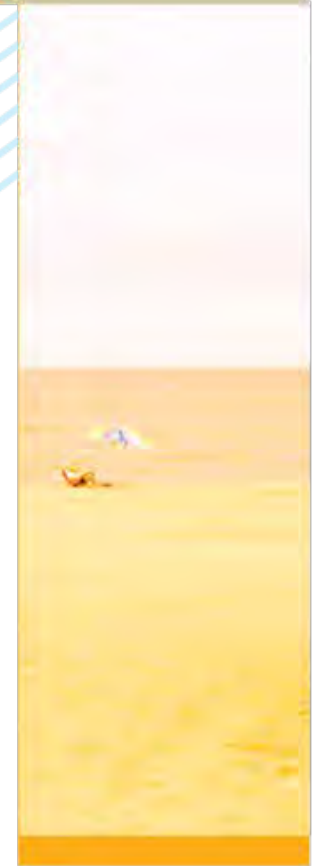




THE SUSSEX PLAN

SUSSEX COUNTY COMPREHENSIVE PLAN

SPRING 2017 PUBLIC MEETING



TODAY'S MEETING

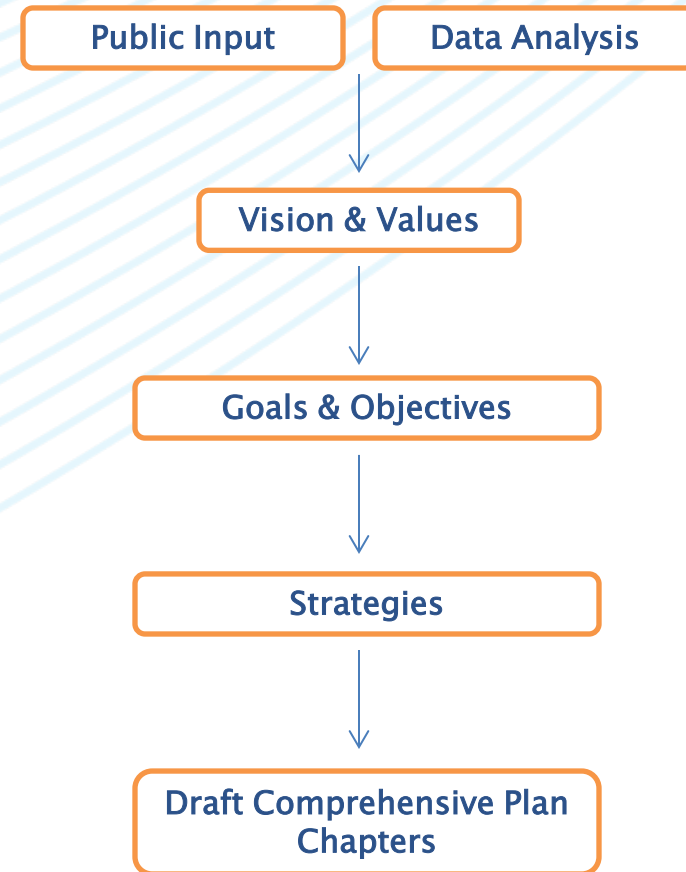


- ▶ Overview
- ▶ Project Schedule
- ▶ Summary of Public Input
- ▶ Common Themes
- ▶ Vision Statement
- ▶ Demographic and Land Use Trends
- ▶ Future Land Use
- ▶ Plan Element Work
- ▶ How You Can Help
- ▶ Q&A

WHAT IS A COMPREHENSIVE PLAN?



- ▶ Long-range general **policy guide** for future growth, economic development, land use, conservation and community character
- ▶ Establishes a vision for the future of Sussex County which is supported by goals, objectives, and strategies
- ▶ Plan recommendations are implemented through strategies and ordinance approvals



THIS MATTERS TO YOU BECAUSE ...



- ▶ Your voice can help maintain a high quality of life for you and your family in Sussex County now and into the future
- ▶ A Comp. Plan provides a roadmap to the future of the County



PLAN ELEMENTS

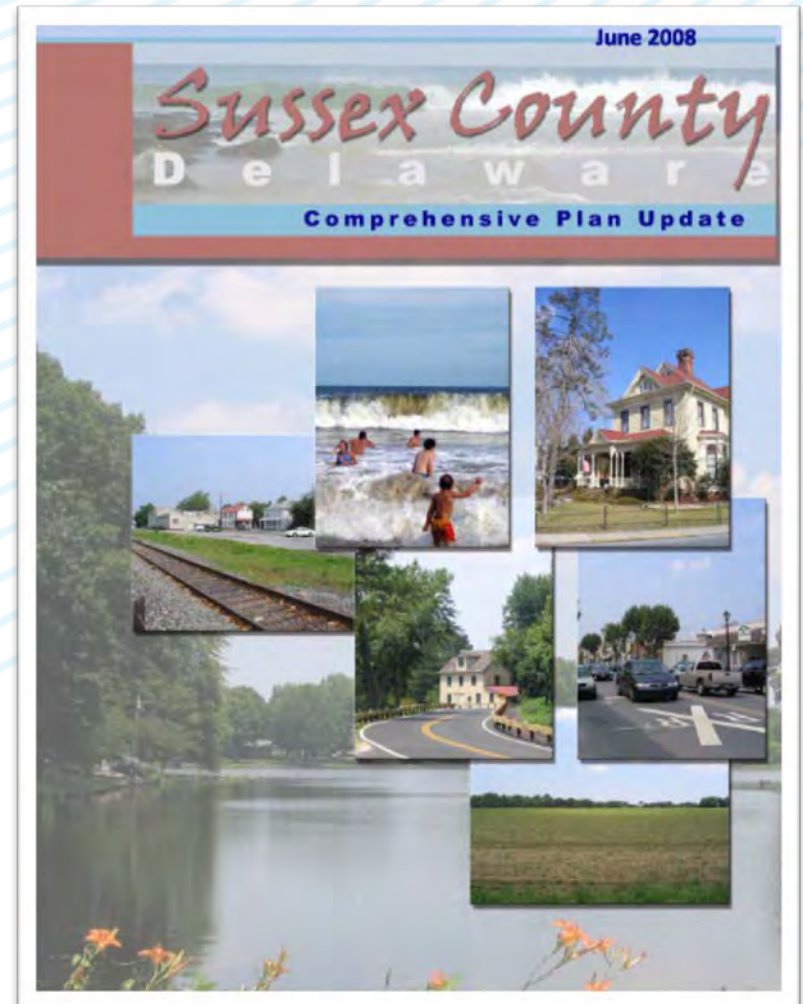


- ▶ Existing Conditions and Demographics
- ▶ Future Land Use
- ▶ Mobility
- ▶ Housing
- ▶ Intergovernmental Coordination
- ▶ Conservation
- ▶ Recreation and Open Space
- ▶ Economic Development
- ▶ Utilities
- ▶ Capital Improvements Plan
- ▶ Historic Preservation
- ▶ Community Design

OVERVIEW



- ▶ Last Comp Plan was adopted in 2008
- ▶ State requires the Comp Plan be updated every 10 years
- ▶ Needs to be approved June 2018

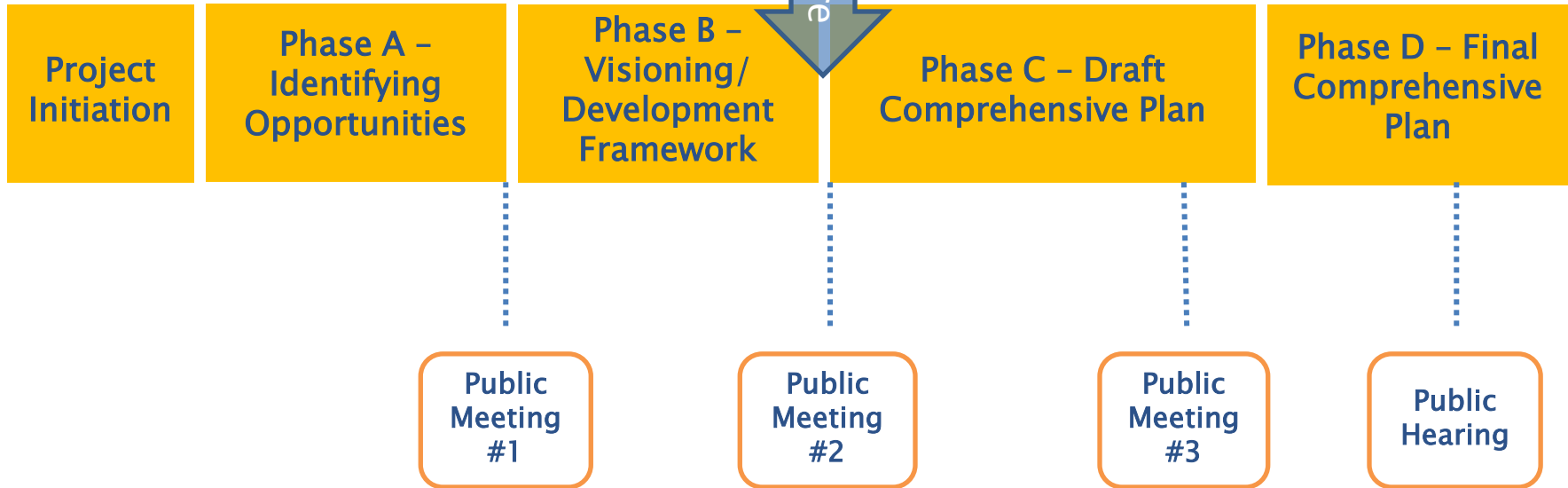


SCHEDULE



Spring 2016

Spring 2018



SCHEDULE



What's been done so far?

