

# Sussex County

## US 9 Corridor Master Plan



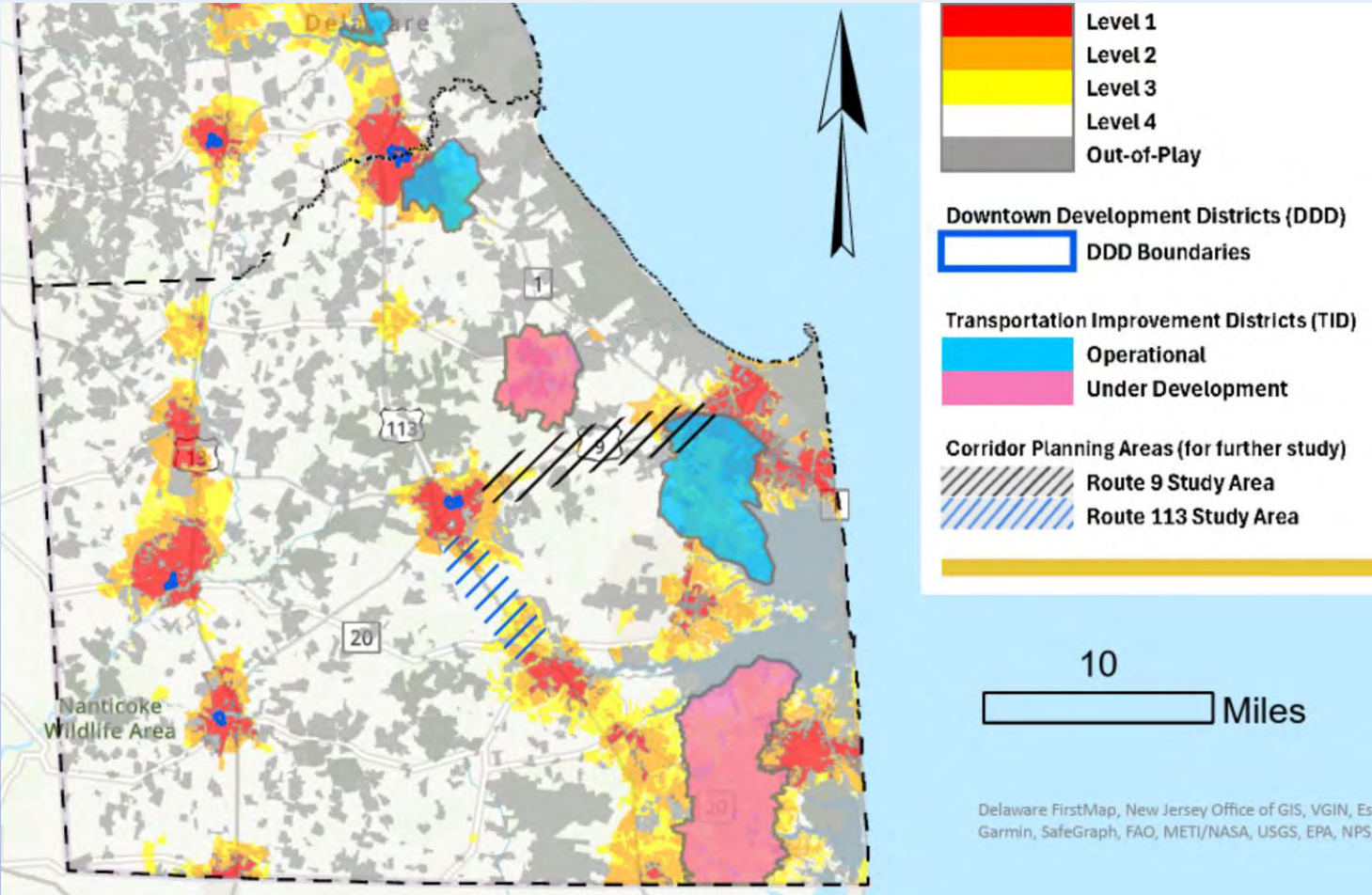
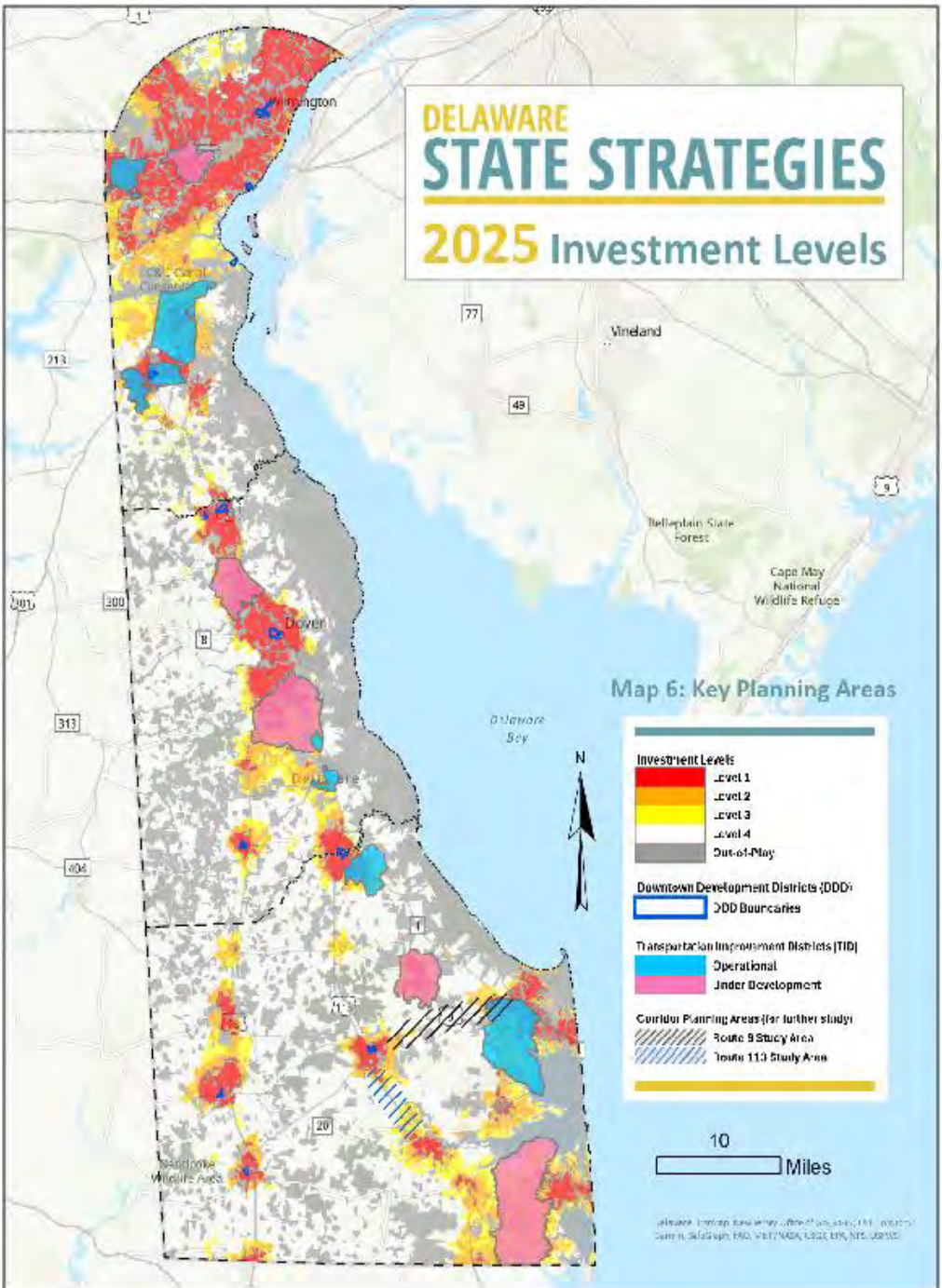
**Public Workshop**  
**May 19, 2026**

