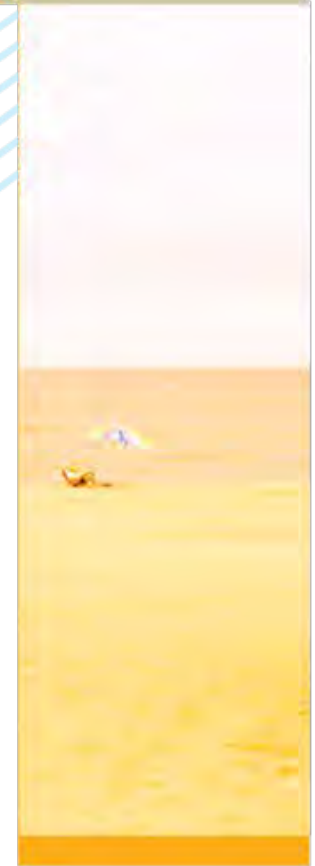




THE SUSSEX PLAN

SUSSEX COUNTY COMPREHENSIVE PLAN

COUNTY COUNCIL AND PLANNING AND ZONING COMMISSION WORKSHOP



March 8, 2017

TODAY'S WORKSHOP



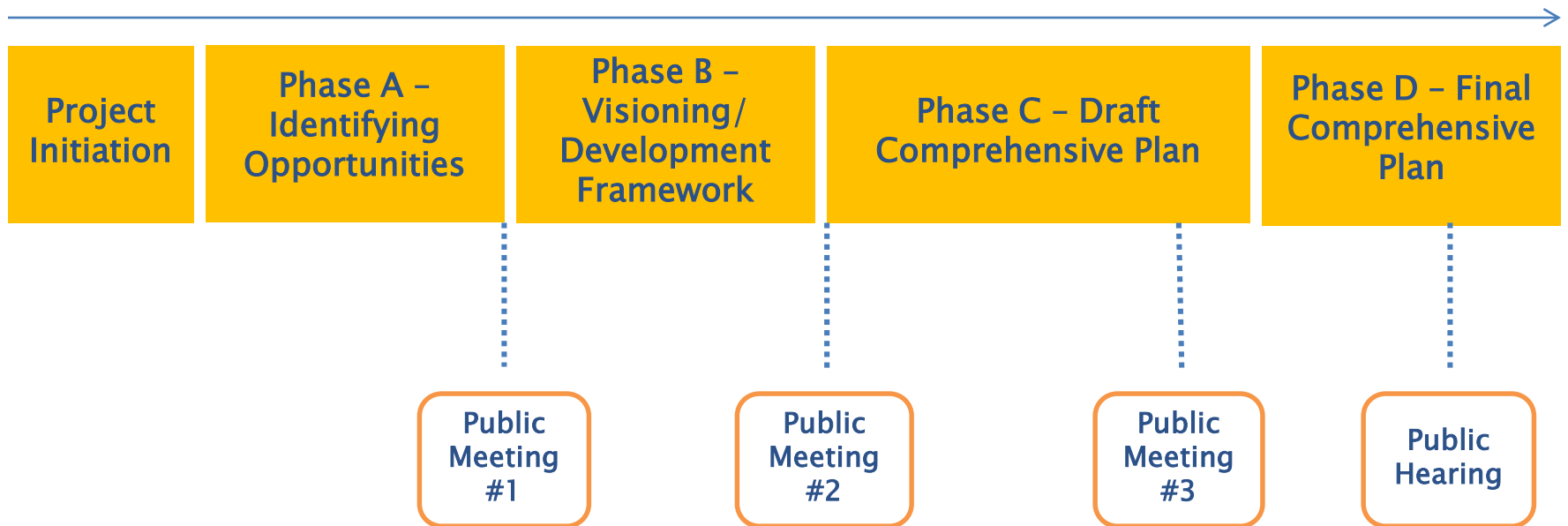
- ▶ Introductions
- ▶ Overview of the Applicability of the Comprehensive Plan in Sussex County
- ▶ Schedule and Preferred Order of Plan Element Activities
- ▶ Discussion of County Sewer – Present and Future
- ▶ Vision Statement
- ▶ Brief Discussion of Element Work to Date
- ▶ Historic Preservation Element Discussion
- ▶ Future Land Use – Preliminary Discussion
- ▶ Public Meetings
- ▶ Schedule of Special Purpose Meetings
- ▶ Next Steps and Workshop Wrap-Up

OVERVIEW



Spring 2016

Spring 2018



DISCUSSION: PREFERRED ORDER OF PLAN ELEMENTS



PLAN ELEMENTS



- ▶ Vision Statement
- ▶ Historic Preservation
- ▶ Community Design
- ▶ Economic Development
- ▶ Utilities
- ▶ Mobility (preliminary discussion)
- ▶ Future Land Use (preliminary discussion)
- ▶ Conservation
- ▶ Recreation and Open Space
- ▶ Housing
- ▶ Intergovernmental Coordination
- ▶ Mobility (Complete Document Review)
- ▶ Future Land Use (Complete Document Review)
- ▶ Preface and Introduction
- ▶ Complete Document Decision

UTILITIES ELEMENT



UTILITIES



Sussex County
Comprehensive
Plan

DRAFT Wastewater Service Areas

Wastewater Service Areas that have received CPCNs

Wastewater Utilities

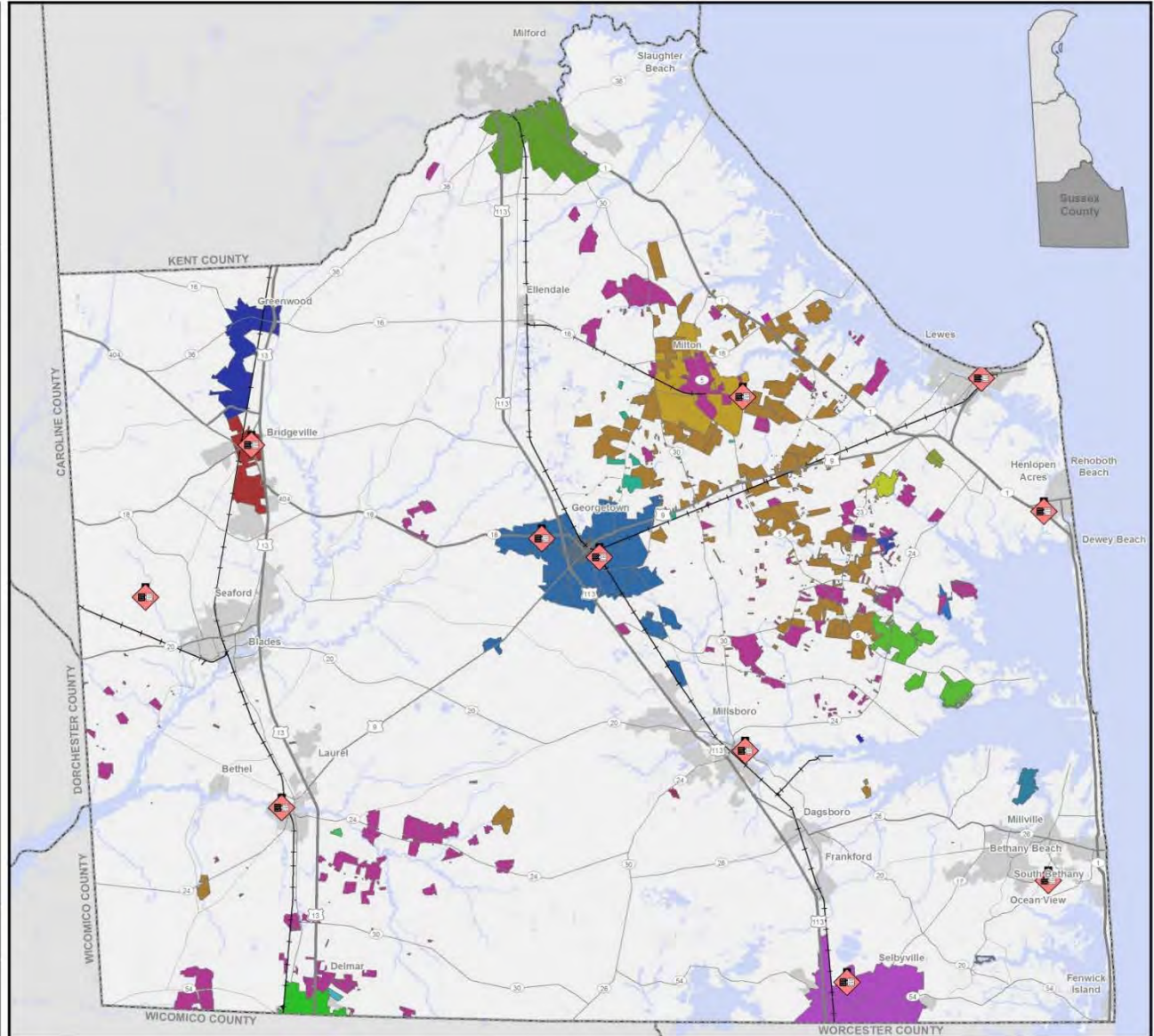
- Abandoned
- Artesian Environmental Services Inc.
- Artesian Wastewater Management, Inc.
- Bass Properties, Inc.
- Town of Bridgeville
- Camden-Wyoming Sewer and Water Authority
- Chapel Green Homeowners Association, Inc.
- Town of Clayton
- Town of Delmar
- Excel Property Management LLC
- Town of Georgetown
- Town of Greenwood
- City of Harrington
- Inland Bays Preservation Company
- Kent County
- City of Milford
- Town of Milton
- Moore Grant Sanitation, Inc.
- Oak Crest Farms
- Town of Selbyville
- Sussex County
- TESI
- The Association of Owners of Gull Point Condominium, Inc.
- The Hamlet at Dirickson Pond LLC
- Tidewater Environmental Management, Inc.
- Tidewater Environmental Services, Inc.
- Utility Systems, Inc.
- Wastewater Utilities, Inc.
- YMG Corporation

- Wastewater Facilities
- Rail Lines
- County Boundaries
- Major Rivers
- Waterbodies
- Municipalities

Sources: DE FirstMap, Sussex County, DE Public Service Commission
Wastewater Service Data from 2016



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UTILITIES



Sussex County
Comprehensive
Plan

DRAFT Sewer Districts and Sewer Service Areas

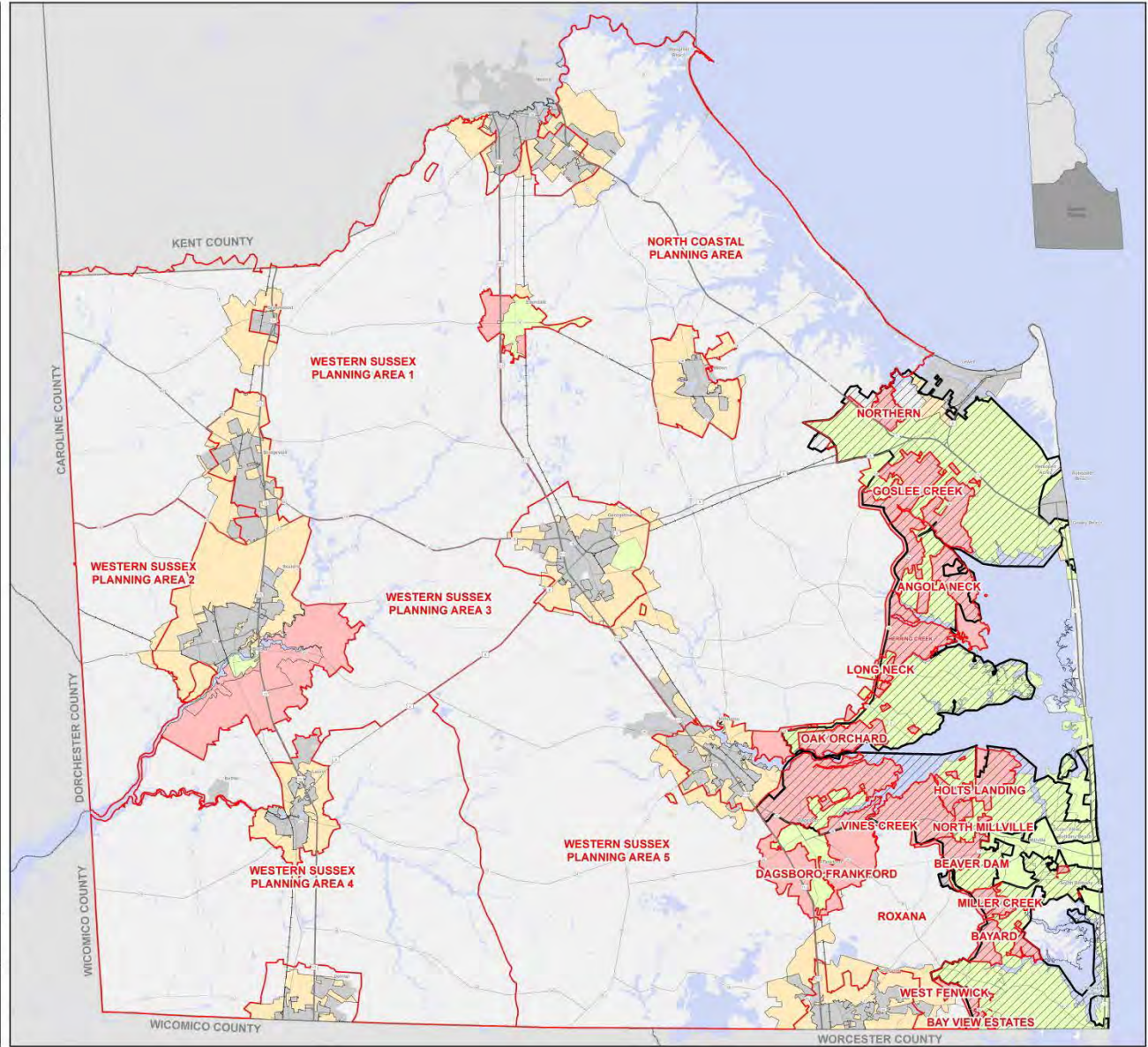
Sewer Districts & Planning Areas

- Existing County Sewer Districts
- Primary County Sewer Service Areas
- Secondary County Sewer Service Areas
- Town/City Potential Annexation Areas
- Boundaries of Sewer Planning Areas
- Environmentally Sensitive Development Area (ESDA)
- Rail Lines
- County Boundaries
- Major Rivers
- Waterbodies
- Municipalities

