



# SUSSEX PRESERVATION COALITION

Educate ~ Advocate ~ Impact

**Welcome!**

# AGENDA

## March 11, 2026

7:00 Transitions on SPC Board – Jill Hicks,  
Joe Pika

THANKS, JILL

7:10 Announcements –

- Wendy Taylor, Steve Sinclair join SPC Board
- Belle Mead appeal

7:15 The Comprehensive Plan Process –  
Rich Borrasso

7:40 County Code Update based on Land  
Use Reform Working Group  
Recommendations –  
Councilperson Jane Gruenebaum



**Route 24 Alliance, Inc. filed an appeal for judicial review in the Superior Court requesting that the rezoning of Belmead Farm be reversed. The appeal was filed on Jan. 12, 2025.**

## **Where We Are In the Appeal Process, 3/10/26:**

Sussex County delivered the requested Records to the Superior Court on March 6.

After the Records are received, there is a "scheduling stipulation" where all parties agree to deadlines for submitting Briefs.

Our attorneys will submit an opening Brief, generally 30-45 days after the schedule is agreed upon. Sussex County will then submit a Brief, usually 30-45 days later, and our attorneys will submit an answering Brief, usually 20-25 days later. Our attorneys say we can expect a ruling within 10-14 days following oral arguments.

Belmead, Inc. has filed a motion to also file a Brief as part of the appeal. Our attorneys (as well as another out-of-state attorney) have suggested that we not oppose their motion, as they are considered an "indispensable party", and the court is likely to allow their motion to participate. It is not yet known when their Brief will be heard.

**The Superior Court will be open to the public when the oral briefs are presented.** The Court is located at 1 The Circle in Georgetown. The various courtrooms can seat approximately 50-80 people.

**For more information, visit the website: <https://tinyurl.com/DEBelleMead>**



# Comprehensive Plan Process

# Outline

- What is the Comprehensive Plan and why is it important?
- Delaware State Requirements
- Comp Plan Elements
- Future Land Use Map- FLUM
- SPC Role
- Discussion with Jane

# Purpose Of Plan

- Provides overview of existing conditions
- Vision of the County
- Set a realistic action plan
- Future ordinances / Future Land Use Map –FLUM

*Promote a collaboration of stakeholders in the planning process*

# Delaware Comprehensive Plans



- All local governments in Delaware (both county and municipal) are required to prepare and adopt comprehensive plans.
- These plans are reviewed by State Agencies and certified by the Governor.
- The Plan is for a 10-year period with a 5 Year Update
- Annual Progress Report

# Title 9, Delaware Code — County Home Rule for Land Use

- The foundational grant of authority is in Title 9, which governs counties. It explicitly gives counties the power.
  - To adopt and amend or repeal zoning regulations, maps, and ordinances
  - The statute requires state review for certain projects, but does not give the state approval authority. It is explicitly an advisory process

“The State may comment, but the County decides.”

# State Funding for Services and Infrastructure

Source: 2025 Annual Report on State Planning Issues, using Fiscal Year 2025 data

Delaware's State government funds many services and infrastructure needs...



**\$699,958,000**  
Federal and state capital transportation funding for FY25

**90%**  
State Roads



**\$166,128,100**  
State police personnel and budget for FY25

**97%\***  
State's Largest Police Force



**\$17,086,654**  
State paramedic program funding for FY25

**30%**  
Paramedics

Including a variety of support for public education...



**90%**  
Public School Transportation

**\$180,406,200**  
School transportation funding for FY25



**\$200,405,745**  
Education capital funding for FY25

**60-80%**  
Public School Construction



**70%**  
Public School Operations

**\$2,157,198,000**  
Education operating funding for FY25

\*In FY25, Sussex County provided \$4,601,557 in supplemental funding to DE State Police.



