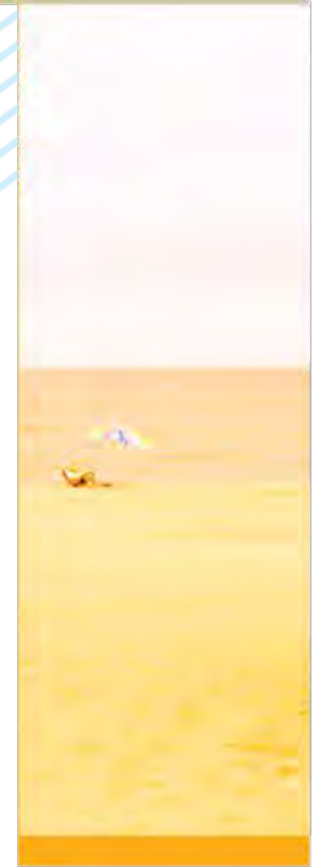




THE SUSSEX PLAN

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



June 5, 2017

TODAY'S WORKSHOP



- ▶ Public Comment
- ▶ Public Workshop Recap
- ▶ Community Design Update
- ▶ Intergovernmental Coordination
- ▶ Future Workshop Topic Scheduling
- ▶ Public Comment

PUBLIC WORKSHOP RECAP



PUBLIC WORKSHOP RECAP



► Attendance:

- **May 1, Laurel Fire Department**
 - 17 attendees
- **May 2, Georgetown Cheer Center)**
 - 28 attendees
- **May 3, Frankford Fire Department**
 - 37 attendees
- **May 10, Milford Senior Center**
 - 18 attendees
- **May 16, Lewes (Beacon Middle School)**
 - 79 attendees



PUBLIC WORKSHOP RECAP



- ▶ **What we heard (Q&A):**
 - **Transportation**
 - **Impacts of new development / growth**
 - **Flooding / stormwater**
 - **Sea level rise / climate change**
 - **Economic development / jobs**
 - **Housing affordability**
 - **Progress on 2008 Comp. Plan actions**
 - **2018 Comp. Plan implementation**

PUBLIC WORKSHOP RECAP



► Completed Forms:

- May 1, Laurel Fire Department
 - 2 LU surveys
- May 2, Georgetown Cheer Center)
 - 19 LU surveys
 - 3 comment forms
- May 3, Frankford Fire Department
 - 10 LU surveys
 - 2 comment forms
- May 10, Milford Senior Center
 - 4 LU surveys
 - 1 comment form
- May 16, Lewes (Beacon Middle School)
 - 14 LU surveys
 - 1 comment form
- Several completed forms received following completion of public workshops

THE SUSSEX PLAN

Sussex County Comprehensive Plan Comment Form

Sussex County is in the process of preparing a new Comprehensive Plan. The current Comprehensive Plan was completed in 2008 and we are interested in hearing from you about what has changed in the County over the past eight years, and what you envision for the future of Sussex County as we plan for the year 2045. Please use this form to provide any comments you would like considered during development of the plan.

Name: _____
E-mail: _____
Phone: _____
Affiliation/Organization: (if applicable) _____

Please indicate which chapter(s) of the new plan your comment(s) pertain:

<input type="checkbox"/> Housing	<input type="checkbox"/> Transportation	<input type="checkbox"/> Community and Urban Design
<input type="checkbox"/> Land Use	<input type="checkbox"/> Utilities	<input type="checkbox"/> Coordination with Other Government Entities
<input type="checkbox"/> Conservation / Natural Resource Protection	<input type="checkbox"/> Economic Development	<input type="checkbox"/> Planning for Public Facilities / Capital Improvements Plan
<input type="checkbox"/> Recreation and Open Space	<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> Demographics

Comment(s):
Utilize the space below to identify any comments or questions you have. Use additional pages if necessary.

*Please note that all comments are part of the public record and subject to access through the Freedom of Information Act.