Sources: DE FirstMap, Sussex County Mapping Dept.
ESDA layer from 2008



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UTILITIES



Sussex County
Comprehensive
Plan

DRAFT Water Service Areas

Water Service Areas that have received CPCNs

Water Service Utilities

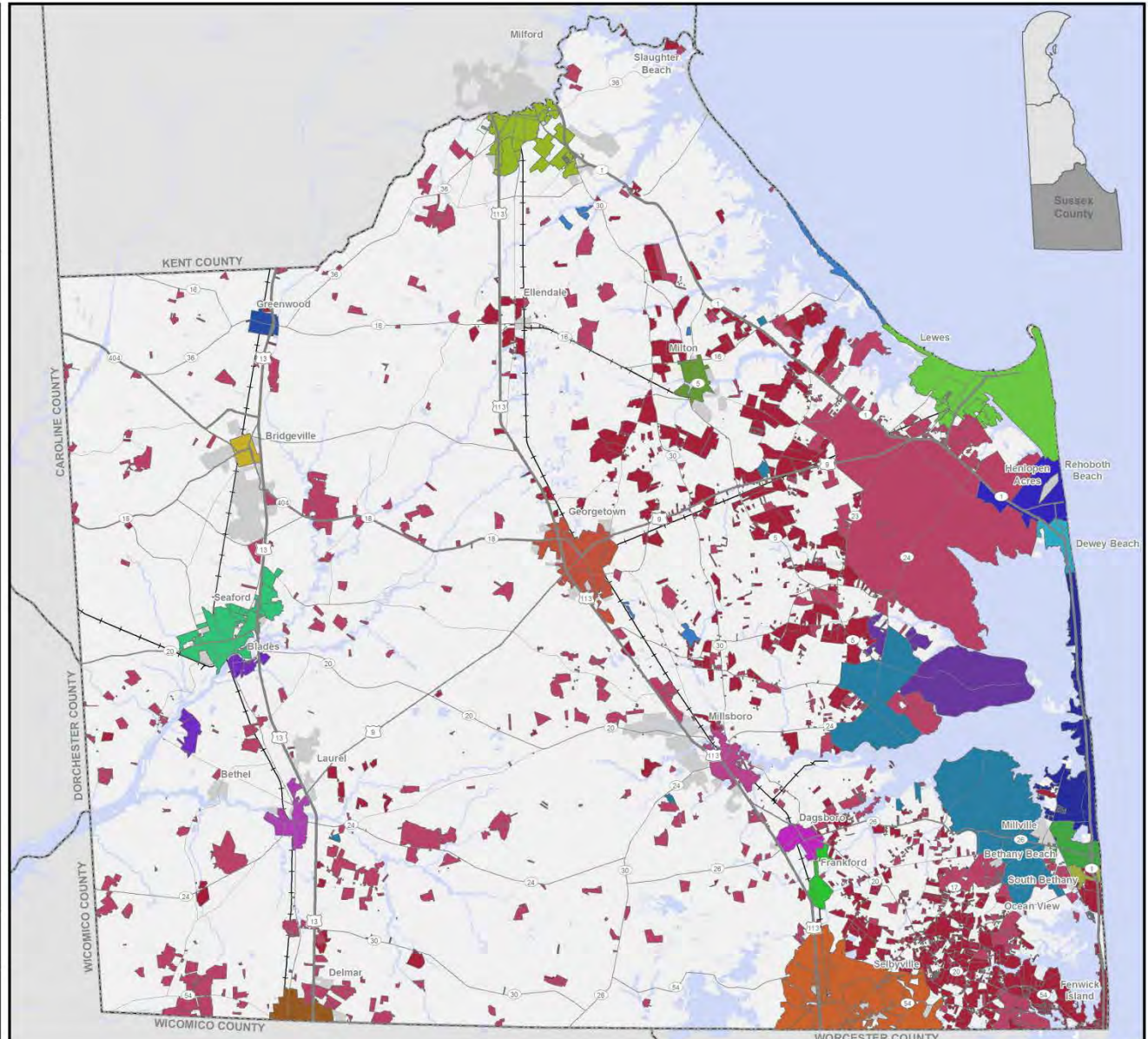
- Artesian Water Company, Inc.
- Abandoned
- Camden-Wyoming Sewer
- City of Milford
- City of Rehoboth
- City of Seaford
- J.H. Wikerson & Son
- Lewes Board of Public Works
- Long Neck Water Company
- Public Water Supply
- Southern Shores Water Company
- Sussex County Council
- Sussex Shores Water Company
- Tidewater Utilities, Inc.
- Town of Bethany Beach
- Town of Blades
- Town of Bridgeville
- Town of Dagsboro
- Town of Delmar
- Town of Frankford
- Town of Georgetown
- Town of Greenwald
- Town of Laurel
- Town of Millsboro
- Town of Milton
- Town of Selbyville

- Municipalities
- County Boundaries
- Rail Lines
- Major Rivers
- Waterbodies

Sources: DE FirstMap, Sussex County, DE Public Service Commission
Wastewater Service Data from 2016



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



UTILITIES



Sussex County
Comprehensive
Plan

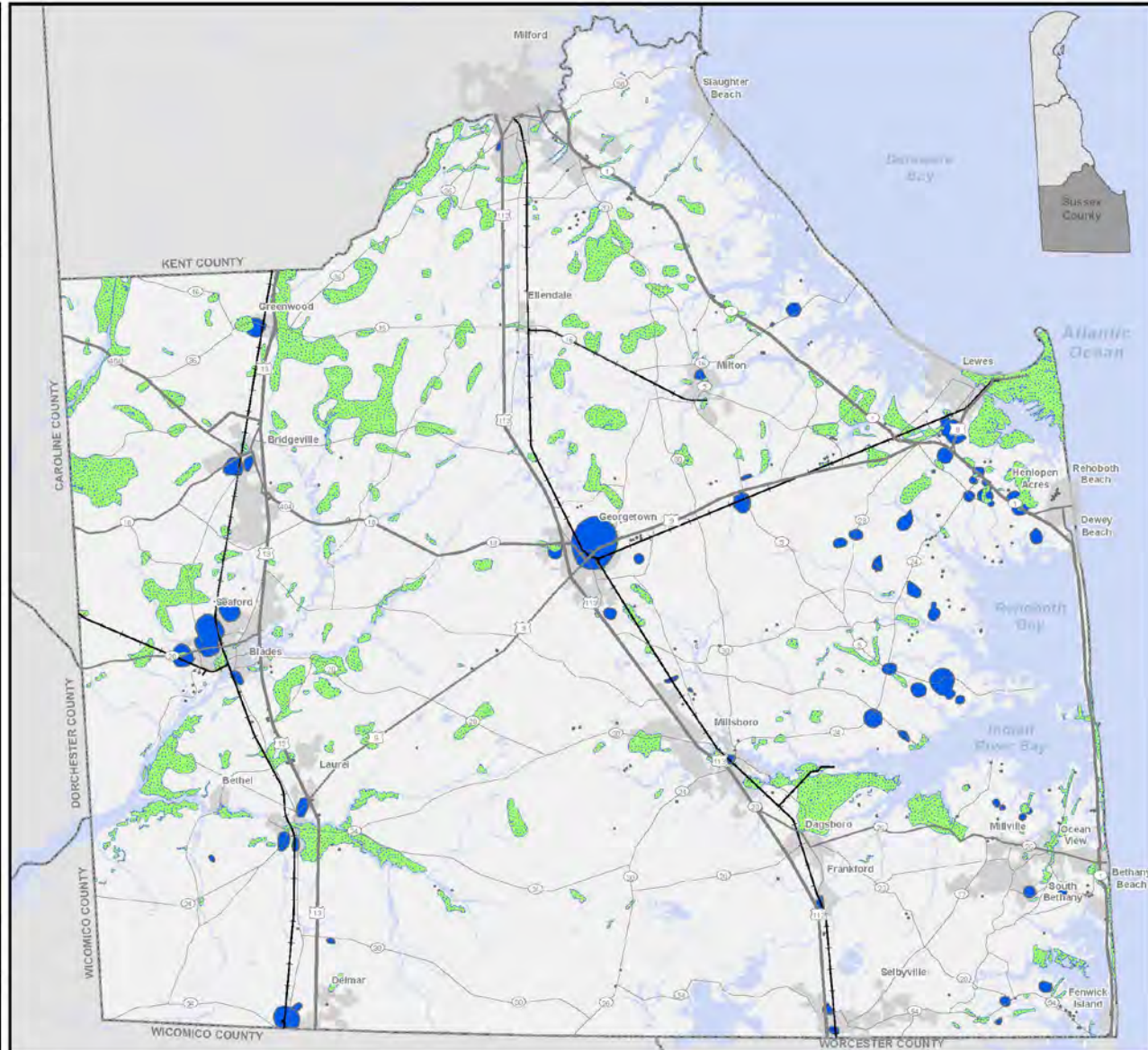
DRAFT Water Supply, Wellhead & Groundwater Recharge Areas

-  Excellent Recharge Areas
-  Well Head Protection Areas
-  Municipalities
-  Rail Lines
-  County Boundaries
-  Major Rivers
-  Waterbodies

Sources: DE FirstMap, Sussex County Mapping Dept.
DNREC
Groundwater Recharge Areas Data from 2015



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UTILITIES



Sussex County Aquifers	
Town / Subdivision	Aquifer
Angola	Columbia
Rehobeth / Lewes	Columbia / Manokin
Bethany Bay	Columbia / Manokin / Pocomoke
Bridgeville	Columbia / Cheswold / Frederica
The Meadows	Columbia
Sussex Shores	Columbia / Pocomoke
Town of Bethany Beach	Pocomoke / Manokin
Sea Colony	Manokin
Fenwick Island	Pocomoke
South Bethany	Pocomoke

Source: DNREC Division of Water

Number of Wells by Type	
Well Type	Total
Agricultural - Standard	5301
Agricultural - Within CPCN	5489
Aquifer Storage & Recovery - Standard	1
Dewater - Standard	1718
Domestic - Standard	45186
Fire Protection - Public	1
Fire Protection - Standard	36
Geothermal - Closed Loop	1794
Geothermal - Direct Exchange	1
Geothermal - Recharge	1065
Geothermal - Supply	769
Industrial - Standard	313
Irrigation - Standard	3698
Monitor - Direct Push	778
Monitor - Standard	3913
Monitor - Zone of Interest	72
Observation - Standard	5532
Other - Standard	1431
Public - Miscellaneous	994
Public - Standard	2146
Remediation I - Injection	232
Remediation R - Recovery	50
Soil Borings - Standard	742
Well Construction - Standard	7
Grand Total	81269

Source: DNREC Division of Water

UTILITIES



Estimated Projected Water Demand for Sussex County from Public Water Supplies		
Water Purveyor	2010 Peak Day Demand (mgd)	2030 Peak Day Demand (mgd)
Artesian Water Co.	2.61	6.69
Bethany Beach	1.13	1.28
Blades	0.25	0.27
Bridgeville	0.48	0.5
Dagsboro	0.1	0.11
Delmar	0.4	0.42
Frankford	0.19	0.21
Georgetown	1	1.2
Greenwood	0.09	0.1
Laurel	0.73	0.76
Lewes	1.93	2.25
Long Neck Water Co.	1.14	1.32
Milford	1.7	1.84
Millsboro	0.92	0.98
Milton	0.6	0.67
Rehoboth Beach	6.9	7.83
Seaford	1.91	2.03
Selbyville	0.34	0.4
Sussex Shores Water	1.03	1.28
Tidewater Utilities Inc.	7.04	18.69

Source: DNREC Division of Water; Delaware Geological Survey; University of Delaware
 Twelfth Report to the Governor and General Assembly Regarding the Progress of the Delaware Water Supply
 Coordinating Council
 Estimates of Water Supply & Demand for Kent County and Sussex County through 2030
 June 20, 2014

VISION



VISION



▶ VISION STATEMENT

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

VISION



► Public Input: What We Heard

Preserve rural character

Maintain rich historical legacy

Bring in more business

Provide affordable living

Maintain quality of Life

Preserve Farmland

Maintain access to beaches,
parks, and open space

Increase social and cultural
resources

Conserve natural resources

VISION



Draft 2018 Vision:

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

EARLY ELEMENT WORK



EARLY ELEMENT WORK



- ▶ 2008 Introduction →
- ▶ 2018 Proposed Framework
 - Introduction
 - Population and Demographics
 - Planning Process/Public Involvement
 - Vision, Goals, and Objectives

EARLY ELEMENT WORK



- ▶ **Introduction**
 - Overview of plan
 - Purpose of plan
 - Sussex County Landscape

- ▶ **Population and Demographics**
 - Population projections
 - Historical population trends
 - Regional population trends
 - Ethnicity and Race
 - Age
 - Gender
 - Implications of population growth

EARLY ELEMENT WORK



► Planning Process/Public Involvement

- Project Website/Web Comments
- Paper Comment Forms
- Interviews: County Council, P&Z, and other County Admin
- Focus Groups (Housing, Economic Development, Utilities Conservation, Agriculture/Forestry)
- Survey
- 15 public meetings
- Public hearings
- County Council and P&Z Workshops
- Planning and Zoning Commission Meeting Comp. Plan Agenda Items
- Other targeted outreach meetings
- Public outreach materials: factsheets, flyers, etc.

HISTORIC PRESERVATION



HISTORIC PRESERVATION



- ▶ **What is Historic Preservation?**
 - Historic Preservation, as defined by the National Trust for Historic Preservation, is identifying, protecting, and enhancing buildings, places, and objects of historical and cultural significance.

HISTORIC PRESERVATION



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

HISTORIC PRESERVATION



► NATIONAL REGISTER OF HISTORIC PLACES

- The Department of the Interior, through the National Park Service, designates historic districts and individual structures and properties at the federal level.
- Federally-designated resources are included on the National Register of Historic Places which is a list of districts, sites, buildings, and structures designated as historic by the federal government.
- The national register was established under the National Historic Preservation Act of 1966.
- A listing on the national register is an acknowledgement and an honorary status. Individual properties listed on the National Register or within a National Register District may qualify for certain tax incentives. National Register listed status offers some protections if the threat is from a project that is federally funded, a federal action, or requires a federal permit through the Section 106 process of the National Historic Preservation Act.
- National Register listed status does not place restrictions on what a property owner may do with the property.

HISTORIC PRESERVATION



► LOCAL HISTORIC DISTRICTS

- Municipalities can also implement historic preservation at the local level such as through a zoning ordinance overlay or an independent historic preservation ordinance.
- A local historic district is a geographic area containing a group of sites that have been declared to be historically (or architecturally) significant by the municipality.
- The local district grants the greatest level of protection under the law over any federal or state designation because of the grassroots nature of the designation.

