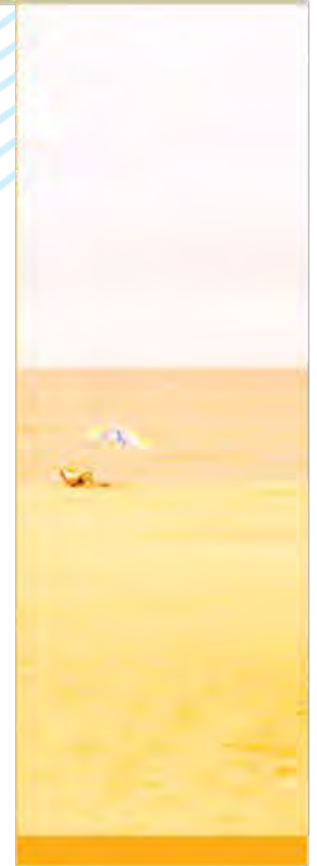




THE SUSSEX PLAN

SUSSEX COUNTY COMPREHENSIVE PLAN

COUNTY PLANNING AND ZONING COMMISSION WORKSHOP



June 16, 2017

TODAY'S WORKSHOP



- ▶ Public Comment
- ▶ Population Discussion
- ▶ Community Design Update
- ▶ Economic Development Update
- ▶ Discussion of Recreation and Open Space
- ▶ Public Comment

COMMUNITY DESIGN UPDATE



COMMUNITY DESIGN



► Tiny Houses:

- The “tiny house” is a relatively recent social movement where people are choosing to downsize and simplify the space they live in.
- Tiny houses can range from 100 to 400 square feet and come in all shapes, sizes, and forms.
- People are joining this movement for many reasons, but the most popular reasons include more efficient land use, reduced energy consumption, reduced building cost, and the desire for a lifestyle that allows for more leisure time and freedom.



Image Source: House Beautiful

COMMUNITY DESIGN



- ▶ **Proposed Tiny House Objective and Strategy:**
- ▶ **Goal 13.2: Maintain the quality and character of new development**
 - **Proposed Objective 13.2.5 Create more opportunities for new types of housing when compatible with surrounding land use and development**
 - **Proposed Strategy 13.2.5.1 Review zoning code to determine if modifications are needed to permit tiny house construction when appropriate conditions are satisfied**



Image Source: HGTV

COMMUNITY DESIGN



- ▶ **Agrihoods:**
- ▶ While the definition is still changing and growing, according to the Urban Land Institute, agrihoods are “master planned or residential communities built with a working farm as a focus.”
 - An agrihood can be a working farm that is physically, economically and psychologically connected to the residents, the local community outside the neighborhood, and connected to the larger region and foodshed.



Image Source: Urban Land Institute

COMMUNITY DESIGN



- ▶ **Agrihoods:**
- ▶ Typically the residential neighborhoods planned and designed around community scaled farming.
- ▶ The primary benefit of both rural and urban agrihoods is in keeping the production and consumption of fresh food at the center of daily activity.



Image Source: Antique Archaeology

COMMUNITY DESIGN



- ▶ **Proposed Agrihood Objective and Strategy:**
- ▶ **Goal 13.2: Maintain the quality and character of new development**
 - **Proposed Objective 13.2.6 Consider agrihood-style development in Sussex County in order to foster local food production and connections to the traditional agricultural economy and lifestyle of the County**
 - **Proposed Strategy 13.2.6.1 Review zoning code to determine if modifications are needed to permit agrihood-style development where appropriate in the County**

