) Other, or some mix of the above

Please explain:

① IMMEDIATELY SEASE ALL Large Scale Residential Subdivision MR/RPC Development in the Environmentally Sensitive Developing Area!!

② Using D. as a start, have DelDOT construct a bypass from 113 around Georgetown and across from Bridgeville east to Rt 30. Add EAST-WEST Route between 54/26 to north/south to Rt 13 above Delmar.

Is there anything else you would like to tell us about future land use in the County?

③ IMMEDIATELY ADOPT ORDINANCES:
 - Buffers: 100 ft navigable waters
 - 300 ft delmarva bays
 - 100 ft subdivision/wetlands
 - Critical Habitat Preservation
 - Mitigation Strategies like TDRs + Land Capacity Study
 - Impervious Surfaces Restrictions
 - Stormwater Management Strategies

LAND USE ELEMENT SURVEY



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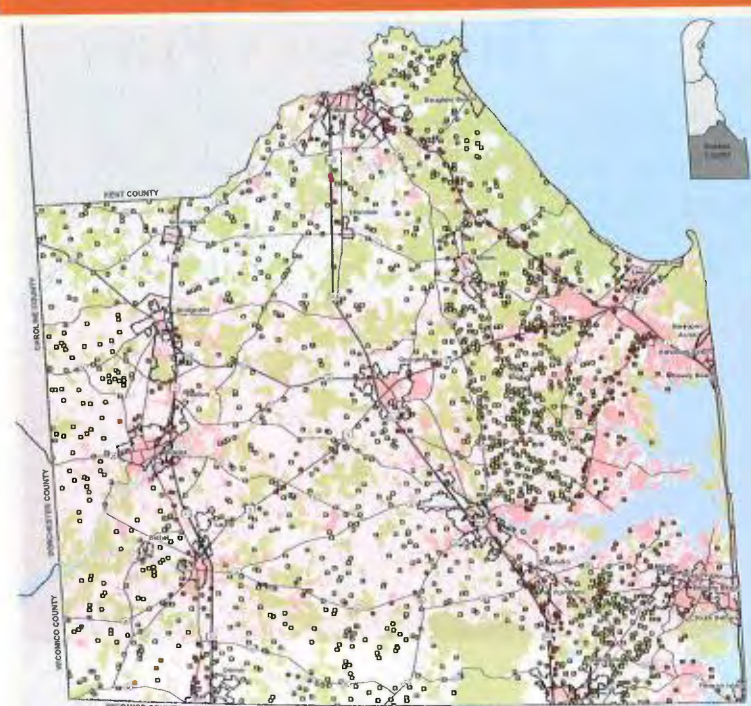
Medium/high density development
(3 or more dwelling units per acre)

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Low density development
(2 or less dwelling units per acre)

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2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE

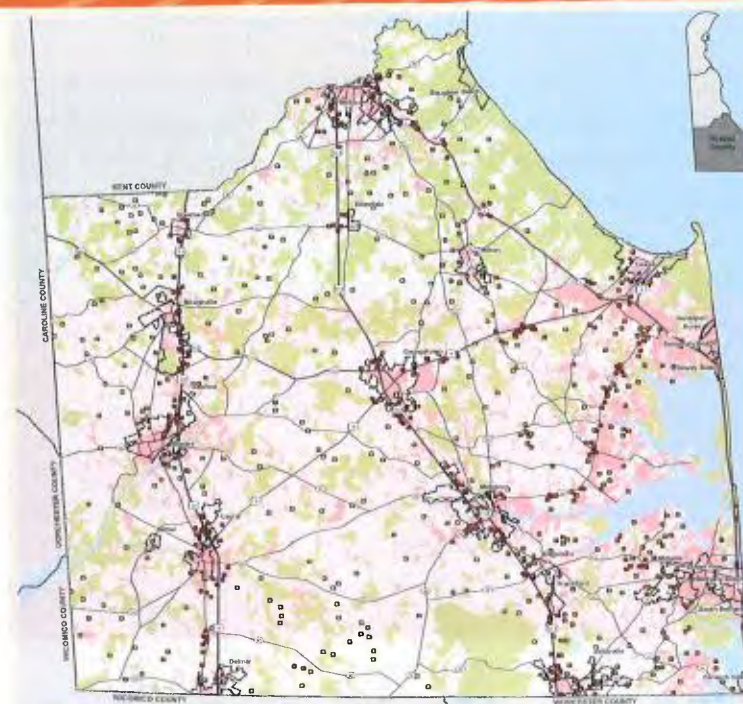


Existing Protected Lands
Existing Developed Land
Municipalities

Each Square on the Map Indicates the Following:

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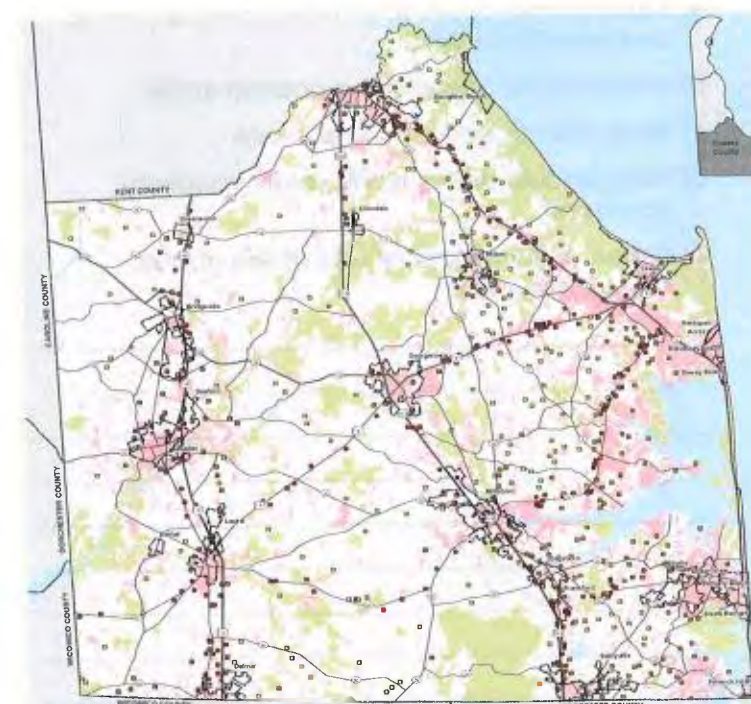