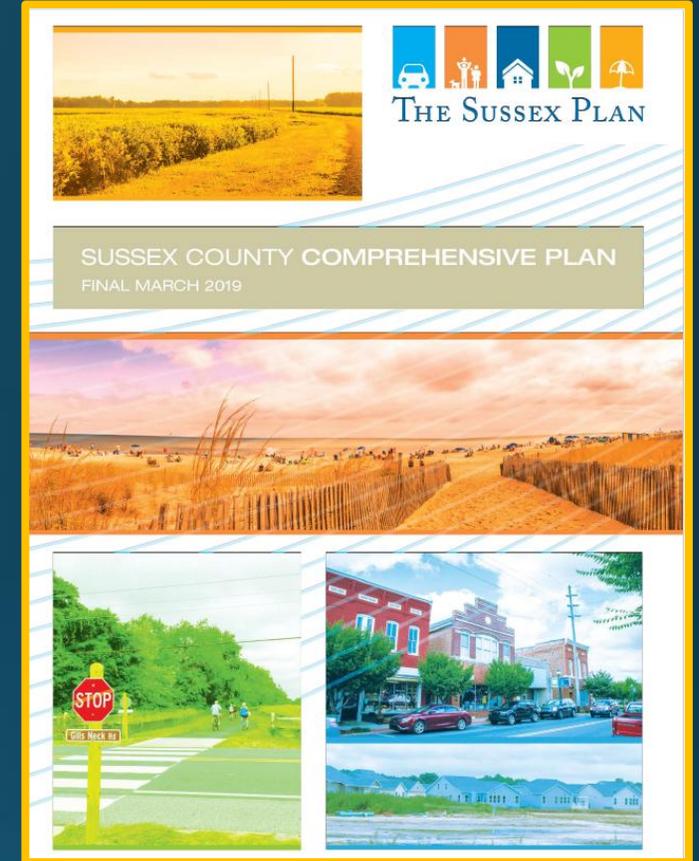
## Comprehensive Plan Checklist for Sussex County

- Each Element / Chapter have both requirements as well as strongly suggested but optional recommendations
- State evaluates compliance and provides feedback on Plan submissions

# Table Of Contents

## Elements / Chapters

- Population and Demographics
- Future Land Use
- Conservation
- Recreation and Open Space
- Utilities
- Housing
- Economic Development
- Historic Preservation
- Intergovernmental Coordination
- Community Design
- Mobility
- Education
- *Climate Change*
- *Sea Level Rise*



<https://sussexcountyde.gov/2018-comp-plan-documents>

Each chapter dedicated to a planning element describes existing conditions related to the planning topic, and a series of goals, objectives, and strategies that address existing and emerging needs, particularly in relation to the county's population growth.