# Sussex County - US 9 Corridor Master Plan

## **Purpose of Meeting**

- 1) To provide an update on the US 9 Corridor Master Plan initiative and why this initiative is important**
- 2) To share materials and information with the Public**
- 3) To announce the launch of the Online Survey**
- 4) To allow the team to listen to and receive feedback from the public**

# Sussex County - US 9 Corridor Master Plan Reflected in State Strategies



Strategies adopted with designation of shaded area to move forward with a Master Plan of US Route 9

# Sussex County - US 9 Corridor Master Plan

## Why it is important to Study the US 9 Corridor now

2026 is an important year for land use and transportation planning

- The State Spending Strategies were updated in 2025. The master plan areas are a "call to action" for collaboration to ensure development and infrastructure are a coordinated effort.
- The Coastal Corridors Study has been underway since 2020, with a great amount of data gathered on transportation.
- The County is embarking on a Comprehensive Plan Update starting in Summer 2026
- This study enables these three different initiatives to be aligned to ensure greater coordination in future planning and implementation.

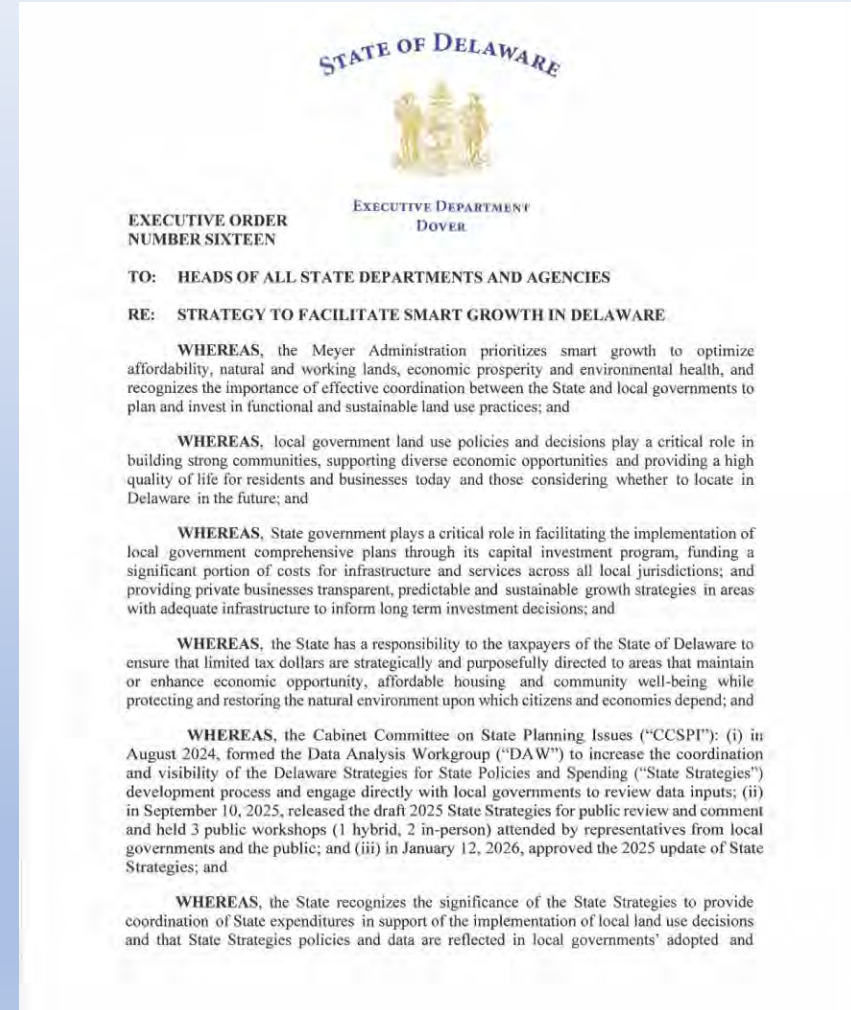
# Sussex County - US 9 Corridor Master Plan

## Background (1 of 2)

Executive Order 16, which implements the 2025 Strategies for State Policies and Spending, signed by Governor Meyer on January 30, 2026, states (in part)

The 2025 update to the Delaware Strategies for State Policies and Spending document and maps ("State Strategies") shall initiate a State-led, multi-phase process requiring the Office of State Planning Coordination ("OSPC") and Cabinet Committee on State Planning Issues ("CCSPI") to:

- Establish Corridor Planning Areas along specific transportation routes and regions to address congestion, safety, land use and environmental concerns, aiming for better integration of transportation, development and sustainability;



# Sussex County - US 9 Corridor Master Plan

## Background (2 of 2)

Executive Order 16, which implements the 2025 Strategies for State Policies and Spending, signed by Governor Meyer on January 30, 2026, states (in part)

- Beginning January 2026, conduct a seven-month coordinated planning effort with Sussex County to define a land use plan for the Corridor Planning Areas that is intended to kickstart the County's comprehensive plan update process and better plan for growth; and
- Identify and implement any changes to the State Strategies documents and maps, prior to a 5-year update, based on updated data reflected in a formally adopted update or modification to a comprehensive plan.