Please return completed forms to:
Sussex County Planning and Zoning Office
2 The Circle, P.O. Box 417
Georgetown, DE 19947

Thank you for your input

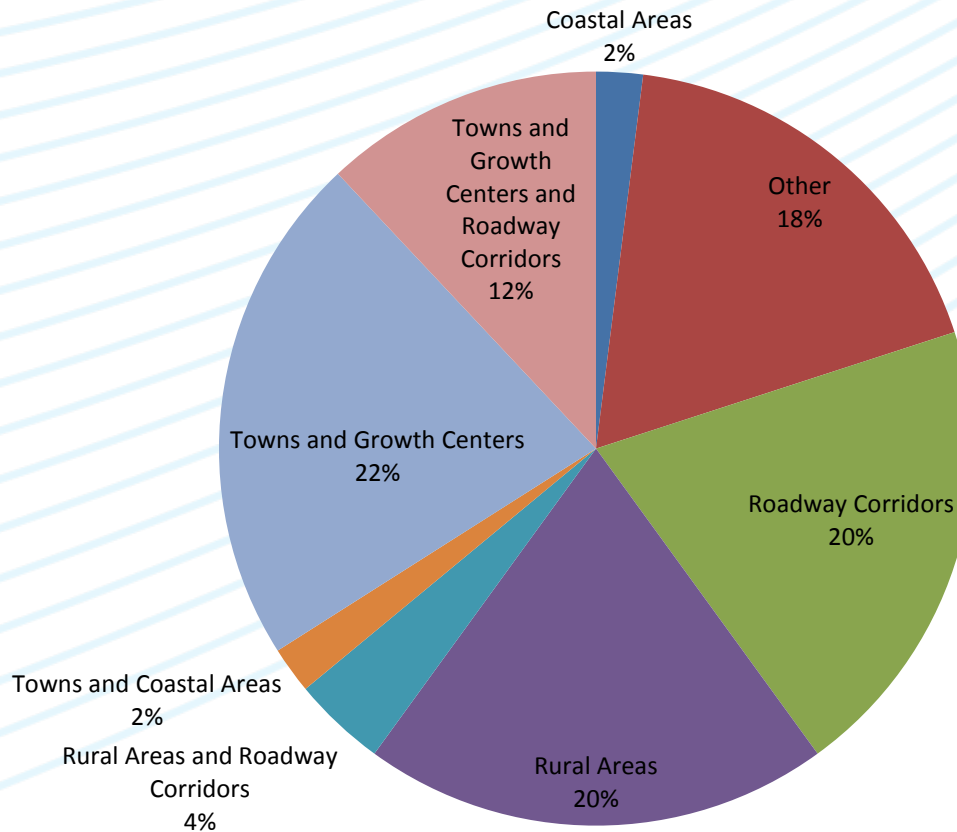
Version: Spring 2017

PUBLIC WORKSHOP RECAP



► Land Use Survey Results

Where do you think future residential development should occur between 2018 and 2045?



