



OSPC Update Sussex Preservation Coalition

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Sussex Comp Plan – 2028 update requirements

Public Participation

Population/Data Analysis

Future Land Use Plan

Mobility

Water and Sewer

Conservation

Recreation and Open Space

Housing

Education

Intergovernmental Coordination

Community Design

Historic Preservation

Economic Development

Capital Improvement

Implementation

Climate considerations must be integrated throughout Future Land Use, Mobility, Conservation, and Housing elements (Title 9, Chapters 26, 49, 69)

New Requirement - Education

Educational Element Map or Map Series. This component should contain a map or map series that includes school district boundaries, proposed growth areas, demographic and enrollment trends, areas for consideration of future school sites, and other components that express the goals and recommendations of this element.

Enrollment Projections by District. Projected enrollment based on Delaware Population Consortium data relevant to each District within the County must be discussed. Public school enrollment should include Charter school enrollment where applicable. Enrollment projections for private and/or parochial schools are optional but should be addressed if considered to be a significant influence on enrollment patterns.

District Enrollment vs. Capacity. An analysis comparing anticipated enrollment relative to District capacity should be considered. Are there Districts nearing full capacity? Likewise, are there Districts with ample room to accommodate future growth? This element could be expressed as a chart with an accompanying discussion.

Education

Land Use Policy Analysis. Discuss how county land use policies consider and integrate school district capacity and projected enrollment during development approvals. Describe any mechanisms that promote coordination of residential growth and adequate school capacity. Consider population and demographic data and projections, public facility requirements, and district capacity. Include recommendations to improve coordination between residential growth and educational facilities.

Future School Sites. The plan should include an evaluation of potential future school sites relative to district capacity and targeted growth areas. Co-location of multiple educational facilities on a single site can reduce infrastructure costs through shared common services. Integration of school sites into adjacent communities with pedestrian-friendly access is likewise encouraged

NEW REQUIREMENT – Climate and Resiliency

What Senate Bill 237 requires

- Signed September 5, 2024 — applies to plans adopted after November 15, 2026
- Municipalities over 2,000: must include policies, statements, goals, and planning components for climate change and resiliency (22 Del. C. § 702(b))
- Counties: climate considerations must be integrated throughout Future Land Use, Mobility, Conservation, and Housing elements (Title 9, Chapters 26, 49, 69)

Nov 15

2026

Effective date

Guidance documents to help you comply

Updated Comprehensive Plan Checklists

- Updated municipal and county checklists
- Shows what is required and where it fits in your plan
- Designed to fit into your existing planning process

Climate change & Resiliency toolkit

- Practical strategies, example goals, policies, and statements
- Organized by topic: flood, heat, transportation, natural resources, and more
- Detailed mapping guidance

How it appears in the municipal checklist

- Climate Change and Resiliency added to the required elements list
- New standalone section in the guide: summary, code requirement, definitions, and topic areas
- Can be addressed as a standalone chapter or integrated throughout the plan — both satisfy the requirement

Topics covered:

Local climate conditions

Flood & sea level rise

Heat resilience

Emergency preparedness

Transportation & land use

Maps



Delaware Climate Change and Community Resiliency Planning Toolkit

The toolkit supports both checklists

- Think of it as the 'how to' — the checklists say what's required, the toolkit says how it can be done
- Not everything applies to every community — choose what fits your vulnerabilities and capacity
- Appendix A: detailed mapping guidance and data sources



[climate-change-and-community-resiliency-toolkit.pdf](#)

NEW REQUIREMENT – SB23 and HB450

- The plan must now be certified by the Governor in order to be implemented, so close coordination and consensus between local government and the State are now more important than ever.
- A detailed affordable housing plan must be developed as per SB23 Implementing ordinances are now required, and are essentially a part of the plan - also a requirement of HB 450
- Future land use maps and implementing ordinances must reflect density standards (HB450) and affordable housing implementation (SB23)
 - Comprehensive Plan should include more specific guidance on future growth for State review
 - Detailed Future Land Use Map
 - Zoning ordinance changes
 - OPSC is currently working with DSHA and Governor's office on guidance for all municipalities.