Phase A

- ▶ Project initiation (May 2016)
- ▶ Project branding (logo, website, etc.)
- ▶ Data gathering (GIS layers, existing plans, demographic info)
- ▶ GIS base mapping
- ▶ Focus groups
- ▶ County Council and Planning & Zoning Commission interviews
- ▶ Round 1 public meetings (5 public meetings)
- ▶ Intergovernmental SCAT briefing
- ▶ Public survey
- ▶ Identification of key themes, issues, and opportunities

SCHEDULE



What's been done so far?

Phase B

- Development of plan vision statement
- Development of goals and objectives
- Explore preliminary development themes
- Workshops with Planning and Zoning Commission (7 workshops)
- Preliminary chapter work
 - Introduction
 - Population and Demographics
 - Historic Preservation
 - Community Design
 - Economic Development
 - Utilities
 - Future Land Use

PUBLIC INPUT



Web Comments

- ▶ 208 comments received so far through project website:
www.sussexplan.com/

The screenshot shows the website for 'The Sussex Plan'. At the top, there is a navigation bar with the following links: 'About the Plan', 'Maps & Documents', 'Planning Resources', 'Plan News', and 'Public Input'. The main content area features a large image of three people riding bicycles on a wooden boardwalk. Overlaid on this image is the text 'THE SUSSEX COUNTY COMPREHENSIVE PLAN'. In the bottom right corner, there is a blue box titled 'SCHEDULE' with the following information:

SCHEDULE	
UPCOMING	
Public Meeting	May 1 @ 5:00 pm
	view agenda
Public Meeting	May 2 @ 5:00 pm
	view agenda
Public Meeting	May 3 @ 5:00 pm
	view agenda

At the bottom of the page, there is a dark bar with the text 'DRAFT VISION' and a white rectangular box to its left.

PUBLIC INPUT



Public Meetings

► Round I – Fall 2016

- Lewes – September 26
 - 86 attendees
- Millsboro – September 27
 - 34 attendees
- Seaford – September 29
 - 14 attendees
- Georgetown – October 4
 - 34 attendees
- Millville – October 5
 - 24 attendees



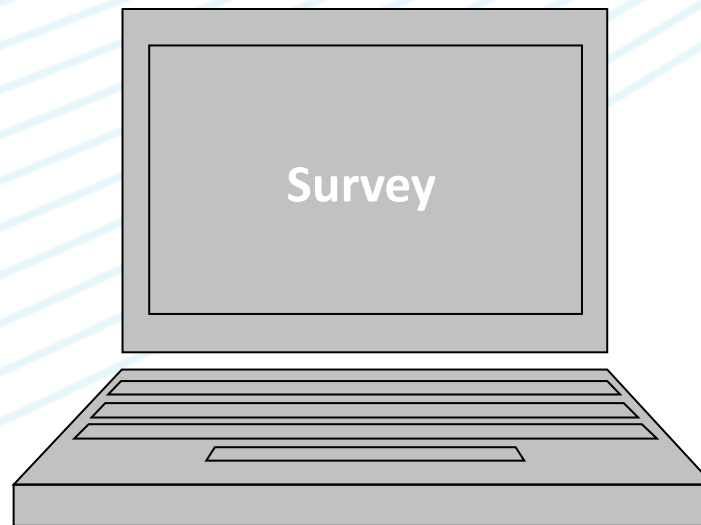
856 comments received on boards

PUBLIC INPUT



Public Survey

- ▶ Survey open between September 26 and October 21, 2016
- ▶ 283 responses



PUBLIC INPUT



Other Opportunities for Public Input

- ▶ Public Comment Forms
- ▶ Public comment at Planning and Zoning Commission meetings
- ▶ Public comment at Planning and Zoning Commission Comp. Plan 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
<input type="checkbox"/> Conservation / Natural Resource Protection	<input type="checkbox"/> Economic Development	<input type="checkbox"/> Government Entities
<input type="checkbox"/> Recreation and Open Space	<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> Planning for Public Facilities / Capital Improvements Plan
	<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 2012

PUBLIC INPUT



What do people love best about Sussex County?

Small Town Feel

Beaches

Trail System

Quality of Life

Shopping

Low Taxes

Agricultural Heritage

Farmland

Inland Bays

Rural Character

Relaxed Pace of Life

Restaurants

Parks

Open space

Affordable living

Friendly People

Proximity to the Coast

Natural Beauty

Entertainment

Close to Everything

COMMON THEMES



Several Key Issues that Have Emerged

- ▶ Overdevelopment (too much and too fast)
- ▶ Sprawl (low density development)
- ▶ Loss of woodland, habitat, and farmland to development
- ▶ Traffic congestion
- ▶ Challenge creating employment opportunities
- ▶ Affordable housing



COMMON THEMES



► Six Key Themes for the Plan

- Balance growth
- Preserve community and rural character
- Protect natural resources and open space
- Improve housing options
- Enhance economic vitality while preserving the economic base
- Provide for safe and efficient movement of people and goods

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



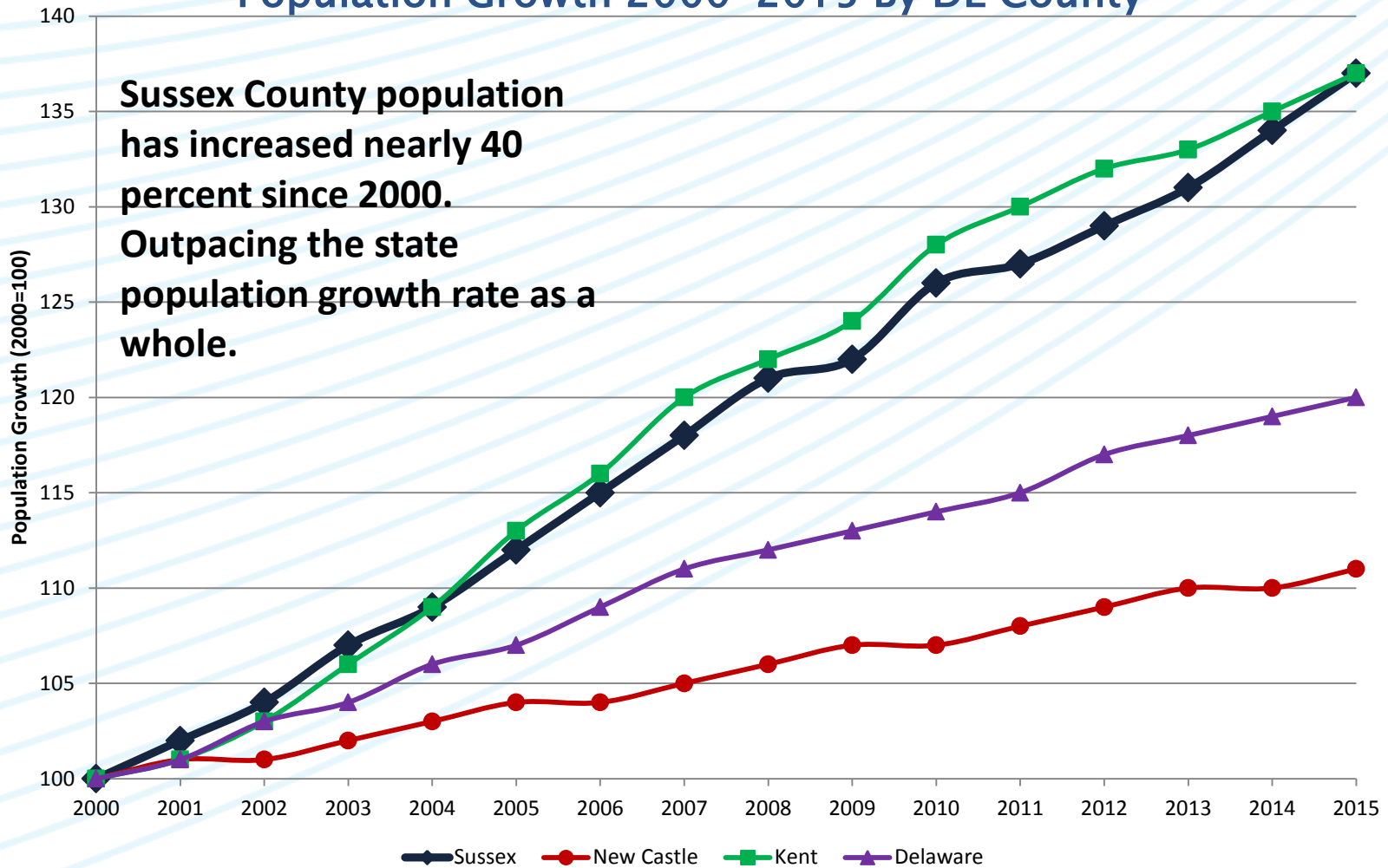
▶ VISION STATEMENT

"We envision Sussex County as Delaware's leader in agri-business, tourism, and economic growth by sustaining the County's main agricultural, natural, cultural, and human resources and encouraging new growth and economic vitality that provides job opportunities for all Sussex County through smart investment in infrastructure, efficient use of County resources, low taxes, and protection of private property rights."