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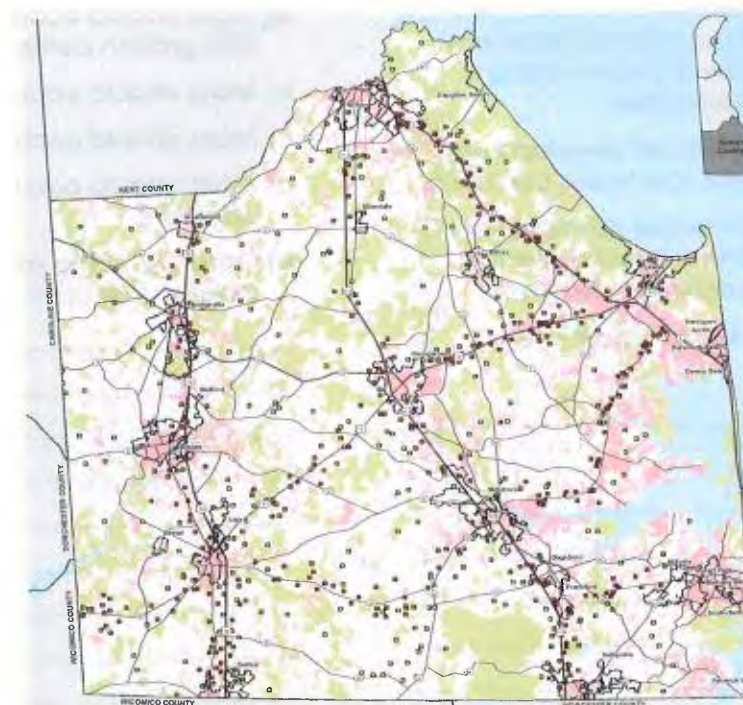


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Please explain:

Is there anything else you would like to tell us about future land use in the County?



The Sussex Plan

LAND USE ELEMENT SURVEY



The Sussex Plan

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Town Center / Growth Area Scenario

Please email this Survey to Janelle Cornwell at janelle.cornwell@sussexcountyny.de.gov or

Drop it off at the P&Z Office, 2 The Circle, Georgetown, DE or

Mail it to Planning Office, PO Box 417, Georgetown, DE 19947

Thank you

All development should protect environmentally sensitive areas, tidal & non-tidal

LAND USE ELEMENT SURVEY



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C. Development should occur near the existing highways. There should be limited entrance exits

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B. Should develop near existing business zoned areas. There should be existing infrastructure.

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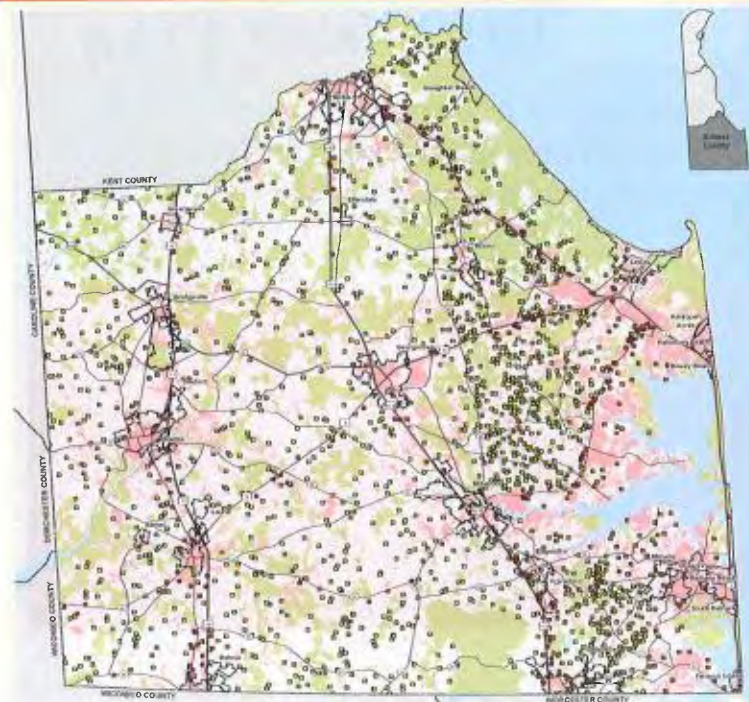
A. near existing town & growth center where there are services to accommodate the development

Low density development
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New low density should occur in areas that are rural but near major roadways