HISTORIC PRESERVATION



► Historic Preservation Work in Sussex

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

HISTORIC PRESERVATION



Sussex County
Comprehensive
Plan

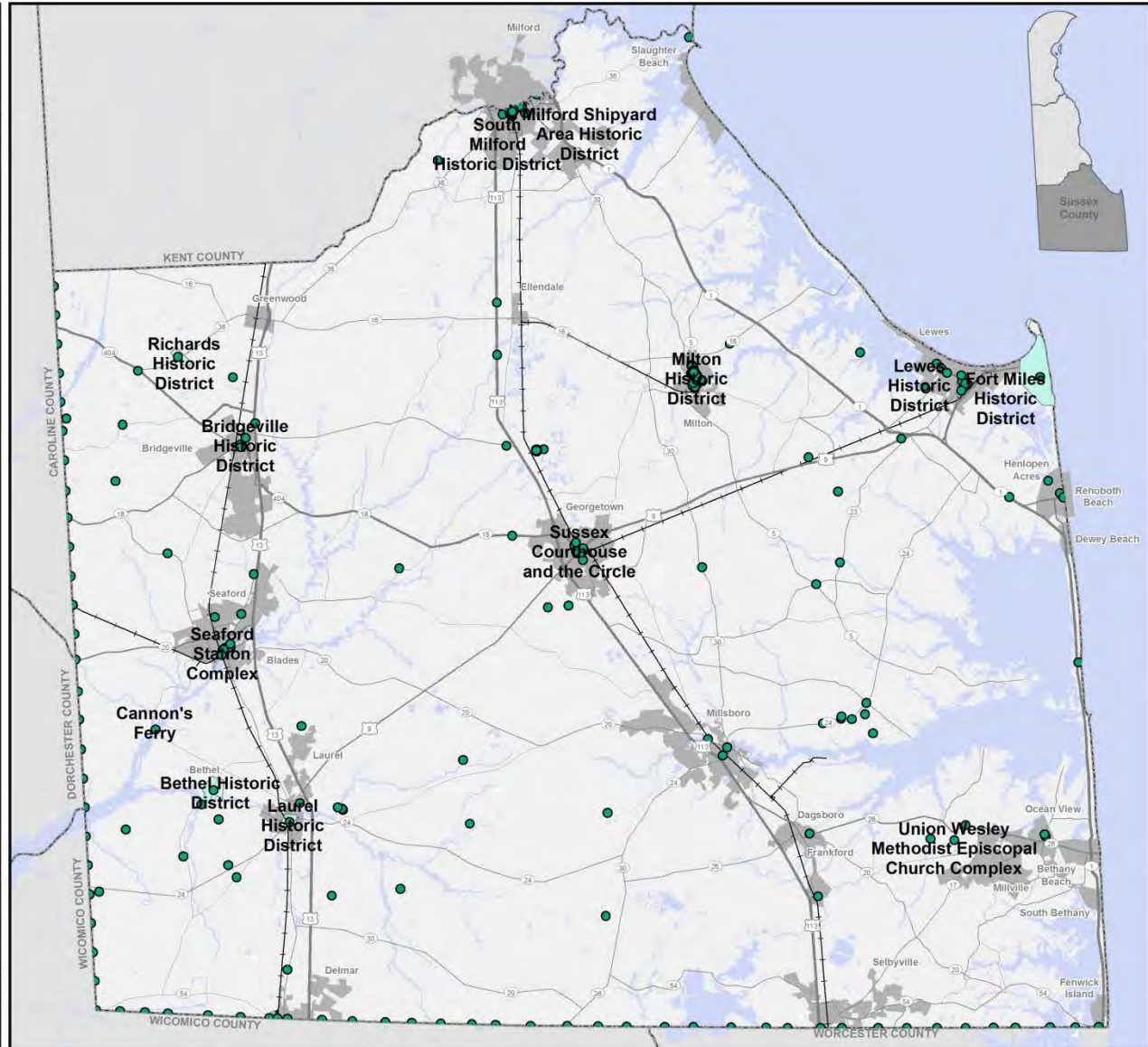
National Register Historic Places and Districts

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

Sources: DE FirstMap



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HISTORIC PRESERVATION



► 2008 Historic Preservation Strategies:

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

HISTORIC PRESERVATION



► 2008 Historic Preservation Strategies:

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

HISTORIC PRESERVATION



► 2008 Historic Preservation Strategies:

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

HISTORIC PRESERVATION



- ▶ **2008 Historic Preservation Strategies:**
 - Integrate historic preservation criteria into the County's development review process. Require information about a site's historic status to be included as part of the application. Establish historic character as one of the criteria used in variance and conditional use decisions made by the County.



HISTORIC PRESERVATION

- ▶ **2018 Historic Preservation Goals and Objectives:**
- ▶ **Goal: Preserve the historic and cultural resources in the County**
 - Objective 7.1.1 Document existing historic and cultural resources in the County
 - Objective 7.1.2 Identify additional historic sites to preserve
 - Objective 7.1.3 Pursue Certified Local Government Status through the State
 - Objective 7.1.4 Mitigate the negative effects of proposed development on significant historic resources in the County
 - Objective 7.1.5 Develop, enhance, and promote heritage tourism opportunities

HISTORIC PRESERVATION



- ▶ **2018 Historic Preservation Goals and Objectives:**
- ▶ **Goal: Provide a comprehensive approach to historic preservation planning in the County**
 - Objective 7.2.1 Continue to provide historic preservation assistance to municipalities in Sussex County
 - Objective 7.2.2 Serve as a comprehensive clearinghouse for technical information on historic preservation to local officials and the public
 - Objective 7.2.3 Continue to support state, non-profit, and private property owner historic preservation efforts in the County

HISTORIC PRESERVATION



- ▶ **2018 Historic Preservation Strategies Discussion
(Below Items For Discussion Purposes Only):**
 - Continue coordination with State, Preservation Delaware, and other such as Center for Historic Architecture at Univ. of Delaware
 - Example: Participation on State Review Board for Historic Preservation
 - Promote historic tourism
 - Example: historic byways

HISTORIC PRESERVATION



- ▶ **2018 Historic Preservation Strategies Discussion (Below Items For Discussion Purposes Only):**
 - **Integrate historic preservation criteria into development review process**
 - **Example: Require information about a site's historic status as part of application**
 - **Example: Establish historic character as one of the criteria used in variance and conditional use decisions**
 - **Seek certified local government status**
 - **Would provide access to grants historic preservation-related projects and projects**



HISTORIC PRESERVATION

- ▶ **2018 Historic Preservation Strategies Discussion
(Below Items For Discussion Purposes Only):**
 - **Promote opportunities for adaptive reuse**
 - Example: Seeking public-private partnerships
 - **Continuing education through partnerships**
 - Example: Working with Department of education to incorporate history into the classroom

FUTURE LAND USE



FUTURE LAND USE



► Future Land Use Plan

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

FUTURE LAND USE



► 2008 Future Land Use Plan Planning Areas

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



Sussex County Comprehensive Plan

THE SUSSEX PLAN

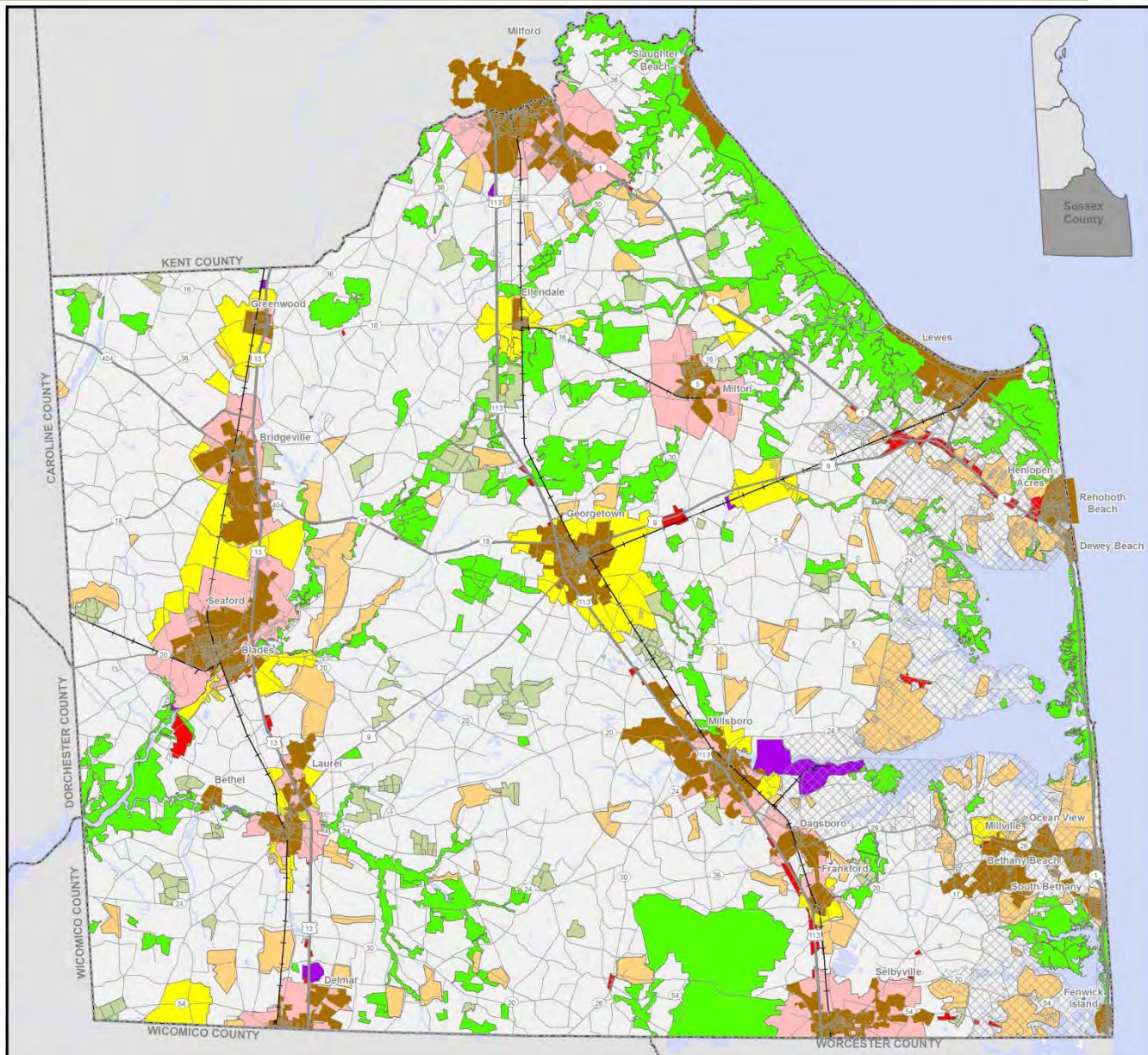
2008 Comprehensive Plan Future Land Use

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

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

**McCORMICK
TAYLOR**

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FUTURE LAND USE



► Town Centers

- Part of municipal future annexation areas
- Range of housing types (medium to high density residential, 4–12 units per acre)
- Commercial and retail complement adjacent areas

► Developing Areas

- Newer, emerging growth areas
- Located near main arterial roads
- Mostly within future annexation areas
- Potential to be served by water and sewer
- Range of housing types (2 units per acre with density bonus option to go to 4)

FUTURE LAND USE



- ▶ **Environmentally Sensitive Developing Areas**
 - Desirable locations for new housing
 - Contain ecologically important wetlands and coastal lands
 - Range of housing types
 - Overlay so underlying density (most 2 units per acre, up to 4 units with density bonus)
 - Option to net out tidal wetlands when calculating net tract size

- ▶ **Mixed Residential Areas**
 - Existing residential development and lands where res. Development proposed under GR and MR zoning districts
 - Non-residential development not encouraged
 - 4 units per acre SF; 12 units per acre MF
 - Central water and sewer preferred

FUTURE LAND USE



► Highway Commercial

- Highway commercial corridors, shopping centers and other large commercial vicinities geared towards vehicular traffic.
- Also appropriate for hotels, motels, car washes, auto dealerships, lumberyards and other larger scale commercial uses not primarily targeted to the residents of immediately adjacent residential areas.

► Planned Industrial

- Larger industrial uses including heavier industry, light industry, warehousing, and flex space

► Low Density Areas

- AR-1

FUTURE LAND USE



► Future Land Use Plan versus Zoning

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

Table 8
Recommended Densities and Uses

Comprehensive Plan Use	Applicable Zoning Districts
Low Density Agricultural / Residential Area Allowable units based on three-quarter acre lot size Clustering allowed to 1/2-acre lot size	Agricultural Preservation Districts and Preservation Easements Agricultural Residential District (AR-1) Neighborhood Business District (B-1) Bio-Tech Industry Agriculturally Related Industries Commercial-Residential District (CR-1)
Low to Medium Density Environmentally Sensitive Developing Area Density is based on underlying zone	Agricultural Preservation Districts and Preservation Easements Agricultural Residential District (AR-1) Neighborhood Business District (B-1) Medium Density Residential District (M-R) General Residential District (GR) Commercial-Residential District (CR-1) Marine District (M) Limited Industrial District LI-1) Light Industrial District (LI-2)
Medium Density Developing Areas Four dwelling units/acre base density. (Higher densities may be permitted if area is adjacent to Town Center or other High Density Developed Areas)	Agricultural Preservation Districts and Preservation Easements Agricultural Residential District (AR-1) Neighborhood Business District (B-1) Medium Density Residential District (MR) General Residential District (GR) High Density Residential District (HR-1 & HR-2) Commercial-Residential District (CR-1) Marine District (M) Limited Industrial District (LI-1) Light Industrial District (LI-2) Heavy Industrial District (HI-1) New Commercial District
High Density Town Center Four to twelve dwelling units/acre gross density. (Or highest density allowed in adjacent municipality)	Neighborhood Business District (B-1) Medium Density Residential District (MR) General Residential District (GR) High Density Residential District (HR-1 & HR-2) Commercial-Residential District (CR-1) Marine District (M) Limited Industrial District (LI-1) Urban Business District (UB) New Commercial District
Commercial District	Neighborhood Business District (B-1) Commercial-Residential District (CR-1) New Commercial District
Industrial District	Limited Industrial District (LI-1) Light Industrial District (LI-2) Heavy Industrial District (HI-1)



Sussex County Comprehensive Plan

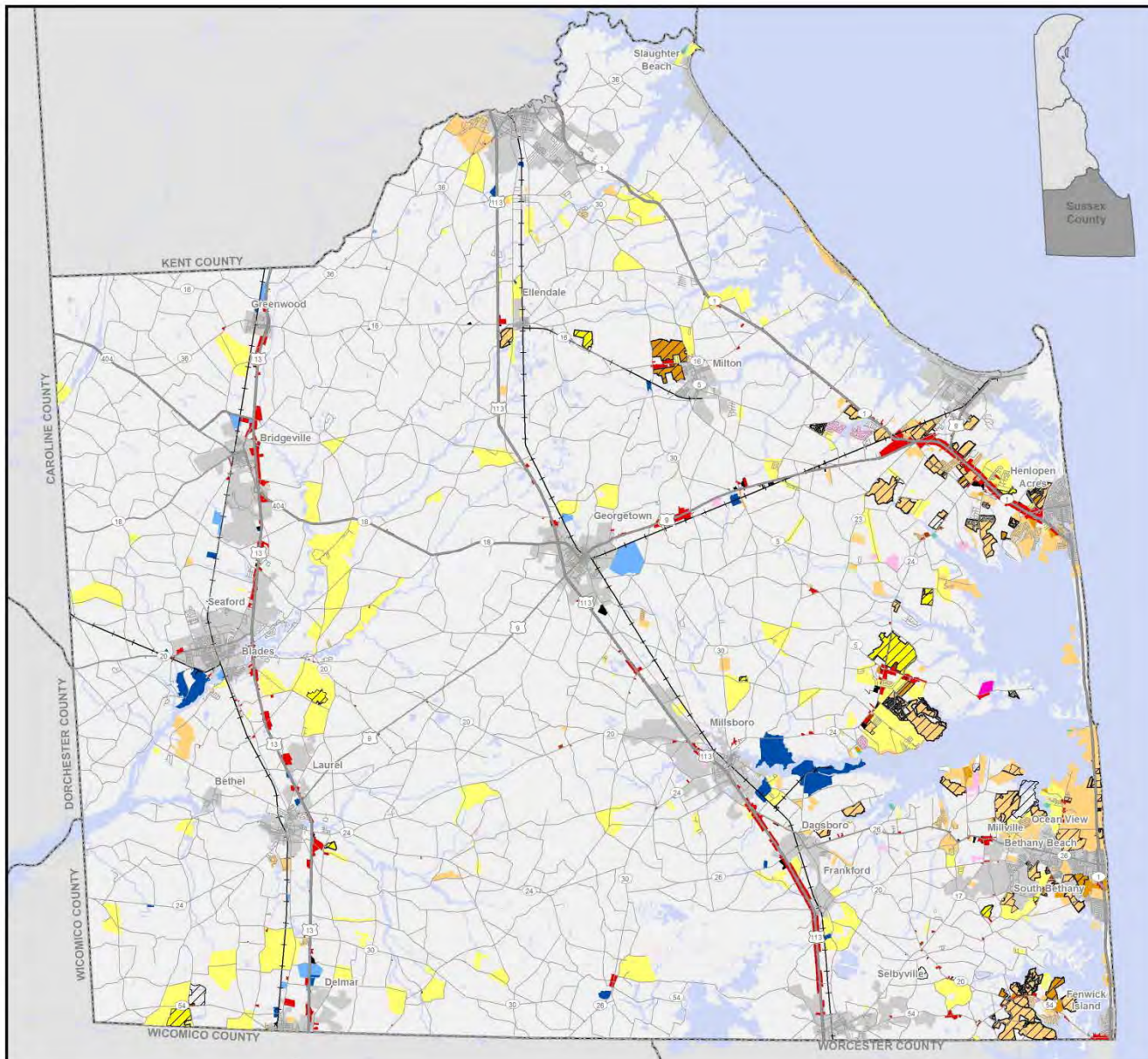
2016 Zoning

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

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



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FUTURE LAND USE



► Considerations of Future Land Use Categories

- Additional commercial zones currently being considered by County. Does Highway Commercial future land use category still make sense?
- Is a new name needed for the ESDA?