# Sussex County - US 9 Corridor Master Plan

## Core Planning Team

(operating as a coordinated team to implement this work)

### Sussex County

- Jamie Whitehouse, Director of Planning and Zoning (Team Lead)
- Jennifer Norwood, Planning and Zoning Manager
- Lauren Cecchine, Planner III
- Michael Lowrey, Planner III
- Christin Scott, Planner II
- Ann Lepore, Planner I
- Susan Isaacs, Planner I
- Amy Hollis, Planning Technician
- Ashley Paugh, Planning Technician
- Jessica Iarussi, Clerk III
- Marina Truitt, Clerk II
- Veronica Stout, Clerk II



### State of Delaware

- Dorothy Morris, Principal Planner, OSPC (Team Lead)
- Austin Gray, Assistant Director of Statewide and Regional Planning, DeIDOT
- Stephen Bayer, Planning Supervisor, DeIDOT
- Michael Krumrine, Planner V
- Ian Peters, Planner IV
- Jason Vogl, Principal Planner

### Consultant Support

- Leah Kacanda (Team Lead)
- Andrew Bing
- Erykah Benitez Mercado
- Pam Eaton
- Ben Gruswitz
- Steve Harr
- Jamie Snow

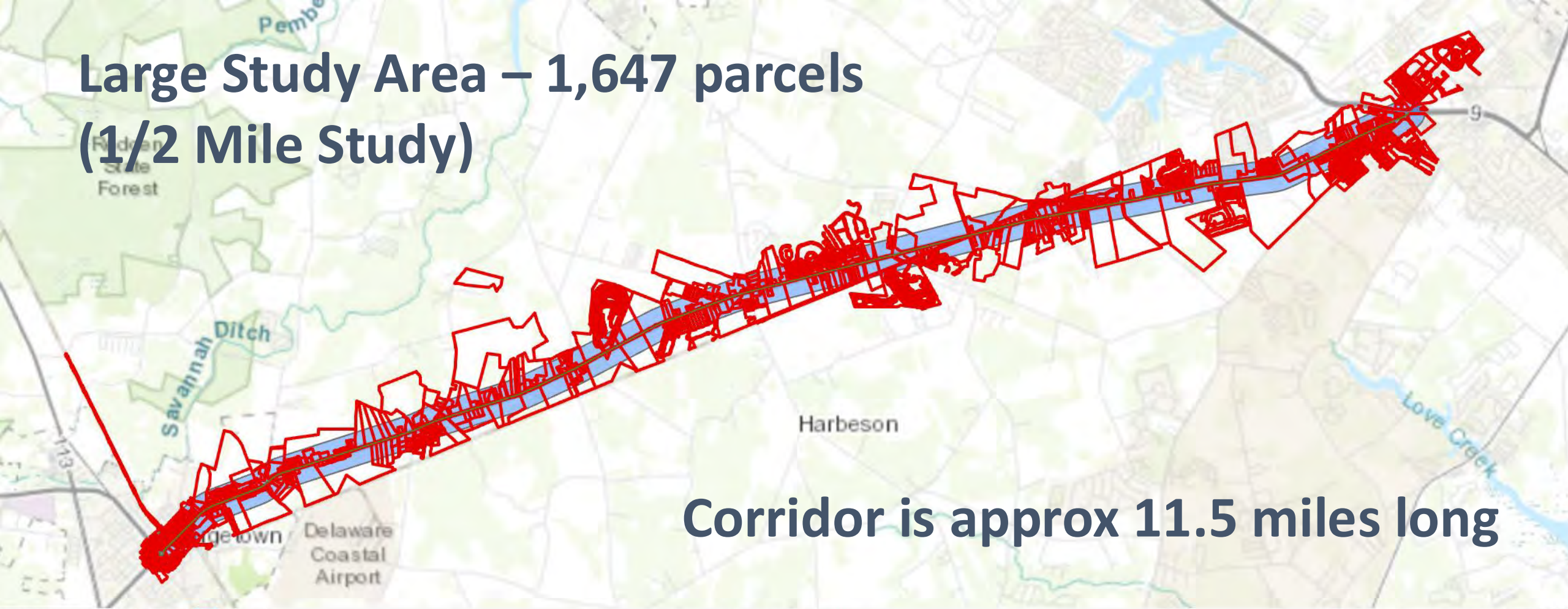


# Sussex County - US 9 Corridor Master Plan

## Objectives

- Explore the extent to which US 9 should be a future growth area
- Define the preferred purpose and function of the US 9 corridor (i.e. mobility, accessibility, etc.)
- Coordinate master plan with the current Sussex County Comprehensive Plan.
- Reach consensus on what density means for the US 9 corridor.
- Generate land-use forecasts to gauge the infrastructure impacts.
- Coordinate forecasts with existing and proposed TIDs.
- Identify sufficient incentives/disincentives to ensure demand remains inside planned areas.
- Evaluate land reservation and preservation strategies.
- Coordinate the master plan with the transportation project prioritization and programming processes to provide realistic timeframes for implementation.

