



SUSSEX PRESERVATION COALITION

Educate ~ Advocate ~ Impact

Sussex Preservation Coalition

April 8, 2026



Tonight's Agenda

- **Welcome – Joe Pika**
- **Upcoming Meetings**
- **Seeking volunteers**
- **Report: P&Z Public Hearing 4/1/26 – Steve Sinclair, Joe Pika**
- **Corridor Planning Area – Route 9**
- **Tonight's Speaker – Secretary of Agriculture Don Clifton, Deputy Secretary Jimmy Kroon**

Upcoming Meetings

- Mark your Calendars
- Upcoming Meetings
 - May 20 – Maddie Overturf, WRDE Coast TV to facilitate discussion about future of development in Sussex
 - Preparation: Watch “The Price of Paradise”
 - <https://www.haystack.tv/v/price-paradise-BHcBakzU>
 - “Share Your Story”
 - June 9 -
 - July 21 –

Call for Volunteers

► May 16

Women's March Sussex Action and Advocacy Fair

2-4 pm

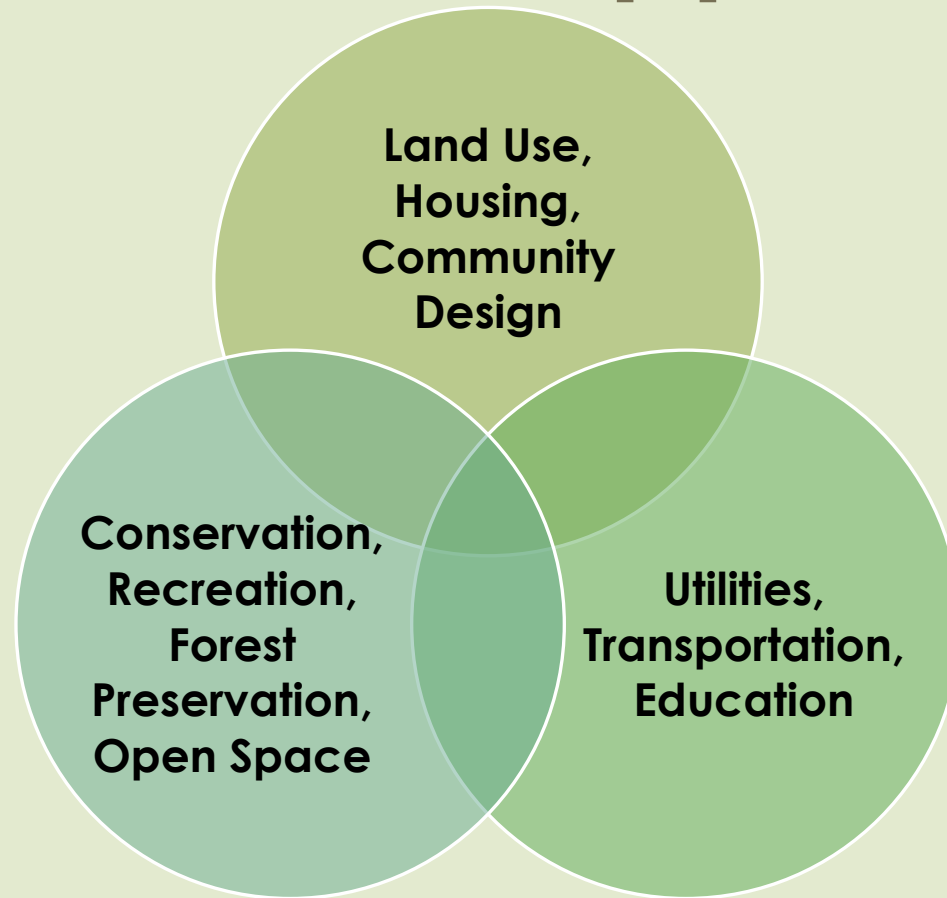
Lewes Library

Allison White taking the lead

abwmain@gmail.com

Strengthening connections, sharing resources

SPC Comp Plan Committees Volunteer Opportunities



SPC Testimony re. Proposed Ordinances P&Z Public Hearing 4/1/26

➤ Highlights:

- 6 speakers, 3 hours, 4 ordinances
- Affordable Housing: Sussex needs a clear target
- Adequate Infrastructure; schools, fire/ambulance, transportation (“phasing” roads)
- No subdivision lots in environmentally sensitive areas
- Identify lands to preserve first as map features
- Next Public Hearing: May 12, 2026 with County Cncl