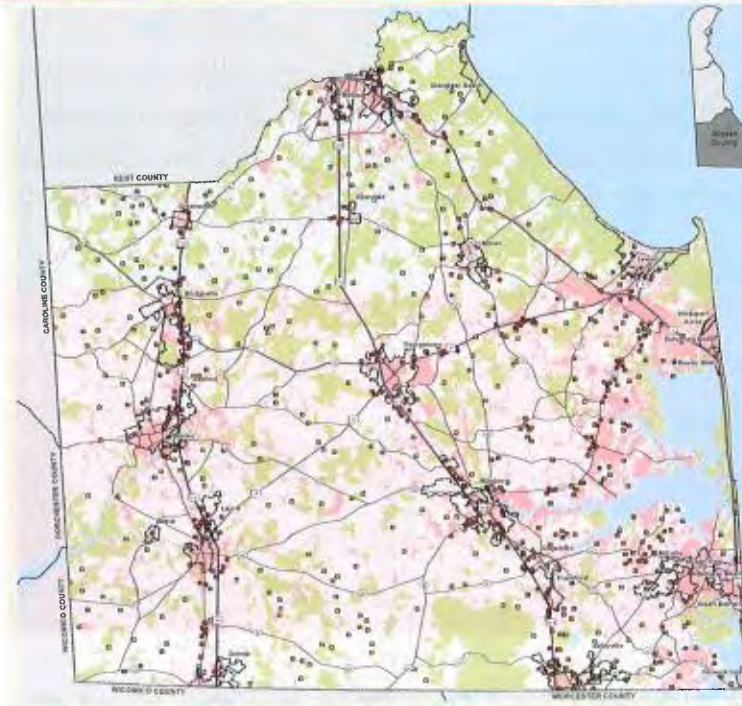
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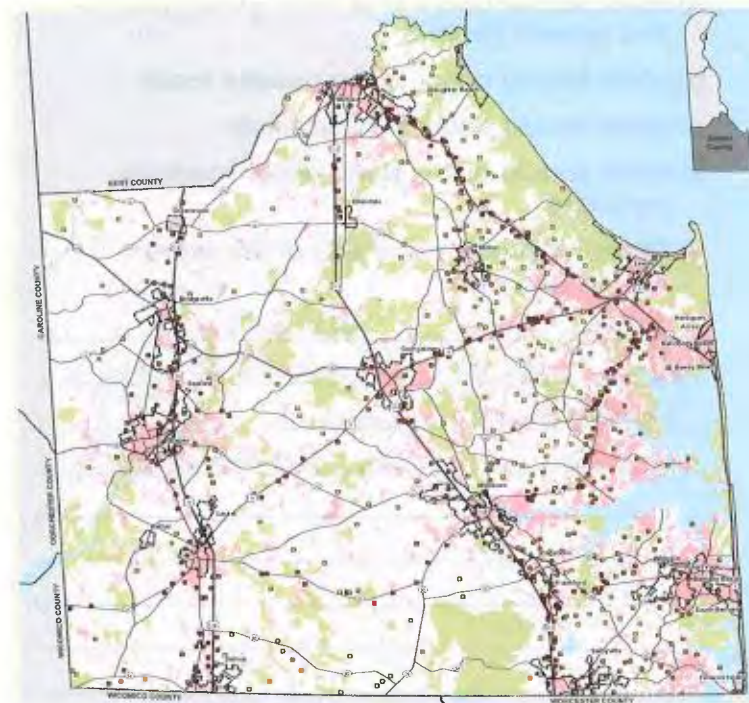
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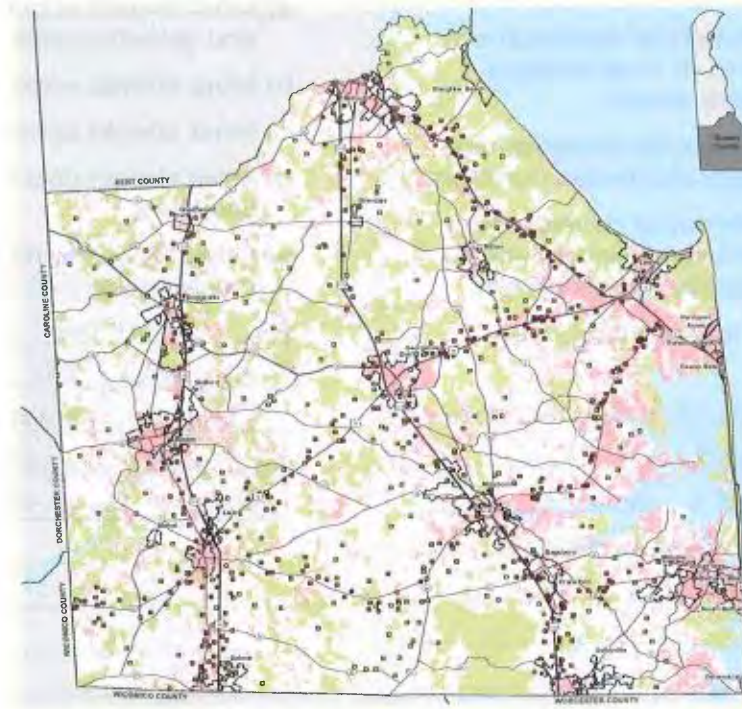
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Please explain:

Town Center since OAR's
Are unregulated and
absolutely destroy home
& land values

Is there anything else you would like to tell us about future land use in the County?

Regulations should be
developed to protect
the average home
owner from LARGE
Industrial chicken
feedmill operations that
are being built by
absentee owners.

LAND USE ELEMENT SURVEY



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- d) Other, or some mix of any of the above. Please describe:

The eastern part of Sussex Co. is over developed now - roads cannot support the # of new dev. A mix of some more dev. in the western part of County - would spread out traffic concerns.