COMMUNITY DESIGN

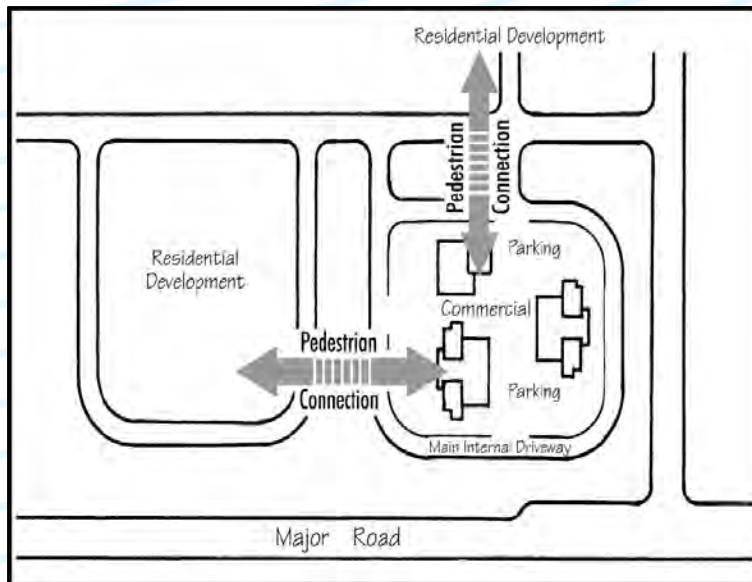


- ▶ **Master Planning:**
- ▶ **Objective 13.2.2 Continue to offer flexibility in standards for large developments in exchange for a higher design quality**
 - **Proposed Strategy 13.2.2.2 Consider ways to incentivize master planning of large-scale developments that define the locations of buildings, trails and pedestrian paths, roads, and open space on parcels in consideration of development as well as on adjacent parcels.**

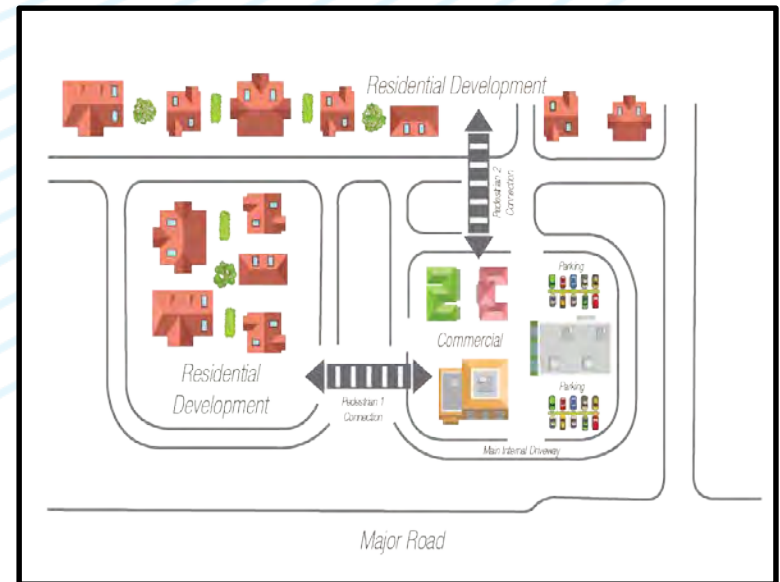
COMMUNITY DESIGN



► All new graphics:



2008 graphic



2018 graphic

ECONOMIC DEVELOPMENT UPDATE





ECONOMIC DEVELOPMENT

- ▶ **2008 Plan Economic Development Element Contents**
 - **Overview**
 - Top Employers
 - Number of Jobs by Sector
 - **Economic Development Agencies**
 - **Industrial Business Parks**
 - **Agriculture**
 - Ag Preservation Overlay
 - Ag Industry Overlay
 - **Economic Development Strategies**



ECONOMIC DEVELOPMENT

- ▶ **2018 Draft Economic Development Element:**
 - **Agriculture and Forestry**
 - **Tourism**
 - **Economic Base and Employment**
 - **Employment Trends**
 - **Employment by Industry**
 - **Employment Projections**
 - **Location Quotient**
 - **Shift Share Analysis**
 - **Sussex County Workforce**
 - **Economic Development Resources**
 - **Economic Development Goals, Objectives, and Strategies**

