



SUSSEX PRESERVATION COALITION

Educate ~ Advocate ~ Impact

Welcome!

Agenda

Welcome and Announcements – Joe Pika

County Land Use Update – Joe Pika

Guest Speaker – Robbie Murray, Sussex County Public Safety
Director

Adjourn

Upcoming Meetings

March 11th, Wednesday

April 8th, Wednesday

May 20, Wednesday



A must-see documentary!

An aerial photograph of a vast suburban housing development at dusk. The houses are arranged in neat, grid-like rows, with streets and parking lots visible. The sky is a mix of orange and blue, suggesting the time is either early morning or late evening. The overall scene conveys a sense of large-scale residential construction and growth.

THE PRICE OF PARADISE

GROWTH ON THE COAST



**10th Anniversary
RASCL SUMMIT**

Making Space for Sustainable Growth and Resilience:

The Role of Land Use Planning

MARCH 5, 2026 | 9:00 AM

DEL-ONE CONFERENCE CENTER

DOVER, DE

To Register: DERASCL.org



**DELAWARE LAND PROTECTION COALITION:
Annual Conservation Day**

March 19, 2026, 11:00 AM – 2:30 PM

Legislative Hall
411 Legislative Ave, Dover, DE 19901

Join us for a meeting with Gov. Matt Meyer's office and legislators
Advocacy tips, schedule and guidance, small group meetings provided

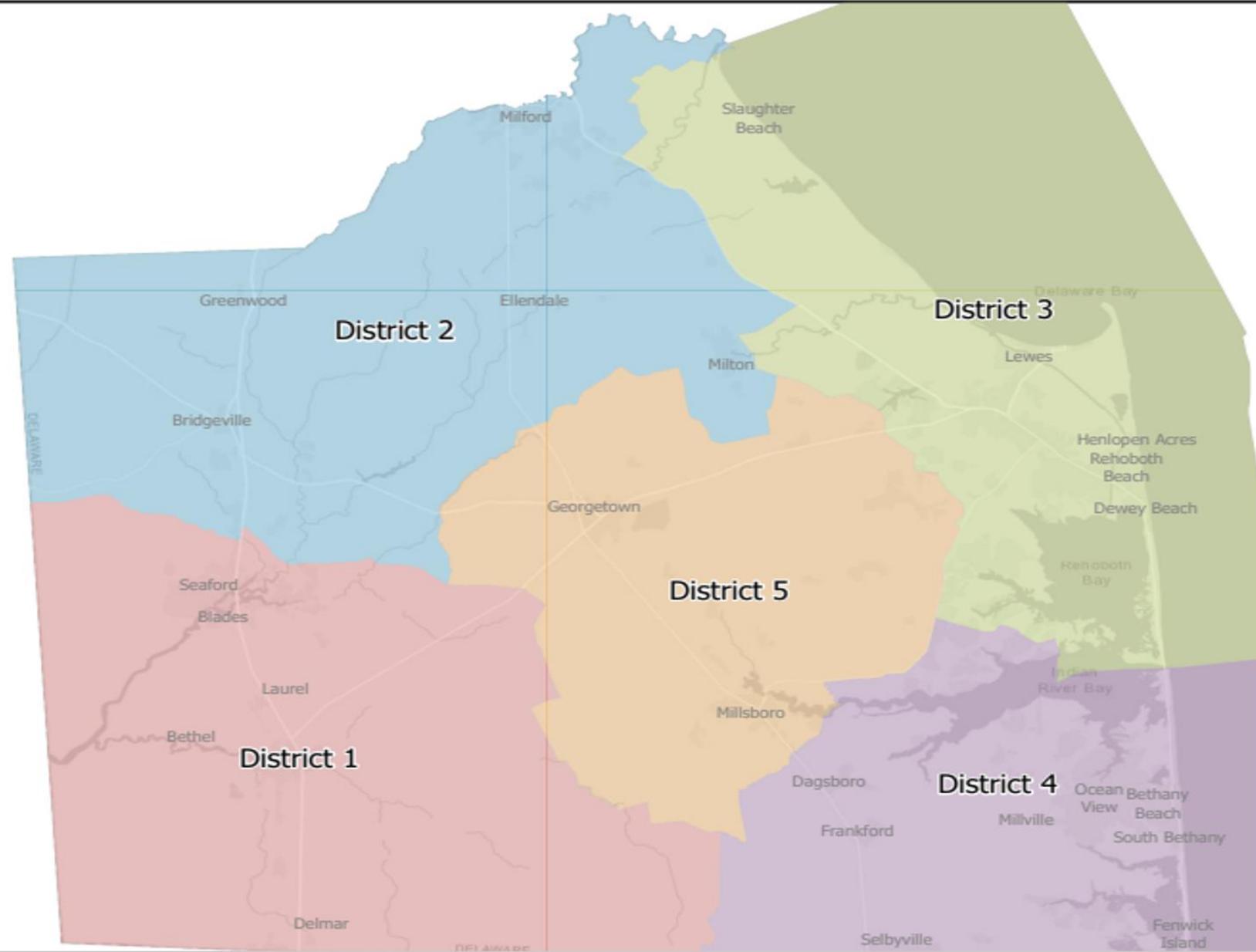
RSVP & questions: Emily.Knearl@tnc.org or
Mark.Nardone@delawarenatureociety.org

