



Sussex Preservation Coalition Meeting

November 19, 2024

State Strategies 2025



Origination of the State Strategies

- ▶ Cabinet Committee on State Planning Issues - 1994
- ▶ Responsibilities from Del Code, §9101, Title 29:
 - ▶ “The Committee shall consider matters relating to the orderly growth and development of the State, including, but not limited to:” recommendations for the most desirable general pattern of land use
- ▶ Instructed the Office of State Planning Coordination to develop the **Strategies for State Policies and Spending** to guide decisions.

Delaware Code Requirement

- ▶ Today the State Strategies is required by Delaware Code

- ▶ Title 29, Chapter 91, Section 9101 (c) (5):

... The Committee shall consider matters relating to the orderly growth and development of the State, including, but not limited to:

Preparing the **Strategies for State Policies and Spending document and maps**, which shall serve as the primary policy guide that summarizes the State's land use goals, policies and strategies and directs State spending into investment levels that support the most efficient use of State resources, be they physical, fiscal, or natural, except that county and municipal governments shall retain their existing autonomy with respect to the land use designations set forth in their proposed and/or adopted comprehensive plans. The Strategies for State Policies and Spending shall be updated at least every five years, provided that the Governor may extend the deadline at his or her discretion.

Strategies Purpose

- ▶ To coordinate land use decision-making with the provision of infrastructure and services
- ▶ Why Coordinate:
 - ▶ Land use decisions are a local responsibility
 - ▶ The provision of infrastructure and services is a State responsibility
 - ▶ If the above aren't coordinated, then waste and inefficiency can occur

How We Use Strategies Maps

- ▶ Preliminary Land Use Service (PLUS) Reviews
- ▶ Capital Expenditures
- ▶ Determine how and where State spends money for everything from infrastructure to preservation

Why Update?

- ▶ Required by Delaware Code: Title 29, Chapter 91, Section 9101 (c) (5)
- ▶ To reflect current local certified comprehensive plans
- ▶ To use current data and technical tools
- ▶ Add new data, programs and policies
- ▶ And reevaluate and refine state policies

Data used to make maps include:

- ▶ School Sites
- ▶ Social Service Centers
- ▶ Police/Fire/EMS Facilities
- ▶ Corridor Capacity Preservation Areas, TIDs
- ▶ Agricultural and Forestry Layers
- ▶ Green Infrastructure, Delaware Ecological Network
- ▶ Water and Sewer Data
- ▶ Municipal and County Comprehensive Plans
- ▶ Multimodal Transportation Layers, Transit Routes

Figure 9: By the Numbers

State Funding for Services and Infrastructure

Explore the Financial Investments Dashboard [Here](#)

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



\$750,500,000
Federal and state capital transportation funding for FY24

90%
State Roads



\$152,963,400
State police personnel and budget for FY24

100%
State's Largest Police Force



\$16,028,455
State paramedic program funding for FY24

30%
Paramedics

Including a variety of support for public education...