TRENDS



Population Growth 2000–2015 By DE County



TRENDS



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** fulltime residents expected to live in Sussex County by 2045

It is also estimated there will be an additional **21,500** seasonal/recreational/occasional residents of Sussex County

TRENDS



- ▶ Sussex County's population is also projected to get older overtime
 - Between 2010 and 2045, the 65+ population of the County is expected to increase by 90%
 - Will have workforce impacts by changing the nature and types of services demanded



TRENDS

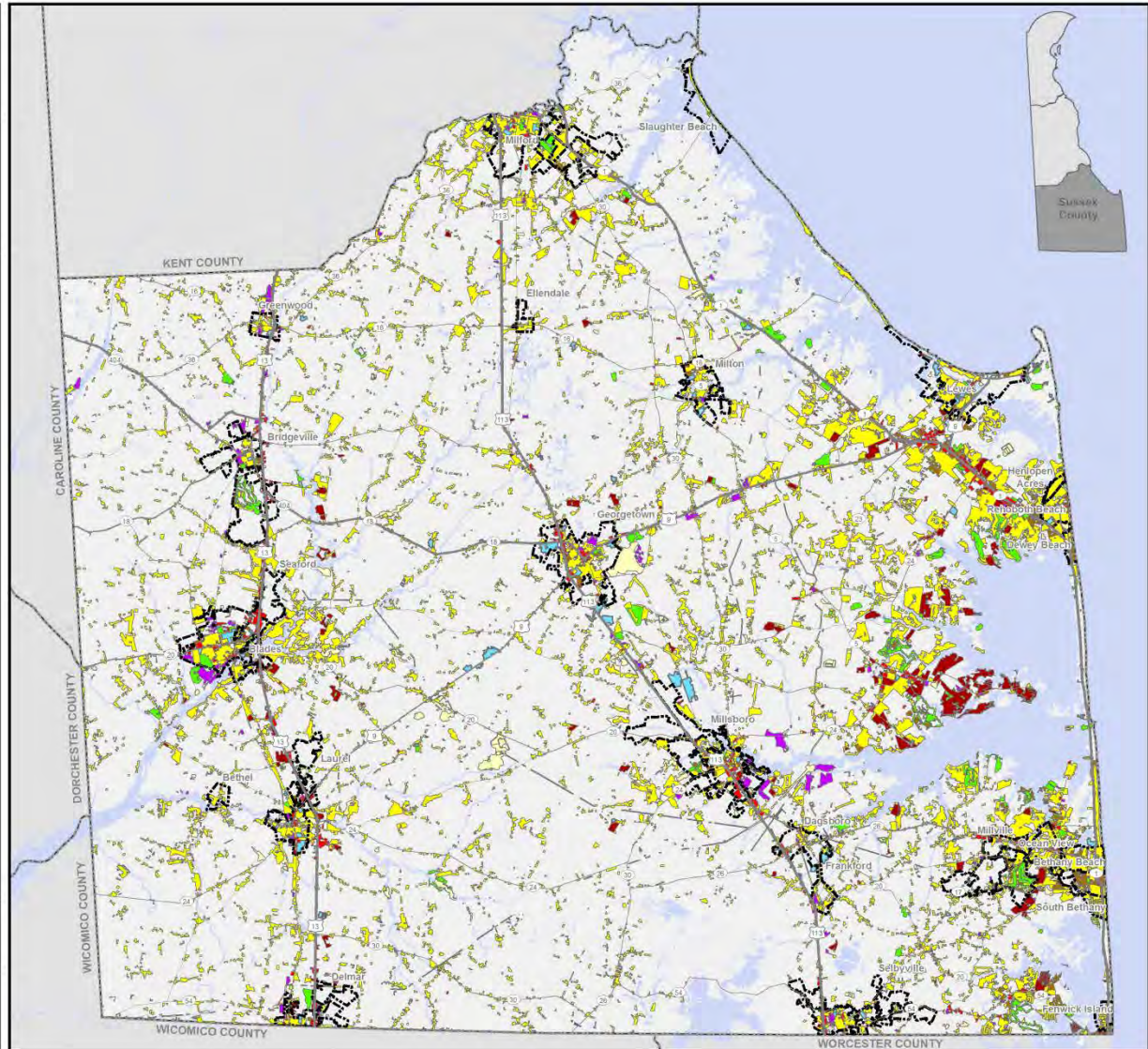


Sussex County
Comprehensive
Plan

Existing Land Use

- Single-Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Institutional
- Mixed Use
- Agricultural & Undeveloped Lands
- Recreation
- Utilities
- County Boundaries
- Municipalities
- Major Rivers
- Waterbodies

Sources: DE FirstMap - 2012 Existing Land Use,
Sussex County Mapping Dept., Office of
Management and Budget, State of Delaware,
Delaware Geographic Data Committee





Sussex County
Comprehensive
Plan

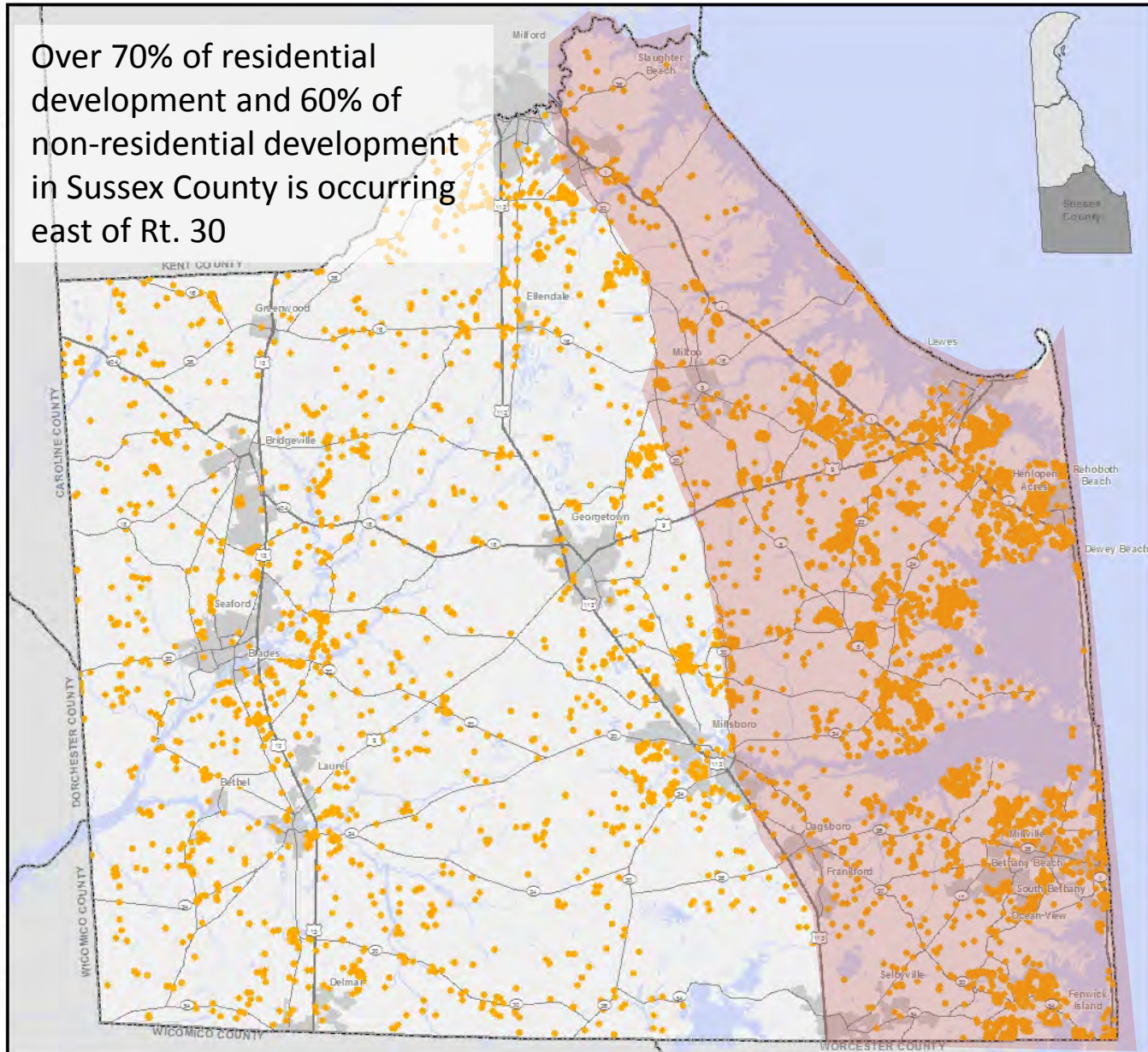
Building Permits Issued (2008-2015)