PUBLIC WORKSHOP RECAP



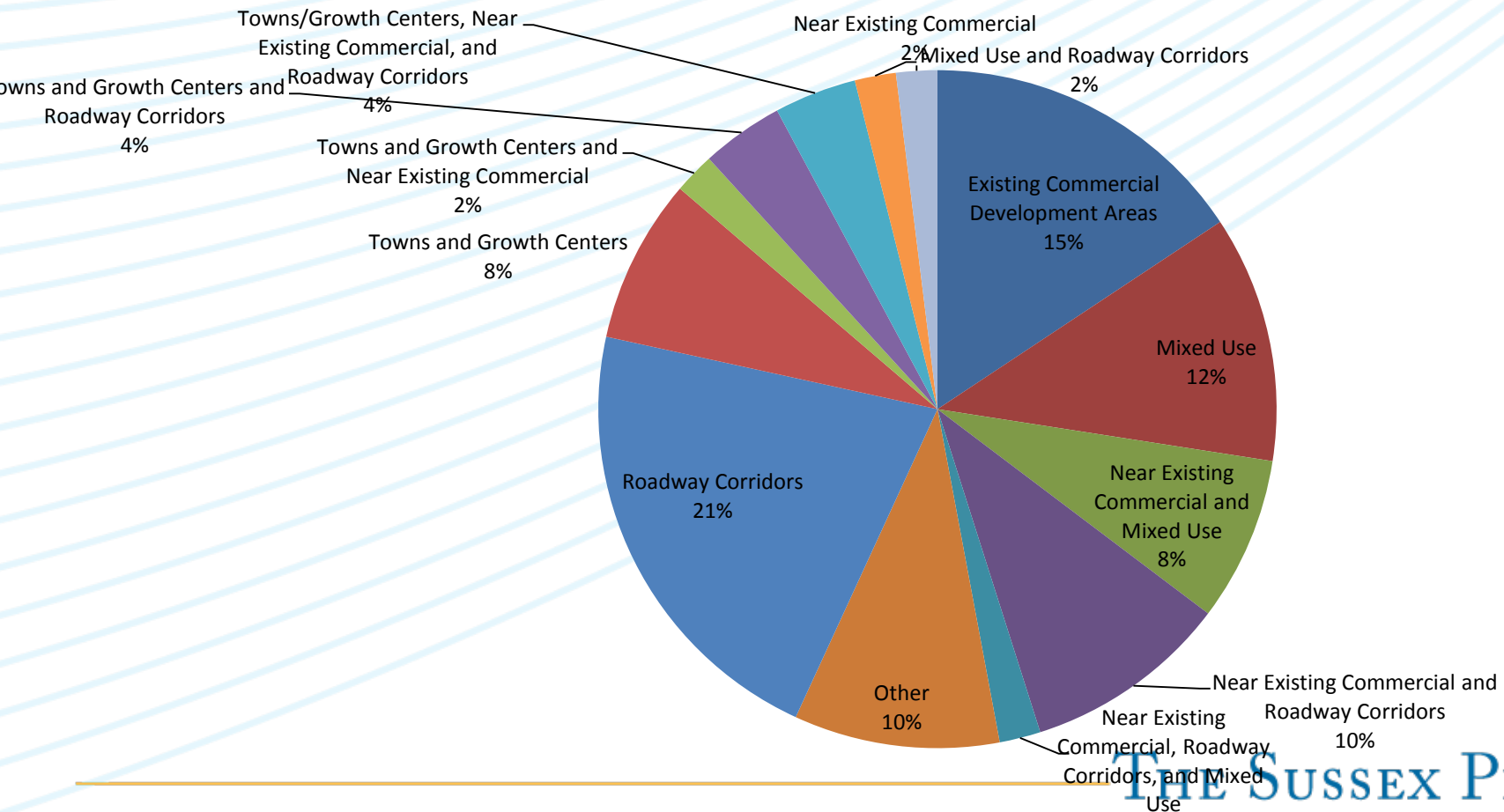
- ▶ **Some comments received from public about location of residential development:**
 - *The market demands the coastal areas*
 - *Coast is over-developed*
 - *Consider growth near inland areas such as Ellendale and Greenwood*
 - *Planned communities between Rt . 113 and Rt 13*

