

Presentation to Inland Bays Foundation

April 11, 2017






THE SUSSEX PLAN

www.sussexplan.com

THE SUSSEX COUNTY COMPREHENSIVE PLAN

- Required by state law and must be reviewed and updated every 10 years for State certification.
- Serves as a long-range policy guide for decision-makinga blueprint for the County.
- Assessment of existing opportunities and challenges for the County.
- Provides insights regarding how trends are likely to impact future growth and preservation activities.
- Long-range goals and objectives are identified, as well as strategies for implementation.
- Comprehensive Plans provide public policy guidance for community elements to include:
 - ✓ Transportation
 - ✓ Utilities
 - ✓ Land Use
 - ✓ Recreation and Open Space
 - ✓ Conservation
 - ✓ Housing
 - ✓ Historic Preservation
 - ✓ Economic Development
 - ✓ Intergovernmental Coordination
 - ✓ Community Design
 - ✓ Capital Improvement








DRAFT VISION

Sussex County Comprehensive Plan Draft 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."





PUBLIC INPUT

[The Sussex Plan](#) > Public Input

LEWES

MILLSBORO

SEAFORD

GEORGETOWN

MILLVILLE

- **Fall 2016**
- **5 Public Meeting Locations**
- **678 Comments**

Sussex County Comprehensive Plan Public Forums Fall 2016 Public Comments

Element	#	Top Three Concerns Most Mentioned by the Public by Element		
Transportation	171	Need for increased coordination between Sussex County and Del Dot in development of a Regional Transportation Plan including Public Transportation	Limit both residential and commercial development until necessary infrastructure improvements	Developers should increase \$ contribution to traffic improvements
Land Use	155	Traffic Congestion/Inadequate Infrastructure	Preserve Open Space/Farmland	Protect Water Sources/Watersheds
Conservation	134	Water Pollution (including clean water protection, wastewater management, storm water management; pollution in Inland Bays and tributaries and in Ocean)	Preservation of and Public Access to Open Spaces	Wetland preservation
Utilities	36	Replace Septic/Increase Sewer	Expand Internet/Broadband/fiber	Add Bike/Walking Trails
Housing	33	Increased affordable housing in higher density areas	Increase developer incentives affordable housing creation	Increased senior housing
Recreation & Open Space	33	Preservation and Public Access to Open Spaces	Increased bike lanes and trails	County funded parks and recreational facilities
Intergovernmental Coordination	32	Del DOT and County Government need to be partners.	Require DelDOT to ensure infrastructure is in place prior to development approval	County must talk to and cooperate with the State and the municipalities
Economic Development	27	Attract businesses that don't have adverse impact on environment	Identify areas for commercial zone designations where like uses can develop	Creations of higher paying technical jobs for younger workforce
Community Design	20	Smart growth, planning is needed	Factor climate change (sea level rise & flooding In east) in designs and land use decisions	If developers want to build, they need to Develop roads to state standards
Historic Preservation	19	Develop a plan for Historic sites to be an economic driver	Preservation of historically significant properties	Provide incentives for Historic preservation
Capital Improvement	18	Improve/increase road capacity	Clean water improvements	Assess Impact/Development fees ⁶

68%





A non-partisan *Alliance* to inform, educate and engage the citizens of Sussex County as to the critical importance of the development, adoption and implementation of a Comprehensive Plan that fosters smart *Growth*, insures a balance between a sustainable quality of life and economic development and encourages *Responsible* and transparent governance."

Alliance

Merging of efforts and interests by persons and organizations to work together in common interest to strengthen Sussex County's planning for future development and fortify the land use regulations and processes necessary to fully respond to residents' concerns and safeguard their quality of life, neighborhood by neighborhood.

Growth

A broad mix of commercial, industrial and residential development is vital to the health and viability of a community. Responsible, high quality growth provides a community with fiscal stability, high property values and a strong sense of place. Uncontrolled, poorly planned and executed growth has the opposite impact, driving down property values, discouraging investment and lowering the resident's quality of life.

Responsible

The most desirable and effective approach to responsible growth is area wide master planning that determines the types of development most appropriate to an area and its residents and establishes the levels of infrastructure and services needed

What value does **sarg** bring to the process?