RECREATION AND OPEN SPACE





RECREATION AND OPEN SPACE

- ▶ **Summary of 2008 Parks and Recreation Element**
 - State Parks and Forests
 - Greenways and Trails
 - County and Municipal Involvement
 - Delaware State Comprehensive Outdoor Recreation Plan (SCORP)
 - Parks and Recreation Strategies

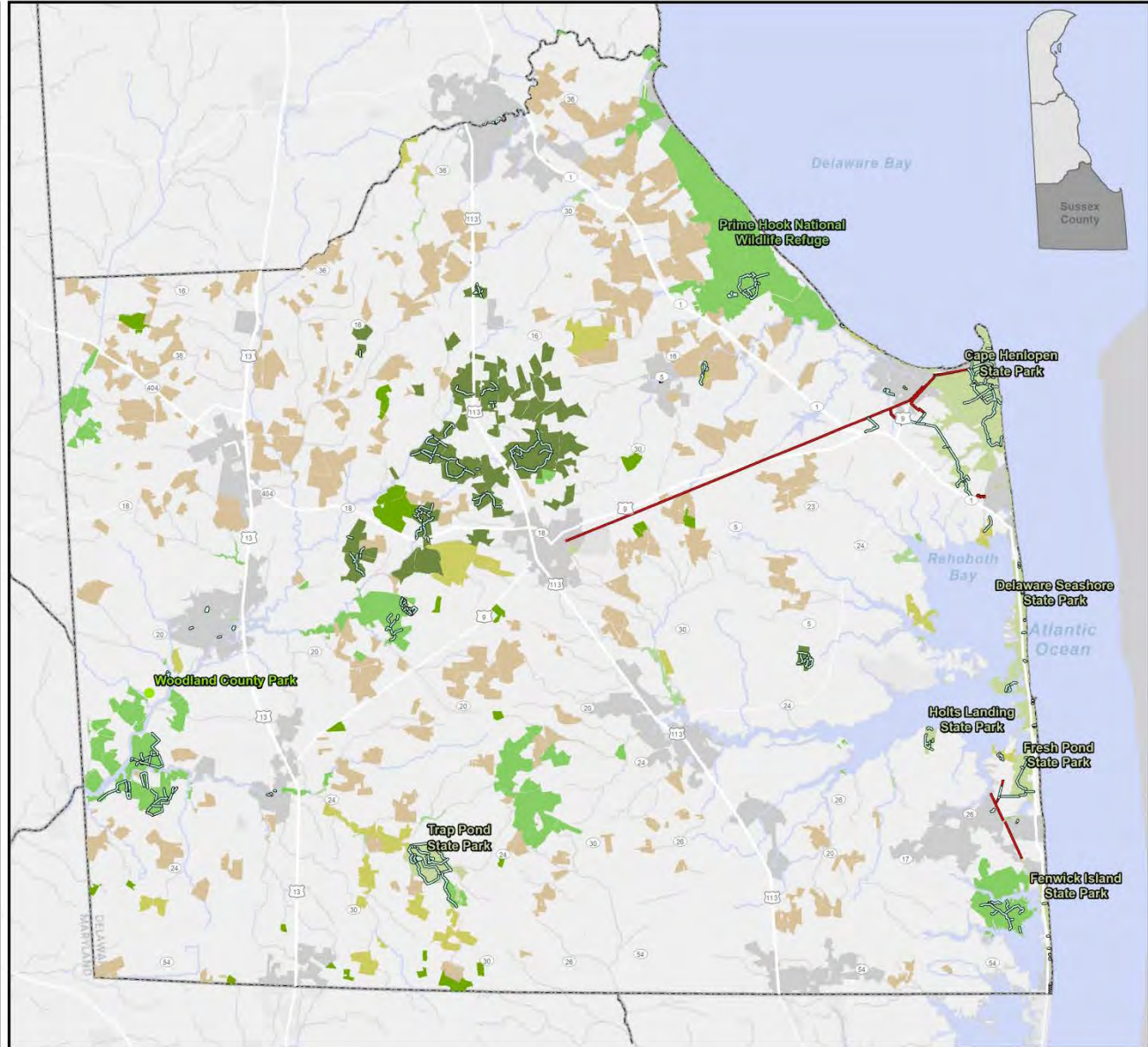
RECREATION AND OPEN SPACE



Sussex County
Comprehensive
Plan

Recreation, Open Space, and Trails

- | | | | |
|--|----------------|--|---------------------------------|
| | County | | Agricultural Preservation |
| | Municipalities | | Forestry Conservation Easements |
| | Proposed Trail | | Nature Preserves |
| | Existing Trail | | Open Space |
| | | | Park |
| | | | State Forest Lands |
| | | | Wildlife Area |



Source: DE FirstMap, Sussex County



0 2.5 5 Miles



RECREATION AND OPEN SPACE



- ▶ **Summary of County Recreation and Open Space Efforts**
 - County previously didn't own any parks, however; in 2016 it converted 20 acres between Seaford and Woodland Ferry into a County park (Woodland Park)
 - Contains gravel trails, parking lot, and information kiosk
 - Land had been acquired in 2010 to receive soil dredged from the Nanticoke
 - County contribution was \$162,848



Image Source: Cape Gazette

RECREATION AND OPEN SPACE



► Summary of County Recreation and Open Space Efforts

- James Farm Ecological Preserve is a county-owned property near Ocean View managed by Center for Inland Bays
 - County provides approximately \$20k annual for the Center for Inland Bays operations
 - Approximately 150-acre property was donated to the County in the early 2000s
 - Currently undergoing a major renovation (upgraded entrance, kiosk, learning areas, school bus access)
 - County provided a \$37.5k grant



Image Source: Center for Inland Bays