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

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Need better infrastructure in order for business to be drawn to an area. Better roads better internet trained work force

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Medium/high density development (3 or more dwelling units per acre)

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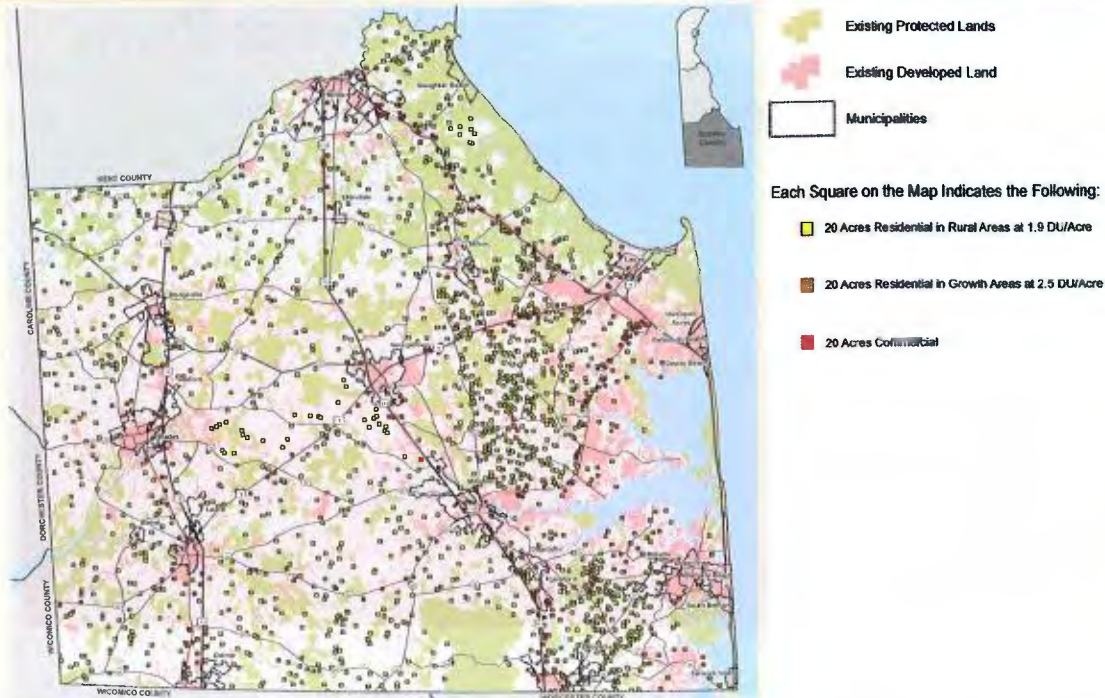
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Low density development (2 or less dwelling units per acre)

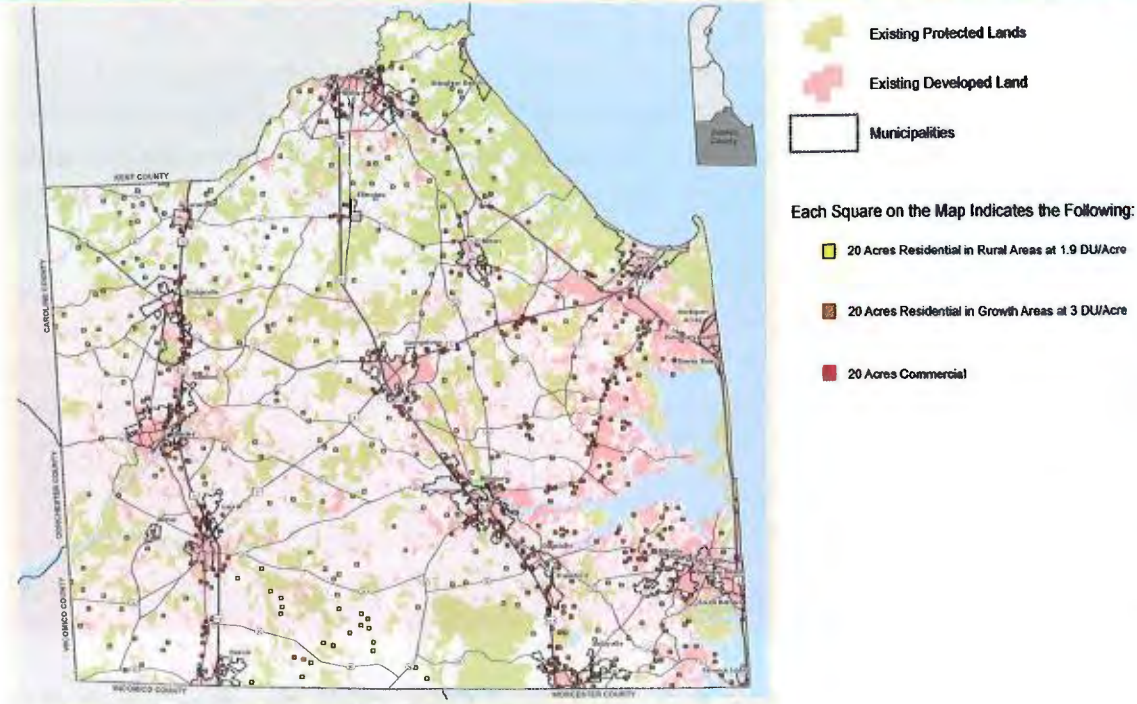
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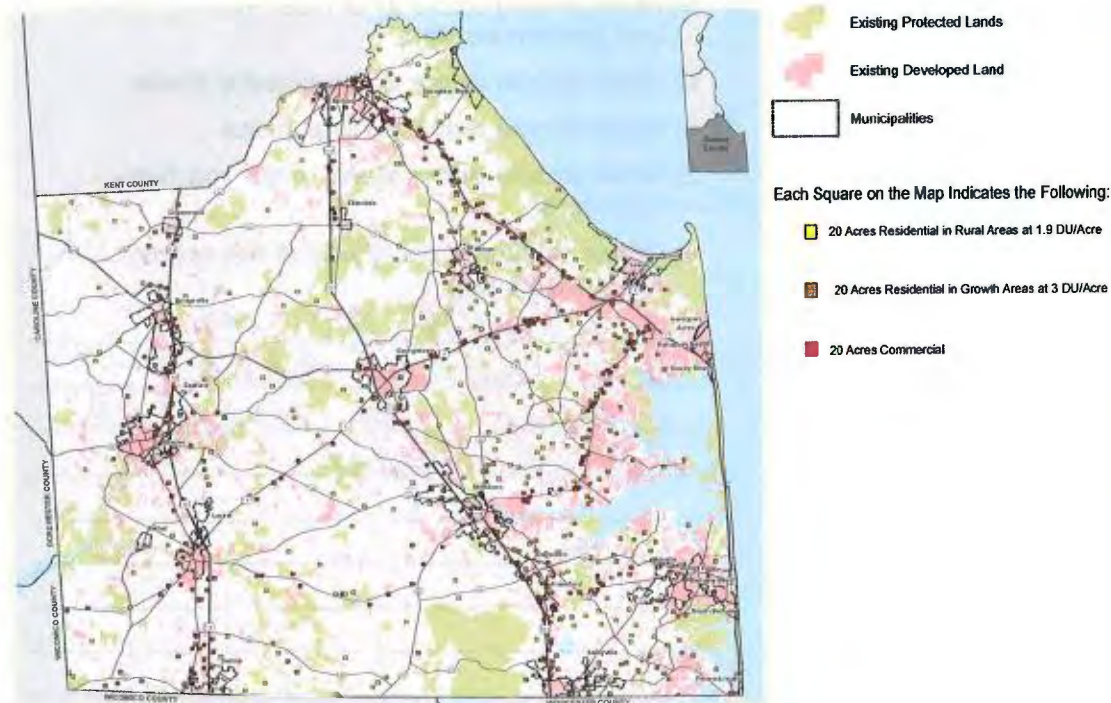
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