FUTURE LAND USE



► Future Land Use Map Considerations

- Do lands in future annexation areas need to be reclassified in a different land use category now?
- Were there zoning map changes since 2008 that now contradict the future land use category?
- Are there new developing areas?

FUTURE LAND USE



► Development of Alternative Futures

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

FUTURE LAND USE

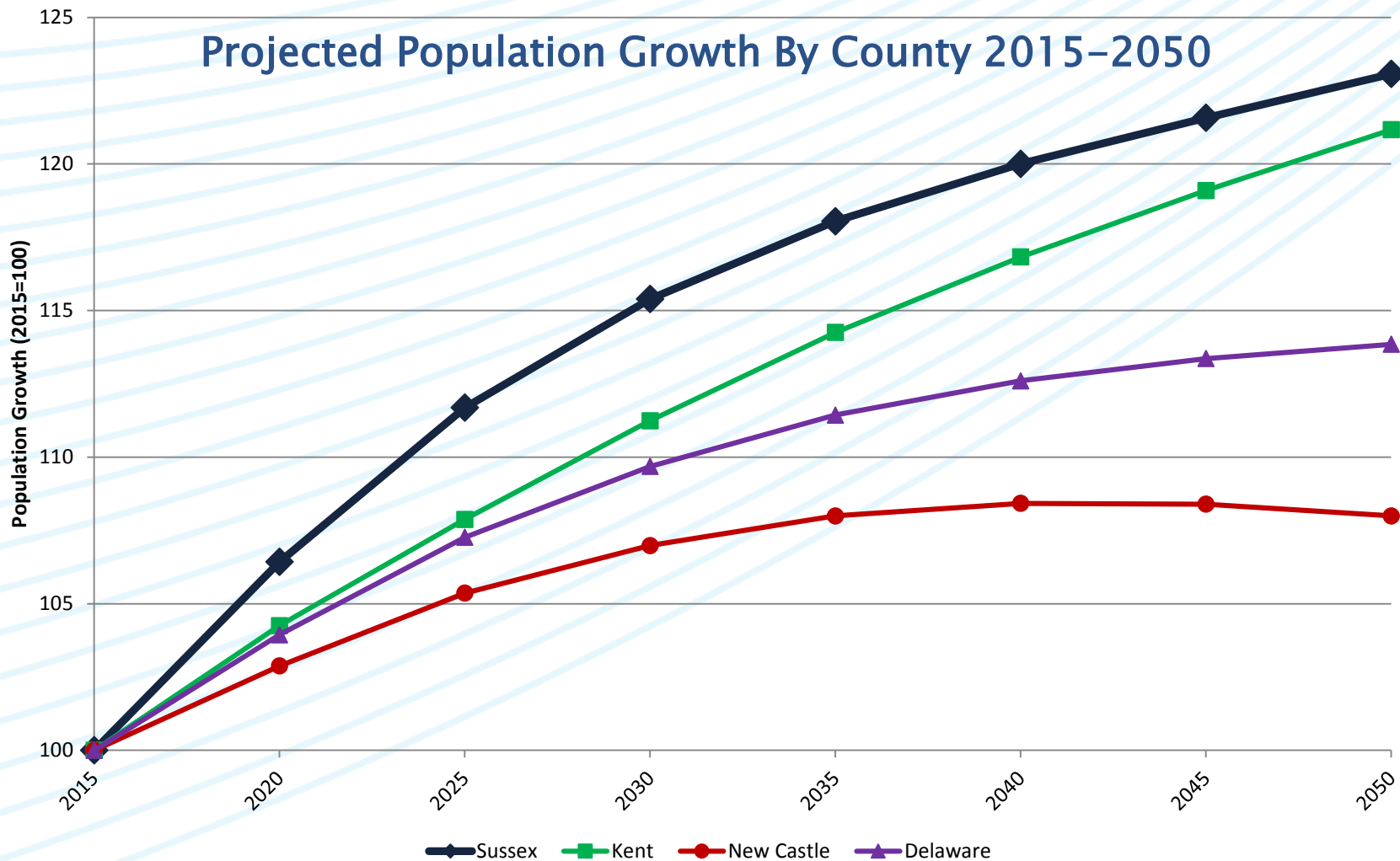


Delaware Population Consortium Population Projections

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

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

FUTURE LAND USE



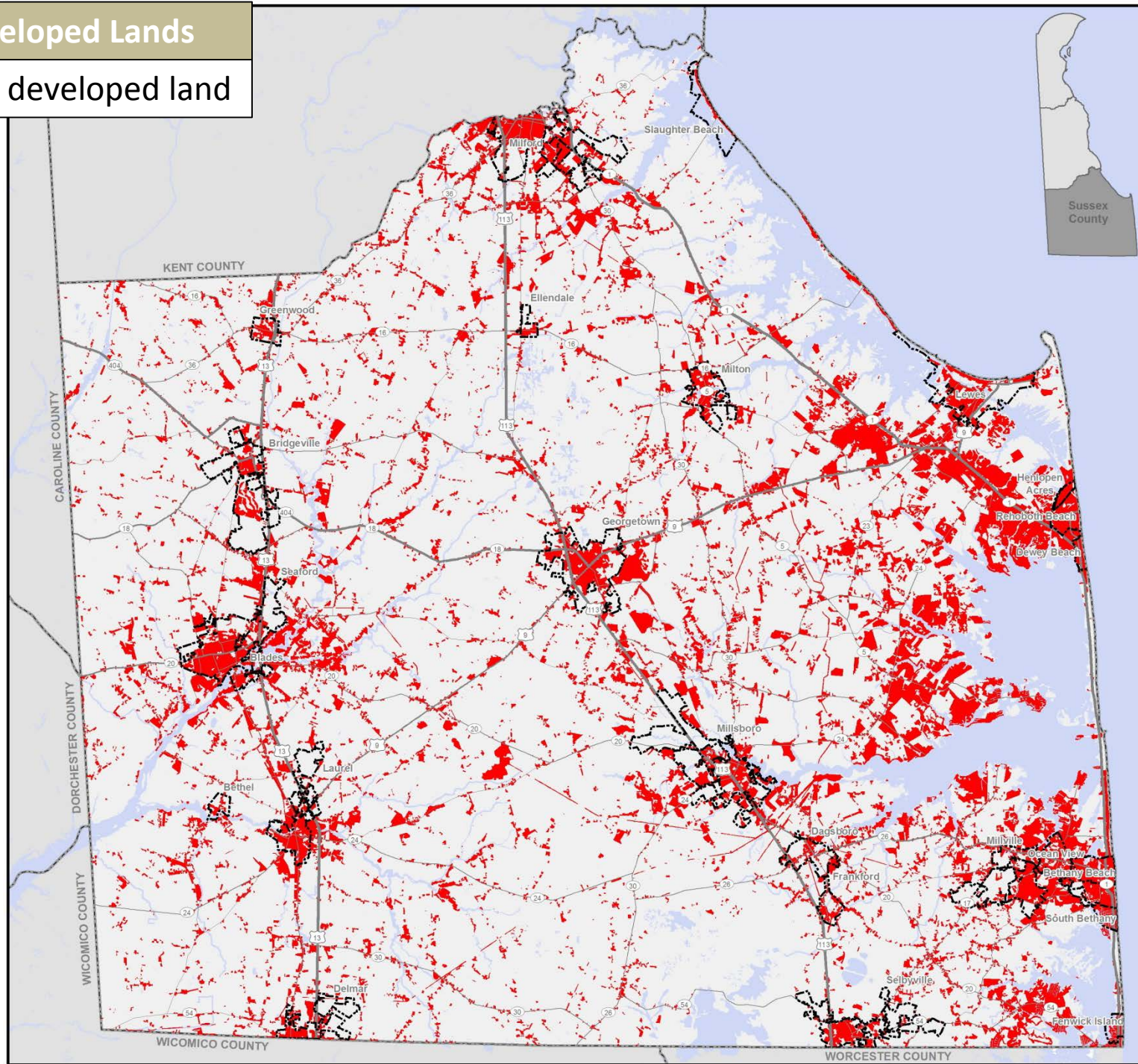
FUTURE LAND USE



- ▶ **Where are these additional 46,500 people going to go?**
 - Average household size in Sussex County is 2.5
 - = approximately **18,600** households
 - 131,418 existing housing units (Census 2015 estimate)
- ▶ **Considerations:**
 - Centralize growth over next 30 years into certain areas?
 - Engage in redevelopment and infill?
 - Changes in density?
 - How to balance growth with conservation of farmland and environmentally sensitive areas?