Comprehensive plan requirements

Coastal Communities

- . DSHA Housing Needs Assessment
- . Seasonal Projections through Delaware Population Consortium

Built Out Communities

- . Focus on revitalization and redevelopment

Comprehensive Plan should include more specific guidance on future growth

- Detailed Future Land Use Map
- Zoning ordinance changes

Public Engagement

Public Engagement

- Engage public early and often.
 - Consider opportunities for public engagement other than P & Z meetings. These could be community events, a special weekend event or breakfast, or mailers.
 - Given that SB 23 limits municipalities like Lewes from holding public hearings on residential development, should the Comprehensive Plan include more specific guidance on how future residential development should occur?

Local jurisdictions should budget additional time before due date for changes that could be requested by State reviewers and/or the Governor.

Comprehensive Plan Approval and Certification Process

Pre-Update Review Available	2 months
PLUS Review (when released to public)	1-2 months
Cabinet Committee on State Planning Issues meeting *	1-2 months
PLUS letter	2 weeks
Plan Revision based on PLUS comments and State approval of plan	1-2 months
Cabinet Committee on State Planning Issues final review*	1-2 months
Planning Commission and County Council adoption	1 month
Plan Certification by Governor, if no changes requested*	1 month

If changes requested by Governor, plan cannot be certified until agreement reached

* CCSPI meets monthly – timing depends on readiness of plan for agenda

Route 9 Master Plan

Workgroup meetings

April, May, June August, September

Set planning perimeter by TAZs and feeder patterns

Data Analysis includes

Development approved/pending

TAZ zones

Lands available for development

Lands permanently preserved

3 Scenarios were chosen

Option 1 Recognize approved/pending growth - no changes to current land approval patterns

Option 2 Recognize approved/pending growth - Preservation of parcels in future to help
preserve existing infrastructure

Option 3 Recognize corridor as a full growth area with higher density

Workshop in November to make options public and begin discussing infrastructure impacts of the 3 scenarios.

Growth in Sussex by the numbers

Households

DPC through 2045	20,247
30% projected in Municipalities	-6,074
Total needed through 2045	14,173

Seasonal Projections DPC - Households

DPC through 2045 + Seasonal	53,050
30% projected in municipalities	-15,915
Total DPC + Seasonal through 2045	37,135

	No TID	Milford	Henlopen	Milton	Roxana	Total
SC Subdivision	5,777	6	889	17	1,504	8,193
PLUS	20,582	203	2,688	1,437	3,262	28,172
Res Cap 2 Units/Acres	26,044	1,153	1,389	1,555	5,774	35,915
Total	52,403	1,362	4,966	3,009	10,540	72,280

Green represents data received from Sussex County – OSPC removed PLUS and verified existing subdivisions through Dev Trends

Purple represents PLUS reviewed 2016 – June 2026

Orange represents land available for growth in levels 1, 2, & 3

Methodology

PLUS

- Prioritize PLUS applications
- Utilize most recent PLUS where overlaps exist
- Only use PLUS polygons from 2016 to Current
- Only use PLUS polygons for “Subdivision” Type
- Recalculated Total Residential Units
- Calculate Building permits within each polygon and subtract from the total Units applied for (Only PLUS and Res Cap Figures)