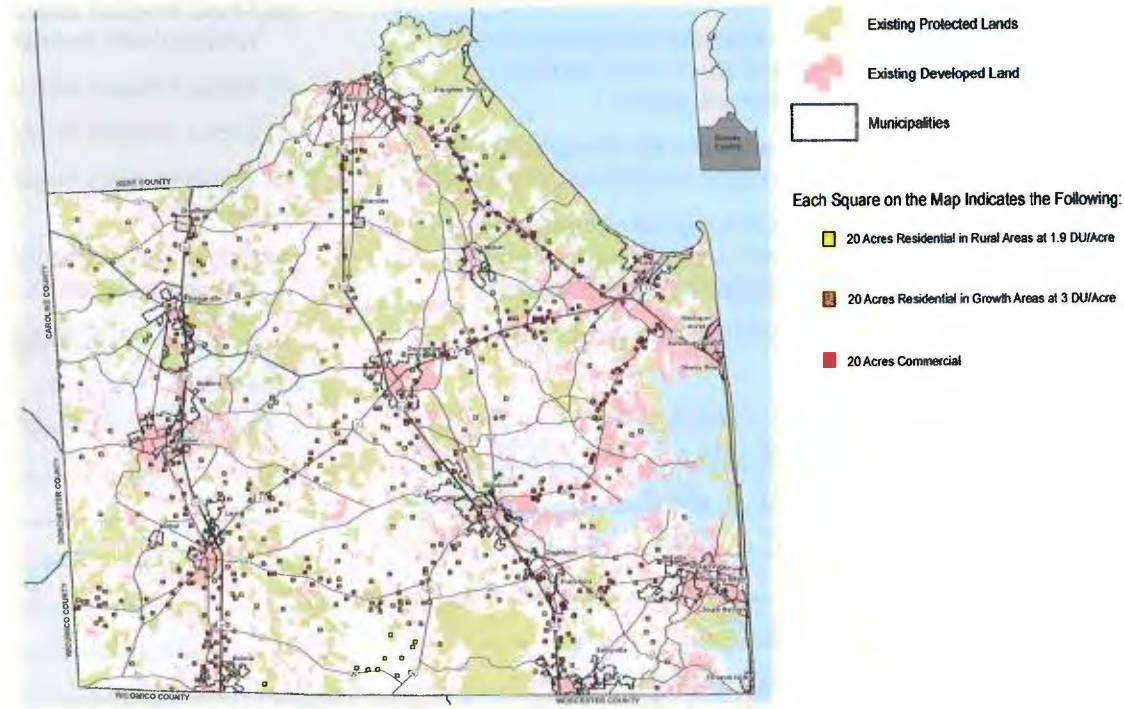
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Please explain:

afford protection from noise
Cafes next to residential homes lower the value of your home by 30%
Jobs with long commutes are not high paying
 Is there anything else you would like to tell us about future land use in the County?
more traffic studies would benefit where growth should occur.

LAND USE ELEMENT SURVEY



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Please describe:

Rd 9
Rd 24
Stop over developing beach area where no roadways are terribly inadequate already. I understand roadways cannot always be widened due to existing development, but approving more development without considering traffic congestion remedies is irresponsible.