- Make it easy for our “stakeholders” to stay informed and engaged and to be heard
- Be the advocate for the Public
- Hold the County accountable

Sarg2018.org

Sussex Alliance for
Responsible
Growth
Sarg2018.org

What is SARG?

Click [Here](#) to Find
the Answer!



Ron MacArthur Photography

**Communities
Working
Together for
Responsible
Growth**

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Home

Be Informed

Letters to Editor

Thursday, April 20th, 6PM P&Z Comprehensive Plan Meeting!

Be INFORMED

To help get you started we will provide you with information in the news - newspapers, radio, TV, meetings and background information to help you along the way.

Sussex Ordinance updates drainage, construction regs

"Sussex county has sweeping new rules to reduce flooding and has updated antiquated regulations dealing with specific land-use procedures." Article in the Cape Gazette by

Get EDUCATED

We want you to have all the information that is in document form, white papers, BLOGS, etc. that are dealing with the Comprehensive Plan. Here are a few of the documents that contain valuable information.

SARG calls for step back!

At the Planning & Zoning meeting Thursday, April 6th SARG (the Sussex Alliance for Responsible Growth) presented comments during the Comprehensive Plan Public Comment asking the P&Z to critique the lack of 2008 Comp Plan evaluation. Read the complete presentation by clicking on the image below.

Get ENGAGED

***STAY INFORMED
*GET INVOLVED
*BE HEARD!**

Thurs, April 20th

- **Thursday, April 20, beginning at 6AM**
The next Planning & Zoning meeting will be held on Thursday, April 20th beginning at 6PM. The Public Comment regarding the 2018 Comprehensive Plan will be held

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To help get you started we will provide you with information in the news - newspapers, radio, TV, meetings and background information to help you along the way.

Seniors' transportation options vary in Sussex

The case for public transportation is written in this article by Ron MacArthur of the Cape Gazette, March 15, 2017. To read the whole article, click on the image below.

Seniors' transportation options vary in Sussex
Volunteers play a key role in providing services



Photo courtesy of Sussex County. Thomas Hill, Sussex County volunteer, is driving the car and driving. A network of volunteers is helping to ease the concerns of driving for local senior citizens. RON MACARTHUR PHOTO

By Ron MacArthur - March 15, 2017

Sussex sets timeline for comp plan meetings

P&Z Workshops are set with the first being Wednesday, March 8 beginning at 10AM, Council Chambers, 2 The Circle, Georgetown. This Workshop will consist of the P&Z and the Consultants McCormick Taylor. Read more

Housing affordability gap continues to widen

Many workers in resort area are forced to live elsewhere. Read the whole article from the March 20th Cape Gazette by Ron MacArthur. Click the image below to get the complete article.

Housing affordability gap continues to widen
Many workers in resort area forced to live elsewhere



Many homes in the Cape Region are out of the price range of people who work in the leisure and hospitality industries where the largest-growing demand for jobs is. RON MACARTHUR PHOTO

By Ron MacArthur - March 17, 2017

Sussex County has plans for new business park

New life comes to the idle industrial park east of Georgetown. Click on the image below to read the whole story by Ron MacArthur in the March 17, 2017 Cape

Commission wants accurate population data

The population projections presented thus far could be off by as much as 100,000 people. Part of this does not include part-time residents. Click the image below to read the whole story from the front page of the March 16th Cape Gazette.

Commission wants more accurate population numbers

Ross: Plan data does not include part-time residents



Sussex County assistant attorney Vincent Robertson and Director of Planning and Zoning Jennifer Costello take part in a March 8 workshop. A series of planning and zoning commission workshops are scheduled as officials write the 2018 comprehensive plan. RON MACARTHUR PHOTO

By Ron MacArthur - March 14, 2017

What will Sussex look like over next 30 years?

The answer to this question is critical NOW! If you want to see change or improvements to what has been happening, NOW is the time to speak up. Click the image below to read the whole story from the front page of the March

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Responsible
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Sarg2018.org

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Be Informed

Letters to Editor

Thursday, April 20th, 6PM P&Z Comprehensive Plan Meeting!

Letters to Editor

Where's Your Letter to Editor?

Letters to Editor comes from News print throughout Sussex County. If you see a Letter to the Editor in your local paper that has not been posted here, please send an email to sarginfo@gmail.com and include the title, paper and date. Thank you. To enlarge the letter just click on it.