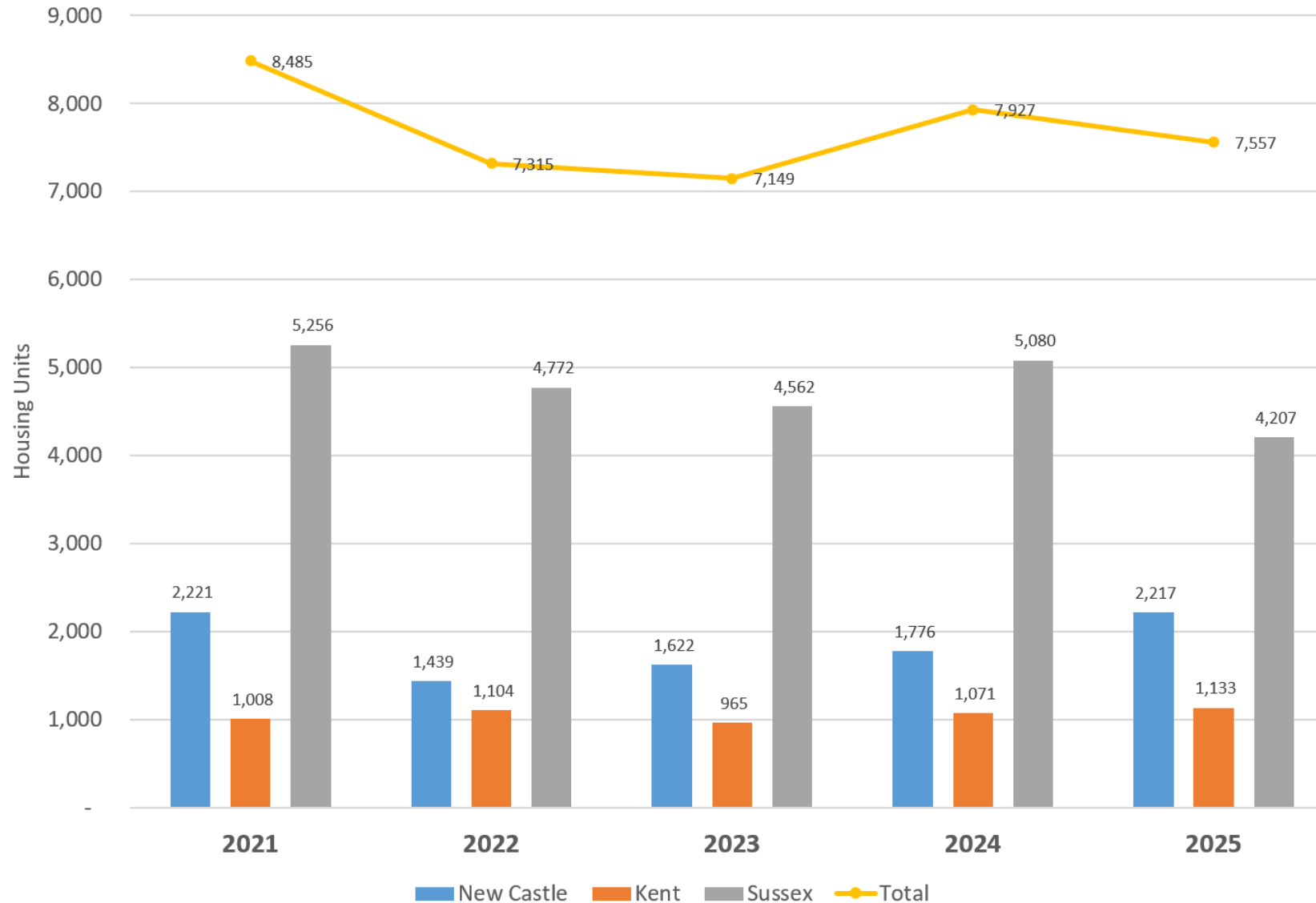
Residential Capacity

- Remove any polygons that are overlapped by PLUS polygons
- Only levels 1,2 and 3
- Anything over 10 acres
- Capacity calculated at 2 units to the acre
- Calculate Building permits within each polygon and subtract from the total Units applied for (Only PLUS and Res Cap Figures)