Existing Developed Lands

91,000 acres of developed land

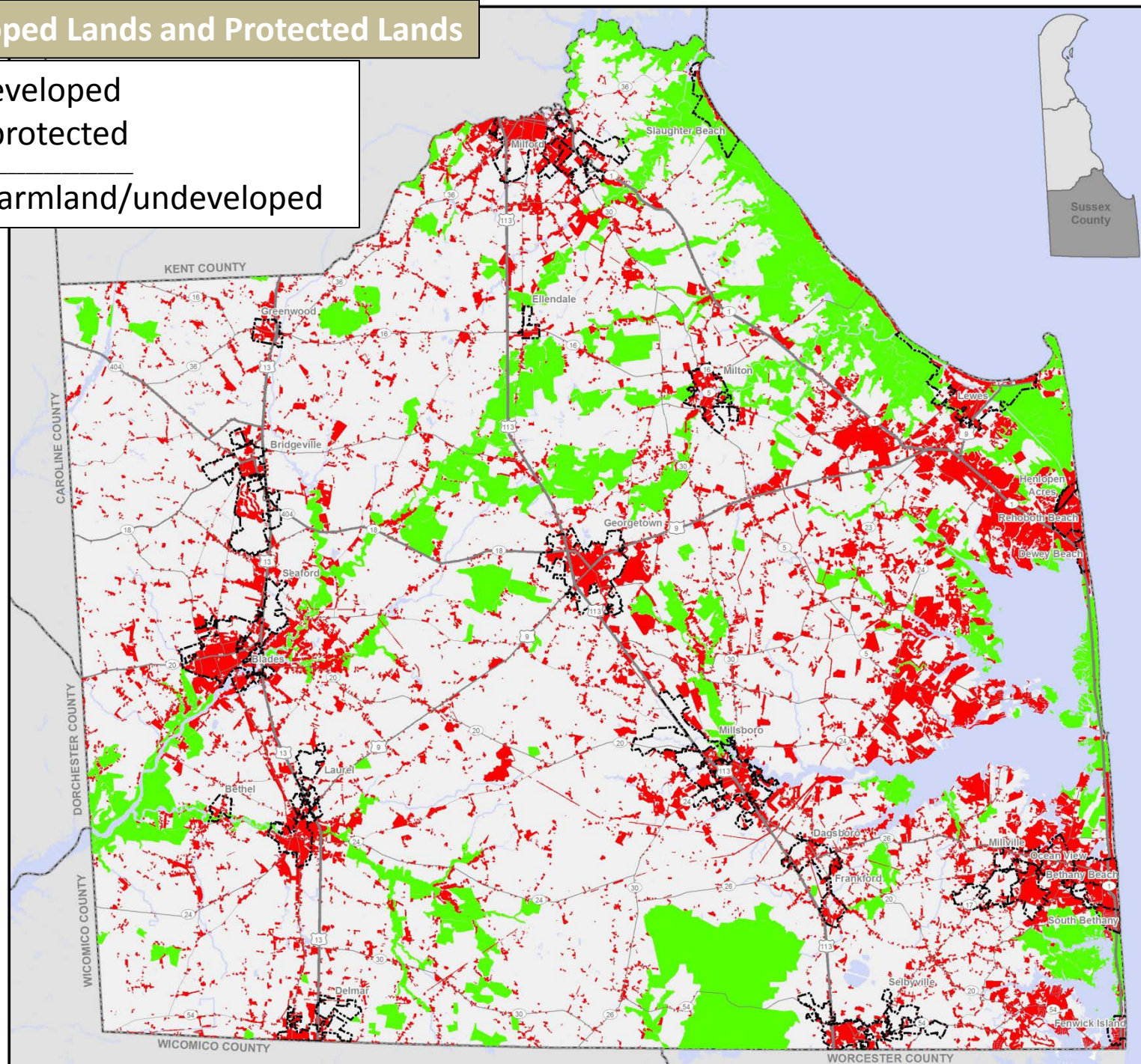


Existing Developed Lands and Protected Lands

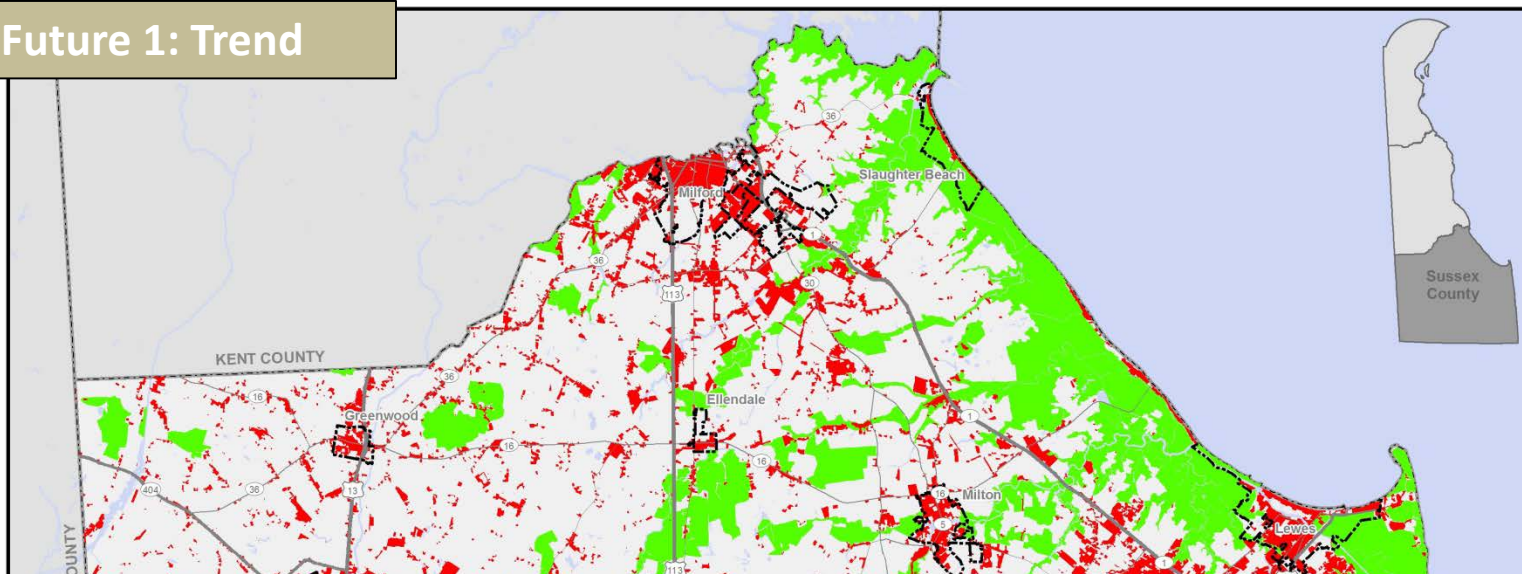
91,000 acres developed

161,251 acres protected

326,149 acres farmland/undeveloped

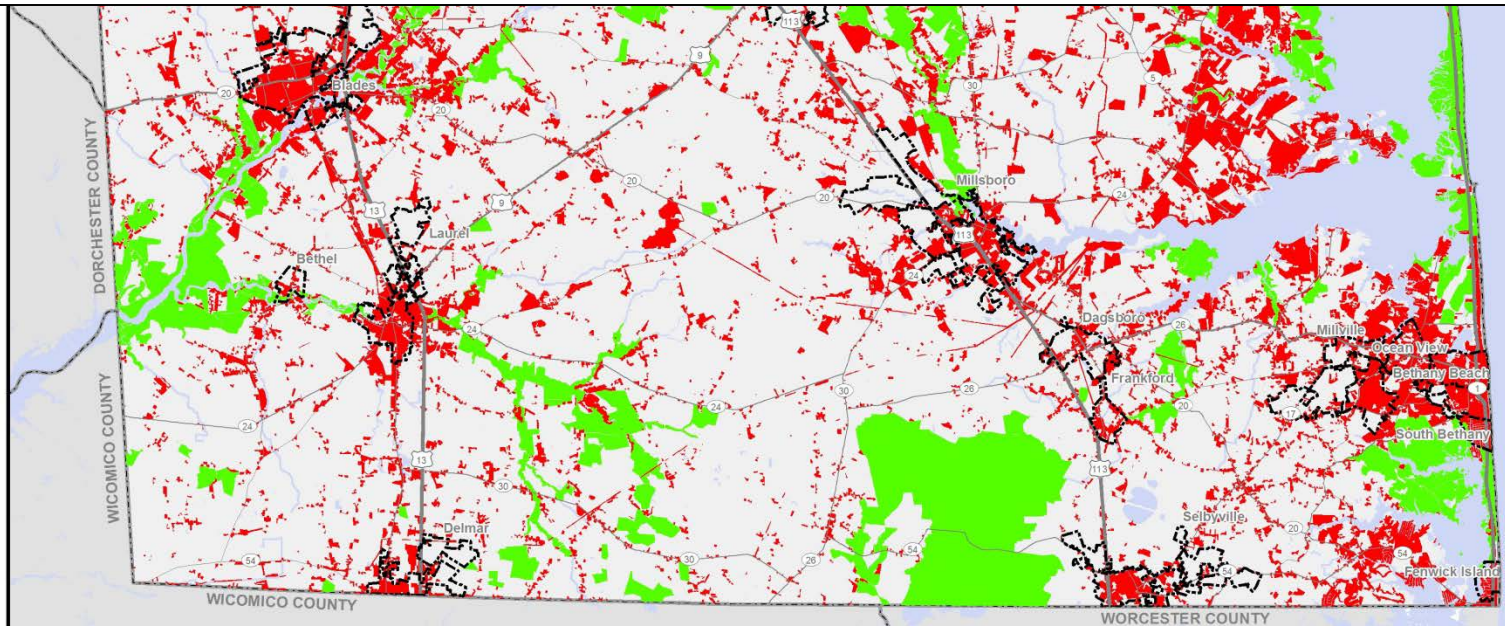


Alternative Future 1: Trend



ALTERNATIVE I: Trend

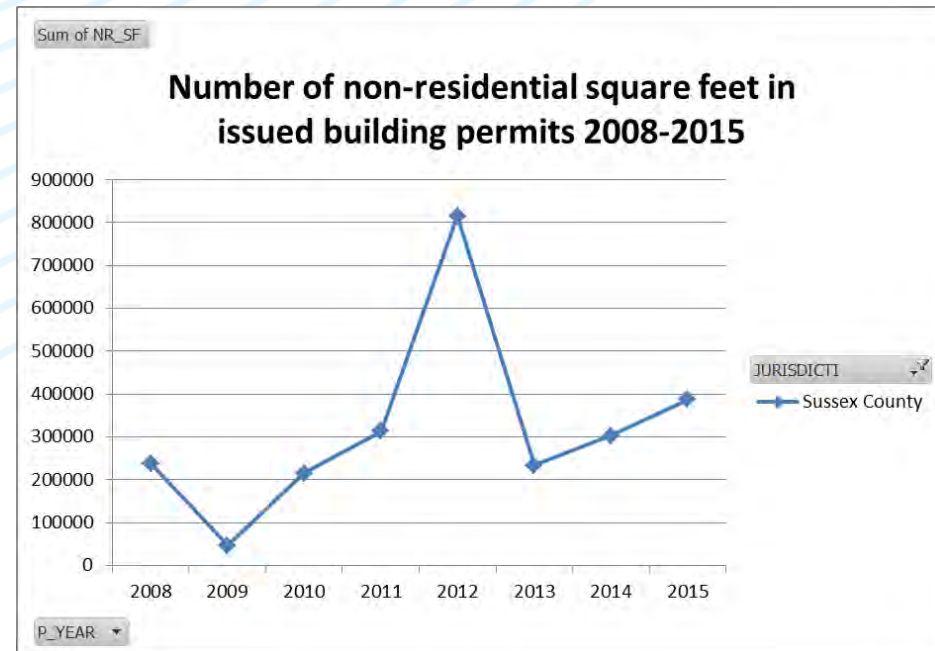
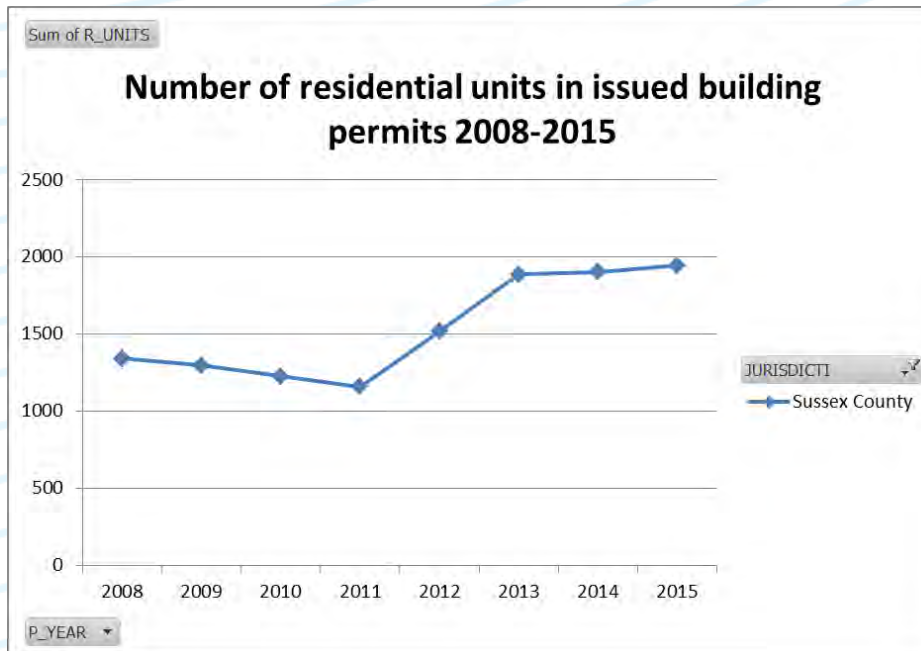
- Growth continues in the same pattern and pace in Sussex as trend



FUTURE LAND USE



- **Development Trends (2008–2015)**
 - **Sussex County Unincorporated Areas**
 - 12,275 residential units
 - 2.6 million non-residential square feet



Source: Delaware Office of State Planning Coordination 2008-2015 Building Permit Data






Sussex County Comprehensive Plan

Development Activity

-  Municipalities
-  Approved Development Applications
-  Building Permits

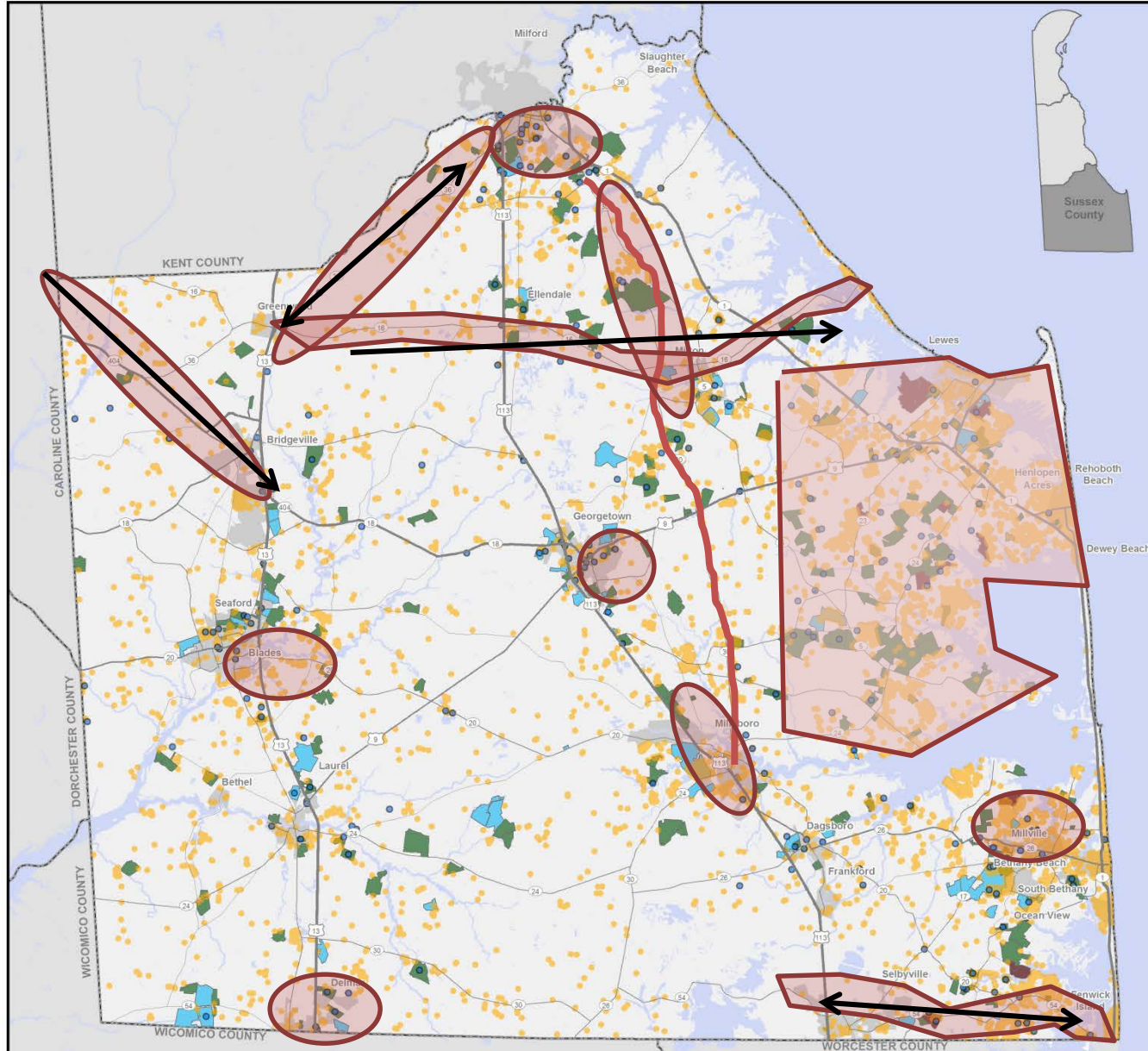
PLUS Project Types

-  Rezoning and Site Plan Review
-  Site Plan Review
-  Subdivision

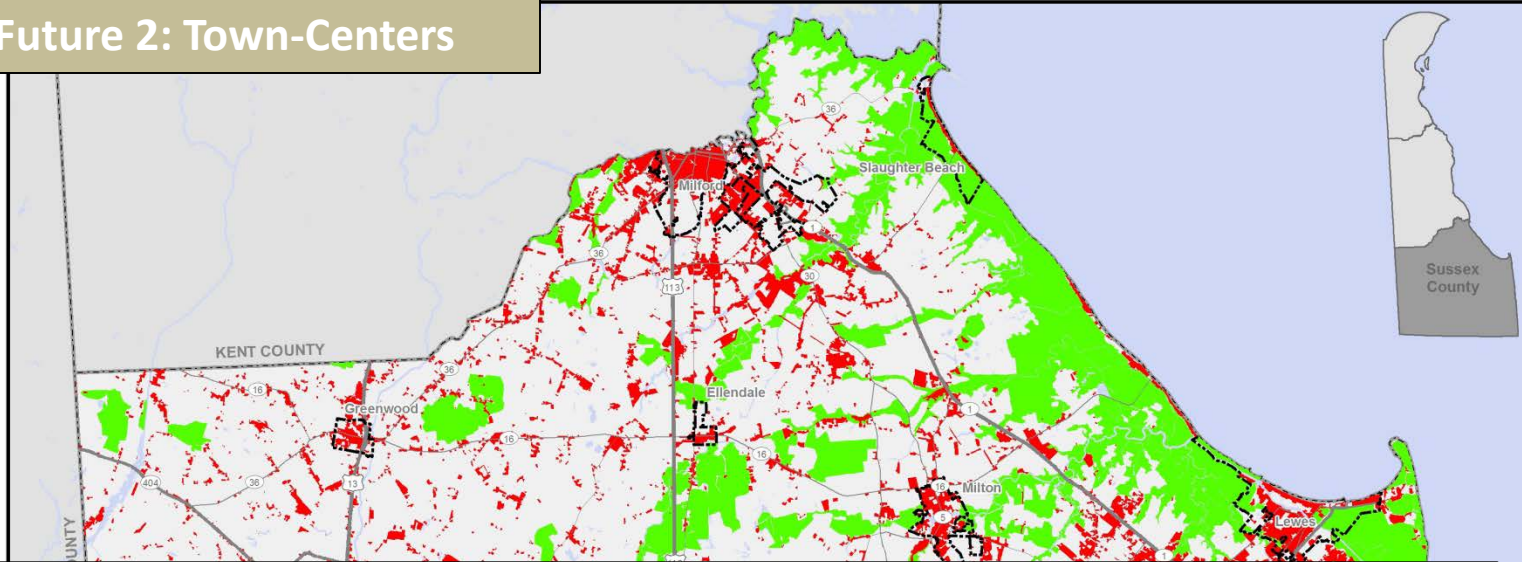
Sources: DE FirstMap, Sussex County Mapping Dept.,
DE Office of State Planning Coordination.