PUBLIC WORKSHOP RECAP



► Land Use Survey Results

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



PUBLIC WORKSHOP RECAP



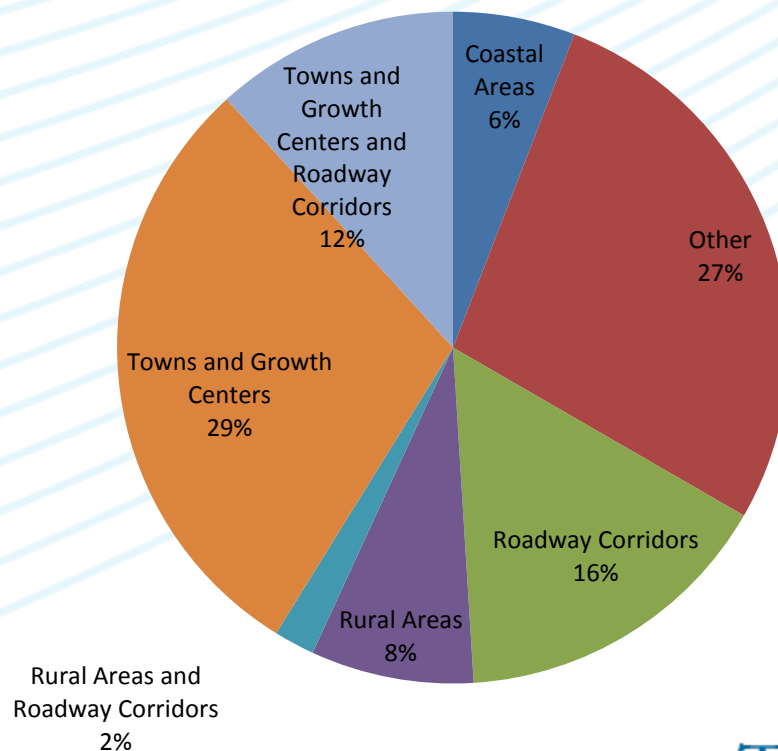
- ▶ **Some comments received from public about location of commercial development:**
 - *Planned communities and new development should also include areas for commercial activities*
 - *Commercial should be along Rt 113 to provide more jobs and retail*
 - *Link with improved telecommunications*
 - *Concerns about commercial development on Rt. 1*
 - *Consider adding by-right zoning for commercial on major highways*
 - *Consider commercial building heights of 6 stories and 70 feet*
 - *Smaller businesses downtown and large shopping centers relegated to commercial development areas and along major roadways*

PUBLIC WORKSHOP RECAP



► Land Use Survey Results

Where is medium / high density development best suited for Sussex County in 2045?