# Large Study Area – 1,647 parcels (1/2 Mile Study)



Corridor is approx 11.5 miles long

1:65,227 | 212,227.37E 83,804.84N m | Selected Features: 1,647

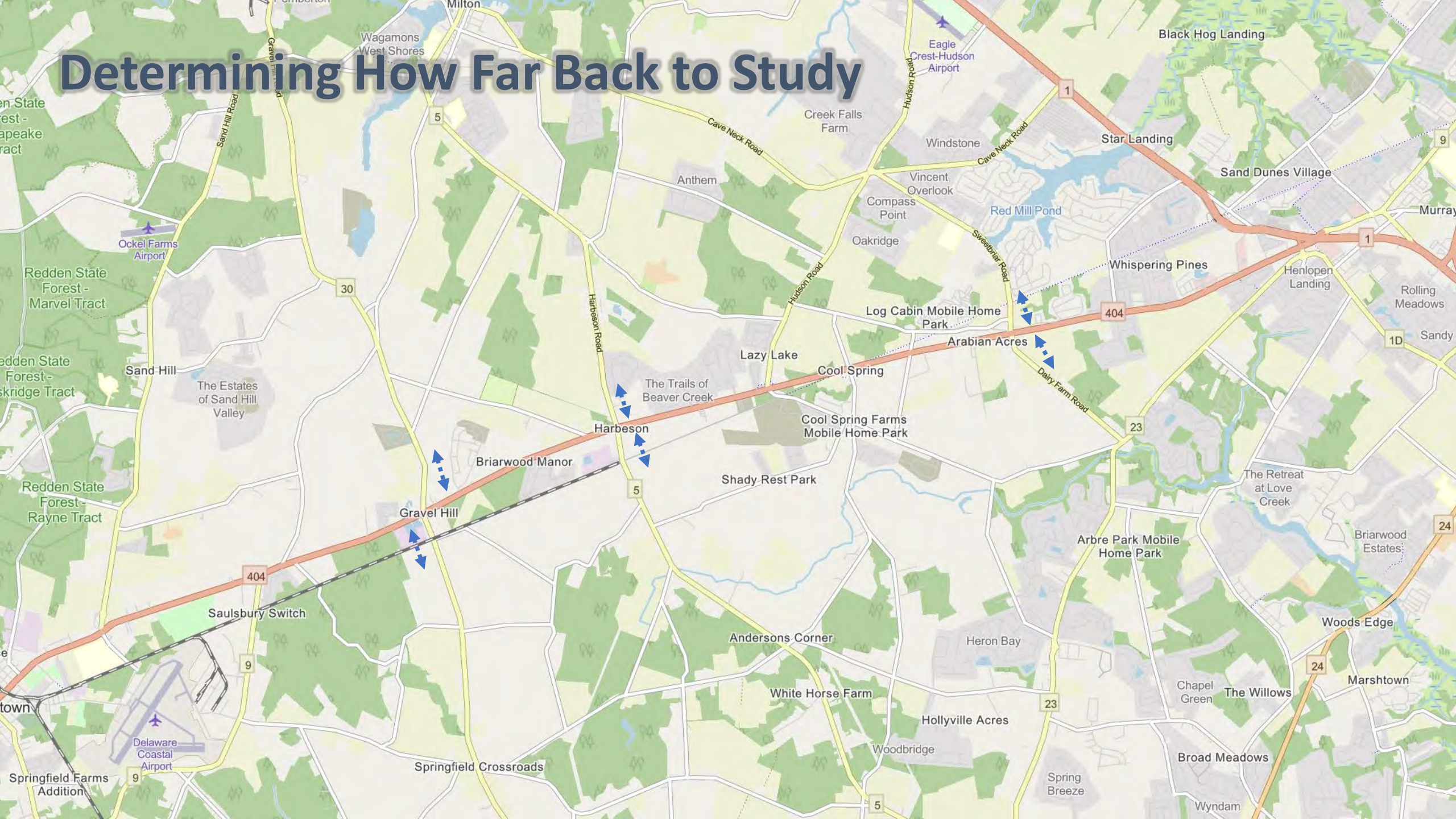
ROUTES | Tax Parcels

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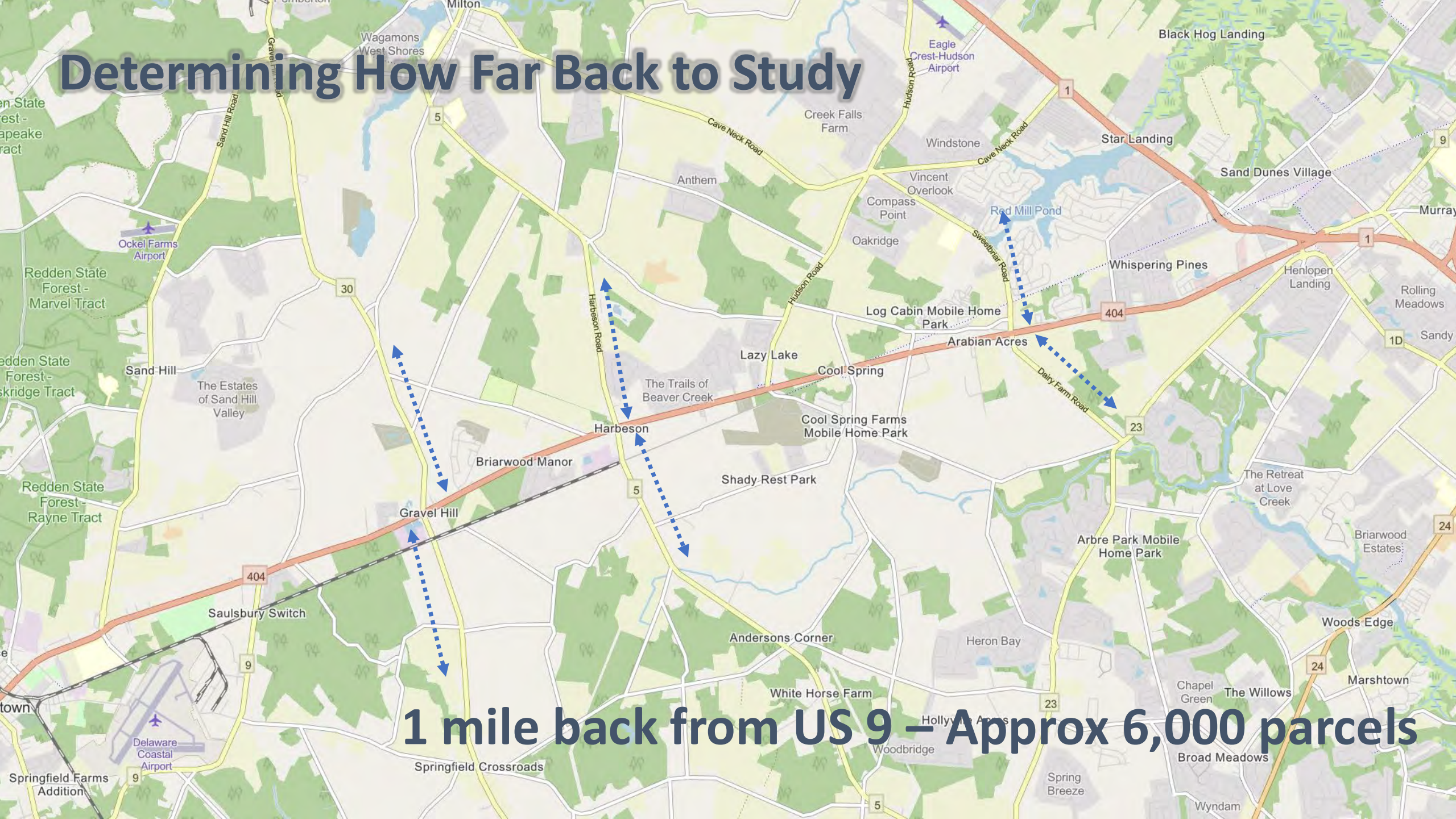
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# Determining How Far Back to Study



