



**SUSSEX PRESERVATION COALITION**

Educate ~ Advocate ~ Impact

# Sussex Preservation Coalition

May 20, 2026



# Tonight's Agenda

- **Welcome – Joe Pika**
- **Upcoming Meetings**
  - **June 9: Wetlands**
  - **July 21- TBD**
  - **August 11-TBD**
  - **September 8 - TBD**

# Tonight's Speaker and Program: Maddie Overturf, WRDE News

- 1. Presentation: "The Price of Paradise"
  - Q & A
- 2. The Development Pipeline Today – Alison White
- 3. General Discussion: What are you most concerned about?
- 4. Links to Comprehensive Plan – Rich Borrasso
- 5. Challenge: Moving From Awareness to Action

# Maddie Overturf

- **Co-anchor of CoastTV News at 5 and 6 at WRDE**
- **Assistant News Director**
- **Joined WBOC in 2016 as Sussex County Bureau Chief**
- **Earlier experience newsrooms in New York City and the Washington Metro Area**
- **Graduate New York University**
- **Current resident of Milton**



**ROADS ARE BAD**



**TOO MANY PEOPLE**



**NEW NEIGHBORHOODS**



**WHERE IS LAND FROM?**



**WHY ARE FARMERS SELLING?**



**ENVIRONMENTAL?  
ECONOMICAL?**



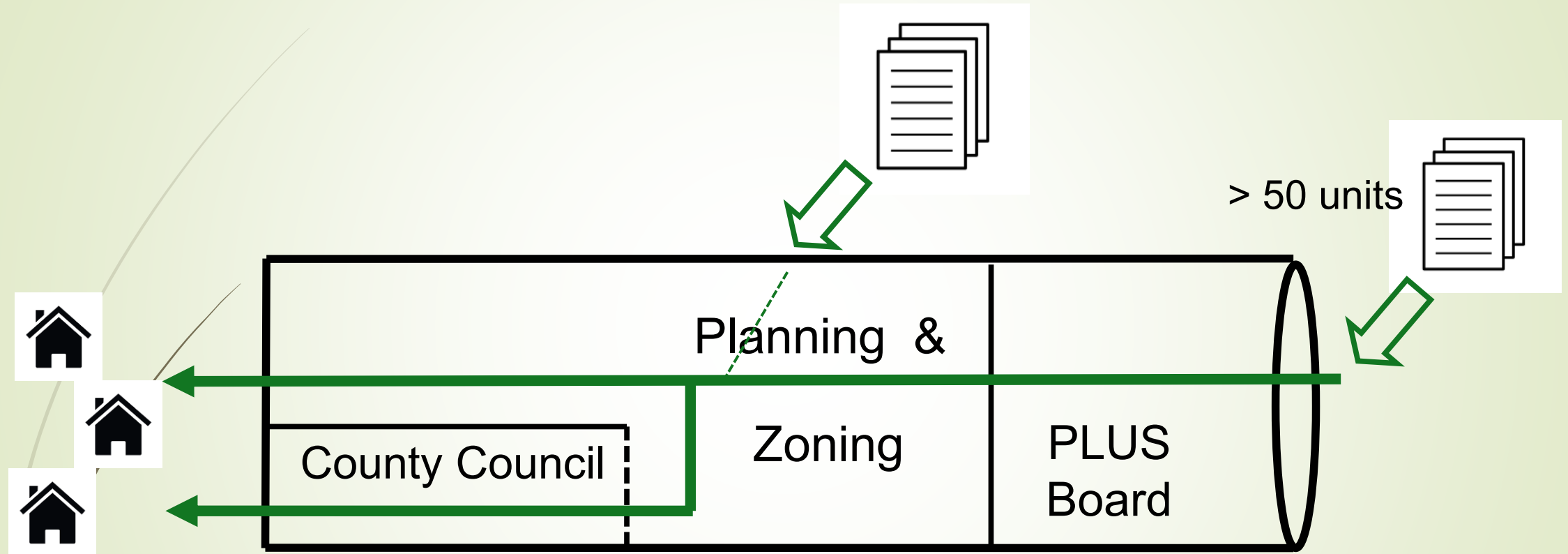
**FUTURE  
RECOMMENDATIONS**



# Development Application Pipeline Update

May 2026

# The Development Approval Pipeline



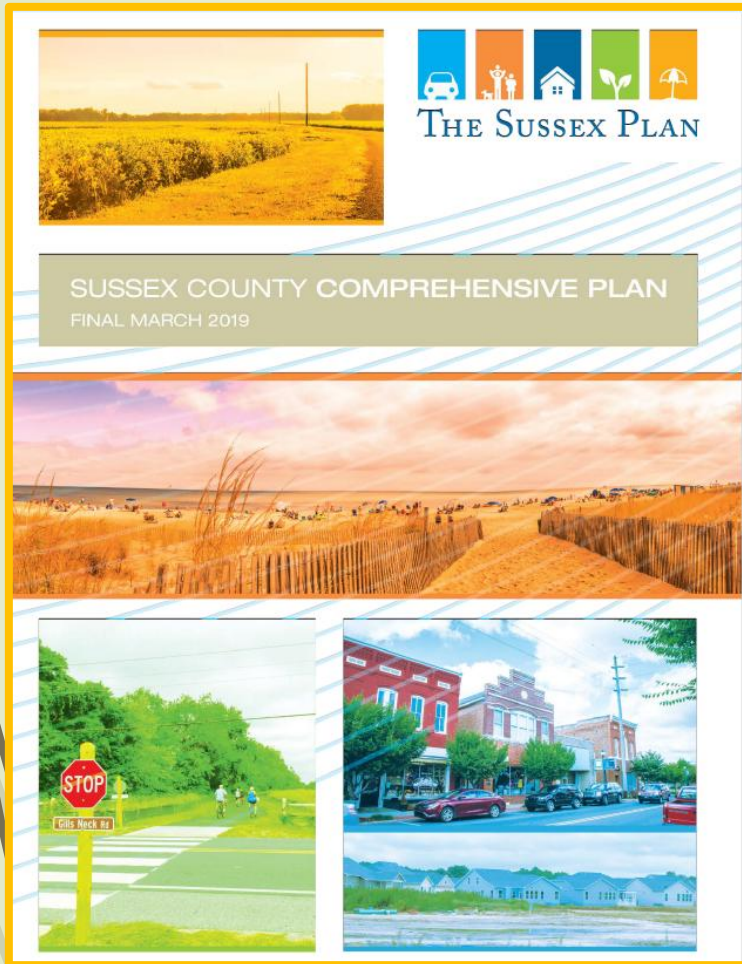
# Development Pipeline 6-month Progression

Point in Time	Applications in Pipeline	Application rate of increase	Housing Units	Housing Unit rate of increase	New Residents (2.38 multiplier)	New Resident rate of increase