PUBLIC WORKSHOP RECAP



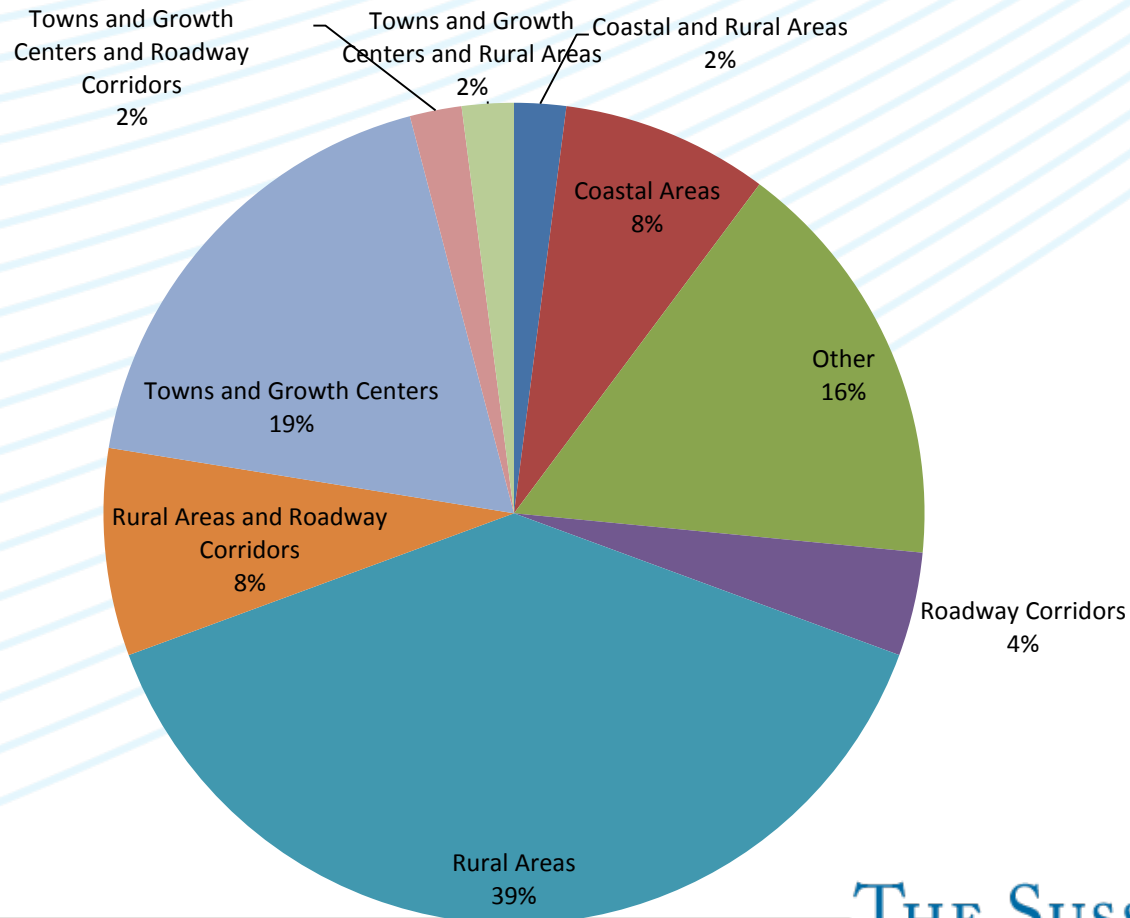
- ▶ **Some comments about medium/high density development received from public:**
 - *Would like to see higher densities (4–6 DU/acre)*
 - *Higher densities in some areas coupled with preservation of ag. lands*
 - *Use existing infrastructure without large additional costs*
 - *Consider adding density to areas east of 30*
 - *More density = less sprawl*

PUBLIC WORKSHOP RECAP



► Land Use Survey Results

Where is low density development best suited for Sussex County in 2045?



PUBLIC WORKSHOP RECAP



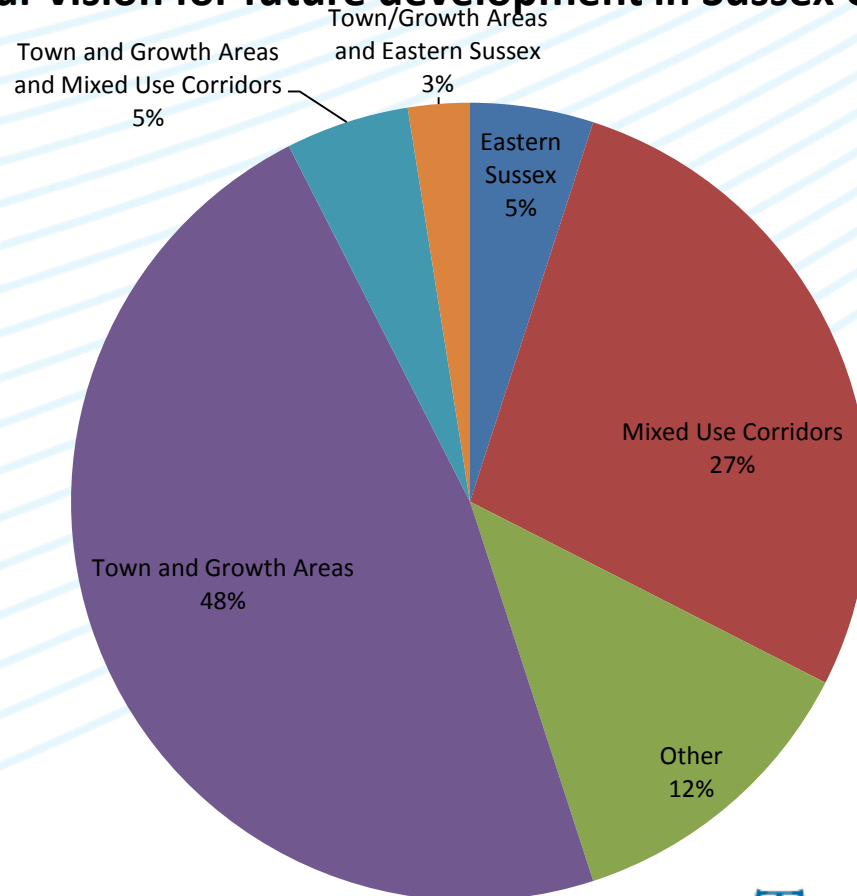
- ▶ **Some comments about low density development received from public:**
 - *Maintain lower densities in rural areas*
 - *Low density development should occur in rural areas but near major roadways*
 - *Consider connecting lower density developments with other similar developments*