# Determining How Far Back to Study



1 mile back from US 9 – Approx 6,000 parcels



Milton

Lewes

1 Mile from US 9

113

9

Georgetown

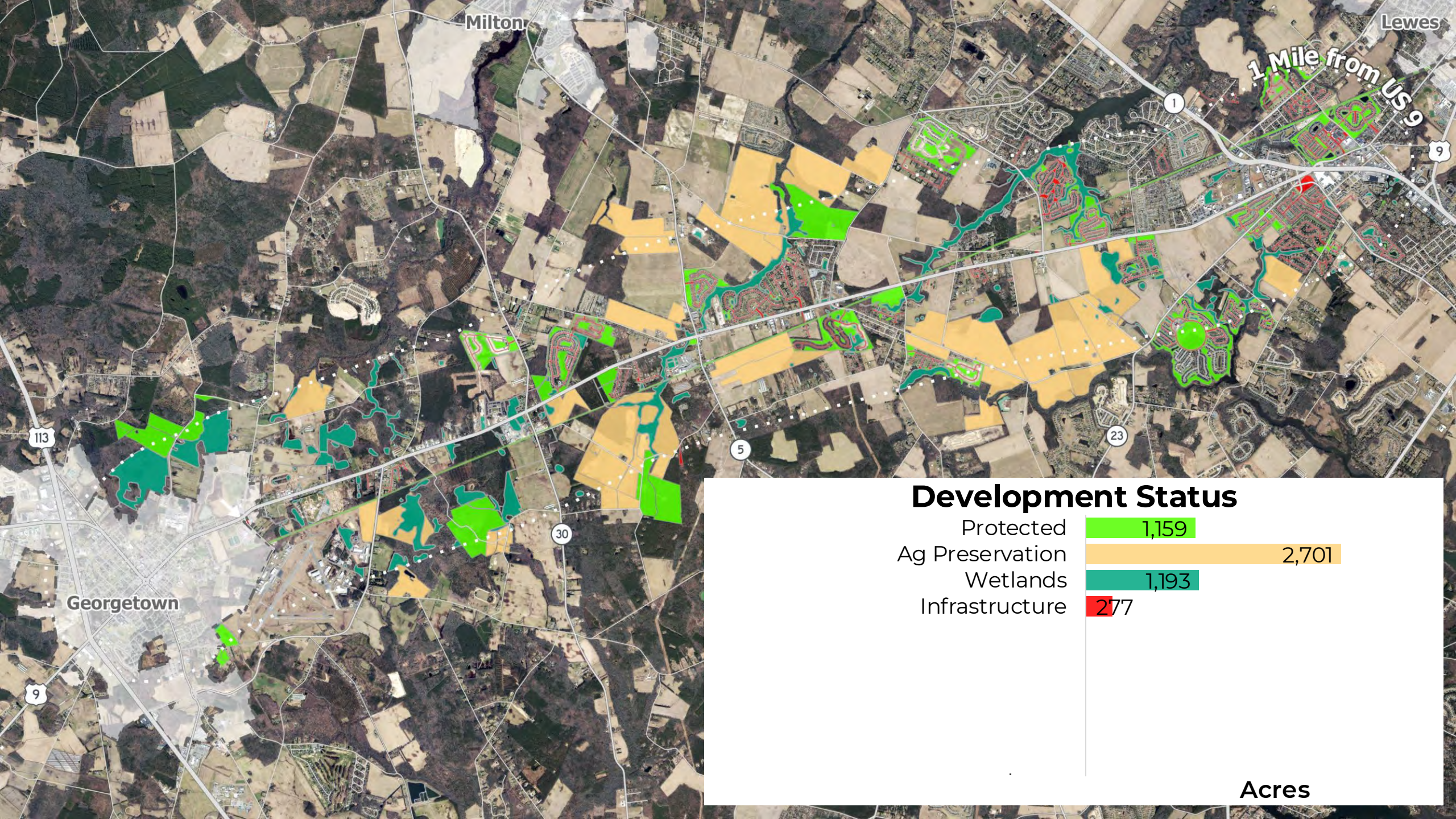
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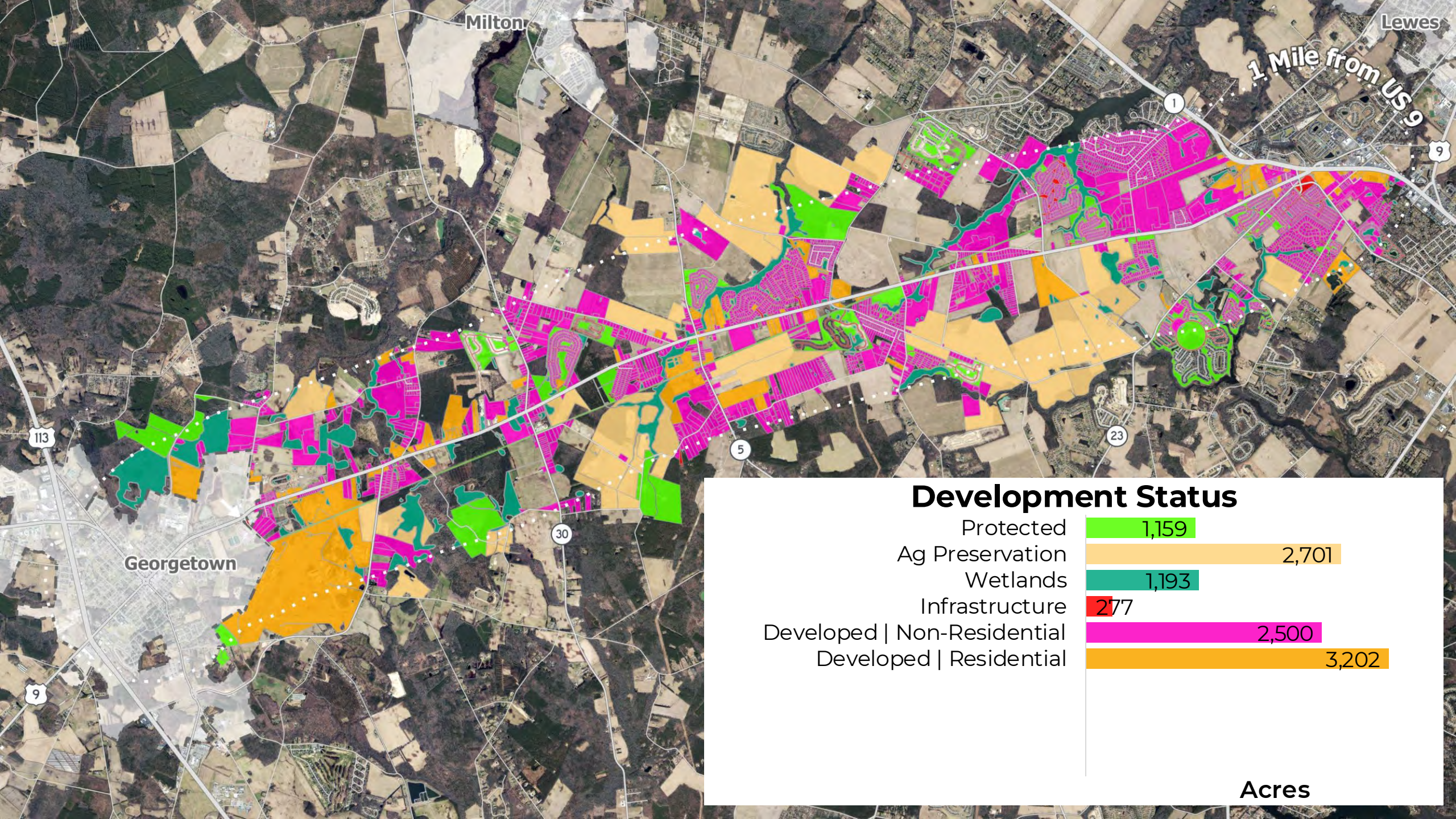
Acres