SC Subdivision

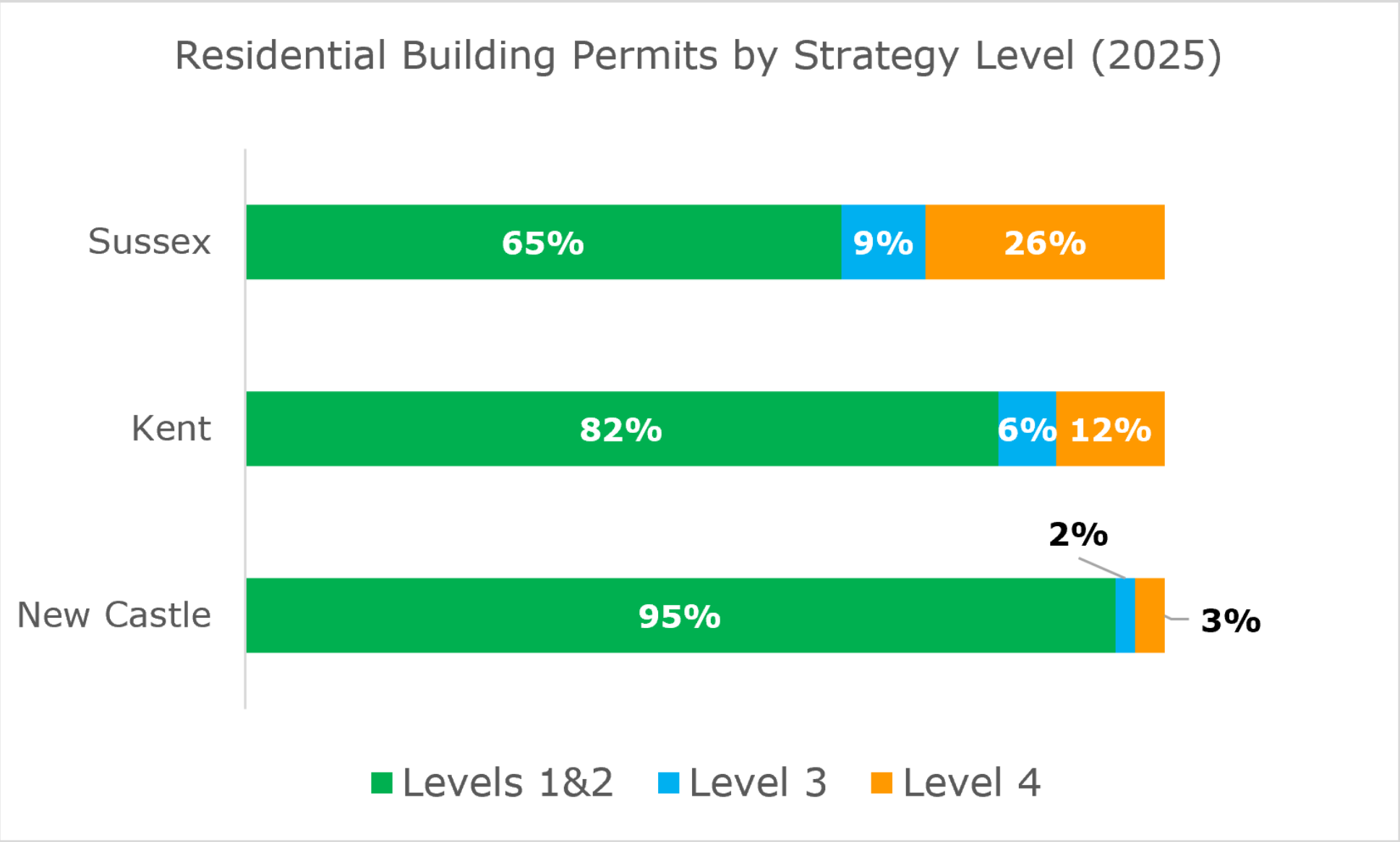
- Remove any polygons that are overlapped by PLUS polygons