- Building Permits
- ▭ County Boundaries
- Major Rivers
- Waterbodies
- Municipalities

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



Over 70% of residential
development and 60% of
non-residential development
in Sussex County is occurring
east of Rt. 30



5266_019_BuildingPermits_113017_11/19/2016 9:10:40 AM

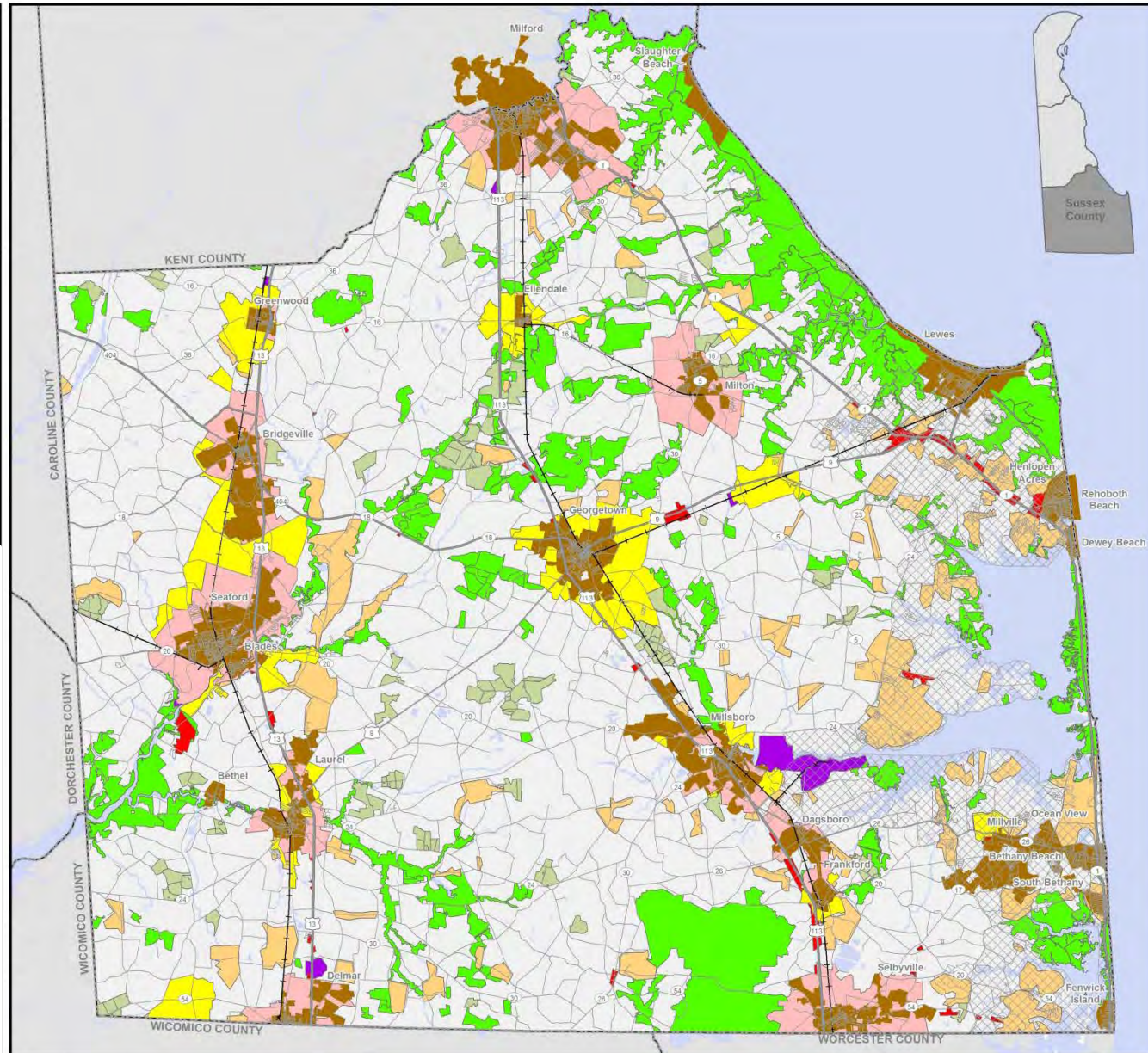


Sussex County
Comprehensive
Plan

2008 Comprehensive Plan Future Land Use

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

- On average, 40% of total new residential development acreage in the County is occurring in 2008 Comprehensive Plan growth areas while 60% is occurring in rural areas
- However, there are more dwelling units being built in growth areas than rural areas on average because densities are often higher in growth areas



FUTURE LAND USE



▶ What is the Future Land Use Plan?

- Designates what parts of the County are intended to be growth and rural areas
- Future Land Use Plan planning areas are not zoning districts
- Zoning ordinance contains the detailed regulations for implementing the future land use plan policies on land development and conservation



FUTURE LAND USE



- ▶ Where are the additional 68,000 people by 2045 going to go?
 - Approximately 29,000 dwelling units
- ▶ Commercial development will be needed to support the new residential growth in the County
- ▶ Considerations:
 - Encourage 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?