November 2025	54		14,010		33,344	
May 2026	63	17%	16,563	18%	39,420	18%
6 month projection at current rates	80 ?		19,544 ?		46,515 ?	

# May 2026 Pipeline Totals by District

<b>District</b>	<b>Pipeline Housing Units</b>	<b>% of Total</b>
<b>1</b>	<b>245</b>	<b>1.5%</b>
<b>2</b>	<b>4244</b>	<b>25.6%</b>
<b>3</b>	<b>3399</b>	<b>20.5%</b>
<b>4</b>	<b>2141</b>	<b>13%</b>
<b>5</b>	<b>6534</b>	<b>39.4%</b>
<b>Total</b>	<b>16563</b>	<b>100%</b>

# Elements of the Comprehensive Plan



- Population and Demographics
- Future Land Use
- Conservation
- Recreation and Open Space
- Utilities
- Housing
- Economic Development
- Historic Preservation
- Intergovernmental Coordination
- Community Design
- Mobility

*Checklist of specific requirements for each Element*

# “Likely” Comp Plan Schedule

## 4 PHASES



**A comprehensive plan expresses a community's values and preferences. It is the foundation for development decisions, laws, regulations, and policies. It reflects a community's desired future.**



# Over Arching Factors

- Continuing steady migration to Delaware
- Growth is outpacing infrastructure capacity, environmental systems and community services
- Heavy reliance/dependence on Real Estate Transfer Tax Revenue
- Private property-rights rhetoric remains highly influential in County governance and land use decisions
- Outdated land use codes
- Tension between Home Rule and State Advisory Role