### Development Status

Protected	1,159
Ag Preservation	2,701
Wetlands	1,193
Infrastructure	277

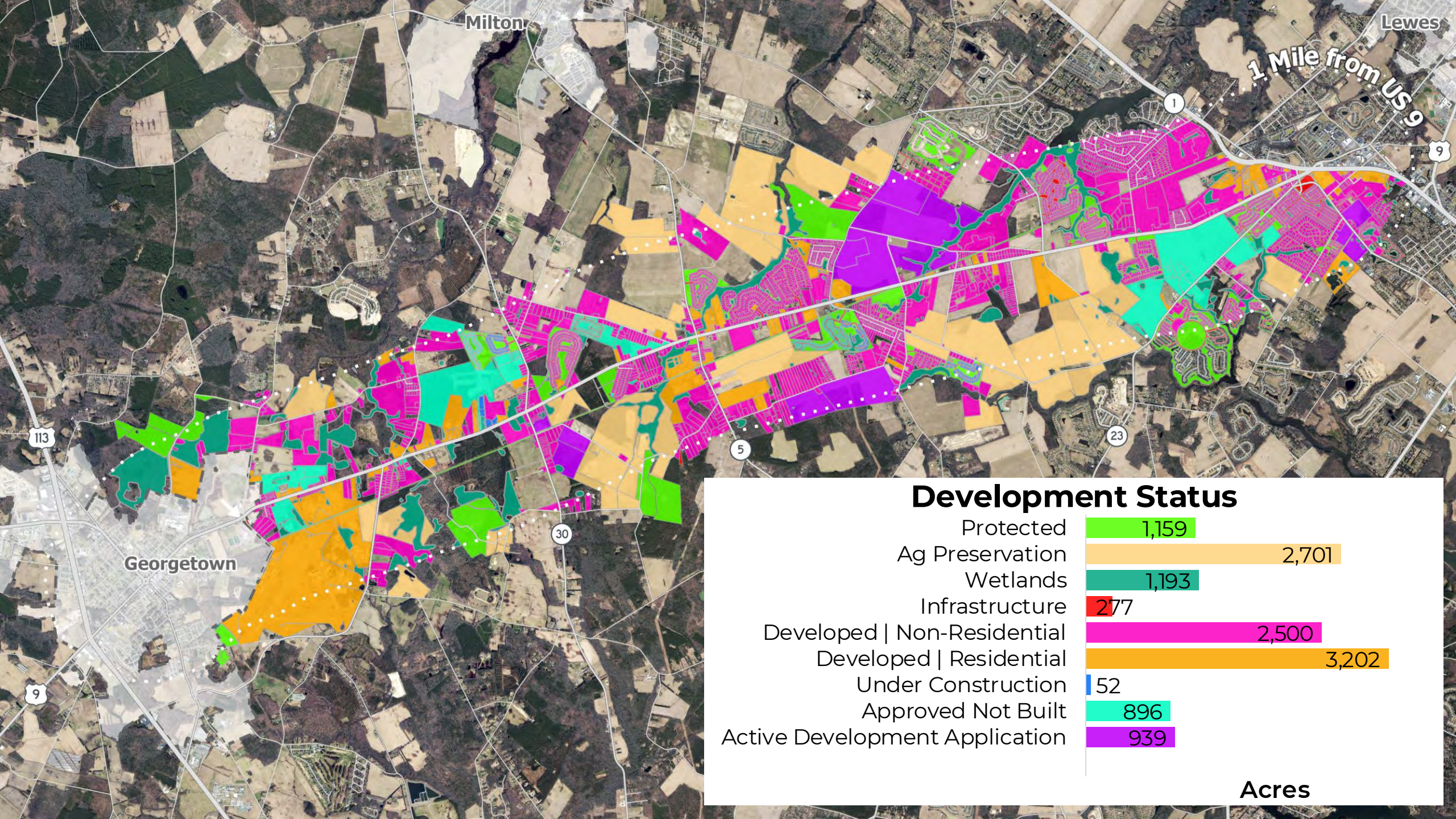
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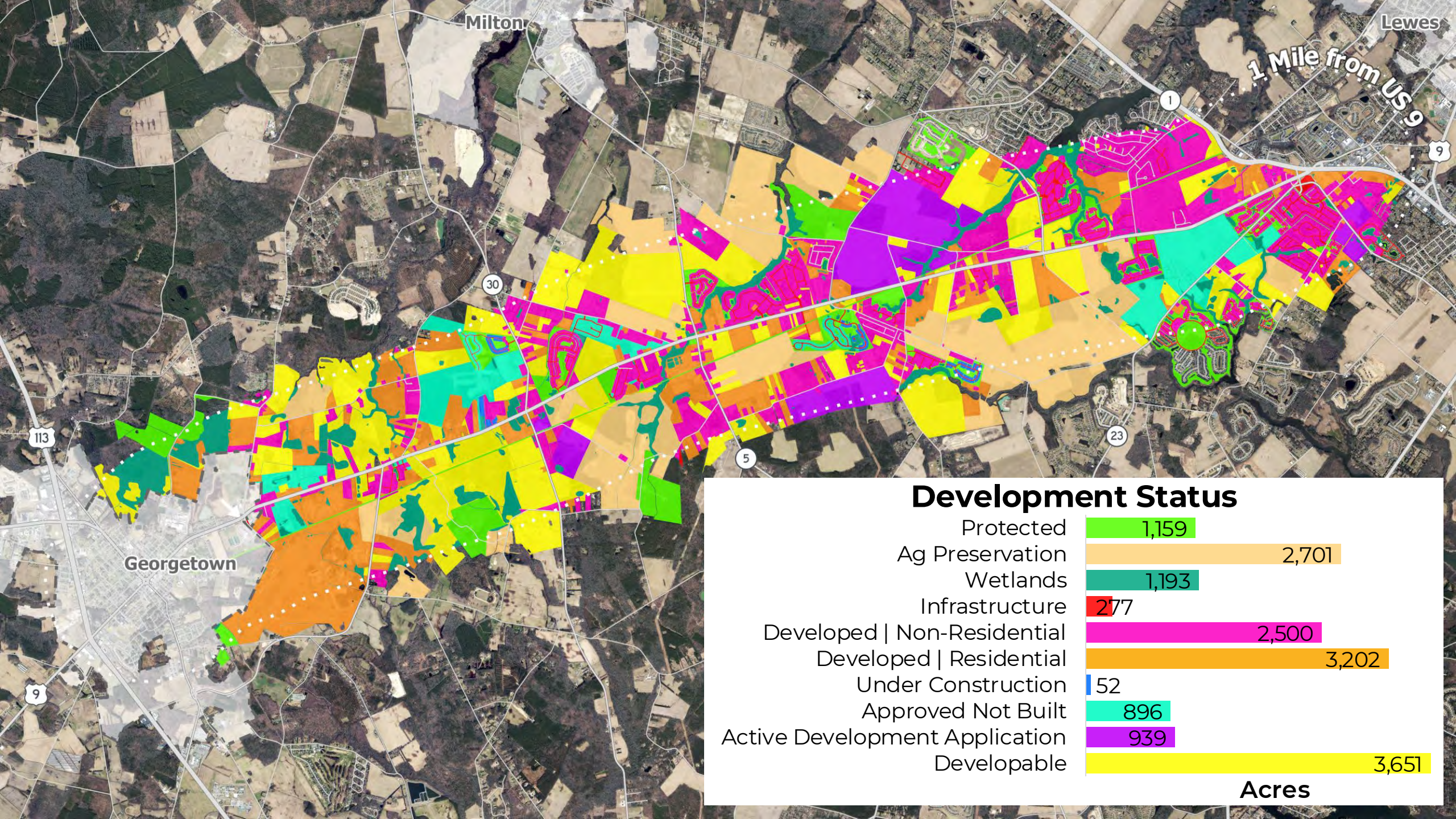