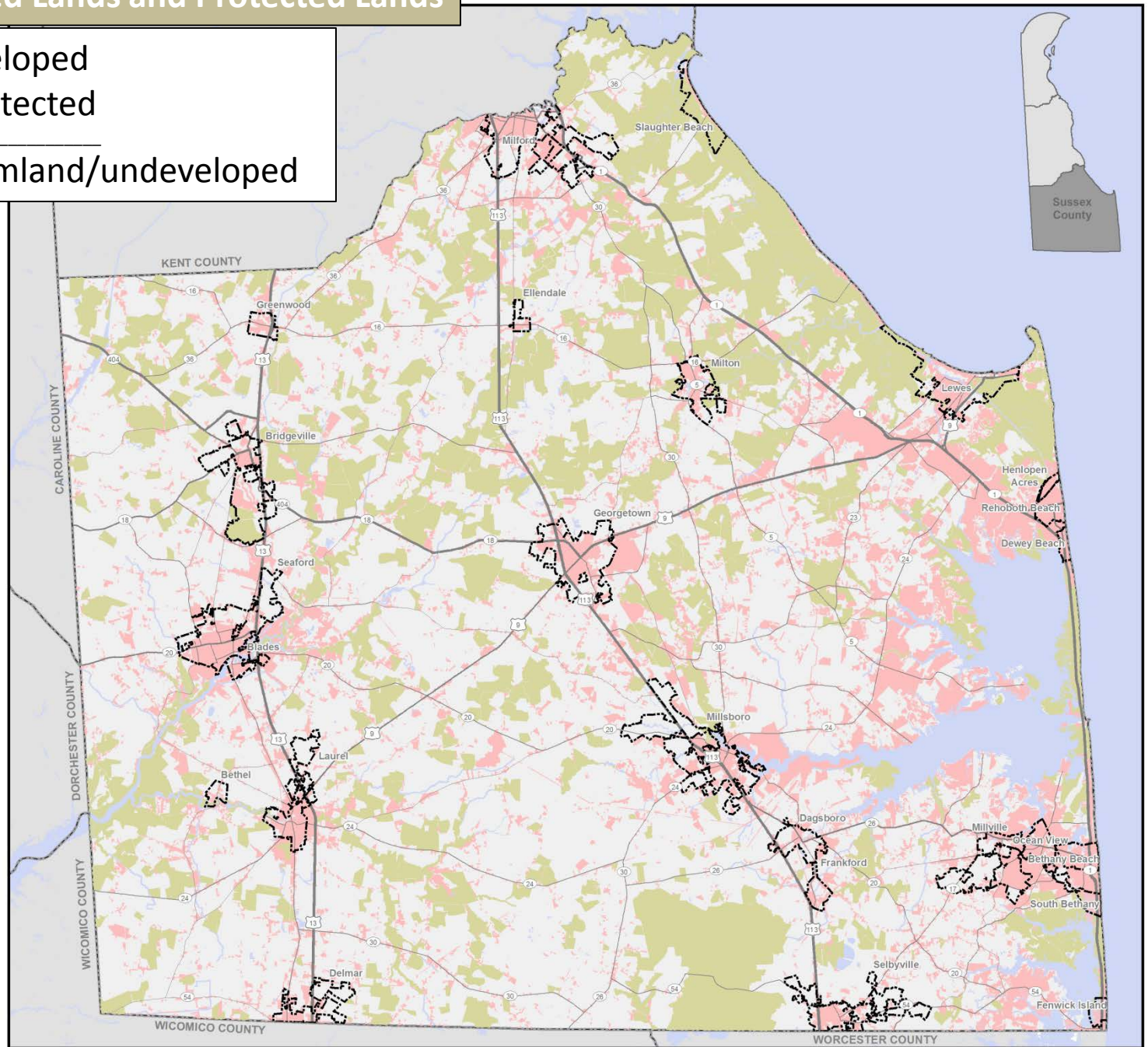


Existing Developed Lands and Protected Lands

95,000 acres developed

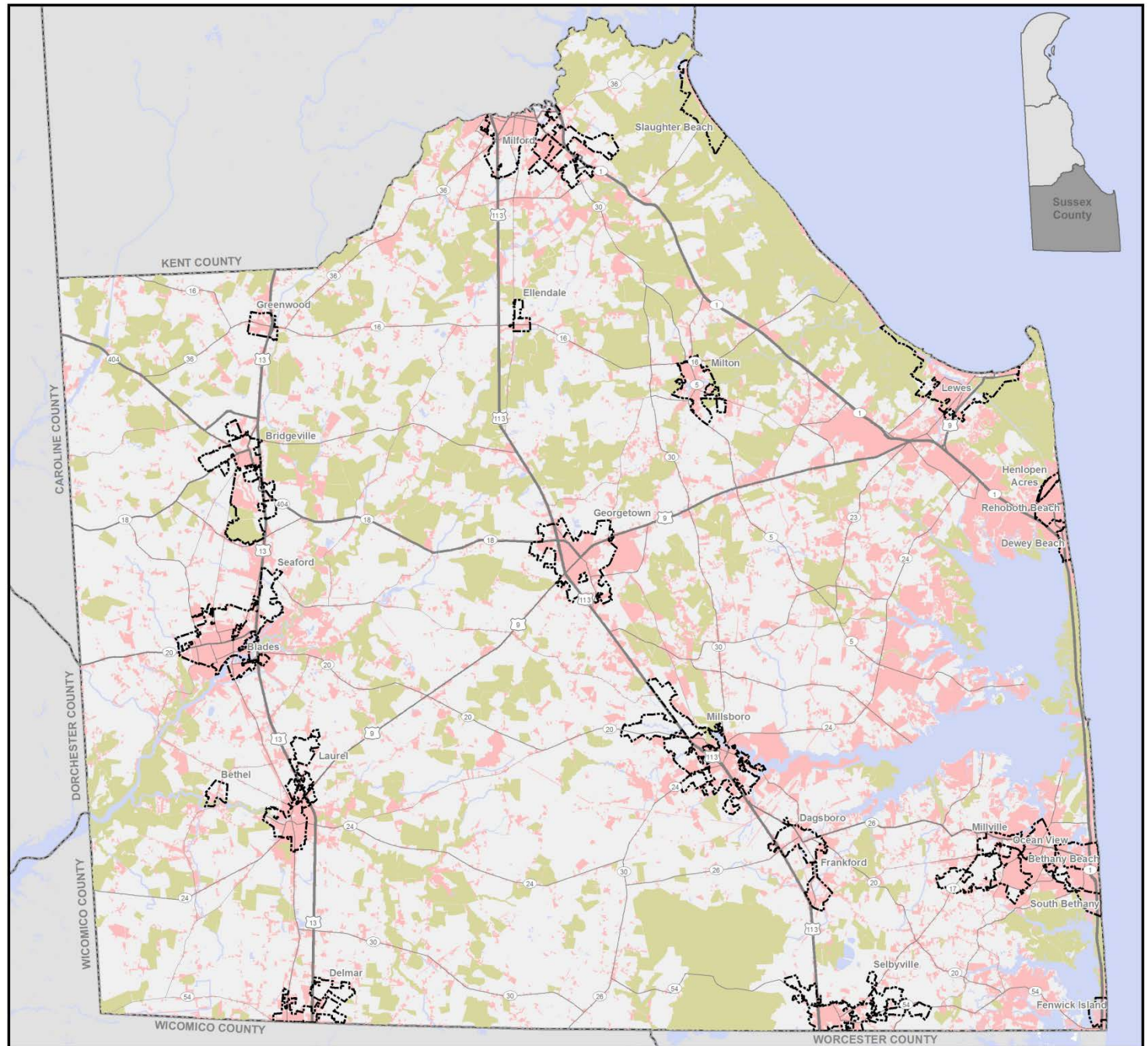
227,000 acres protected

256,000 acres farmland/undeveloped



Scenario 1: Trend




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



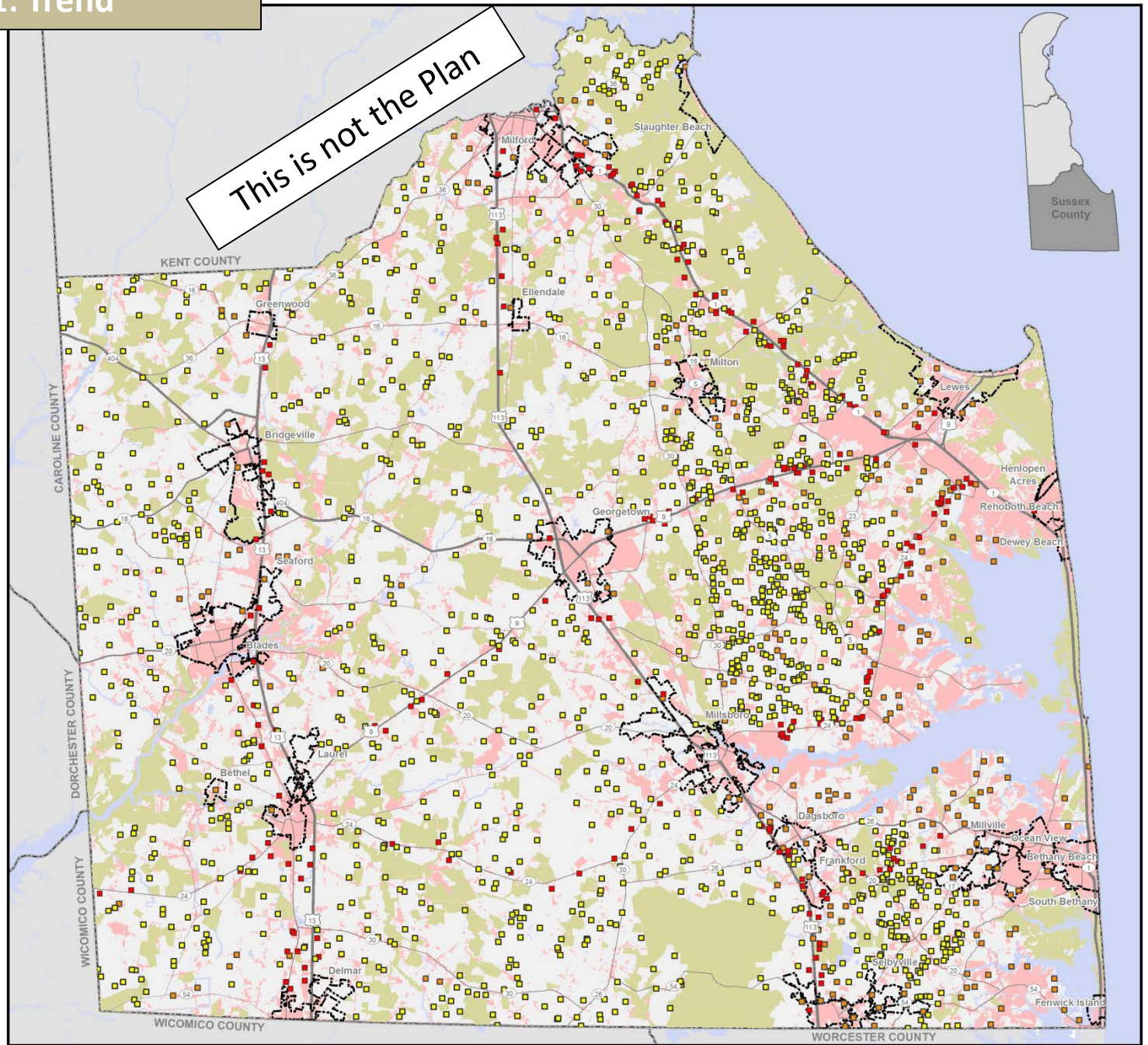
Scenario 1: Trend

This is not the Plan

Each square on the map indicates the following:

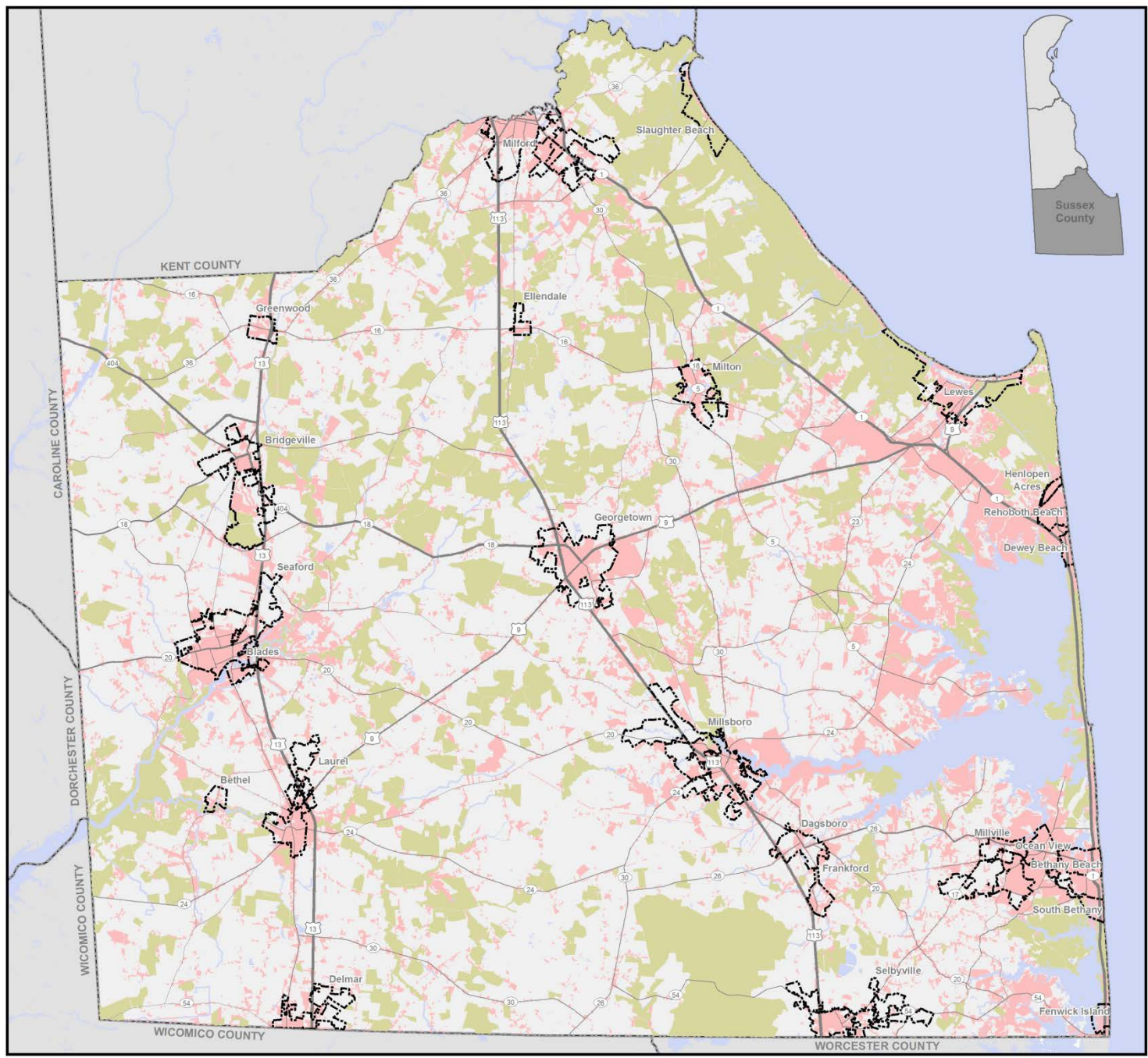
-  20 acres residential in rural areas at 1.9 du/acre
-  20 acres residential in rural areas at 2.5 du/acre
-  20 acres commercial

Note: this is a hypothetical scenario that represents what the future could look like if past and current trends continue through 2045. Dot placement is random and does not represent future development of specific parcels.






Scenario 2: Town-Centers / Growth Areas Development

- More growth located around towns and in Comp. Plan growth areas; less growth in rural areas
- Consistent with DE Strategies for State Policies and Spending
- Reduced sprawl, concentrates infrastructure, preserves rural settings, conserves farmland and env. sensitive areas.

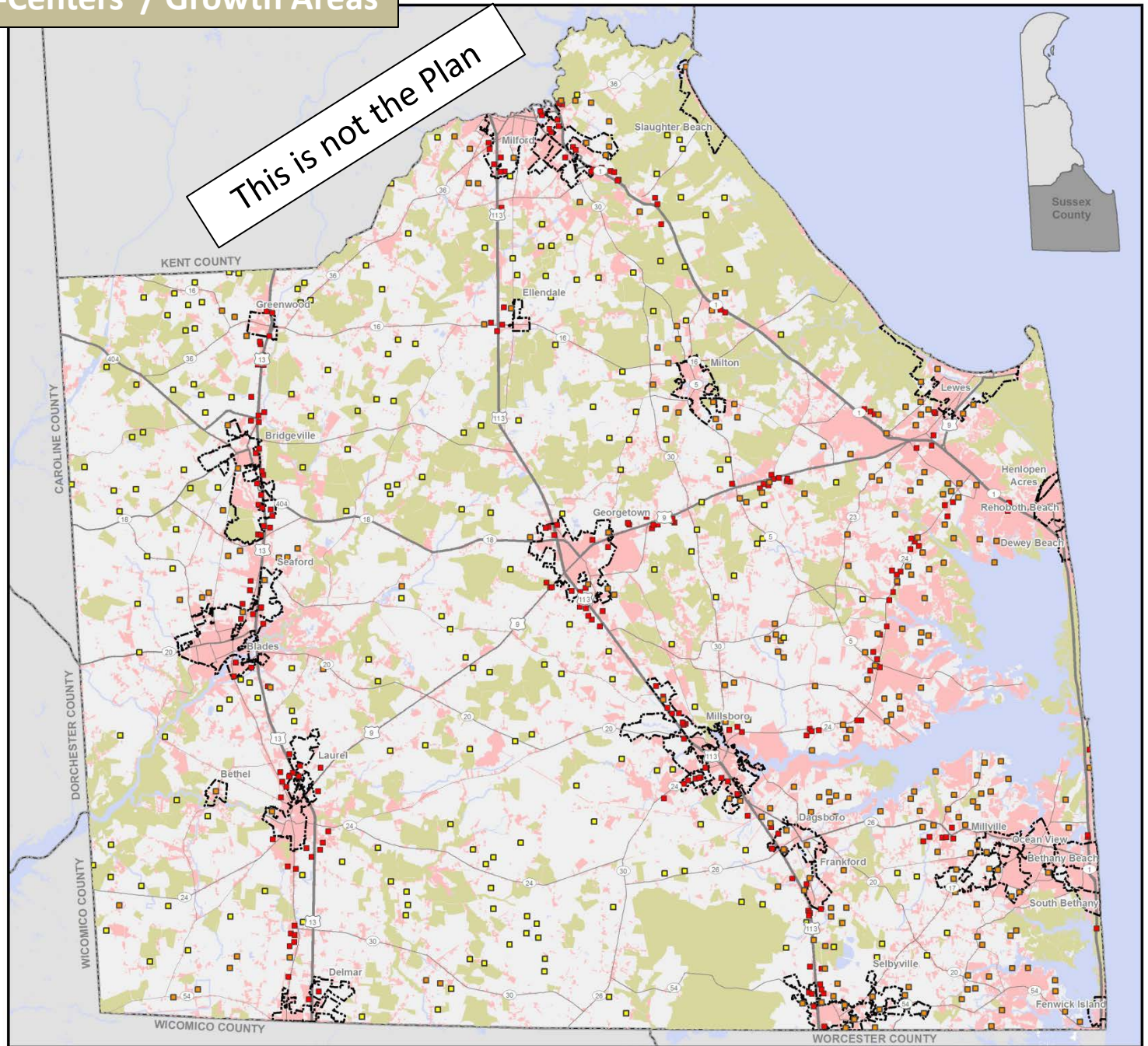


Scenario 2: Town-Centers / Growth Areas

Each square on the map indicates the following:

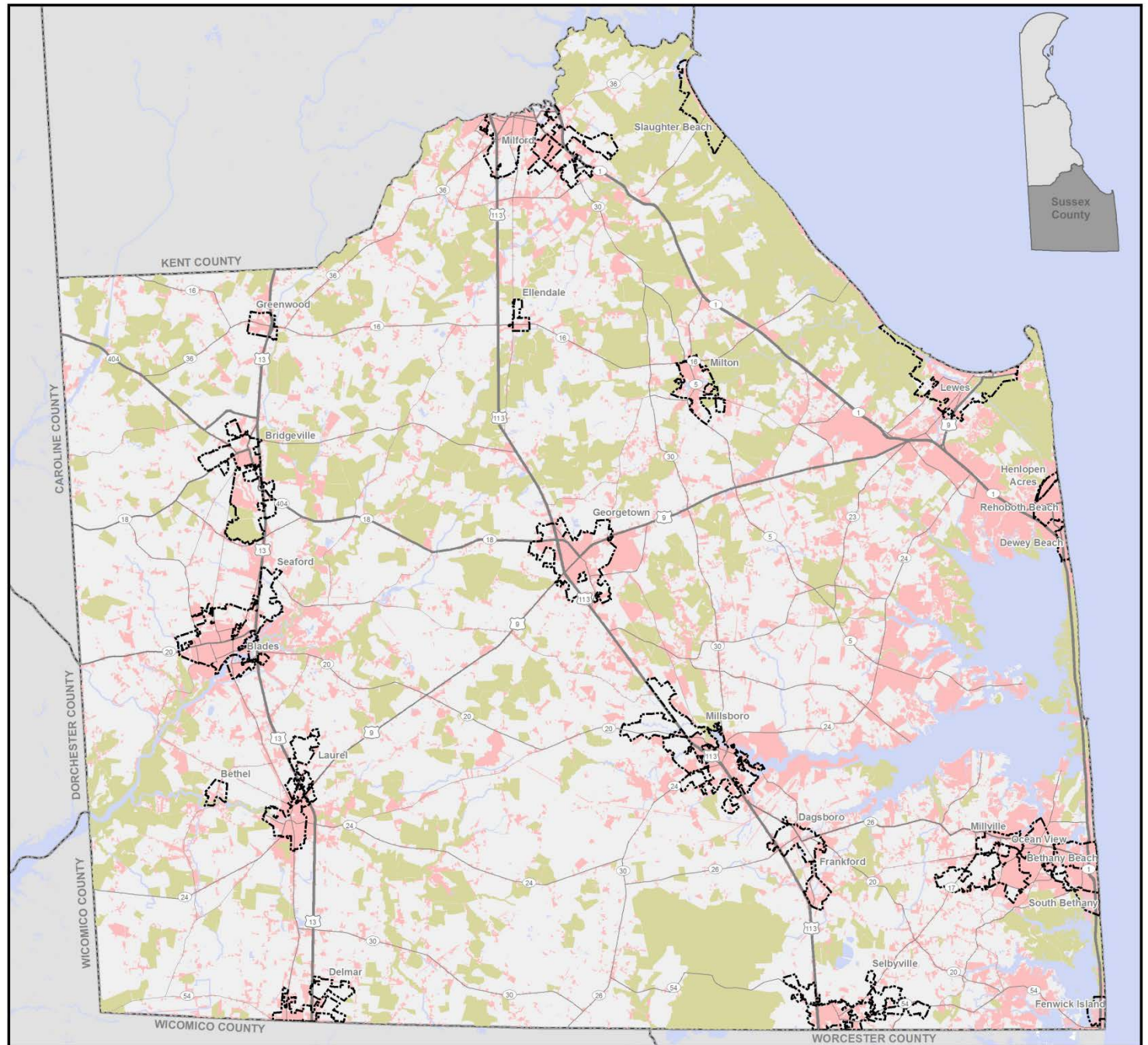
-  20 acres residential in rural areas at 1.9 du/acre
-  20 acres residential in rural areas at 3 du/acre
-  20 acres commercial

Note: this is a hypothetical scenario that represents what the future could look like if past and current trends continue through 2045. Dot placement is random and does not represent future development of specific parcels.



Scenario 3: Eastern Sussex


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




Scenario 3: Eastern Sussex Development

This is not the Plan

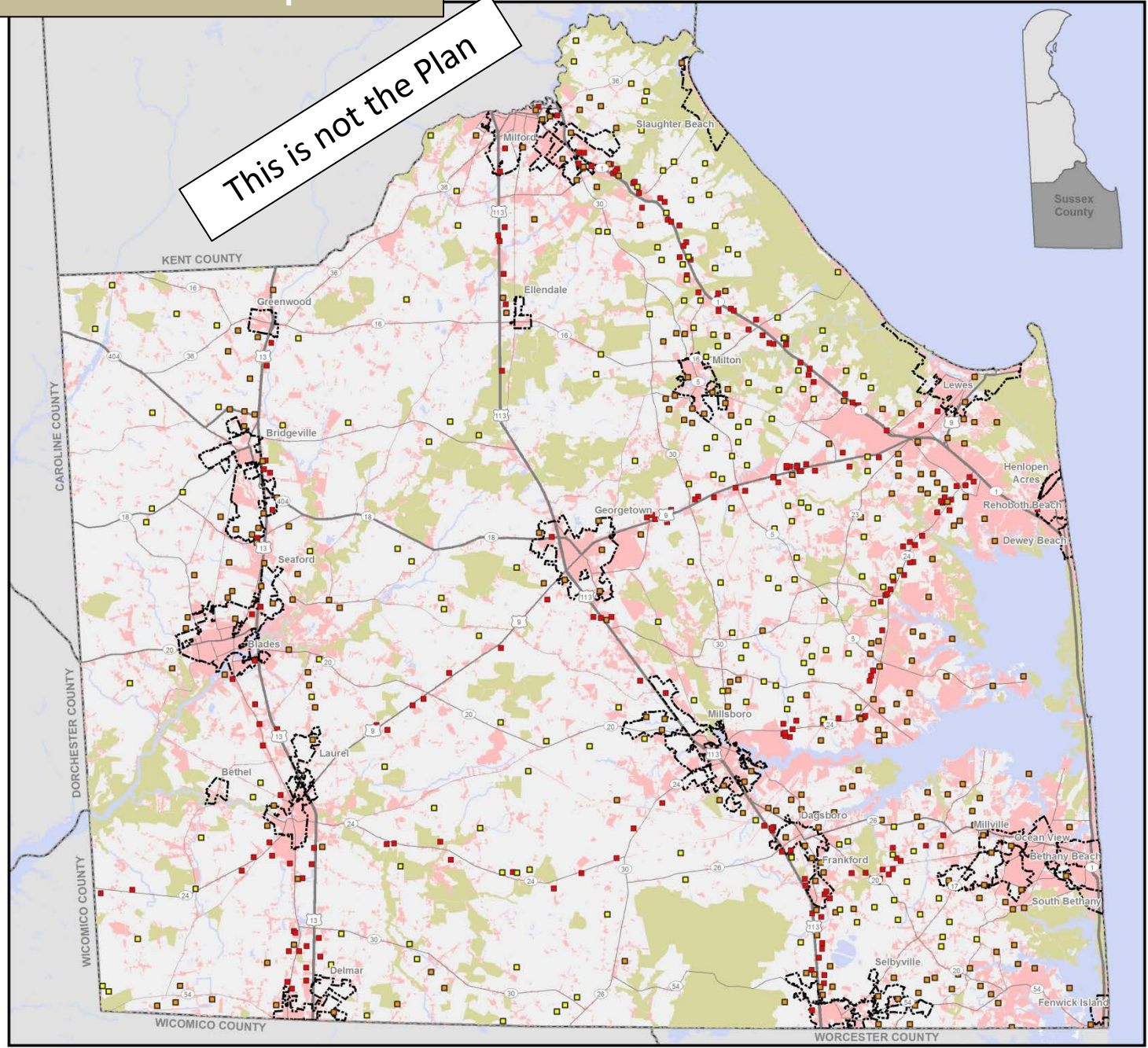
Each square on the map indicates the following:

 20 acres residential in rural areas at 1.9 du/acre

 20 acres residential in rural areas at 3 du/acre

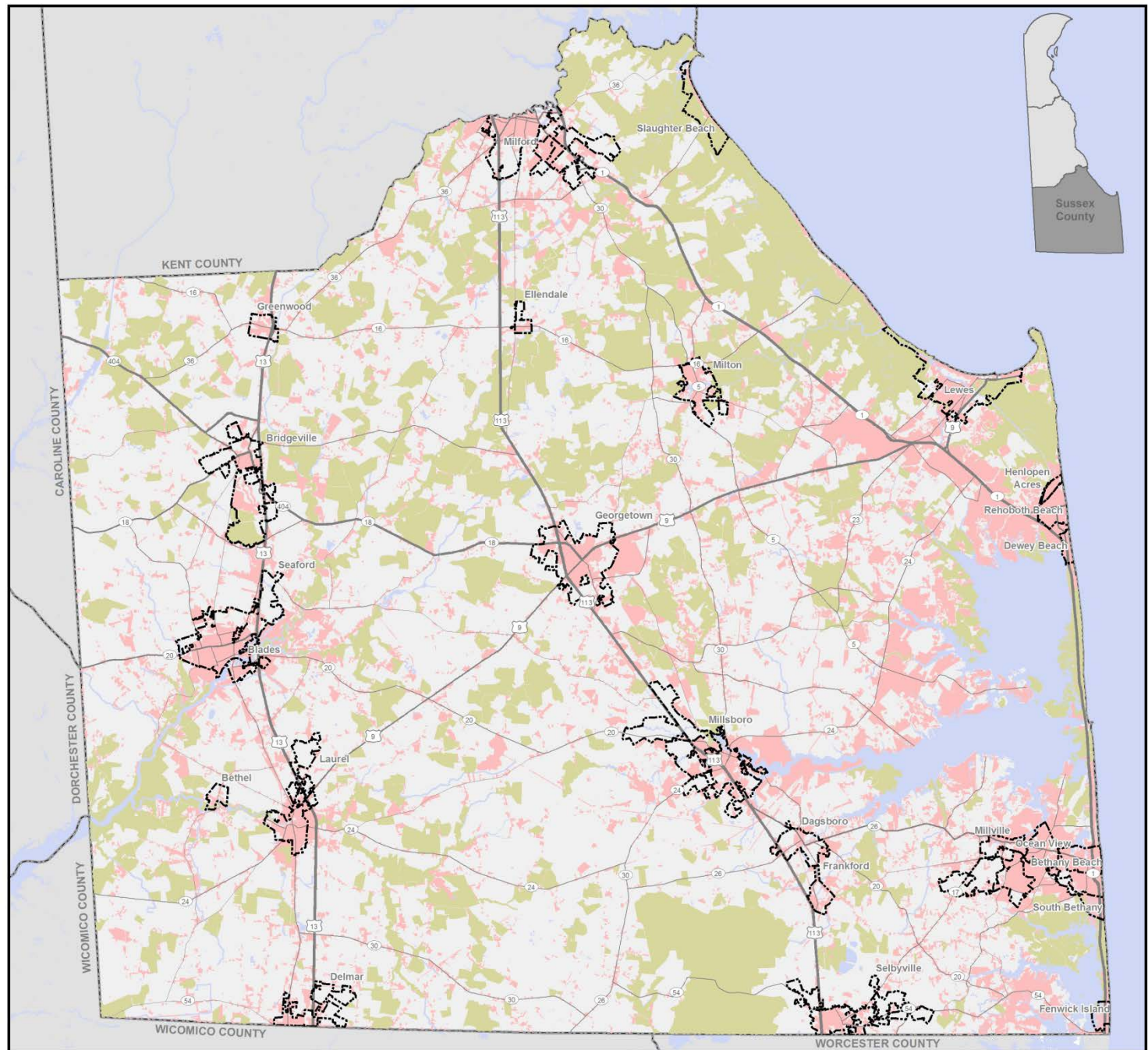
 20 acres commercial

Note: this is a hypothetical scenario that represents what the future could look like if past and current trends continue through 2045. Dot placement is random and does not represent future development of specific parcels.