# Schedule - 22 months (July 2026 Kick off)

## 4 PHASES

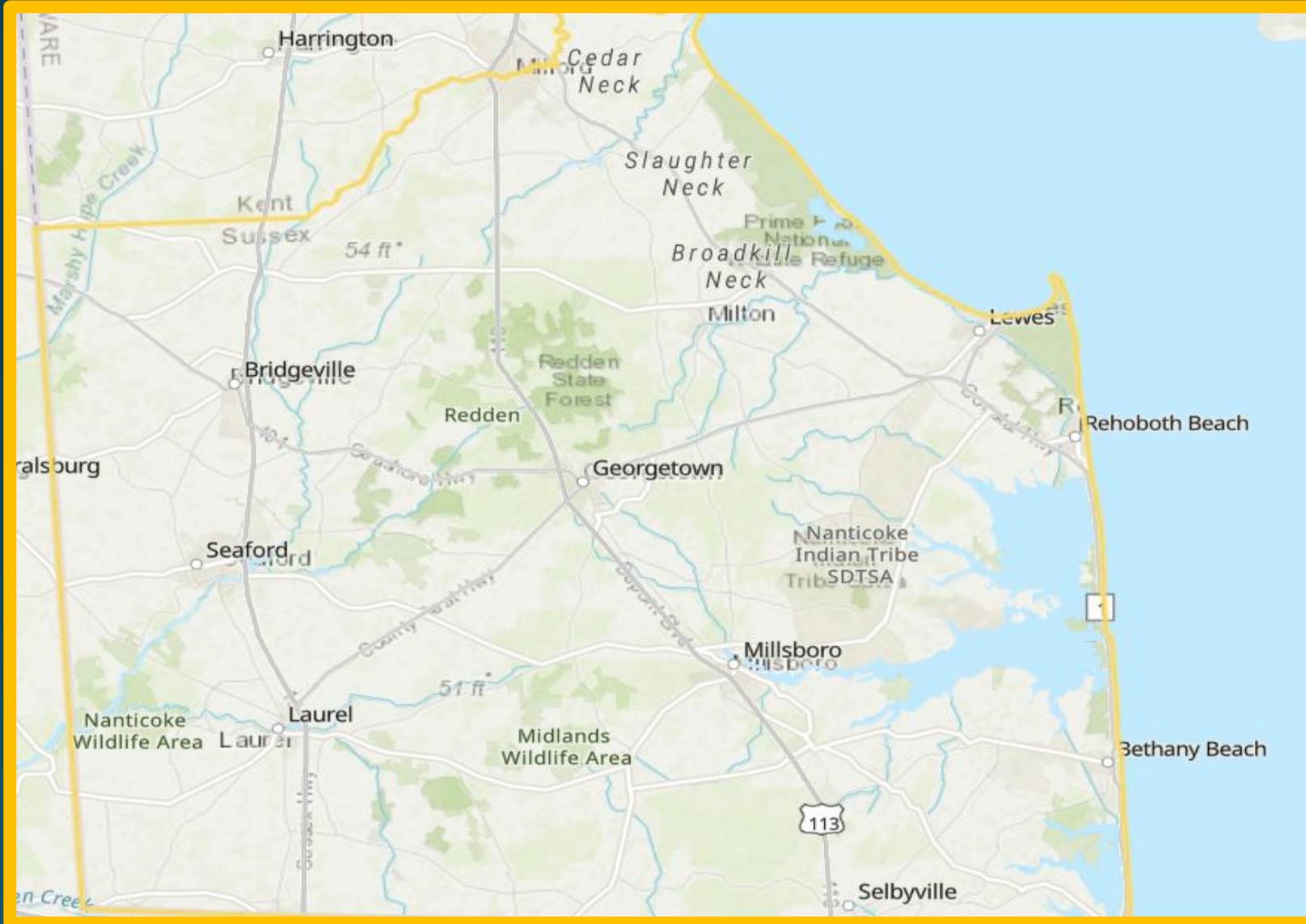


# Maps

Investment  
Level Map

Future Land  
Use Map

Zone Map



Developed &  
Protected land  
Map

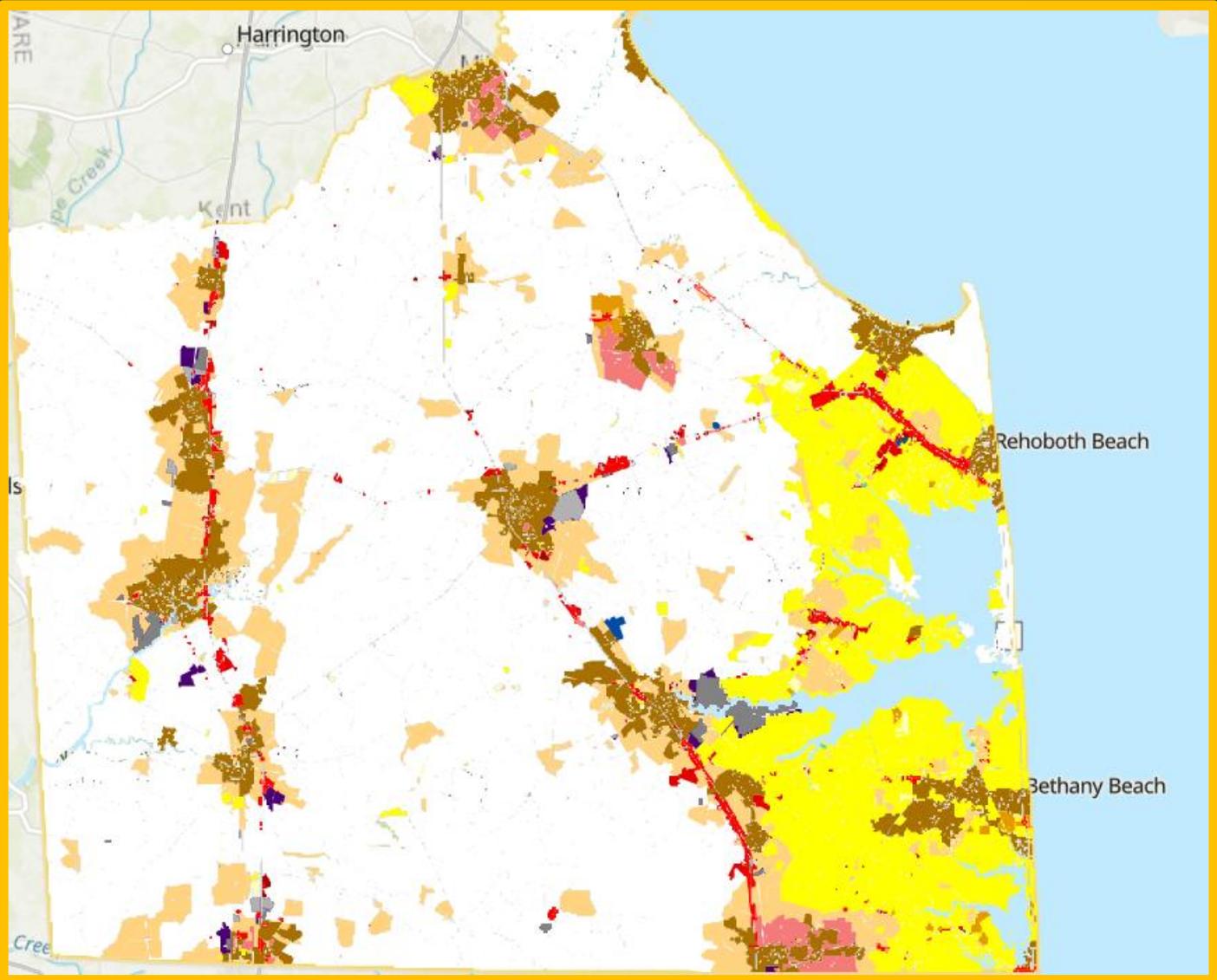
Existing Land Use  
Map

Development Activity  
Map

# Future Land Use Map (3.11.26)

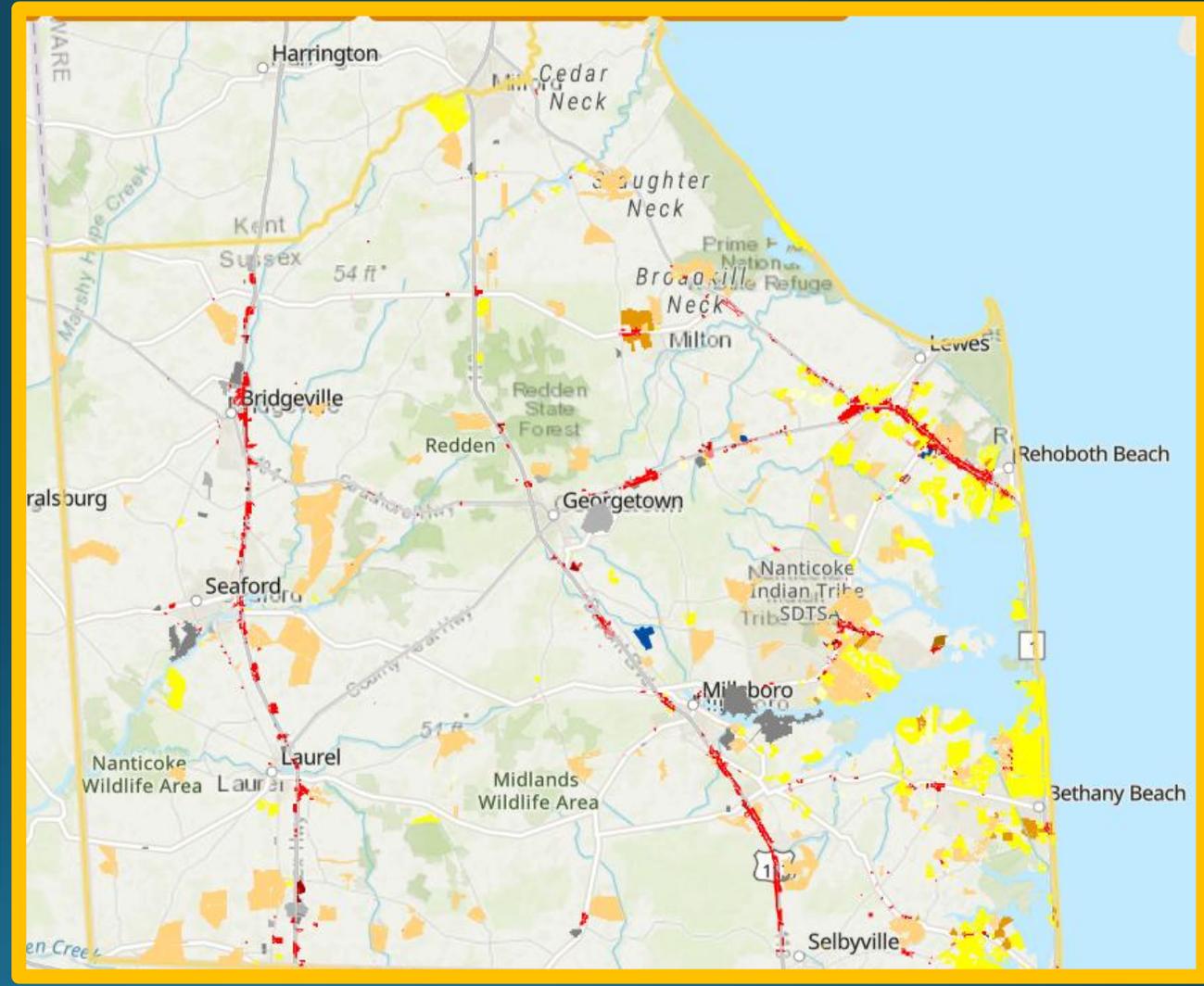
 2019 Future Land Use

- Low Density
-  Coastal Area
-  Commercial
-  Developing Area
-  Existing Development Area
-  Industrial
-  Municipalities
-  Town Center



# Sussex County Zoning Map (3.11.26)

	Agricultural Residential - AR-1		Limited Industrial - LI-1
	Agricultural Residential - AR-2		Light Industrial - LI-2
	Medium Residential - MR		Heavy Industrial - HI-1
	General Residential - GR		C1: General Commercial
	High Density Residential - HR-1		C2: Medium Commercial
	High Density Residential - HR-2		C3: Heavy Commercial