PUBLIC WORKSHOP RECAP



► Land Use Survey Results

Which land use alternative development scenario, if any, best represents your vision for future development in Sussex County?



PUBLIC WORKSHOP RECAP



- ▶ **Some other land use scenario comments received from public:**
 - *Use mixed use centers as anchors and build around them*
 - *More rural areas protected through easements or ag. preservation*
 - *High density development should focus in areas already developed and areas that can benefit from redevelopment*
 - *Coastal is the market*
 - *Development must be supported by adequate public facilities (water/sewer, roads, schools)*
 - *Concerns about development east of Rt. 1 and Rt. 30*

PUBLIC WORKSHOP RECAP



► Comment forms and other written comments:

- *Interest in future East–West and North–South connector roads*
- *Better protection of open space, beaches, natural resources, clean air, and clean water*
- *Buffers of new developments*
- *Wetland buffers and sensitive land setbacks*
- *Don't cluster everything*
- *Need recreation for children and adults*
- *Concerns about CAFOs and chicken houses*
- *Workforce housing*
- *Flood risks*
- *Make towns accessible by buses and bike and walking paths*

COMMUNITY DESIGN



COMMUNITY DESIGN



- ▶ **Summary 2008 Community Design Element:**
 - **Better Community Design Through County Regulations and Incentives**
 - **Promoting Traditional Patterns of Development**
 - **Design Standards**
 - **Development Standards**
 - **RPCs**
 - **Max Building Setbacks and Front Yard Parking**
 - **Buffering and Landscaping**
 - **Preserved Open Space within New Developments**
 - **Water Features**
 - **Green Architecture and Green Site Design**
 - **Signs**

COMMUNITY DESIGN



► DRAFT 2018 Community Design Element:

- Vision
- Overview
- Promoting Better Community Design
 - RPCs
 - Cluster Development
 - Other Design Standards
- Design and Development Characteristics
- Community Design Goals, Objectives, and Strategies



COMMUNITY DESIGN



► Major Changes to Element:

- Added Vision
- Added information to overview section:
 - *“The purpose of this plan element is to support and encourage development concepts that promote quality design. While the County recognizes that development is market-driven and that each site and each development proposal is unique, it encourages concepts that protect the rural character of the County, protect a site’s environmental resources, and take into account the character of surrounding development. This chapter does not seek to regulate new construction or design, but rather serve as a guide for developers to consider in the future planning and development of land.”*
- Added new section, “Promoting Better Community Design” to highlight County’s current mechanisms for encouraging better community design

COMMUNITY DESIGN



► Major Changes to Element:

- Removed Traditional Neighborhood Development subsection but rolled design recommendations that are still applicable into “Design and Development Characteristics”
- Combined design and development recommendations into one section
 - Each recommendation has a heading now
- Added design and development recommendations to support discussed goals, objectives, and strategies