Route 9 Corridor Master Plan Timeline (subject to change)

- **March 17, 2026 - Core Planning Team presentation to Sussex County Council. Council approval to proceed.**
- **March/April 2026 – Core Planning Team group data exchange**
- **May/June 2026 – Public workshops**
- **June/August 2026 – Prepare draft plan of 4 Scenarios and goals for master plan implementation**
- **August/September 2026 – Public hearings and adoption of master plan**
- **September 2026 – Review of State Strategies to reflect master plan as needed**

Secretary of Agriculture Don Clifton Deputy Secy Jimmy Kroon



ORD 26-01 AN ORDINANCE REGARDING AFFORDABLY PRICED RENTAL UNITS AND THE SUSSEX COUNTY RENTAL UNIT (SCRIP) PROGRAM (2)

Line	Text	Comments
144-146	[(j) Sussex County shall commence a comprehensive review of the provisions of this SCRIP program as set forth herein on or before January 1, 2028.]	<ul style="list-style-type: none">• What are the Key Performance Indicators (KPI) would be reviewed?<ul style="list-style-type: none">• # applications v-a-v targets• # of projects underway• # of occupancy permits• ROI for developers• Establish clear targets• 15% problematic

ORD 26-03 AN ORDINANCE TO AMEND CHAPTER 99, ARTICLE II and III, SECTIONS 99-9, REGARDING DESIGN CRITERIA FOR ALL SUBDIVISION (7)

Line	Text	Comments
109-122	<p>(11) That the Applicant has notified the local school district where the proposed subdivision will be located.</p> <p>(12) That public buildings and community facilities will not be adversely affected by the proposed subdivision.</p> <p>(13) That the subdivision is either within an established Transportation Improvement District or the subdivision endeavors to maintain the current Delaware Department of Transportation Level of Service on all adjacent roads and intersections after the subdivision is completed and in no event will allow the Level of Service to degrade below a Level of Service D. A <i>segment analysis of the adjacent roads and intersections may be submitted in cases where the subdivision does not warrant a Traffic Impact Study.</i></p>	<p>Proposed New Introductory Statement that applies to (11), (12), (13)</p> <p>Provide assurances the area shall be served by adequate existing or planned infrastructure for new, additional or upgrades of existing public facilities to include schools, emergency services, and transportation that are necessary to prevent development from exceeding the existing carrying capacity.</p>

ORD 26-03 AN ORDINANCE TO AMEND CHAPTER 99, ARTICLE II and III, SECTIONS 99-9, REGARDING DESIGN CRITERIA FOR ALL SUBDIVISIONS (8)

Line	Text	Comments
109-110	11) That the Applicant has notified the local school district where the proposed subdivision will be located.	<p>Proposed New Language</p> <ul style="list-style-type: none"> The school district must certify that it has adequate capacity or has received sufficient resources to provide adequate capacity to accommodate the impact of the proposed development.
	<p>Proposed New Language in Comments</p>	<ul style="list-style-type: none"> Applicable emergency services including fire and medical services must certify the adequacy of current dispatch service levels and plans to accommodate the estimated number of calls generated by the proposed residential development.

ORD 26-03 AN ORDINANCE TO AMEND CHAPTER 99, ARTICLE II and III, SECTIONS 99-9, REGARDING DESIGN CRITERIA FOR ALL SUBDIVISIONS (9)

Line	Text	Comments
115-122	<p>(13) That the subdivision is either within an established Transportation Improvement District or the subdivision endeavors to maintain the current Delaware Department of Transportation Level of Service on all adjacent roads and intersections after the subdivision is completed and in no event will allow the Level of Service to degrade below a Level of Service D. <i>A segment analysis of the adjacent roads and intersections may be submitted in cases where the subdivision does not warrant a Traffic Impact Study.</i></p>	<p>Proposed New Language: That the subdivision is either within an established Transportation Improvement District or the subdivision endeavors to maintain the current Delaware Department of Transportation Level of Service on all roads and intersections in a defined Area of Impact after the subdivision is completed and in no event will allow the Level of Service to degrade below a Level of Service D. Additionally the County shall impose conditions regarding phasing and the timing of building permits concurrent with completion of necessary roadway improvements.</p>