### Development Status

Protected	1,159
Ag Preservation	2,701
Wetlands	1,193
Infrastructure	277
Developed   Non-Residential	2,500
Developed   Residential	3,202

Acres

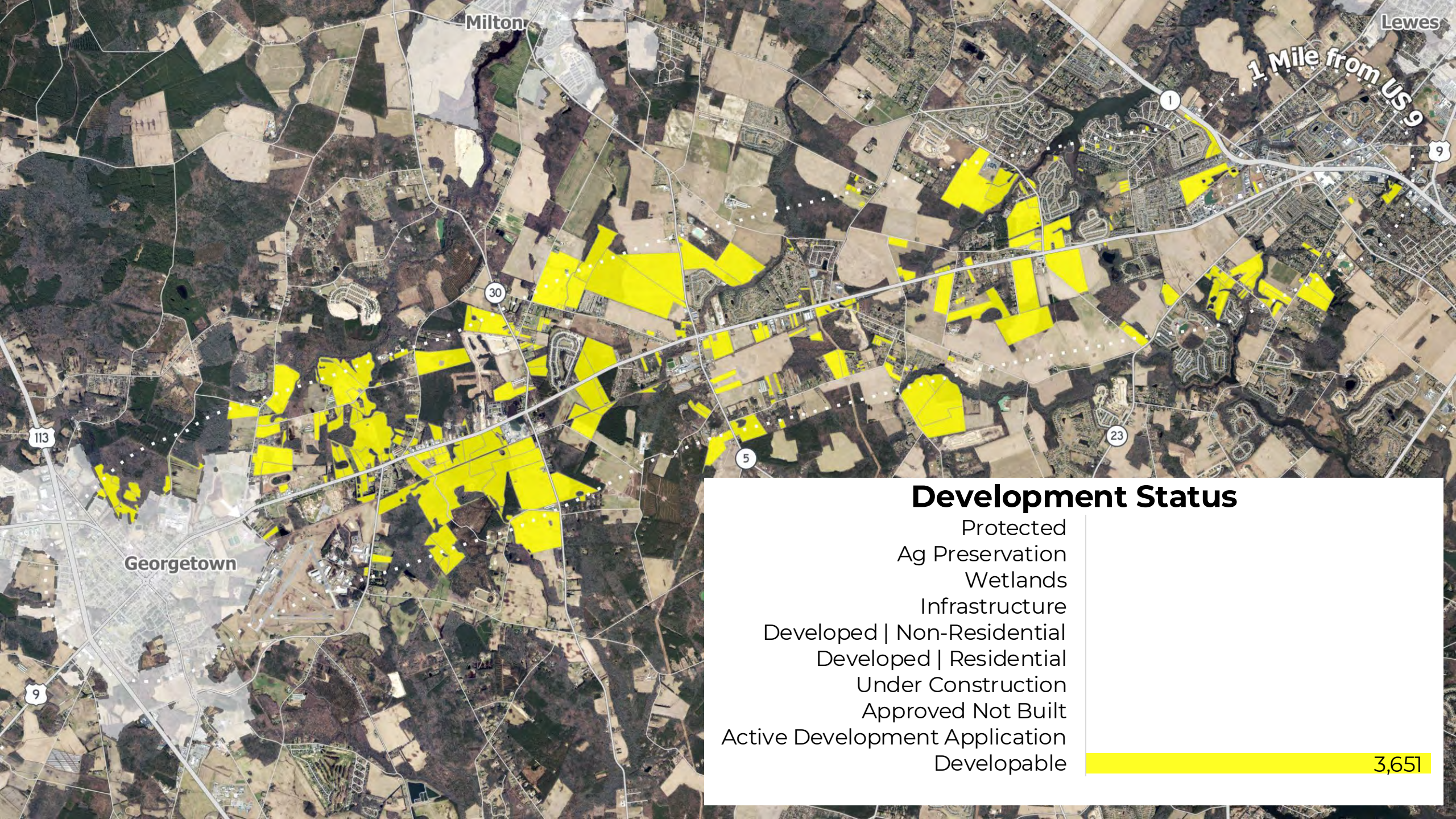




### Development Status

Protected	1,159
Ag Preservation	2,701
Wetlands	1,193
Infrastructure	277
Developed   Non-Residential	2,500
Developed   Residential	3,202
Under Construction	52
Approved Not Built	896
Active Development Application	939
Developable	3,651