RECREATION AND OPEN SPACE

- ▶ **Summary of County Recreation and Open Space Efforts**
 - The County gives grants for recreation–related efforts. FY 17 grants included:

	DATE OF	TOTAL	
ORGANIZATION	MEETING	AMOUNT	DESCRIPTION
Trap Pond Partners	7/19/2016	\$1,000	Healthy Kids Day Event
Milton Little League (9/10 All Star Team)	8/9/2016	\$750	Trip Expenses
Delaware Nanticoke Rotary Foundation	9/20/2016	\$2,000	Refurbish Tennis Courts/Seaford High School
Lewes-Rehoboth Rotary Club	2/21/2017	\$400	Trail Guide Publication
Georgetown Little League	4/25/2017	\$2,000	Equipment Costs and Field Maintenance
Lower Sussex Little League	4/25/2017	\$3,000	Assist Youth with Membership Costs
Milton Little League	5/9/2017	\$2,000	Field Lighting Project



RECREATION AND OPEN SPACE

- ▶ **Summary of County Recreation and Open Space Efforts**
 - **Other Grants and Partnerships:**
 - County preliminarily committed \$1 million to DNREC to convert a farm that the County leases from the state to spray wastewater from the Wolfe Neck Regional Wastewater Facility
 - Near Cape Henlopen State Park
 - Convert 376 acres of farmland to woodlands
 - Will build passive recreation trails

RECREATION AND OPEN SPACE



► Summary of County Recreation and Open Space Efforts

- Other Grants and Partnerships:
 - County provides \$15,000 annually to Fenwick Island to provide lifeguards on four blocks of beach within the County
 - County provided \$20,000 for the Little League World Series in FY 17
 - County Historic Preservation Planner – supports scenic and historic byways programs





RECREATION AND OPEN SPACE

► Summary of County Recreation and Open Space Efforts

- Bonus density open space contributions:
 - Have had three contributions totaling \$1.4 million (2014, 2016, 2016). Open space contributions have not been spent yet.