COMMUNITY DESIGN



► Major Changes to Element:

- For now, 2008 Community Design Element photos and illustrations currently remain in document in boxes with captions
 - We can remove these, recreate them, or replace them with new images/illustrations
- Removed green architecture and changed focus of that 2008 section to green site design instead



INTERGOVERNMENTAL COORDINATION



INTERGOVERNMENTAL COORDINATION



► Summary of 2008 Intergovernmental Coordination Element

- **Mutual Impacts and Inter-Relationships**
 - Other Counties
 - Municipalities and School Districts
 - State Agencies
 - Future Coordination with the State
 - Federal Agencies
 - Private Non-Profits
- **Intergovernmental Coordination Used in Preparing this Plan**
 - Coordination with Incorporated Municipalities
 - Coordination with the State
- **Intergovernmental Coordination Strategies**
- **Plan Implementation Priorities**
 - The Zoning Ordinance
 - Subdivision Code
 - Funding Sources
 - Capital Improvement Program

INTERGOVERNMENTAL COORDINATION



- ▶ DRAFT 2018 Goals and Objectives
- ▶ **Goal 8.1** Initiate and/or participate in the intergovernmental coordination activities needed to ensure consistency among federal, state, regional, county, and local governmental plans and policies
 - Objective 8.1.1 Expand coordination efforts with State agencies
 - Objective 8.1.2 Expand coordination with regional agencies and neighboring counties
 - Objective 8.1.3 Expand coordination with the County's municipalities and school districts
 - Objective 8.1.4 Expand coordination efforts with private and non-profit organizations
 - Objective 8.1.5 Expand coordination efforts with federal agencies

INTERGOVERNMENTAL COORDINATION



- ▶ DRAFT 2018 Goals and Objectives

- ▶ **Goal 8.2 Coordinate government programs and services at all levels to increase efficiency in decision making**
 - Objective 8.2.1 Continue and strengthen the role of Sussex County in providing technical assistance and acting as a clearinghouse of information for municipalities, private organizations, and the public

 - Objective 8.2.2 Increase coordination and cooperation between and among County, State, and municipal agencies and school districts in order to reduce duplicative efforts

INTERGOVERNMENTAL COORDINATION



- ▶ DRAFT 2018 Goals and Objectives

- ▶ **Goal 8.3 Maintain and improve public services**
 - Objective 8.3.1 Coordinate the planning efforts for public facilities and services with the timing of development in the County

 - Objective 8.3.2 Continue to improve and grow County services including public safety, libraries, building inspection, wastewater treatment, and community improvements

INTERGOVERNMENTAL COORDINATION



► 2008 Strategies

- Expand coordination with the County's 25 towns and cities, with particular focus on annexation, municipal zoning, future utility service areas, road improvements, large development applications, and historic preservation.
- Work closely with the Delaware Office of State Planning Coordination on the following matters that Sussex County views as critical:
 - Updating of the County Zoning Ordinance (which will include additional community design standards) to better coordinate County and State perspectives on developments reviewed through the PLUS system.
 - Establishment of an effective, County-sponsored Transfer of Development Rights (TDR) system in Sussex County.
 - Confirmation that the future boundaries of State Priority Spending Areas (Levels I through IV) match the growth area delineations described in this Comprehensive Plan Update.