Carefully consider transportation planning

In the Feb. 17 Cape Gazette, in the Briefly item, is the easily missed notice that Sussex County Council would be discussing the concept of a Transportation Improvement District.

It is tempting and understandable to want to short-cut the decision process, especially when it involves transportation issues.

Get engaged: Attend CDP meetings

In response to the Friday, Feb. 3 - Monday, Feb. 6, page 4 Cape Gazette article "Grassroots alliances seeks input on Sussex County plan," the Sussex Alliance for Responsible Growth or sarg2018, wants to introduce itself. The alliance is a non-partisan movement with the goal to inform, educate and engage

LETTERS TO THE EDITOR

We need to start saying no to overdevelopment

By Mary Ann Fiske - March 22, 2017

Too many traffic bottlenecks, unending development projects, and no master plan: no matter how many thoughtful letters are printed in the Cape Gazette on these subjects, and campaign pledges made every two years, nothing changes.

There are two overarching problems: (1) New proposals and projects are looked at individually, not in the context of regional and resource impact, and one-by-one, they all get approved, adding to area gridlock; and (2) too often objections and opposition can only appear after individual plans have been shaped and largely approved in private.

When will our governors, state senators and representatives, commissioners, and members of the boards of planning, zoning, and adjustment address this problem of isolationist decision making?

How are we ever going to evacuate?

I appreciated Dennis Pezney's article on the Five Points traffic study, online at www.capegazette.com/article/five-five-points-study-phase-should-be-nearly-complete/12904. Its map, in particular, is instructive: it begins to show how large an area Five Points conditions affect.

While the day-in-and-day-out traffic and congestion levels are important, I believe that any traffic study that relates to evacuating development areas and addresses what happens in a weather emergency.

When the governor declares a mandatory evacuation of those within three-quarter miles of the ocean, that puts a lot of cars on the only highway we've got, even if no one else seems fit to leave too. Might be manageable during the spring or fall, but what about a summer weekend? How about a summer weekend? How many cars will be required to evacuate us all? How many hours for days? How many will need to fill their gas tanks for what might be a long, slow, low-alloy-persuasion crawl inland or north? Do our gas stations keep enough fuel on hand for such a situation? How

Three lanes of cars making the left out of Shuttle Road won't get far if the Coastal Highway is already clogged north of them.

It'd like to see a map which lists the number of homes - single-family, condo, manufactured, etc. - served by each road which exits onto the Coastal Highway. Then let's assume that each household only takes one car to evacuate (leaving all the others behind, even in those six-bedroom rentals, a dubious assumption), and let's say it is 17 feet long, and they're leaving 80 inches between cars. Four lanes northbound to Five Points will hold 700 cars at a time, per mile. I won't attempt a throughput calculation, but I think we ought to know it, for various speeds. And of course that assumes that the few main roads north and west of Five Points can, between them, handle all these cars.

Until our county's road infrastructure gets caught up to being able to empty out the existing properties within a reasonable period of time in an emergency, it is unconscionable to be approving additional development.

West of Houston, Texas, the road signs for the four-lane highway inland to San Antonio make clear that the right shoulder

The planning and zoning Commission is responsible for developing Sussex County's 2018 Comprehensive Plan, which will be in effect for 10 years. Read the 2007 update at www.sussexcountypa.gov/downloads/comprehensive-plan, and see what you think the 2018 plan needs to say. In the meantime, it seems to me that being prepared to evacuate early, rather than waiting, is very wise. But it doesn't substitute for good county-level planning and decision-making on development and infrastructure.

Wyn Achenbach
Rehoboth Beach

What value does **sarg** bring to the process?



- Make it easy for our stakeholders to stay informed and engaged and to be heard
- **Be the advocate for the Public**
- Hold the County accountable



PRESENTATION TO PLANNING COMMISSION 3/29/17

The Sussex County Comprehensive Plan – Planning and Zoning Commission Workshop presentation has been uploaded to the site.