Bonus Density		
Project	Amount	Check Received
Redden Ridge - 15 Bonus Density Lots	\$300,000	9/24/2014
Governors - 50 Bonus Density Lots	\$1,000,000	6/13/2016
Red Clover Walk - 6 Bonus Density Lots	\$120,000	6/24/2016
	\$1,420,000	

RECREATION AND OPEN SPACE



► Summary of County Recreation and Open Space Efforts

- Work with the Sussex County Land Trust
 - Last contribution was in FY 13
 - Last purchase was in 2010
 - 235 acres across multiple properties for ag. preservation



*Cannon Maston House
Image Source: Wikipedia*

RECREATION AND OPEN SPACE



Contributions to Sussex Land Trust				
	Sussex County set-aside Contribution	Expense	Acres Acquired	Remaining Funds
FY 2003	\$ 1,000,000.00	\$ 600,820.50	43	
FY 2004	\$ 625,499.00	-		
FY 2005	\$ 1,253,166.00	\$ 2,168,425.00	105.87	
FY 2006	\$ 1,142,209.00	\$ 339,205.00		
FY 2007	\$ 1,180,371.00	\$ 928,000.00	231.65	
FY 2008	\$ 1,090,381.00	\$ 1,225,000.00	304.05	
FY 2009	-	-		
FY 2010	-	\$ 358,325.00	235.58	
FY 2011	\$ 61,797.70	-		
FY 2012	\$ 348,178.00	-		
FY 2013	\$ 85,403.00	-		
FY 2014	-	-		
FY 2015	-	-		
FY 2016	-	-		
FY 2017	-	-		
	\$ 6,787,004.70	\$ 5,619,775.50	920.15	\$1,167,229.20

RECREATION AND OPEN SPACE



► Summary of County Recreation and Open Space Efforts

- Farmland Preservation
 - Last contribution to state program was in FY 09



RECREATION AND OPEN SPACE



Farmland Preservation				
	Sussex County set-aside Contribution	Expense	Acres Acquired	Remaining Funds
FY 2003	\$ 300,000.00	\$ 290,150.30	810.51	
FY 2004	\$ 300,000.00	\$ 199,431.88	439.87	
FY 2005	\$ 300,000.00	\$ 410,418.00	505.98	
FY 2006	\$ 300,000.00	\$ 290,748.16	494.92	
FY 2007	\$ 300,000.00	\$ 405,705.00	219.55	
FY 2008	\$ 300,000.00	-		
FY 2009	\$ 260,000.00	-		
FY 2010	-	-		
FY 2011	-	-		
FY 2012	-	-		
FY 2013	-	-		
FY 2014	-	-		
FY 2015	-	-		
FY 2016	-	-		
FY 2017	-	-		
	\$ 2,060,000.00	\$ 1,596,453.34	2,470.83	\$ 463,546.66



RECREATION AND OPEN SPACE

- ▶ DRAFT 2018 Goals and Objectives

- ▶ **Goal 7.1 Enhance the quality of life of County residents and visitors by sustaining and expanding the parks and recreation system in the County**
 - Objective 7.1.1 Enhance and preserve the County's role in parks, recreation, and open space planning in Sussex County

 - Objective 7.1.2 Continue support of and increase coordination with the State and other entities to identify opportunities to increase public recreation lands and facilities in Sussex County

 - Objective 7.1.3 Increase the network of greenways and trails in the County

 - Objective 7.1.4 Maintain and improve public access to parks and recreation facilities, including coastal areas and inland waterways



RECREATION AND OPEN SPACE

- ▶ DRAFT 2018 Goals and Objectives

- ▶ **Goal 7.2 Expand and improve the open space system of the County**
 - Objective 7.2.1 Encourage the preservation of open space parcels

 - Objective 7.2.2 Encourage cluster development to protect open space in new developments

 - Objective 7.2.3 Continue work with resource protection programs, federal and state agencies, and other organizations to target areas to preserve as open space



RECREATION AND OPEN SPACE

► 2008 Strategies

- **Regarding Sussex County's specific future involvement in parks and recreation, the County should:**
 - **Continue to facilitate the preservation of more undeveloped land. This should include recognition of the Sussex County Land Trust's long-range vision to gradually create a "green ribbon" of connected open spaces throughout the County. This "green ribbon" concept should be referenced in formulating the County's open space preservation priorities and strategies.**
 - **Keep providing selected grant assistance to selected non-profit recreation providers that help meet high priority public recreation needs.**