Building Permits, Residential Units, 2021-2025

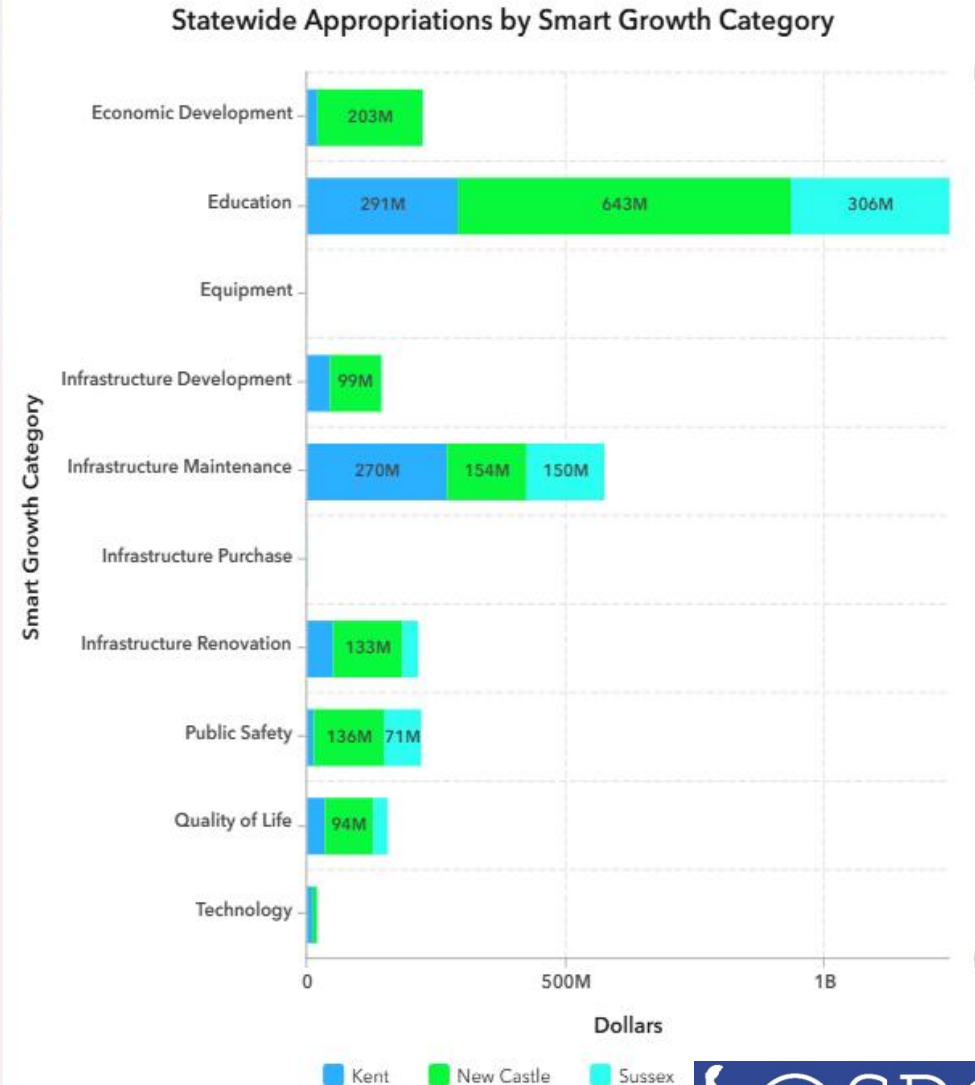
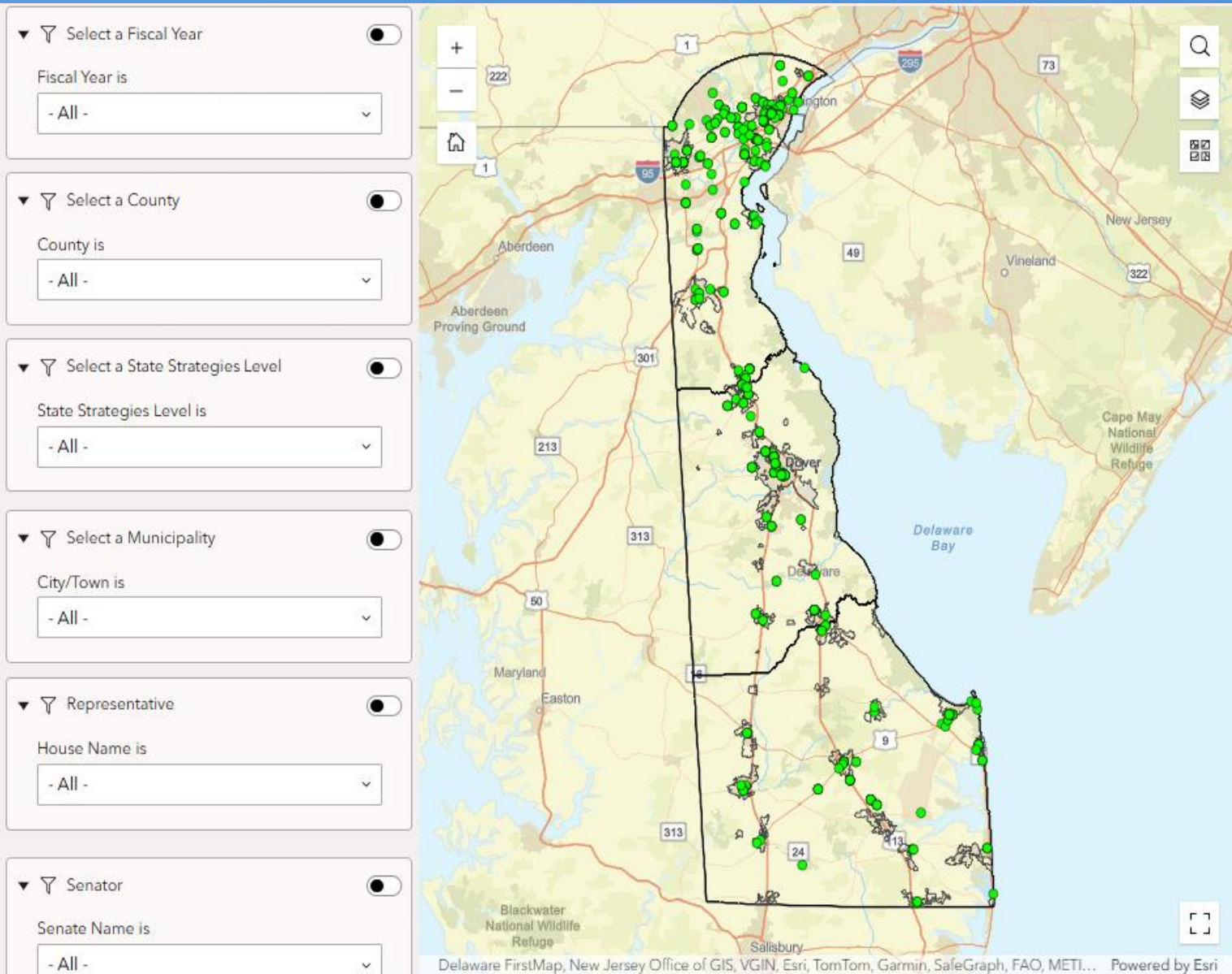