Reminder

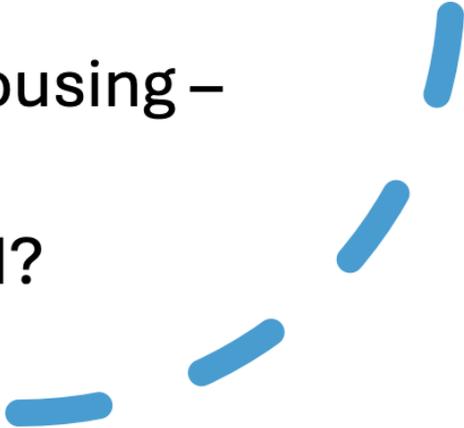
- 2026 = Election Year
- Two County Council Districts with elections: Districts 4 & 5
- Primary Election: September 15, 2026
 - Closed primaries – 5/30/26 deadline to change party registration;
 - 8/22/26 deadline to register if not already
 - Early voting
- General Election: November 3, 2026
- Stakes: 2028 Comprehensive Plan
- IF YOU DON'T LIKE THE POLICIES, CHANGE THE DECISION MAKERS.

County Council Districts 2021

Adopted: March 1, 2022



County Council
Workshop
1/27/26 re.
Code Update
based on Land
Use Reform
Working Group

1. Limiting Sprawl by eliminating cluster subdivisions in low-density areas – larger lots, more open space, update forest presvn
 2. Limit Sprawl – adjust cluster subdivision requirements, heights, lengths, etc.
 3. Adjust Sussex County Rental Program to incentivize use
 4. Appropriate zoning categories and **density** – increase selectively & encourage mixed use (commercial + residential)
 5. Encouraging “missing middle” housing – defins., height, length, **density**
 6. Bonus **Density** – what’s required?
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LURWG RECOMMENDATIONS ADDRESSED*

- 1. Define missing middle housing**
- 2. Permit missing middle housing**
- 3. Bulk standards and height**
- 4. Adjust density standards**
- 5. Address mixed use development**
- 6. Forest preservation**
- 7. Naturalized landscaping**
- 8. Subdivision design**
- 9. SCRP**
- 10. Permitted ag support uses**
- 11. §99-9(C) standards**
- 12. Bonus density**

Disappointment
with LURWG:
Infrastructure
Largely Ignored

- Roads/Traffic
 - Schools
 - EMS
 - Fire
 - Evacuation
 - Water, Sewers, Electric, Internet
 - Medical Services
 - What can/should we do to ensure infrastructure keeps pace with growth?
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