RECREATION AND OPEN SPACE

▶ 2008 Strategies

- **Regarding Sussex County's specific future involvement in parks and recreation, the County should:**
 - **Periodically re-evaluate the possibility of becoming an active financial partner in establishing a public park, building an indoor recreation complex, or constructing a related recreation endeavor, such as a greenway trail. Council should evaluate these opportunities on a case-by case basis as they may arise in the future.**



RECREATION AND OPEN SPACE

► 2008 Strategies

- **Regarding Sussex County's specific future involvement in parks and recreation, the County should:**
 - **Adopt zoning and/or subdivision code amendments that would require developers of larger residential projects to provide recreation facilities or multi-use trails to serve their future residents. The County should pursue these amendments in conjunction with its efforts to strengthen ordinance definitions regarding the types of land that should be considered acceptable as dedicated public open space in new developments.**



RECREATION AND OPEN SPACE

► 2008 Strategies

- **Regarding Sussex County's specific future involvement in parks and recreation, the County should:**
 - **Continue working with DNREC and other state agencies to ensure the State continues to add to the supply of active and passive recreation land and facilities in Sussex County.**
 - **Require that recreation lands in new developments that are open to the public be protected by covenants.**



RECREATION AND OPEN SPACE

- ▶ [2018 Draft Strategies \(For Discussion Only\)](#)
- ▶ *Goal 7.1 Enhance the quality of life of County residents and visitors by sustaining and expanding the parks and recreation system in the County*
 - Evaluate if the establishment of a County Parks and Recreation Department or designation of existing staff to lead County parks, recreation, and open space planning efforts is feasible
 - Evaluate opportunities to provide financial support in the establishment of public parks, recreation centers, or trails
 - Identify needs for recreational use facilities for seniors and other population groups
 - Explore the possibilities of public-private partnerships for recreation opportunities
 - Support and partner with municipalities to create town parks



RECREATION AND OPEN SPACE

- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 7.1 Enhance the quality of life of County residents and visitors by sustaining and expanding the parks and recreation system in the County*
 - Amend the zoning code and/or subdivision regulations to require developers of large residential developments to provide, and connect to, recreation facilities and or trails
 - Continue to support the State, local municipalities, and private non-profit organizations on their greenway and trail goals
 - Support planning and construction of large facilities such as the Lewes Rail Trail



RECREATION AND OPEN SPACE

- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 7.2 Expand and improve the open space system of the County*
 - Evaluate the County density bonus program to ensure that fees collected from developers as part of program are used to buy and acquire and preserve open space
 - Consider the expansion of the bonus density program into other districts in order to obtain funds for open space preservation
 - Consider renewal of the County's contribution to the State Farmland Preservation Program



