



SUSSEX COUNTY LAND USE WORKING GROUP MEETING #1

March 27, 2025



WELCOME & INTRODUCTIONS



Sussex County: Todd Lawson, Welcoming Remarks

WELCOME & INTRODUCTIONS



Sussex County

- Todd Lawson
- Vince Robertson
- Jamie Whitehouse
- Brandy Nauman

McCormick Taylor

- John Mullen
- Christina Arlt
- Jillian Dierks

Kramer & Associates

- Andrew Bing

WELCOME & INTRODUCTIONS



Please share:

- Name
- Affiliation
- Why is being part of this process important to you?





MEETING OVERVIEW



Today's Agenda

- Meeting Expectations
- Roles & Deliverables
- Growth Trends
- Discussion
- Schedule & Interviews
- Public Comment



DEFINING THE WORKING GROUP'S ROLE & DELIVERABLES



MEETING GUIDELINES

How We Communicate with Those Outside the Working Group:

1. Individuals are free to discuss the work of the Working Group; however, any discussions reflect the individual views of the individual and do not reflect the views of the Working Group.
2. Meetings of the Working Group are open to the public; however, the meetings will be designed for the Working Group members.



WORKING GROUP ROLE AND DELIVERABLES

ROLE OF THE GROUP:

- Make recommendations to the County Council
- Decision making rests with the County Council.

RECOMMENDATION-MAKING APPROACH:

- Will be determined as process moves forward





WORKING GROUP ROLE AND DELIVERABLES

RECOMMENDATIONS THAT:

1. Implement smarter, sustainable development
2. Ensure growth is supported by infrastructure
3. Address affordable/workforce housing needs
4. Preserve farmland and natural resources
5. Prevent low-density, uncoordinated sprawl



WORKING GROUP ROLE AND DELIVERABLES

DELIVERABLES & TIMELINE

- **Q2 Focus:** Develop draft recommendations
- **Q3 Focus:** Finalize recommendations & present to County Council
- **Q4 Focus:** County Council prioritizes list of recommendations; begins public hearing process for Ordinances and/or Comprehensive Land Use Plan updates