Scenario 4: Mixed-Use Corridors

- Encourage mixed-use hubs of residential and commercial uses adjacent to major roadway corridors.
- Opportunity to provide a spine for mobility with multi-modal transportation options



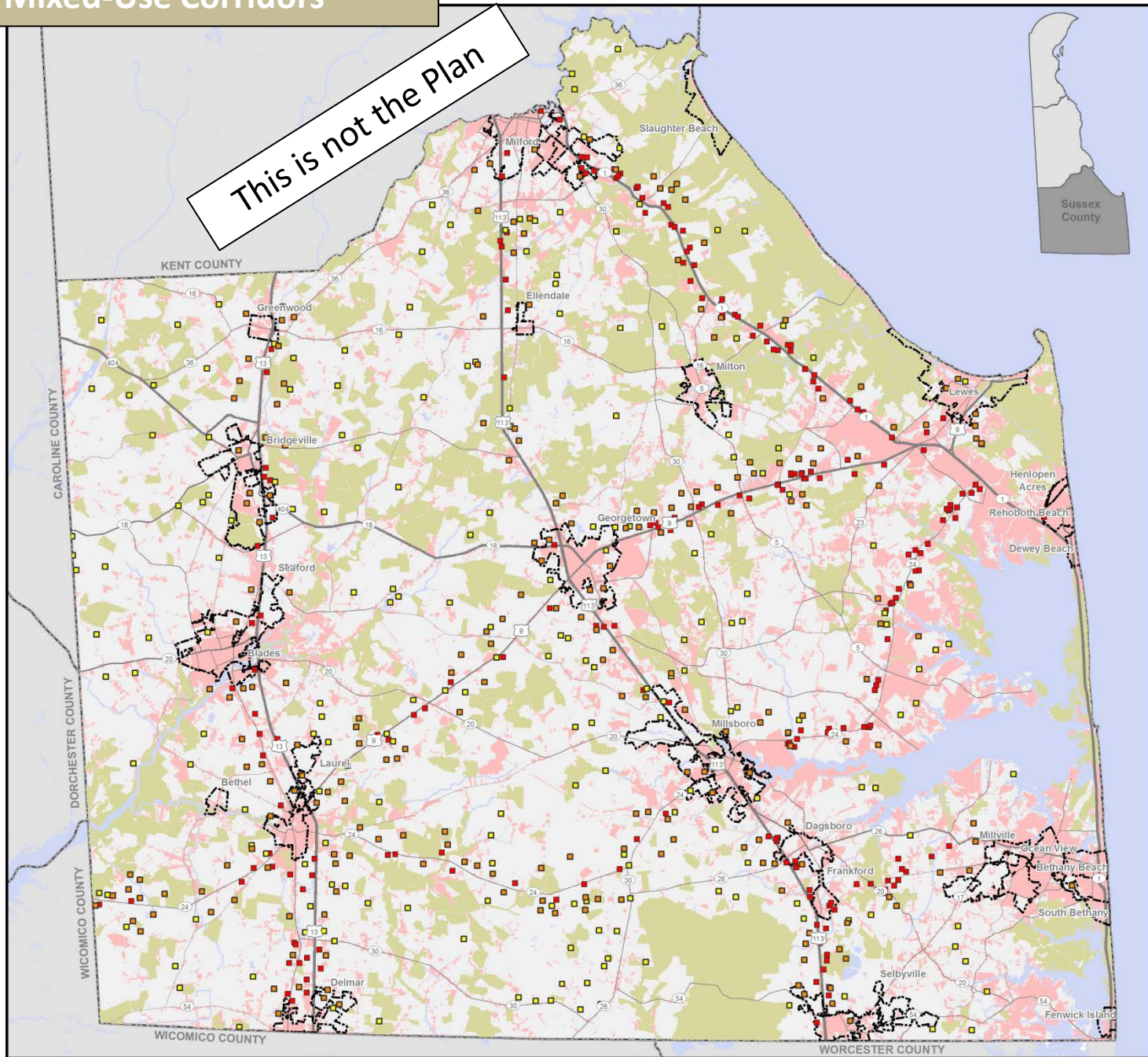
Scenario 4: Mixed-Use Corridors

Each square on the map indicates the following:

-  20 acres residential in rural areas at 1.9 du/acre
-  20 acres residential in rural areas at 3 du/acre
-  20 acres commercial

Note: this is a hypothetical scenario that represents what the future could look like if past and current trends continue through 2045. Dot placement is random and does not represent future development of specific parcels.

This is not the Plan



LAND USE WORKSHEET



- ▶ Please complete the Land Use Survey to help us prepare the Future Land Use Plan for the Comprehensive Plan
 - Provide input on intensity and location of development (front side)
 - Provide feedback on scenarios (back side)
- ▶ Please drop in one of the boxes before you leave or hand to a County or planning team member

PLAN ELEMENT WORK



- ▶ Workshops with County Planning and Zoning Commission
 - ▶ 7 workshops completed to date
 - ▶ Preliminary chapter work
 - Introduction
 - Population and Demographics
 - Historic Preservation
 - Community Design
 - Economic Development
 - Utilities
 - Future Land Use
- Draft goals, objectives, and strategies

HOW YOU CAN HELP



Tonight

- ▶ Please review plan display boards around room
- ▶ Complete Land Use Worksheet

**2018 COMMUNITY DESIGN ELEMENT
DRAFT GOALS, OBJECTIVES, AND STRATEGIES**

Community Design Vision: *To enable urban design methods that direct the location and function of new development to preserve and enhance the character of Sussex County and its communities*

GOAL 13.1
Promote design that is compatible with its surroundings

GOAL 13.2
Improve the quality and character of new development

GOAL 13.3
Improve community resilience and sustainability

**2018 HISTORIC PRESERVATION ELEMENT
DRAFT GOALS, OBJECTIVES, AND STRATEGIES**

Historic Preservation Vision: *To preserve and promote the historic and cultural resources of Sussex County that residents cherish and visitors wish to experience*

GOAL 11.2
Provide a comprehensive approach to historic preservation planning in the County

HOW YOU CAN HELP



Tonight

- ▶ Please provide comment at computer station or on paper forms
- ▶ Speak with County and planning team staff to learn more about the planning process

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: _____
Address/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

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

*These 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 117
Georgetown, DE 19847

Thank you for your input!

Version: Spring 2011

HOW YOU CAN HELP



Future Opportunities for Public Input

- ▶ Attend, view live online, or listen to recorded audio of future Planning and Zoning Commission Workshops this spring and summer to keep up with future element work
- ▶ Review drafts of elements this spring and summer on www.sussexplan.com and provide feedback through website

THE SUSSEX PLAN

THE SUSSEX COUNTY COMPREHENSIVE PLAN

SCHEDULE

UPCOMING

- Monday September 26th at the Green Fire Station #2
- Tuesday September 27th at the Millboro Town Center
- Thursday September 29th at the Sauford Fire Hall
- Tuesday October 4th at the Georgetown Fire Hall
- Wednesday October 5th at the Millsville Fire Hall

[Check back for more info](#)

SUSSEX COUNTY IS BEGINNING TO PREPARE A NEW COMPREHENSIVE PLAN.

The plan documents and illustrates what our County looks like today and what it should look like in the year 2045. As part of the process, we are interested in hearing from you about what has changed in the county since

HOW YOU CAN HELP



Future Opportunities for Public Input

- ▶ Participate in public meetings
 - Next round of public meetings: fall 2017
- ▶ Submit questions or comments anytime through project website at: www.sussexplan.com
- ▶ Help spread the word about the Plan



HOW YOU CAN HELP



► Follow us on Facebook and Twitter!



facebook.com/sussexplan



twitter.com/sussexplan

QUESTIONS? COMMENTS?



Please limit your comments to less than 3 minutes to be respectful of other people's time. Thank you.