RECREATION AND OPEN SPACE

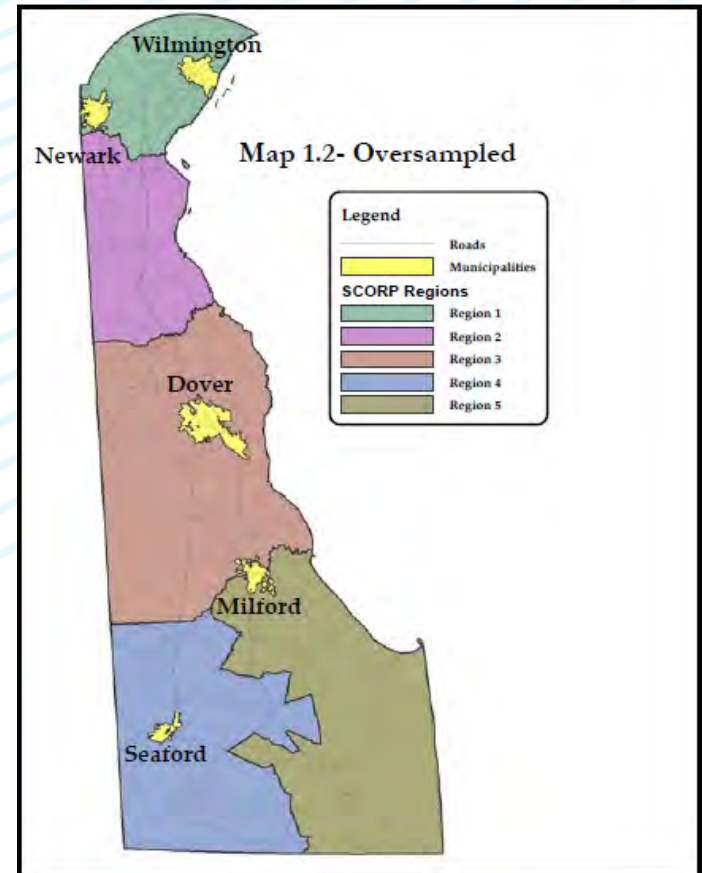
- ▶ 2018 Draft Strategies (For Discussion Only)
- ▶ *Goal 7.2 Expand and improve the open space system of the County*
 - **Develop a program for installation of signage at permanently preserved open space tracts acknowledging that the land has been preserved by the County**
 - **Consider the use of a portion of realty transfer taxes for open space preservation or recreation**
 - **Strengthen County development regulations to ensure that open space dedicated by developers contains contiguous open space to facilitate environmental protection and/or passive recreation**

RECREATION AND OPEN SPACE



► DNREC State Comprehensive Outdoor Recreation Plan (SCORP)

- Updated every 5 years; current SCORP is from 2013
- Plan maintains Delaware's eligibility to receive grants through the Federal Land and Water Conservation Fund.
- Utilizes a public survey to help measure outdoor recreation preference





RECREATION AND OPEN SPACE

- ▶ 2008 Sussex County Comp. Plan endorsed state recommendations in the 2003 SCORP

- ▶ 2013 SCORP recommendations potentially applicable to Sussex:
 - Health
 - *Support the Children in Nature Task Force Report (released Oct. 2012) to expand the model of Prescription for Health beyond Sussex County.*

 - Getting Children Outdoors
 - *Continue to conduct outdoor recreation participation studies aimed at specific user groups and demographics.*



RECREATION AND OPEN SPACE

- ▶ **2013 SCORP recommendations potentially applicable to Sussex:**
 - **Accessible Recreation**
 - *Create locally specific policy briefs highlighting the importance of outdoor recreation, walkability, and inter-connectivity.*
 - *Brief local governments on findings from in-depth spatial analyses and demonstrate the need to update local development codes to improve walkability, interconnectivity, and active recreation.*
 - *Gather information necessary to complete in-depth spatial analyses of outdoor recreation facilities for underserved and urban populations.*
 - *Explore a State Park pass loan initiative to encourage park use and promote healthy lifestyles in economically challenged areas. (County Library Systems)*



RECREATION AND OPEN SPACE

- ▶ 2013 SCORP recommendations potentially applicable to Sussex:
 - Statewide Trails and Pathways Initiative
 - *Increase the system of interconnected trails and pathways by extending existing trail hubs within municipalities and state parks.*
 - *Allocate a steady and reliable funding stream for trails and pathways that builds on and extends the existing network.*
 - *Coordinate planning efforts to connect neighborhoods with places of work, schools, businesses, park and other community facilities.*
 - *Identify gaps in trail and pathway systems to prioritize critical community connections.*
 - *Advocate and identify funding sources to conduct local walkability and bikability analyses.*
 - *Develop a unified statewide trail classification and signage marking system.*



RECREATION AND OPEN SPACE

- ▶ 2013 SCORP recommendations potentially applicable to Sussex:
 - Protecting Lands for Conservation and Recreation
 - *Identify conservation opportunity areas for inclusion in the natural resource element of local comprehensive land use plans.*