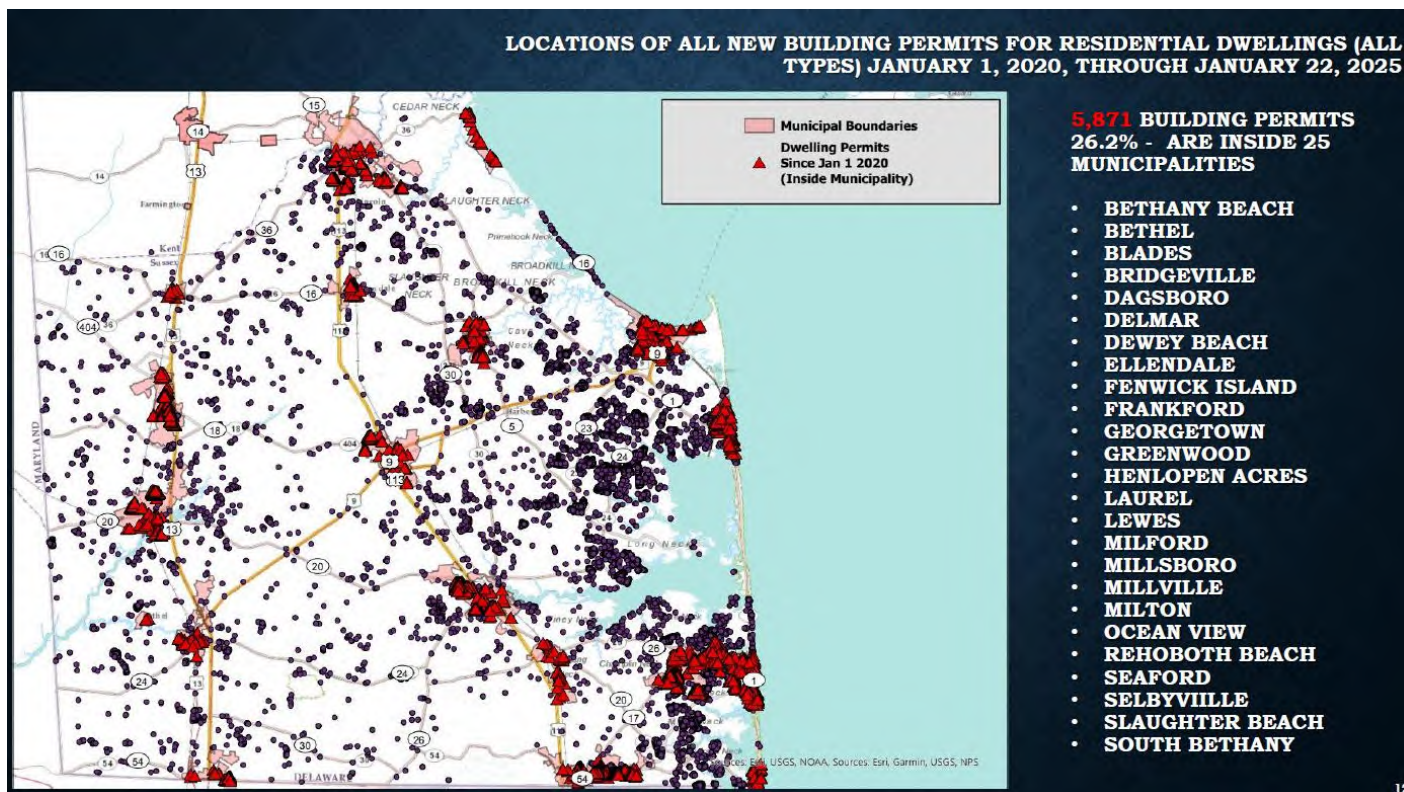
QUESTIONS



BACKGROUND & DISCUSSION

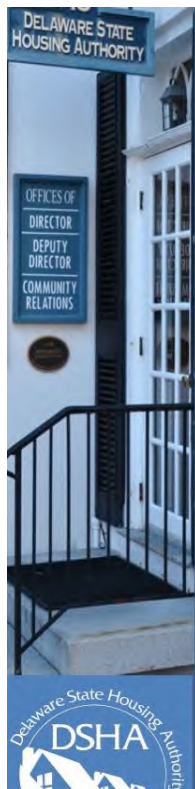


POPULATION GROWTH & DEVELOPMENT TRENDS

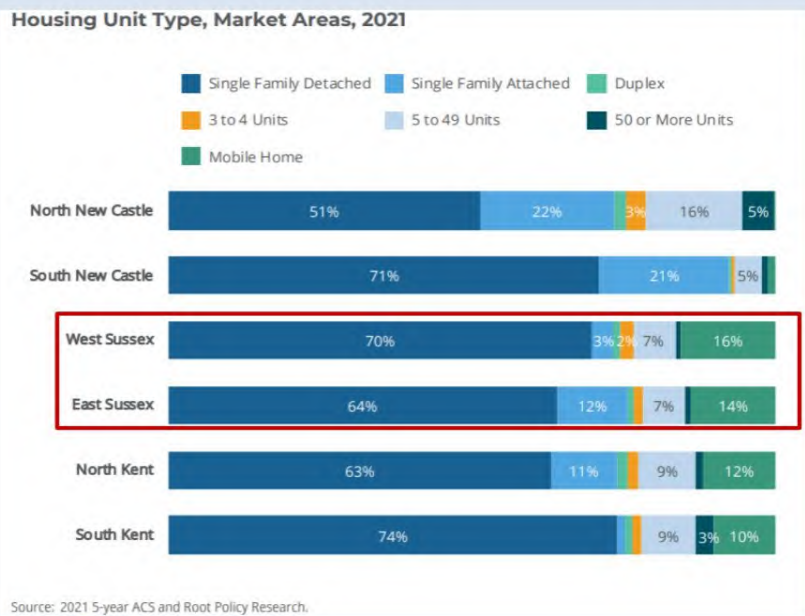




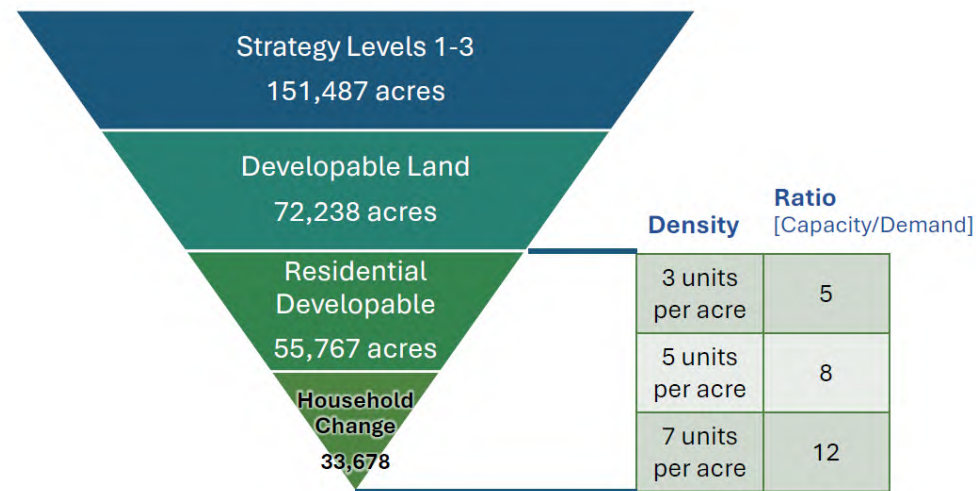
HOUSING, AFFORDABILITY & LAND USE CONDITIONS



Housing Stock by Unit Type



Assessment of Capacity vs Demand Sussex County



TOOLS & TECHNIQUES: WEIGHING BENEFITS AND DRAWBACKS



- A range of planning tools, zoning techniques, and funding mechanisms exist to guide land use, housing, and infrastructure decisions.
- Each approach comes with trade-offs—what works well in one part of the County may create challenges elsewhere.
- The impacts of policy choices are often experienced differently across communities, neighborhoods, and populations.
- Part of our work is to identify not only what could work, but also to understand who it works for—and at what cost.





UNDERSTANDING ISSUES & TOPICS

Topic 1: Growth, Infrastructure, and Sustainable Development

- Where have you seen development patterns that worked well or didn't work well in Sussex County? What made them successful or challenging?