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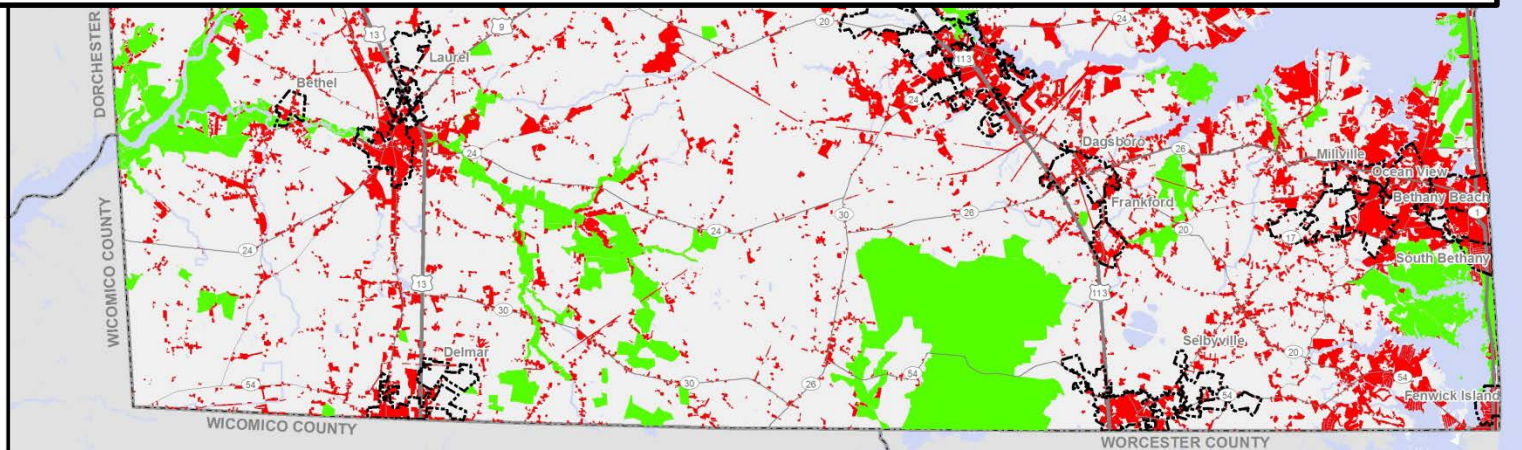


Alternative Future 2: Town-Centers

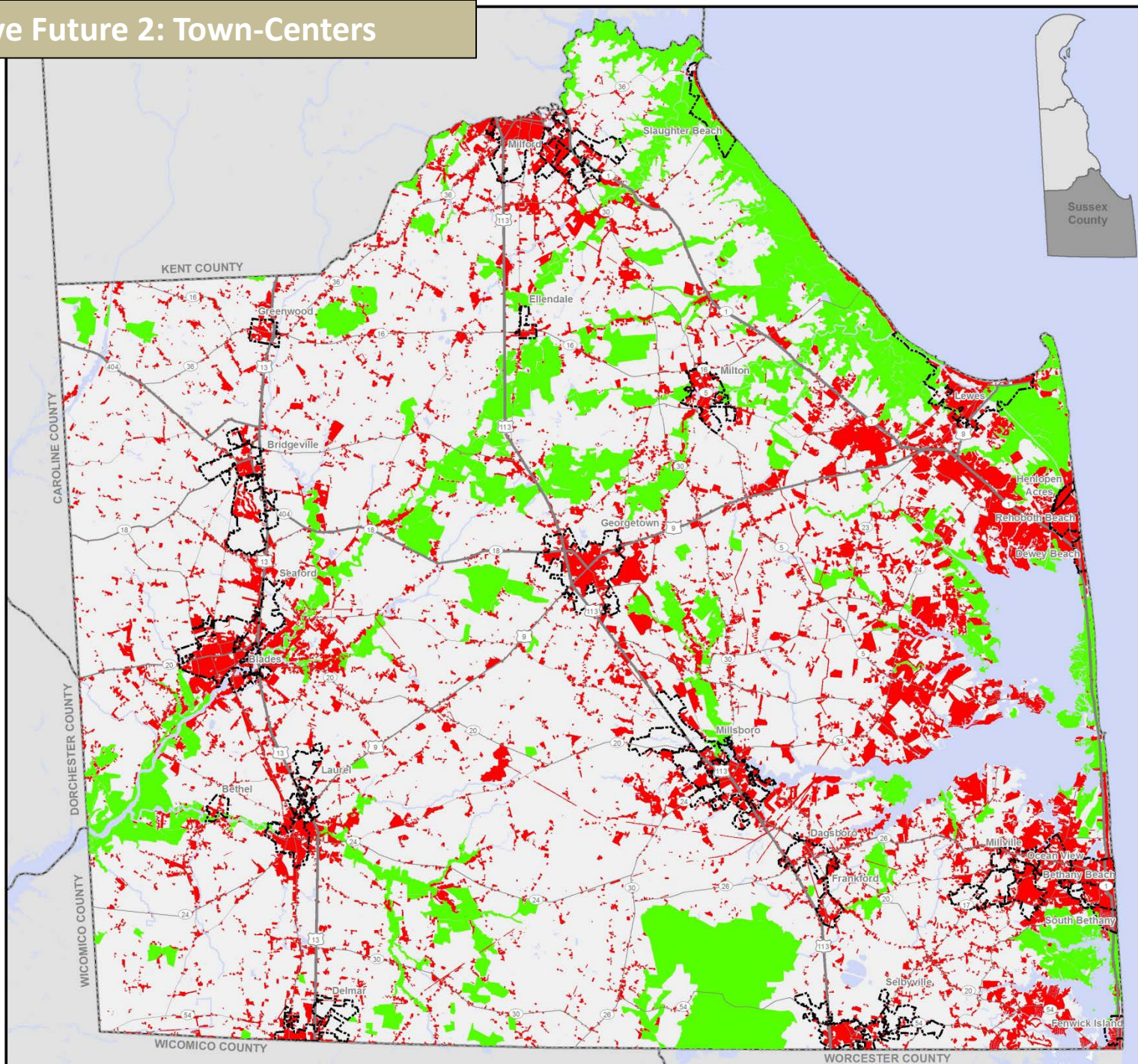


ALTERNATIVE 2: Town-Centers

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

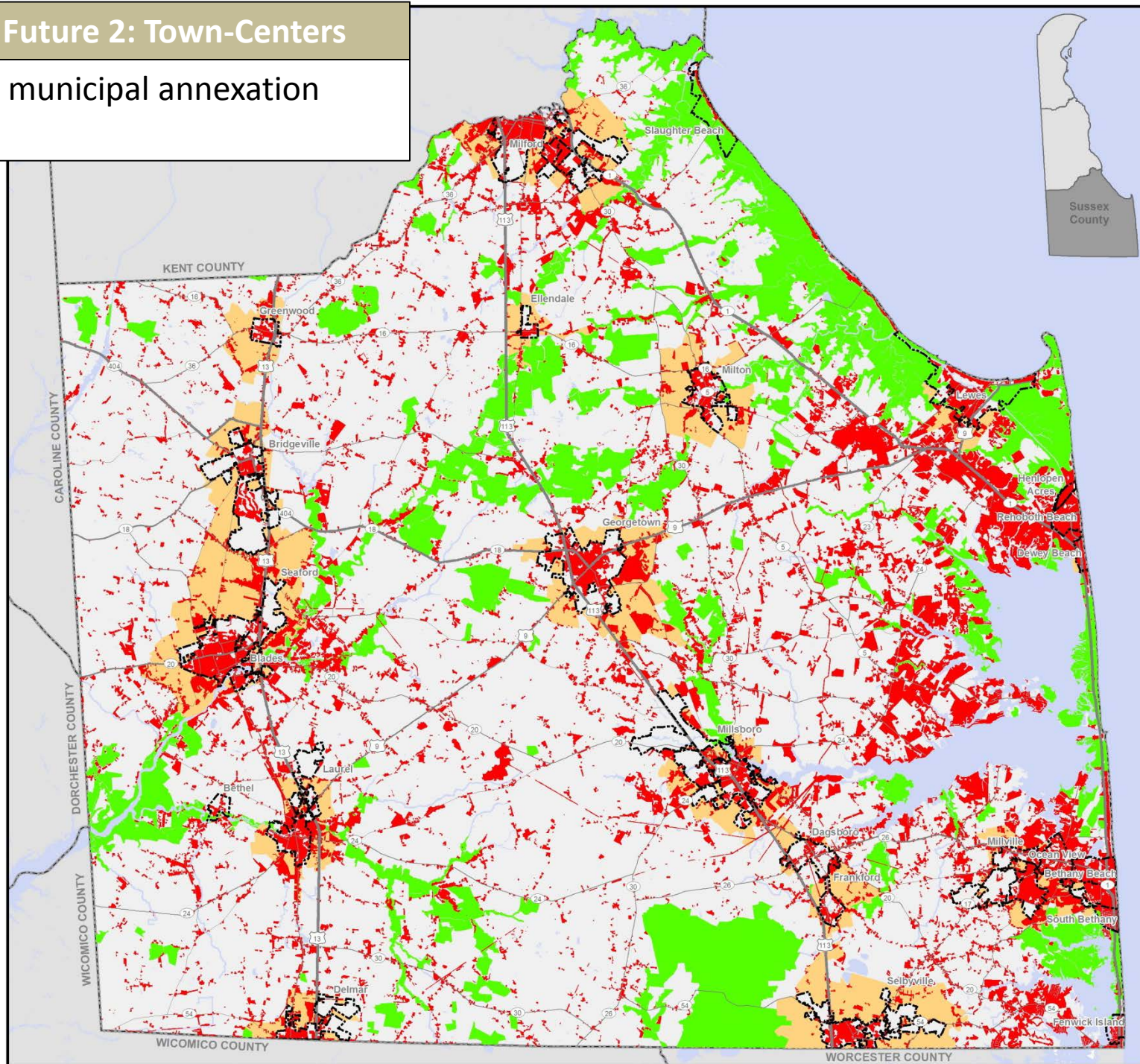


Alternative Future 2: Town-Centers



Alternative Future 2: Town-Centers

57,824 acres in municipal annexation
areas



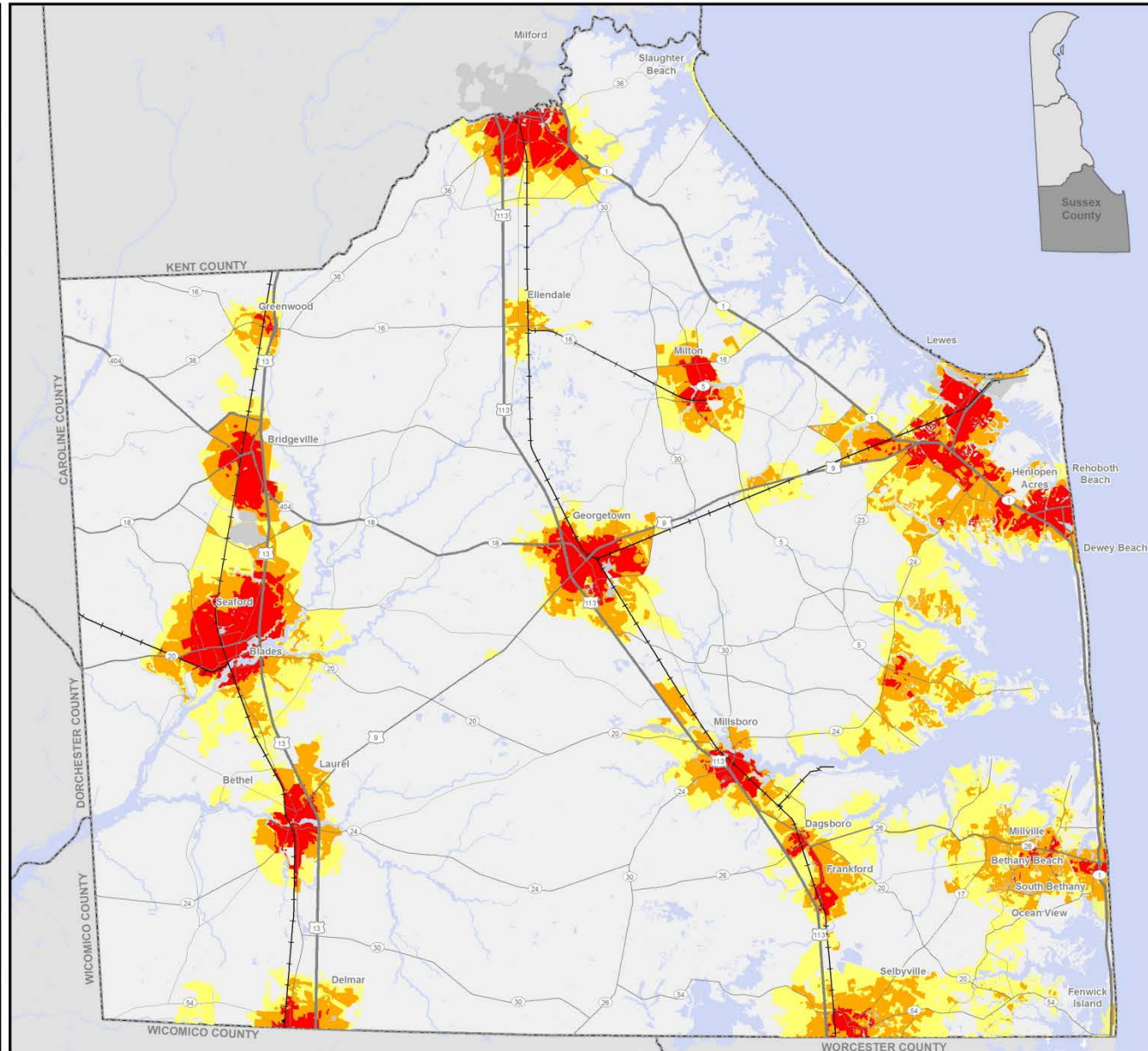


Sussex County Comprehensive Plan

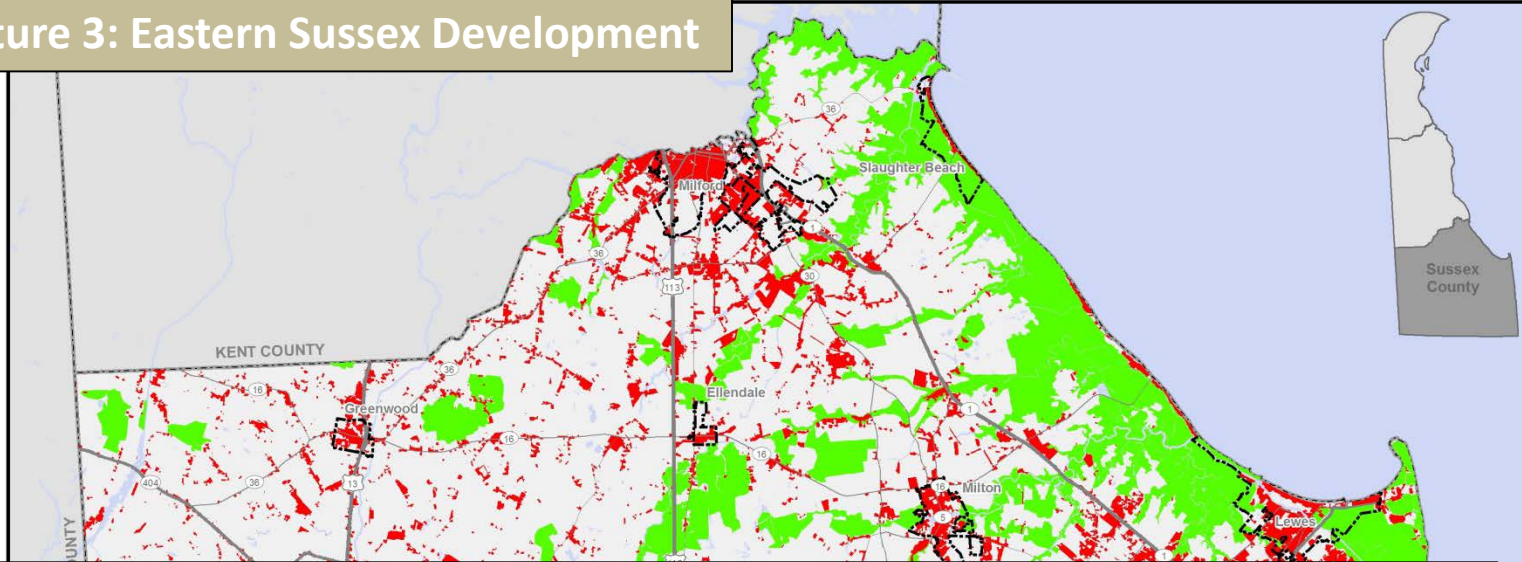
Strategies for State Policies and Spending