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PRESENTATION TO PLANNING COMMISSION 3/22/17

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PRESENTATION TO PLANNING COMMISSION 3/8/17

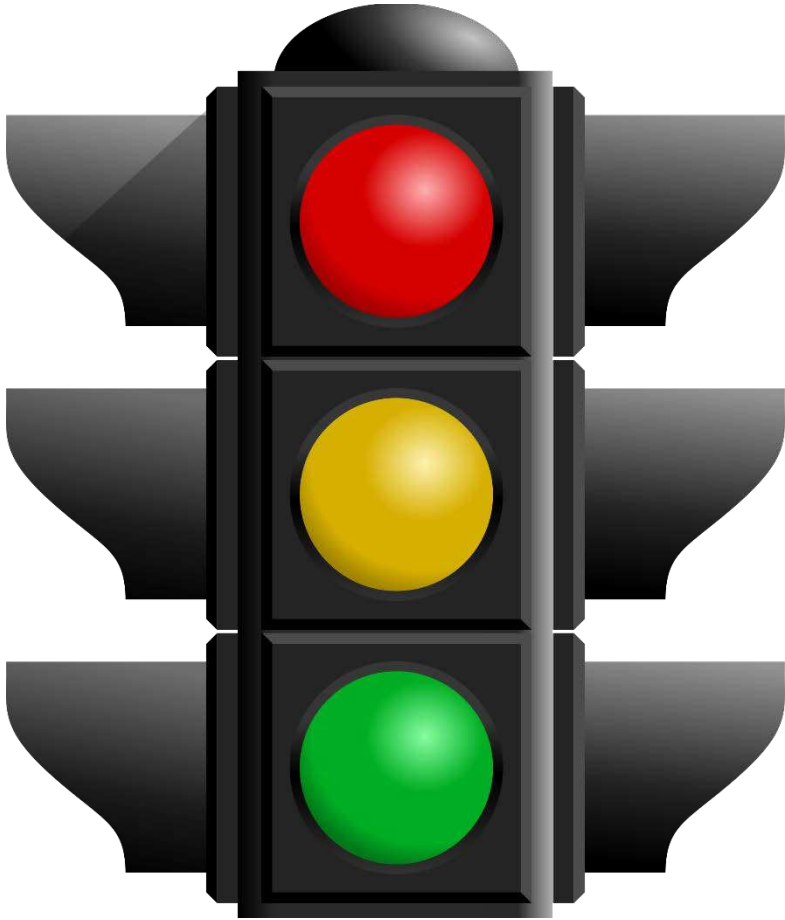
The Sussex County Comprehensive Plan – Planning and Zoning Commission Workshop presentation and the Utilities presentations have been uploaded to the site.

[View The Comprehensive Plan Presentation](#)

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The biggest challenge!

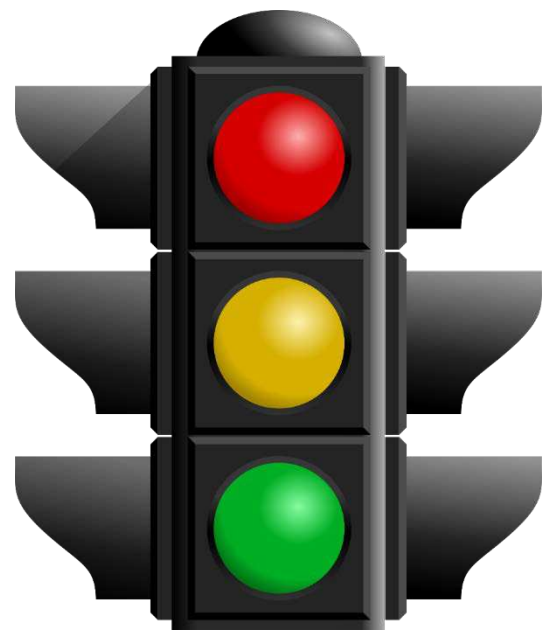


Goals and Objectives that are underperforming and need removal or “major Revision”

Goals and Objectives that “are works in progress” and need some “moderate” revision

Goals and Objectives that are delivering the intended results and require “minimal” revision

"Those who do not learn history are doomed to repeat it."



Which Conservation Goals and Objectives that are underperforming and need removal or “major revision”

Which Conservation Goals and Objectives that “are works in progress” and need some “moderate” revision

Which Conservation Goals and Objectives that are delivering the intended results and require “minimal” revision

Stay informed.....Get engaged.....Be heard