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Please describe:

Avoid residential areas where development & traffic could impact quality of life. Develop more on Rd 113 thru Georgetown/Millsboro to provide more jobs & retail so residents will feel less need to drive to Rehoboth/Lewes for

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Please describe:

No strong opinion as long as traffic roadways were adequate to support increase in traffic

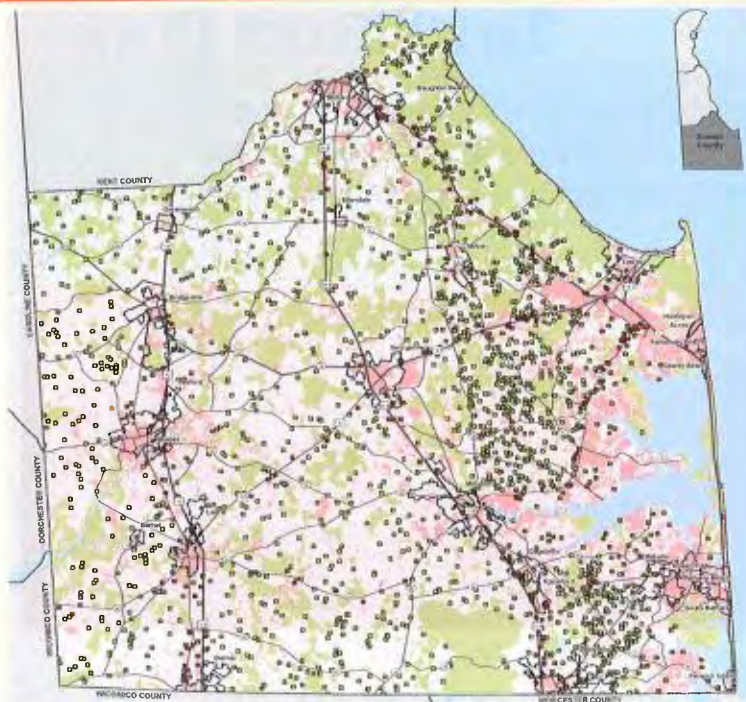
services/entertainment.

Low density development
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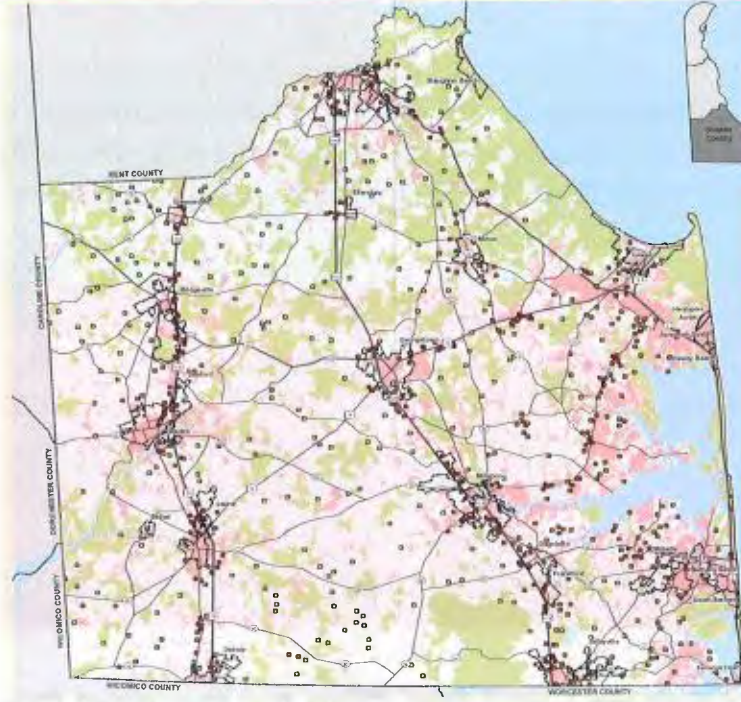
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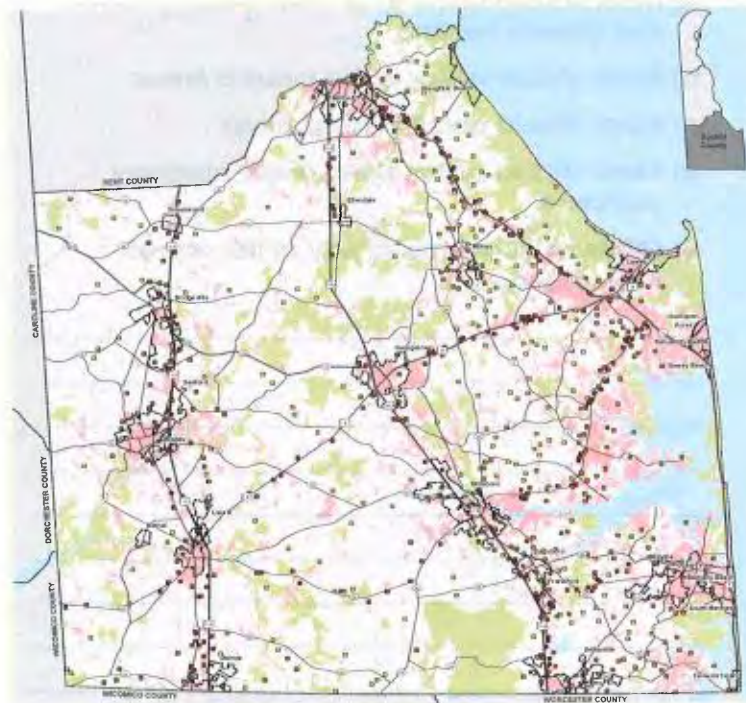
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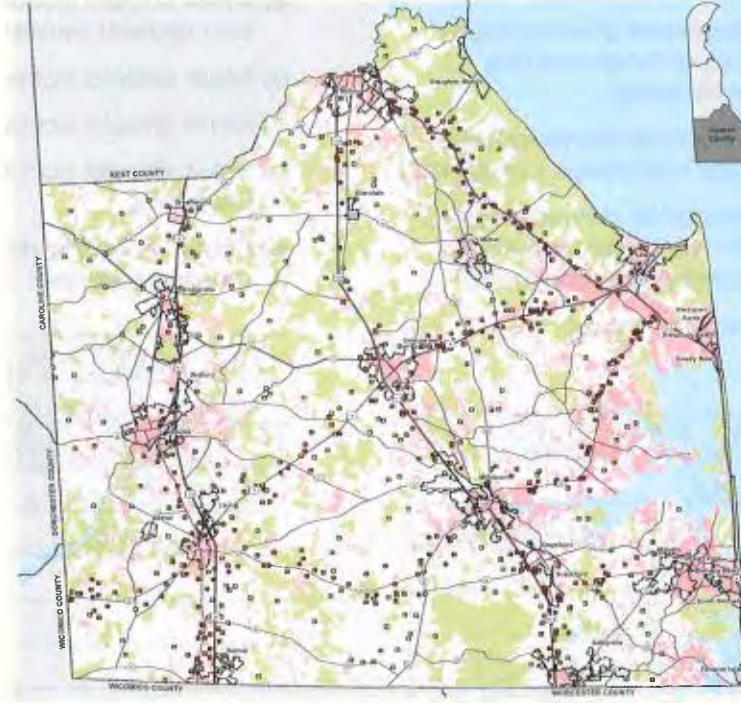
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Please explain:

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Throughtful

LAND USE ELEMENT SURVEY



Sussex County has been growing with a 35% increase in the local population since 2000. By 2045, the population is expected to increase an additional 68,000 persons and approximately 29,000 housing units. This population increase will result in both new residential and commercial development throughout the County. While the Comprehensive Plan document is not a regulatory land use tool, it promotes a broad vision for the County through 2045, establishes policies and guidelines, and recognizes growth in certain areas of the County.

In order for the Comprehensive Plan to reflect the vision of the public, the planning team would like to get your opinion on what kind of development should take place and where to encourage it. There are two variables we would like you to tell us about:

- **The level of intensity or overall compactness of development, sometimes called density.**
The low range can be two or less housing units per acre, which is typical of rural/agricultural areas of the County. The medium to high range can be three or more housing units per acre, which is typical of the County's towns and growth areas featured in the 2008 Future Land Use Plan.
- **The location of development.** *This can include the County's rural areas, areas within or adjacent to existing towns and growth centers, areas along major roadway corridors, along the coastal areas, or some combination of all locations.*

Please answer the following questions to help us prepare the Future Land Use Plan for the next Comprehensive Plan.

1. Where do you think future residential development should occur in Sussex County between 2018 and 2045?

- a) Most of the future residential development should occur in or near existing towns and growth centers
- b) Most of the future residential development should occur in the coastal areas
- c) Most of the future residential development should occur in rural areas
- d) Most of the future residential development should occur along major roadway corridors
- e) Other, or some mix of any of the above. Please describe:

2. Where do you think future commercial development should occur in Sussex County between 2018 and 2045?

- a) Most of the future commercial development should occur in or near existing towns and growth centers
- b) Most of the future commercial development should occur adjacent to or near existing commercial development areas
- c) Most of the future commercial development should occur along major roadway corridors
- d) Most of the future commercial development should occur as mixed-use development in concert with new residential development
- e) Other, or some mix of any of the above. Please describe:

3. In your opinion, where are the following levels of residential development intensity (density) best suited for Sussex County in 2045?

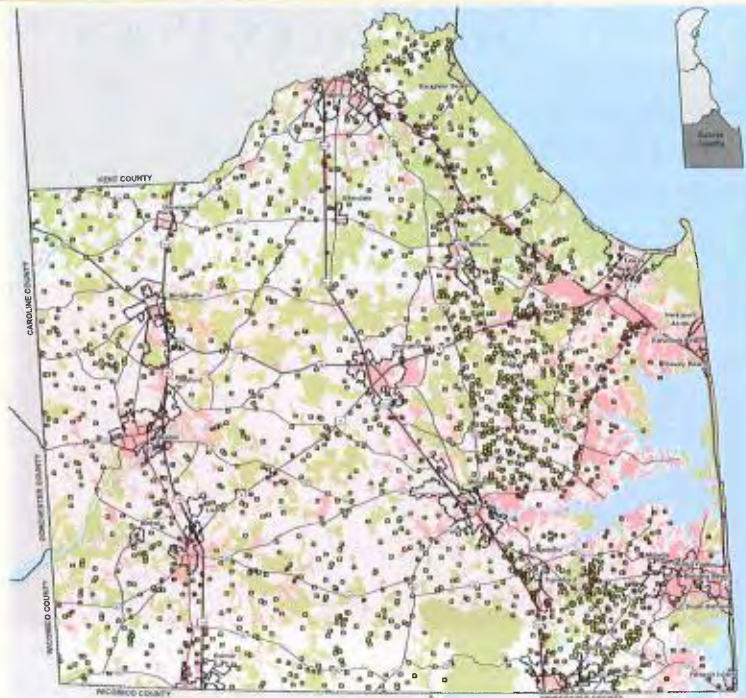
Medium/high density development (3 or more dwelling units per acre)

- a) Most should occur in or near existing towns and growth centers
- b) Most should occur in the coastal areas
- c) Most should occur in rural areas
- d) Most should occur along major roadway corridors
- e) Other, or some mix of any of the above. Please describe:

Low density development (2 or less dwelling units per acre)

- a) Most should occur in or near existing towns and growth centers
- b) Most should occur in the coastal areas
- c) Most should occur in rural areas
- d) Most should occur along major roadway corridors
- e) Other, or some mix of any of the above. Please describe:

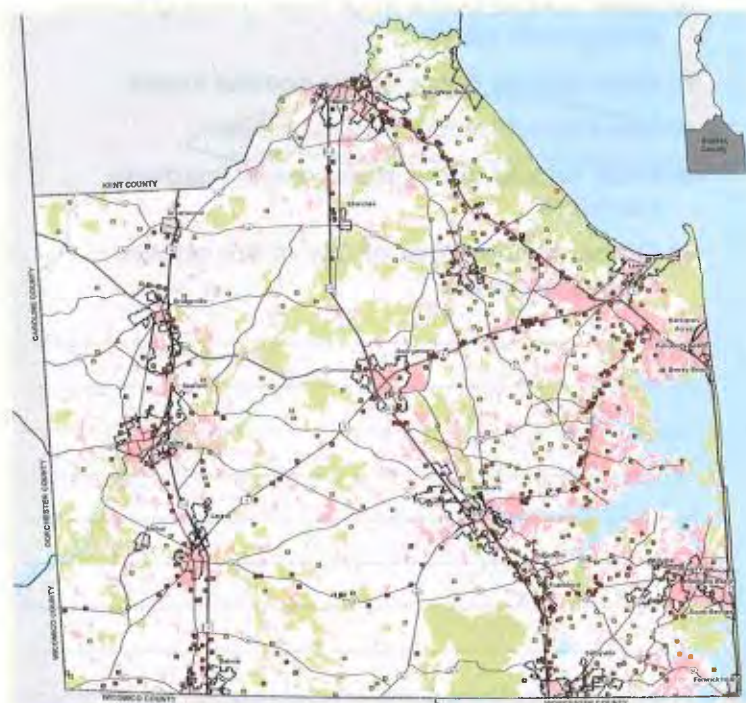
2045 LAND USE ALTERNATIVE DEVELOPMENT SCENARIOS EXERCISE



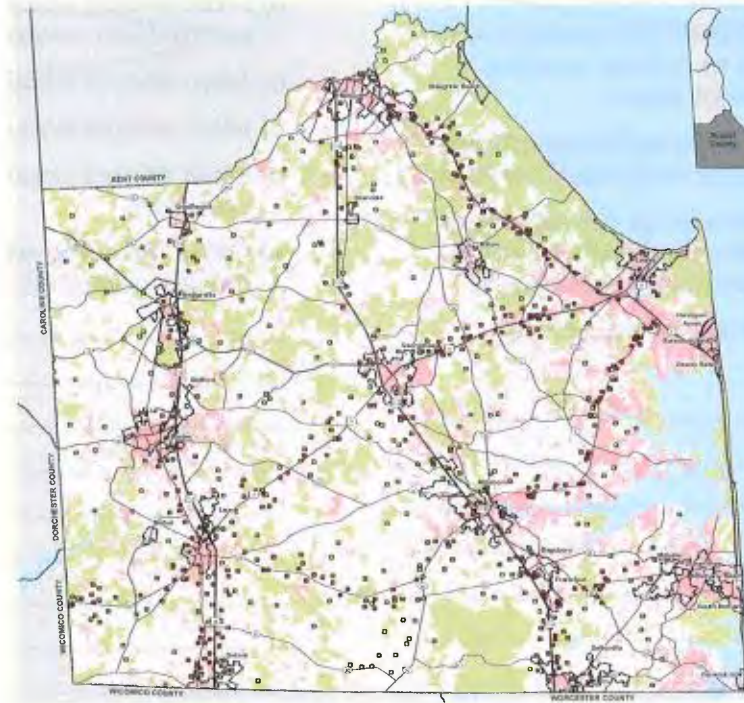
A. Trend Scenario: Represents a snapshot of what the future could look like if past trends continue through 2045. Assumes 36% of new residential development will occur in the growth areas identified in the 2008 Comprehensive Plan, and 64% will occur in rural areas; at similar average densities as seen in each of these areas today.



B. Town Center/Growth Areas Scenario: Represents a snapshot of what the future could look like if more development is directed to growth areas. Assumes a reverse from the Trend Scenario with 64% of new residential development occurring in the growth areas identified in the existing Comprehensive Plan, and 36% in rural areas; at slightly higher than current average densities in the growth areas.



C. Eastern Sussex Development Scenario: Represents a snapshot of what the future could look like if more residential development than shown in the Trend Scenario is directed to areas east of Route 30, and at slightly higher-than-average densities.



D. Mixed Use Corridors Development Scenario: Represents a snapshot of what the future could look like if more development is directed to areas surrounding major roadway corridors connecting towns.

The images to the left represent a series of hypothetical scenarios of what future development in the County has the potential to look like in 2045. Note: The images do not comprise the Future Land Use Plan for Sussex County. They are hypothetical scenarios for visualization purposes only. Note also that dots do not represent future development of specific parcels, as dot placement on the maps is generated randomly.

Which, if any, of the scenarios most closely represents your vision for future development in Sussex County?

- A.) Trend Scenario
- B.) Town Center / Growth Areas Scenario
- C.) Eastern Sussex Scenario
- D.) Mixed Use Corridors Scenario
- E.) Other, or some mix of the above

Please explain:

Is there anything else you would like to tell us about future land use in the County?