	Vacation, Retire, Resident - VRR		C4: Planned Commercial
	Commercial Residential - CR-1		C5: Service/Limited Manufactur
	Institutional - I-1		B-1: Neighborhood Business
	Marine - M		B-2: Business Community Distri
			B-3: Business Research



18 Month Window

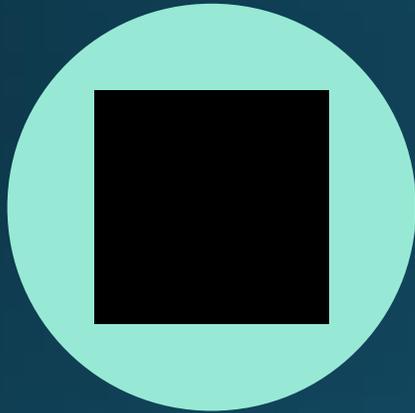
# Sussex County Ordinances

## Evaluating Results to Date

- **>100 Strategies**
- **Adopted Ordinances**
- **Map Ordinances back to Comp Plan Strategies**
- **10 FLUM Changes**

*Due diligence yet to be done*

# Citizen Role



PARTICIPATE IN PUBLIC  
HEARINGS AND MEETINGS



LEND PROFESSIONAL  
EXPERTISE



ACT AS ADVOCATES FOR PLAN,  
ESPECIALLY AFTER ADOPTION

# Learn More.....



## Sussex County Comp Plan

[sussexcountype.comprehensive-plan](https://sussexcountype.comprehensive-plan)



## Comprehensive Plan

<https://stateplanning.delaware.gov/lup/comprehensive-plan.shtml>

## State Strategies

<https://2025-delaware-state-strategies-delaware.hub.arcgis.com/>



<https://www.sussexpreservationcoalition.org>



Pam Cole - Vice President



# SPC's Role in the Comprehensive Plan Process

- **Advocate**
  - Establish teams to develop SPC recommendations and policy positions
  - Team members participate in workshops and public information sessions
- **Monitor**
  - Track Comp plan policy development process
  - Ensure SPC priority issues are addressed
- **Communicate**
  - Regularly report on Comp Plan considerations and progress
  - Engage SPC membership, affiliates and the general public



## In the Interim – Monitor LURWG Action Items

- **Sussex County Rental Program (SCRIP)**
- **Open Space Requirements**
- **Preliminary Plat Requirements Chapter§ 99-9 C.**
- **Subdivisions in Rural Areas and Growth Areas**
- **Forest Preservation**
- **New Code definitions**

# Welcome Councilwoman Jane Gruenbaum