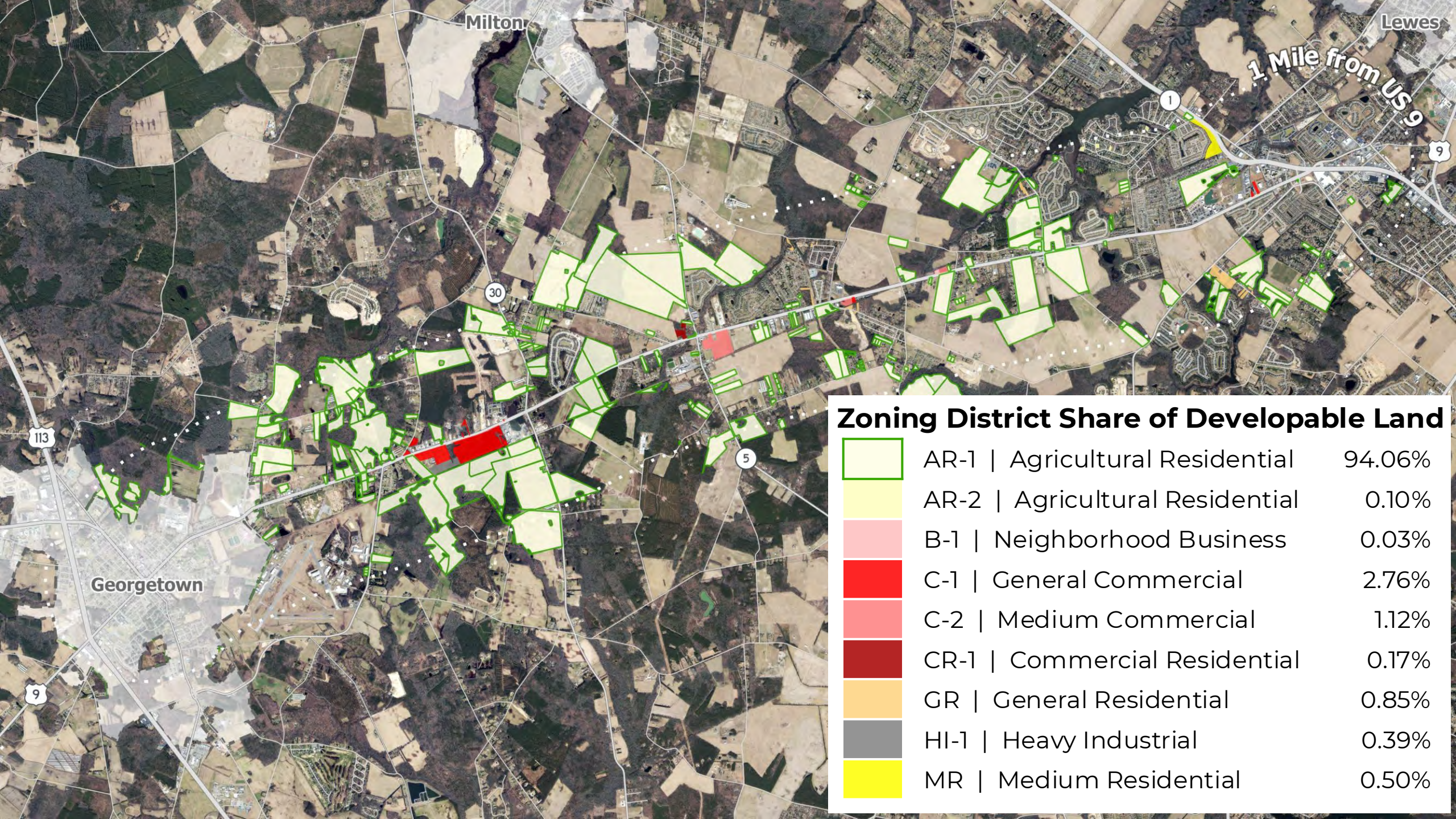
**Acres**



## Development Status

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- Under Construction
- Approved Not Built
- Active Development Application
- Developable

3,651



# Sussex County - Route 9 Corridor Master Plan


## **Timeline**

(subject to change)

May 19, 2026	<b>Public workshop + Launch of Public Survey</b>
June/August 2026	<b>Prepare Scenarios and goals for US 9 Master Plan</b>
Fall 2026	<b>Public Workshop to show results of analysis and scenarios</b>
November 2026	<b>Public hearings and adoption of the US 9 Master Plan</b>
December 2026	<b>Review of State Strategies to reflect the Master Plan as needed</b>

# How you can help

- Visit the Stations around the room tonight. Review the detailed materials and ask questions. State and County staff are Available for discussion.
- Complete the **Online Public Survey** for the Corridor Study. The greater the sample, the better the data.
- Public input gathered through the survey will be used as part of the study



The graphic features a scenic view of a town square with a fountain and a church steeple under a sunset sky. In the top right corner, there is a map of the US 9 corridor. The text 'US 9 Master Plan Study' is written in green at the bottom right of the image. The Sussex County seal is visible in the bottom right corner of the image area.

[US 9 master Plan Survey](#)

The Delaware Office of State Planning & Coordination (OSPC), DeIDOT, and Sussex County are hosting a public workshop on the US 9 Master Plan, which will explore the extent to which the US 9 Corridor should be identified as a future growth area. This workshop will inform the Sussex County Comprehensive Plan as well as provide information for the US 9 Corridor Planning Study.

Sussex County wants your help to find out County residents' preferences on land use issues relating to the Route 9 Corridor. Please fill out the survey and let us know!



# Thank you!

Please take some time to visit the stations around the room

**Blue** – OSPC

**Green** – County

**Red** – DelDOT

# QR CODE