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

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

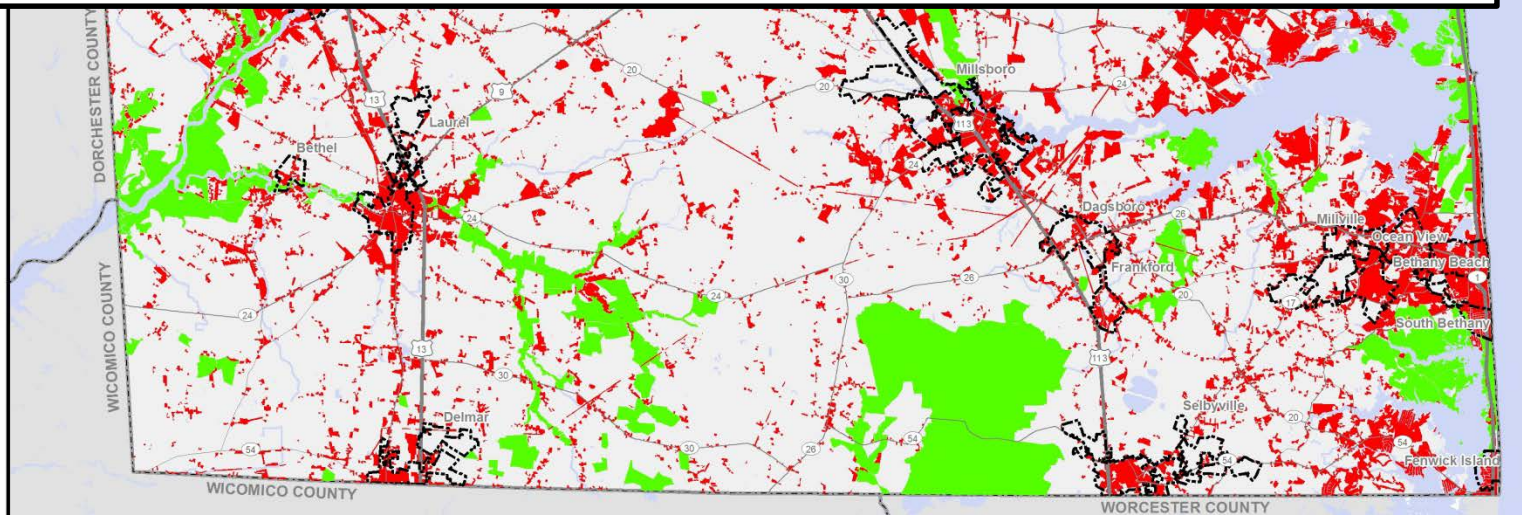


Alternative Future 3: Eastern Sussex Development



ALTERNATIVE 3: Eastern Sussex Development

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





Sussex County Comprehensive Plan

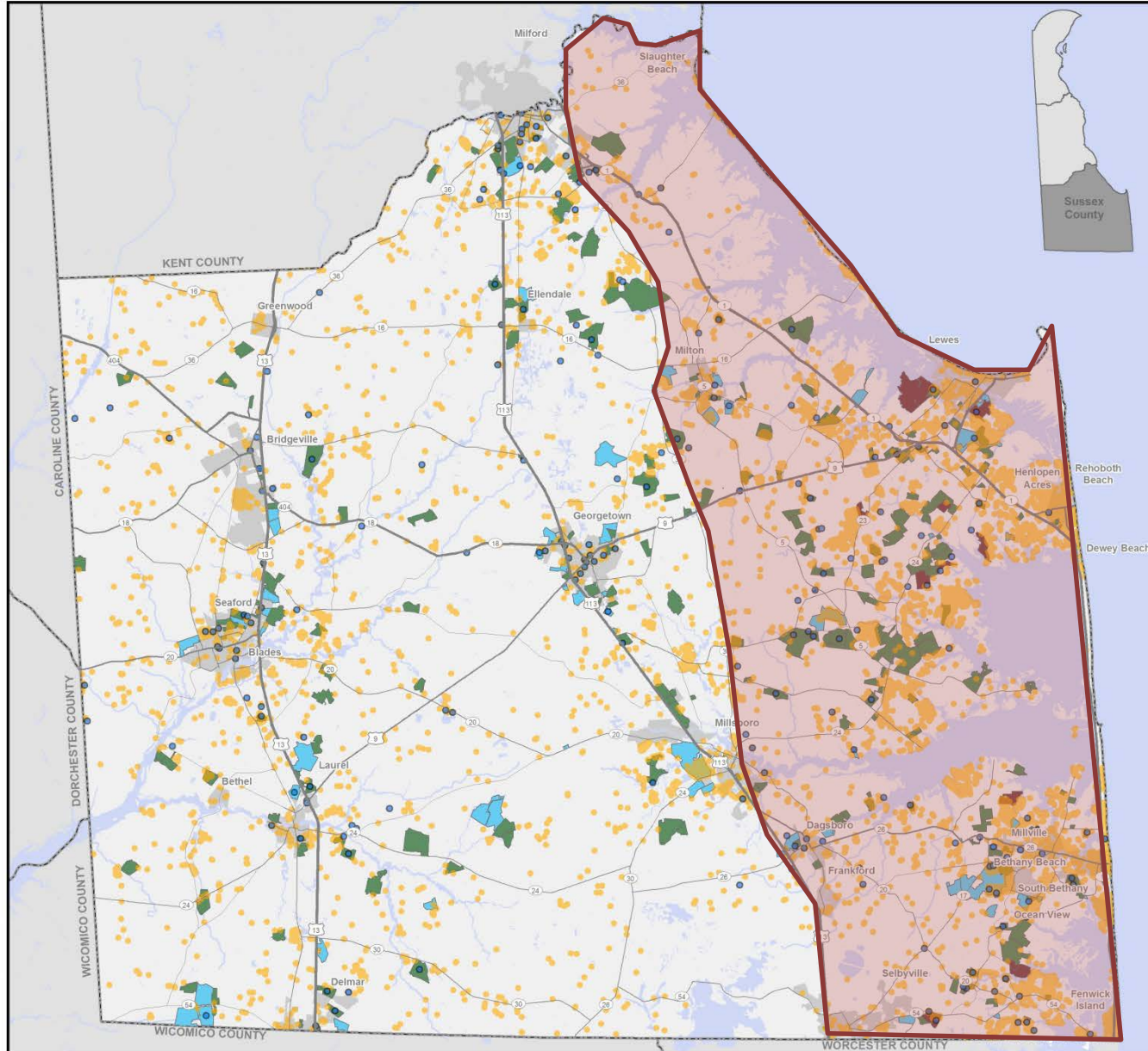
Development Activity

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

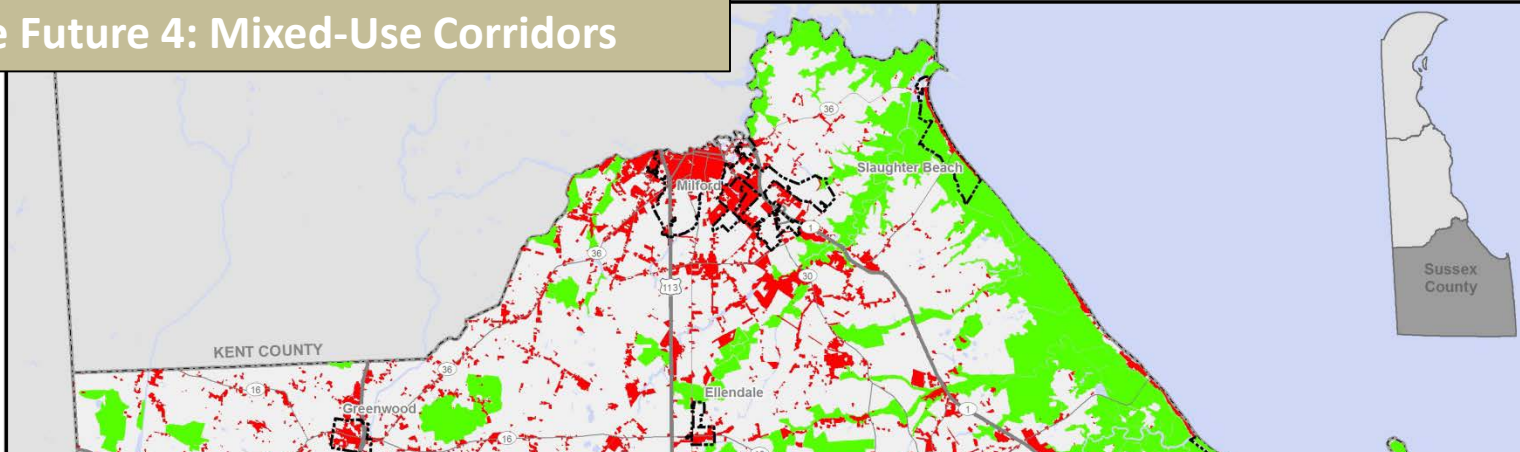
Sources: DE FirstMap, Sussex County Mapping Dept.,
DE Office of State Planning Coordination.



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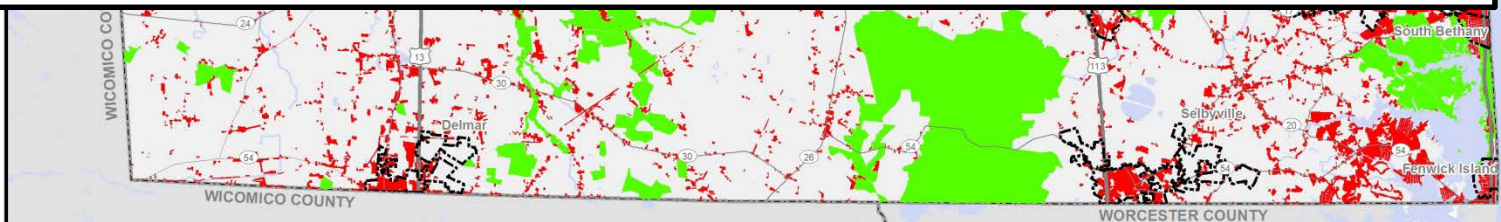