INTERGOVERNMENTAL COORDINATION



► 2008 Strategies

- **Coordinate with DeIDOT in completing current and future traffic studies, in prioritizing the implementation of the road improvements recommended in those studies, and in new ways to fund road improvements.**
- **Work with the Delaware Department of Agriculture Department to preserve more Sussex County farms through agricultural preservation easements and maximize the value of the compensation paid to the landowners.**
- **Cooperate with DNREC and relevant non-profits to formulate stronger, yet locally acceptable, regulations for better protecting groundwater, waterways, sensitive habitat areas and other critical natural lands in Sussex County.**
- **Work with DNREC and the Delaware Department of Agriculture to continue adding appropriate properties to the inventory of State-owned lands in Sussex County, particularly to link together existing State-owned forests.**

INTERGOVERNMENTAL COORDINATION



► 2008 Strategies

- **Seek guidance from the Delaware Department of Community Development and Housing, and relevant non-profits on how best to continue expanding Sussex County's response to local affordable housing problems.**
- **Work with all of the relevant state agencies and non-profit services to attract more higher paying and diverse businesses to locate in Sussex County.**
- **Expand the number of State Police officers stationed in Sussex County by continuing to fund 50% of new officers above and beyond the County's base allocation from the State.**
- **Continue seeking advice from, and providing County financial support to, appropriate nonprofit organizations that serve Sussex County in an exemplary way.**

INTERGOVERNMENTAL COORDINATION



- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 8.1 Initiate and/or participate in the intergovernmental coordination activities needed to ensure consistency among federal, state, regional, county, and local governmental plans and policies*
 - Increase coordination between the State and Sussex County to match land use policies with the State's infrastructure spending plans
 - Coordinate with the State on any needed updates to Level 1 through Level 4 designations once this County comprehensive plan has been fully adopted
 - Continue coordination with DelDOT on studies to anticipate future road and infrastructure improvements needed to enhance mobility
 - Coordinate with the Delaware Department of Agriculture, DNREC, and non-profits on open space, forestland, and farmland preservation

INTERGOVERNMENTAL COORDINATION



- ▶ 2018 Draft Strategies (For Discussion Only)

- ▶ *Goal 8.1 Initiate and/or participate in the intergovernmental coordination activities needed to ensure consistency among federal, state, regional, county, and local governmental plans and policies*
 - **Continue participation in the Delaware Association of Counties and the National Association of Counties**

 - **Continue to coordinate with local governments to ensure consistency in land use planning for lands adjacent to an incorporated area**

 - **Coordinate with the State Department of Education and school districts to plan for future growth**

INTERGOVERNMENTAL COORDINATION



- ▶ 2018 Draft Strategies (For Discussion Only)

- ▶ *Goal 8.1 Initiate and/or participate in the intergovernmental coordination activities needed to ensure consistency among federal, state, regional, county, and local governmental plans and policies*
 - **Continue participation in SCAT and the Delaware League of Local Governments**

 - **Continue coordination with the Delaware State Housing Authority and non-profits on housing programs**

 - **Continue coordination with the State Fire Marshal Office to ensure development complies with State Fire Protection regulations**

INTERGOVERNMENTAL COORDINATION



- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 8.2 Coordinate government programs and services at all levels to increase efficiency in decision making*
 - Provide planning support through measures such as model ordinances to towns who may not have adequate planning resources in making land use decisions
 - Continue education and outreach efforts to share information about the benefits of historic preservation with local officials, including the benefits of the creation of local historic districts and protections
 - Support the Sussex Conservation District in the management and implementation of the State wide stormwater regulations

INTERGOVERNMENTAL COORDINATION



- ▶ 2018 Draft Strategies (For Discussion Only)

- ▶ *Goal 8.3 Maintain and improve public services*
 - **Improve coordination between the County Engineering Office and the Planning and Zoning Commission**

 - **Ensure that grants to local volunteer fire, ambulance companies, local fire departments, libraries, and community groups are either maintained or increased**

 - **Ensure that paramedic facilities and staffing are adequate**

FUTURE WORKSHOP SCHEDULING



FUTURE WORKSHOP SCHEDULING



- ▶ **Remaining Elements:**
 - Conservation
 - Recreation and Open Space
 - Housing
 - Land Use (Revisited)
 - Mobility (Revisited)

- ▶ **Upcoming Workshop Dates**
 - June 16th
 - June 26th