- How have factors—such as roads, schools, utilities, or environment—impacted growth in different parts of the County?



UNDERSTANDING ISSUES & TOPICS

Topic 2: Housing and Land Use

- What challenges have you seen in finding, developing, or maintaining affordable and workforce housing in Sussex County?
- How have land use policies, zoning, or funding mechanisms affected housing and preservation efforts?



NEXT STEPS



MEETING SCHEDULE & PARTICIPATION EXPECTATIONS

Schedule

- Meeting #1 –Thursday, March 27 (10:00 – 12:00)
- Meeting #2: Thursday, April 10 (10:00 – 12:00)
- Meeting #3: Thursday, May 1 (10:00 – 12:00)
- Meeting #4: Thursday, May 29 (10:00 – 12:00)
- Meeting #5: Thursday, June 12 (10:00 – 12:00)
- Meeting #6: Thursday, July 10 (10:00 – 12:00)
- Future Meetings TBD

Expectations

- The hope is that each person attend in person.
- Each Working Group member should establish an alternate in case of absence



MEETING SCHEDULE & PARTICIPATION EXPECTATIONS

Individual Interviews

- **Format:** Virtual, 1-hour sessions.
- **Scheduling:** Pre-identified one-hour time slots; a sign-up link will be sent.





FINAL THOUGHTS & OPEN FLOOR

- Questions
- Takeaways and final thoughts



PUBLIC COMMENT