Alternative Future 4: Mixed-Use Corridors

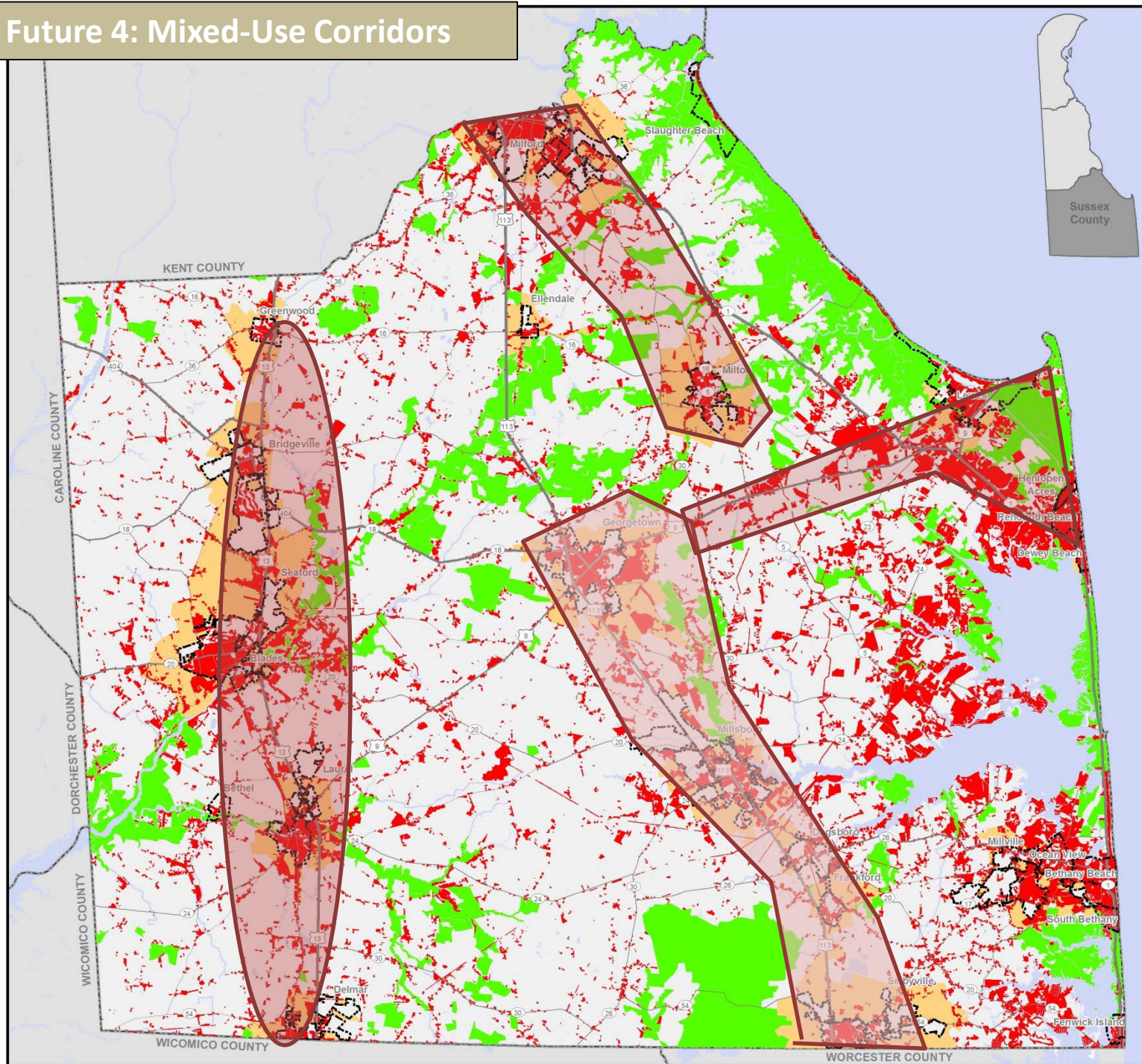


ALTERNATIVE 4: Mixed-Use Corridors

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



Alternative Future 4: Mixed-Use Corridors





Sussex County Comprehensive Plan

THE SUSSEX PLAN

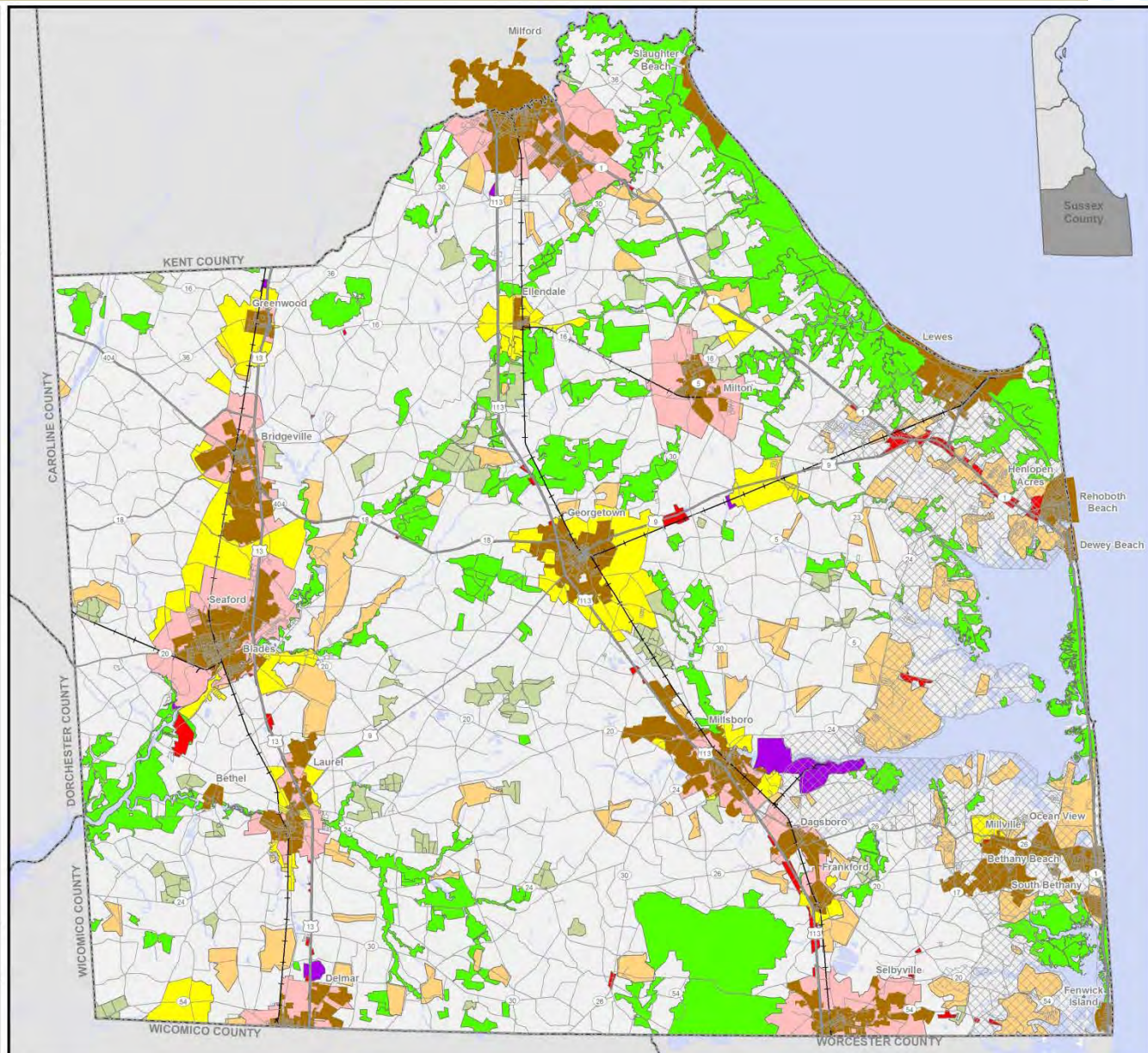
2008 Comprehensive Plan Future Land Use

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

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

**McCORMICK
TAYLOR**

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NEXT STEPS



NEXT STEPS



► Round II Public Meetings

- Schedule:
 - Looking at first three (3) weeks of May.
- Locations
 - Five locations throughout the County.
- Format
- 1st half – open house
 - Public arriving
 - Viewing of display boards and participation in activities
- 2nd half – Presentation
 - What we know (data)
 - What we heard (public)
 - Draft goals and objectives
 - Alternative futures
- Q&A

NEXT STEPS



- ▶ Schedule of Special Purpose Meetings:
 - Planning and Zoning Commission Workshops
 - County Council Workshops

THANK YOU



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COMMUNITY DESIGN



THE SUSSEX PLAN

COMMUNITY DESIGN



► 2008 Community Design Element:

- Overview
- Promoting Traditional Patterns of Development
- Design Standards
- Development Standards
- Preserved Open Space within New Developments
- Water Features
- Green Architecture and Green Site Design
- Signs

COMMUNITY DESIGN



- ▶ **Traditional Neighborhood Development:**
- ▶ **Compact, pedestrian-oriented developments that provides a mix of uses, diversity of housing types, and proximity to public spaces and civic activities. May include:**
 - Residences with narrow front setbacks, front porches
 - Neighborhoods within walking distance of parks, schools, civic buildings, and commercial establishments
 - Sidewalks and bicycle paths
 - Narrower streets with traffic calming measures, crosswalks, and street trees
 - Development that fits the local context and scale
 - Buildings oriented to the street with parking behind (rear garages or alley parking)
 - Sussex -- Residential Planning Communities

COMMUNITY DESIGN



► Design Standards:

- Pedestrian and bicycle connections
- Landscaping and landscape buffers
- Curb bump-outs and other traffic calming measures
- Mixed uses
- Building placement
- Parking
- Site access and connectivity
- Architectural details
- Rooflines
- Open Space and Trails
- Fencing



COMMUNITY DESIGN



► Green Infrastructure and Green Site Design

- Energy efficient development
- Alternative energies
- Green stormwater management
- Low Impact Development



COMMUNITY DESIGN



► Public Input:

- Connectivity between commercial properties
- More mixed use
- Sidewalks (bikeable/walkable communities)
- Parking in rear of stores
- Protect environmental features

COMMUNITY DESIGN



- ▶ **Goal: Promote design that is compatible with its surroundings**
 - Objective 9.1.1 Ensure that the design of new development fits the character of existing neighborhoods
 - Objective 9.1.2 Promote site design that minimizes environmental impact
 - Objective 9.1.3 Better incorporate usable open space in new developments
 - Objective 9.1.4 Promote green site design that is energy efficient
 - Objective 9.1.5 Promote development design that connects access to community facilities including parks, schools, and libraries

COMMUNITY DESIGN



- ▶ **Goal: Improve the quality and character of new development**
 - Objective 9.2.1 Improve the design and character of Residential Planned Communities
 - Objective 9.2.2 Continue to offer flexibility in standards for large developments in exchange for a higher design quality
 - Objective 9.2.3 Encourage compact, mixed uses where appropriate
 - Objective 9.2.4 Encourage elements of traditional neighborhood development in design
 - Objective 9.2.5 Encourage the use of unique architectural elements in design
- ▶ **Goal: Maintain and improve the character of existing older communities**
 - Objective 9.3.1 Encourage the revitalization of traditional downtown areas the County to create walkable and sustainable communities

COMMUNITY DESIGN



► Community Design Element:

- Which of the 2008 Design Element features are you seeing most often in new development?
- What design elements would you like to see more of?
- How promote more RPCs and Cluster Development?
- Have you seen green site design featured in new development?
- Success stories?
- Photos of Design Elements and Developments
- Considerations:
 - architectural design versus site design
 - Residential versus nonresidential design













Sussex County
Comprehensive
Plan

DRAFT Floodplains and Wetlands

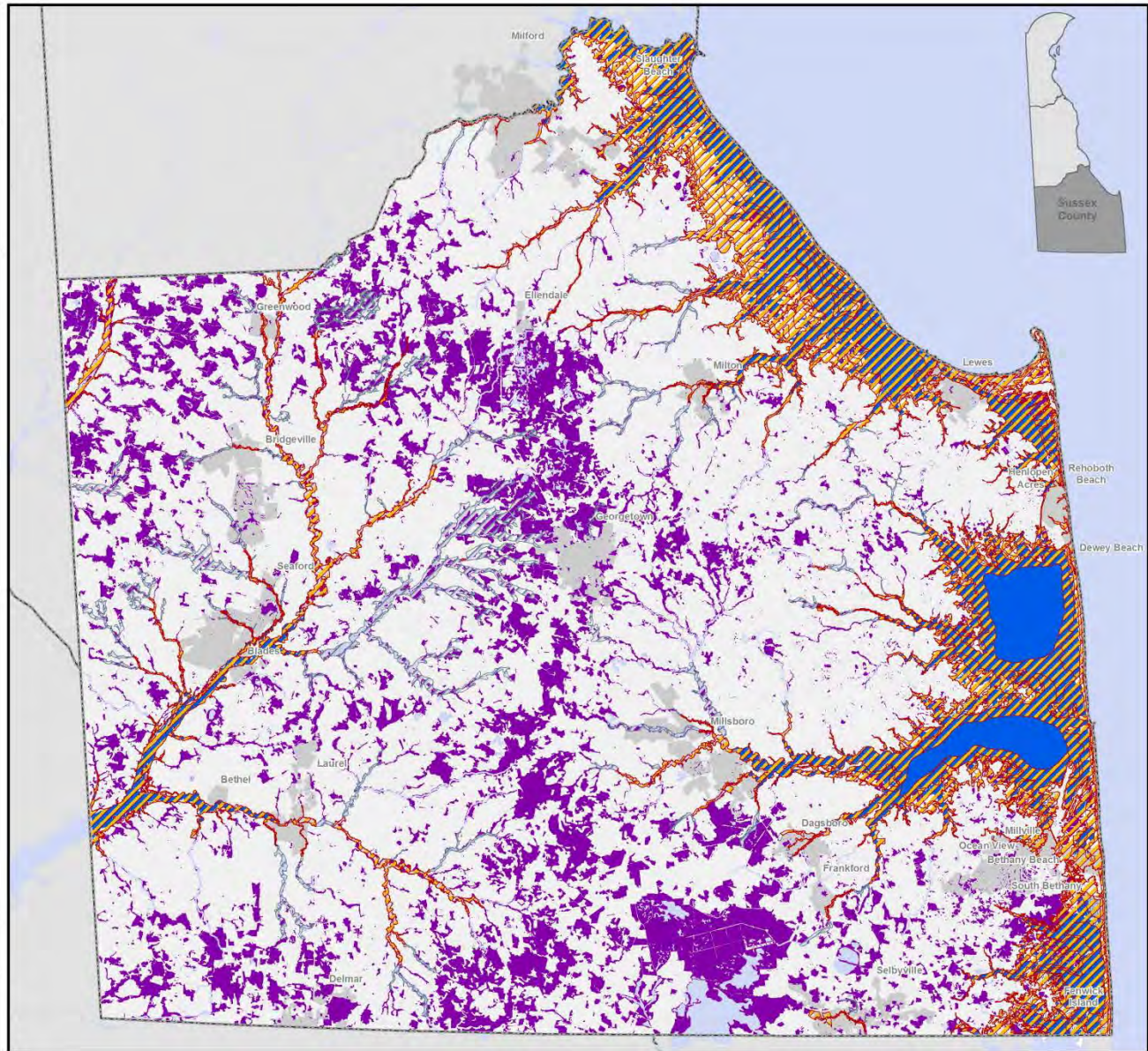
Flood Zone

-  Approximate 1% Annual-Chance-Flood
-  Detailed 1% Annual-Chance-Flood
-  Tidal Wetlands
-  Non-Tidal Wetlands
-  Major Rivers
-  Waterbodies
-  Municipalities
-  County

Sources: DE FirstMap, Sussex County Mapping Department



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Sussex County
Comprehensive
Plan

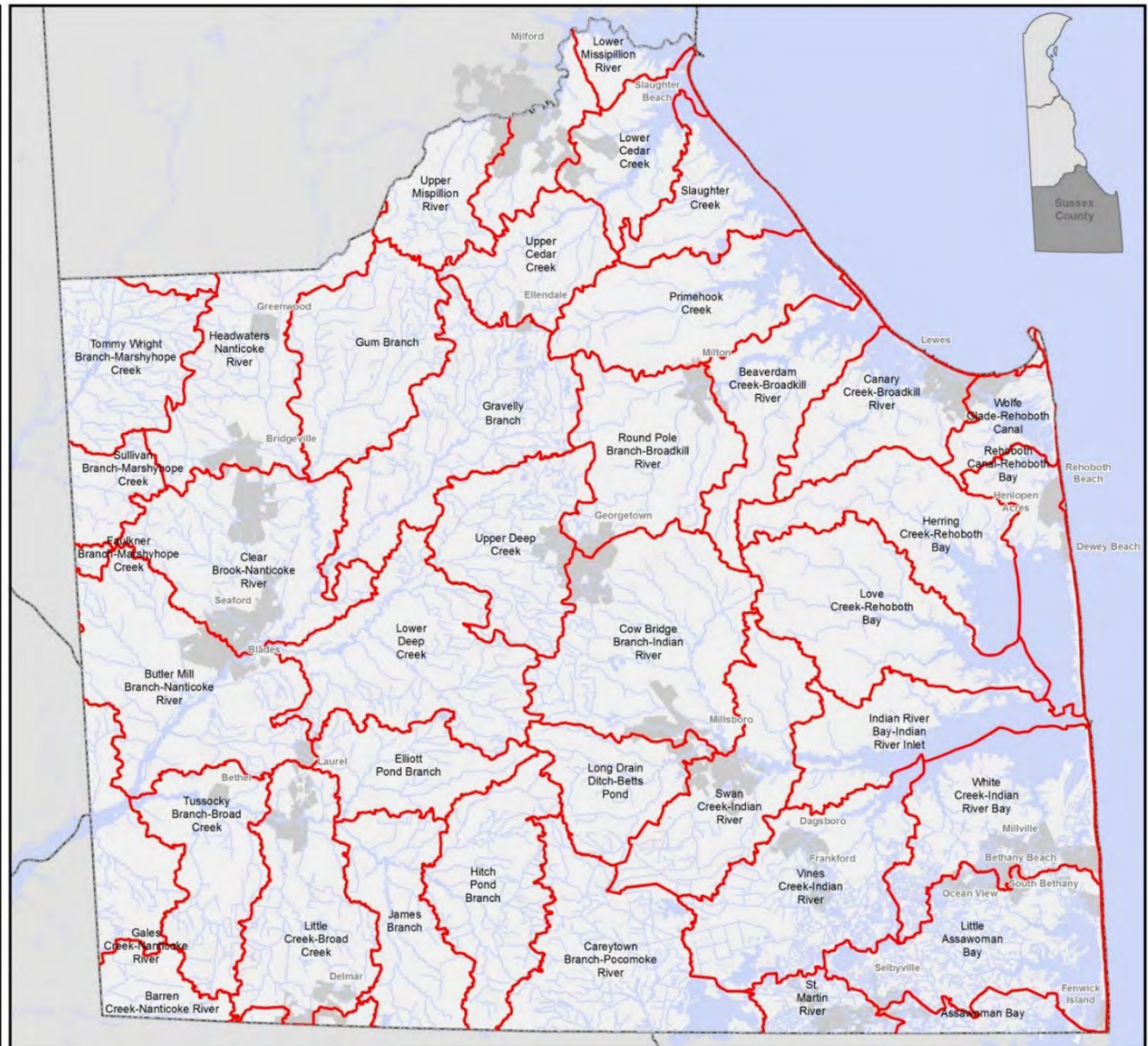
DRAFT Watersheds and Waterways

-  Watersheds
-  Rivers and Streams
-  County Boundaries
-  Waterbodies
-  Municipalities

Source: DE FirstMap



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EMPLOYMENT