Development Trends

Development Trends



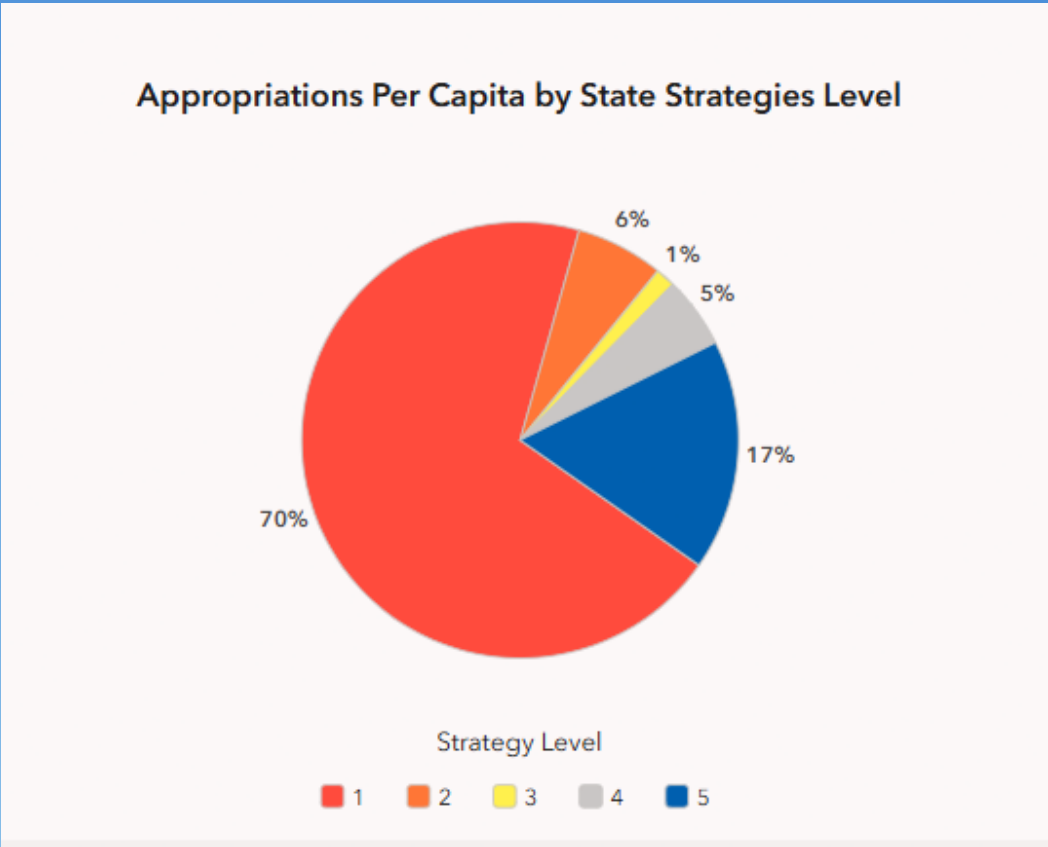
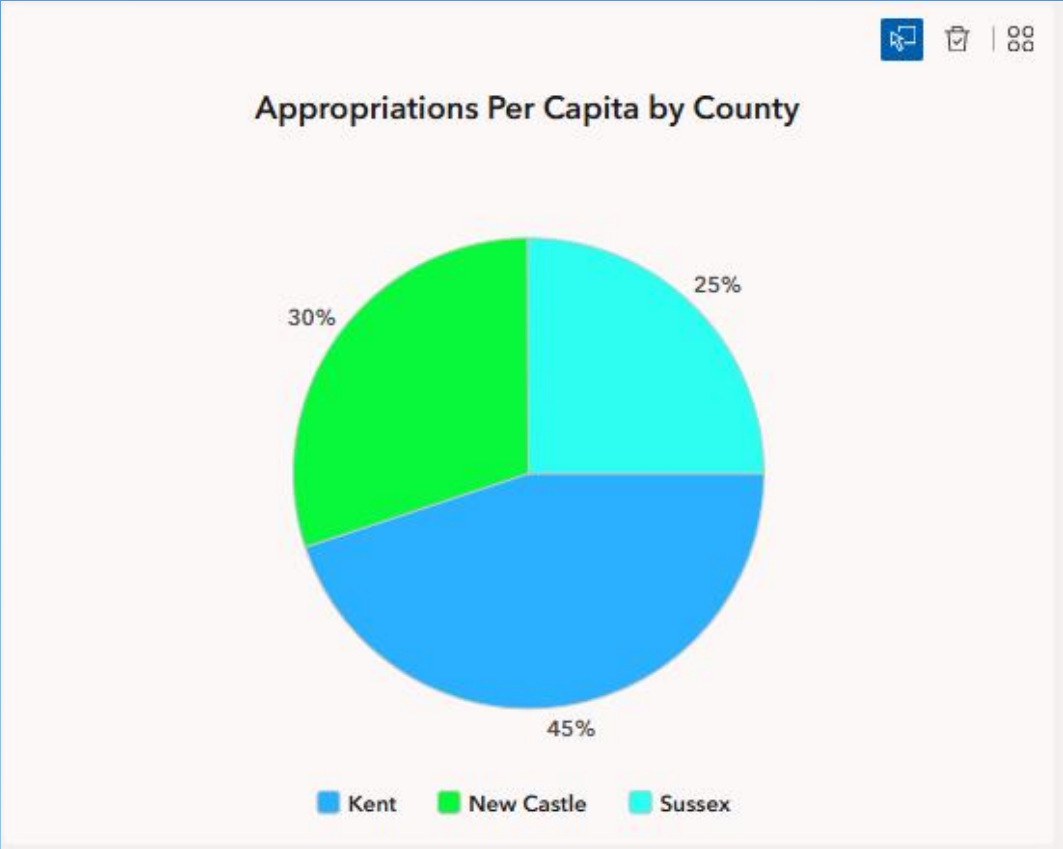
Capital Budget Projects Appropriations 2021-2025



Note: Only reflects appropriations that can be mapped

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Capital Budget Projects Statewide Appropriations 2021-2025



Economic Development
224M

Infrastructure Purchase/Development
145.8M

Infrastructure Maintenance/Renovation
788.8M

Education
1.2B

Public Safety
220.5M

Quality of Life
155.6M

Technology
19.6M

Note: Only reflects appropriations that can be mapped

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Questions?