90%
Public School Transportation

\$166,833,900
School transportation funding for FY24



\$224,781,456
Education capital funding for FY24

60-80%
Public School Construction

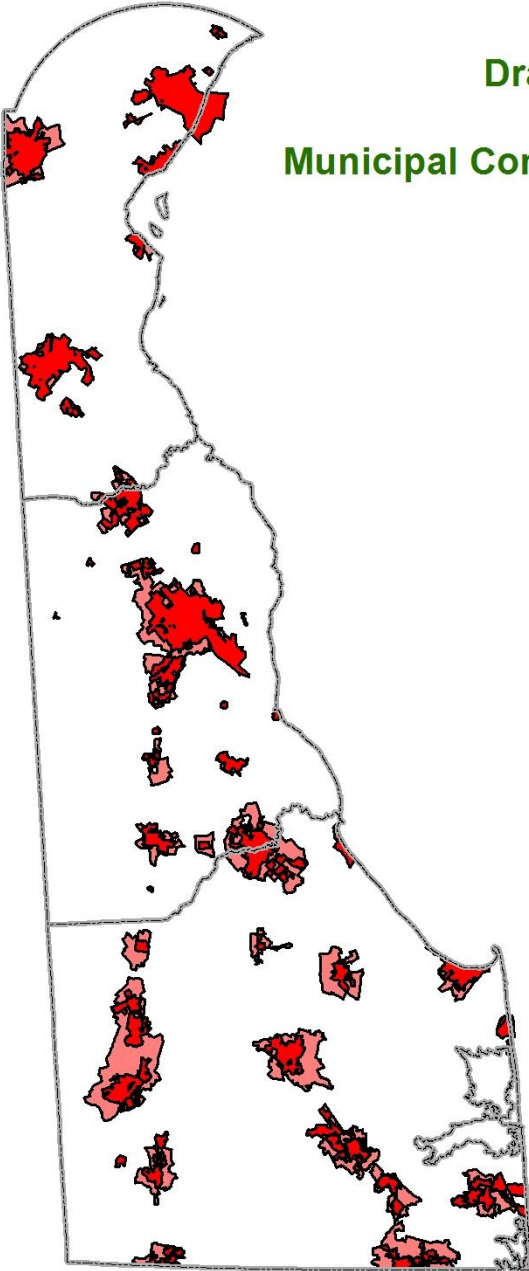


70%
Public School Operations

\$1,985,193,200
Education operating funding for FY24

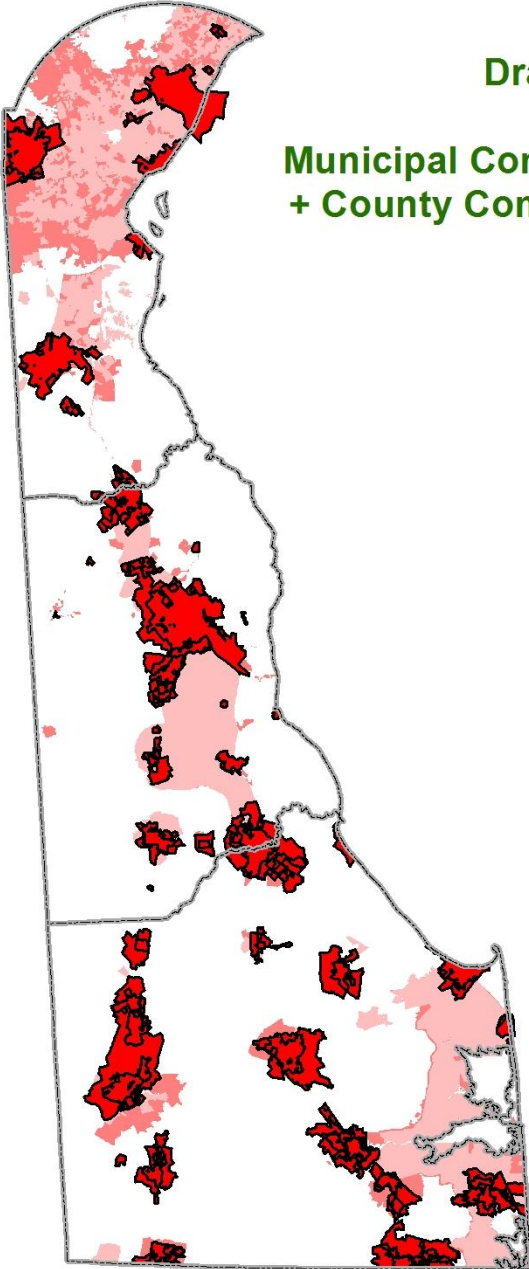
Draft 2015

Municipal Comprehensive Plans

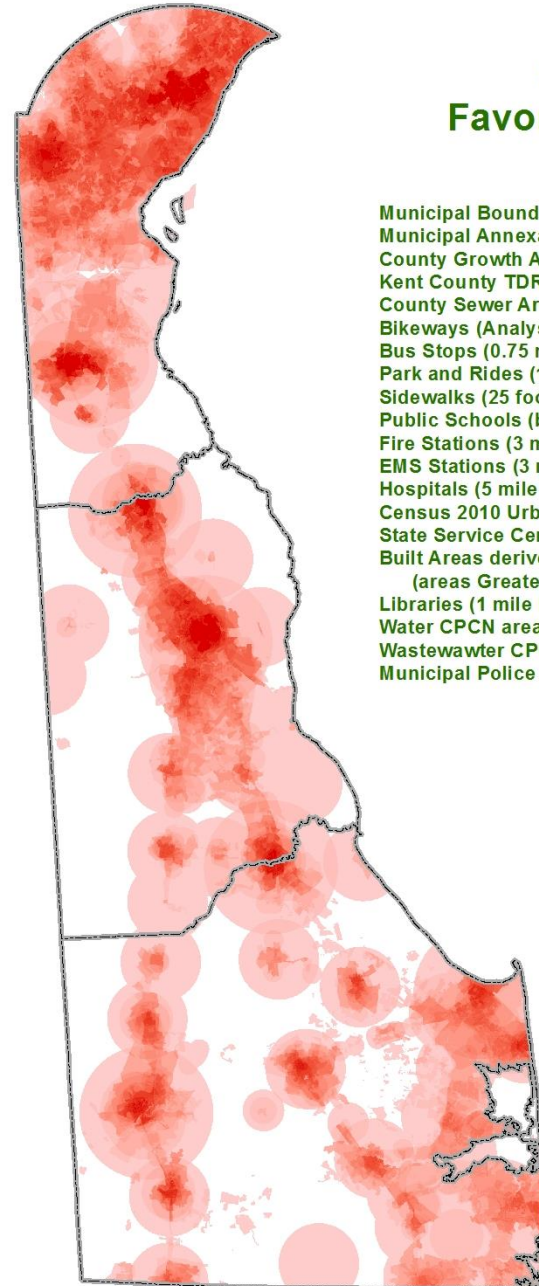


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**Municipal Comprehensive Plans
+ County Comprehensive Plans**



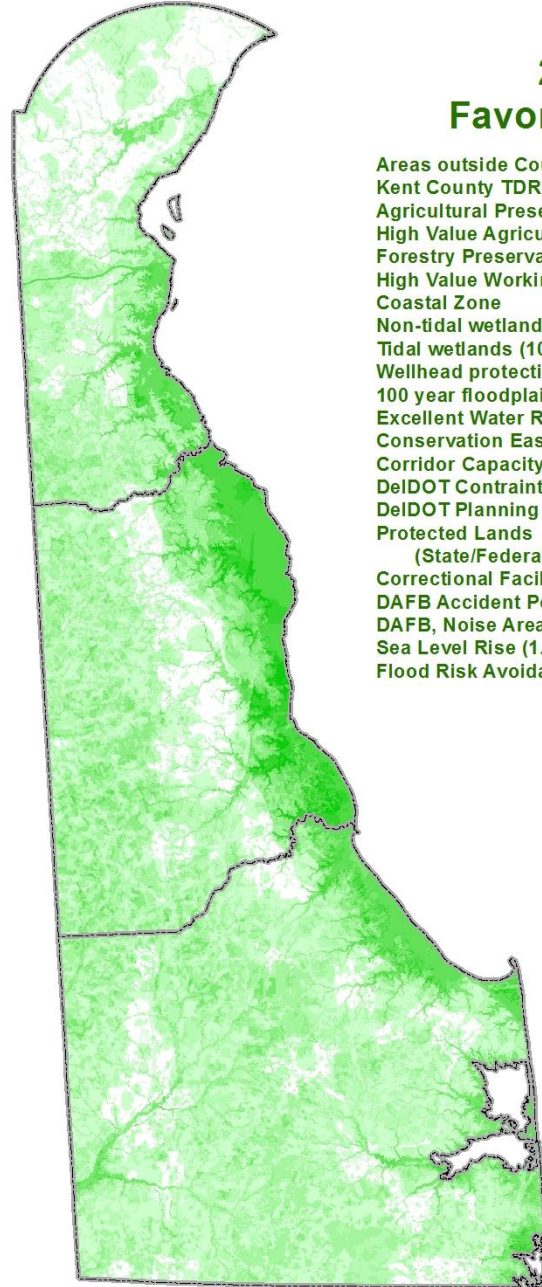
2015 DRAFT Favoring Development



- Municipal Boundaries
- Municipal Annexation Areas (Comprehensive Plans)
- County Growth Areas (Comprehensive Plans)
- Kent County TDR Receiving Areas
- County Sewer Areas
- Bikeways (Analysis from State Parks)
- Bus Stops (0.75 mile buffer)
- Park and Rides (1 mile buffer)
- Sidewalks (25 foot buffer)
- Public Schools (buffered)
- Fire Stations (3 mile buffer)
- EMS Stations (3 mile buffer)
- Hospitals (5 mile buffer)
- Census 2010 Urban Areas
- State Service Centers (2 mile buffer)
- Built Areas derived from 2012 LULC
(areas Greater than 350 contiguous acres)
- Libraries (1 mile buffer)
- Water CPCN areas (within Growth Zones)
- Wastewater CPCN (within Growth Zones)
- Municipal Police Agencies

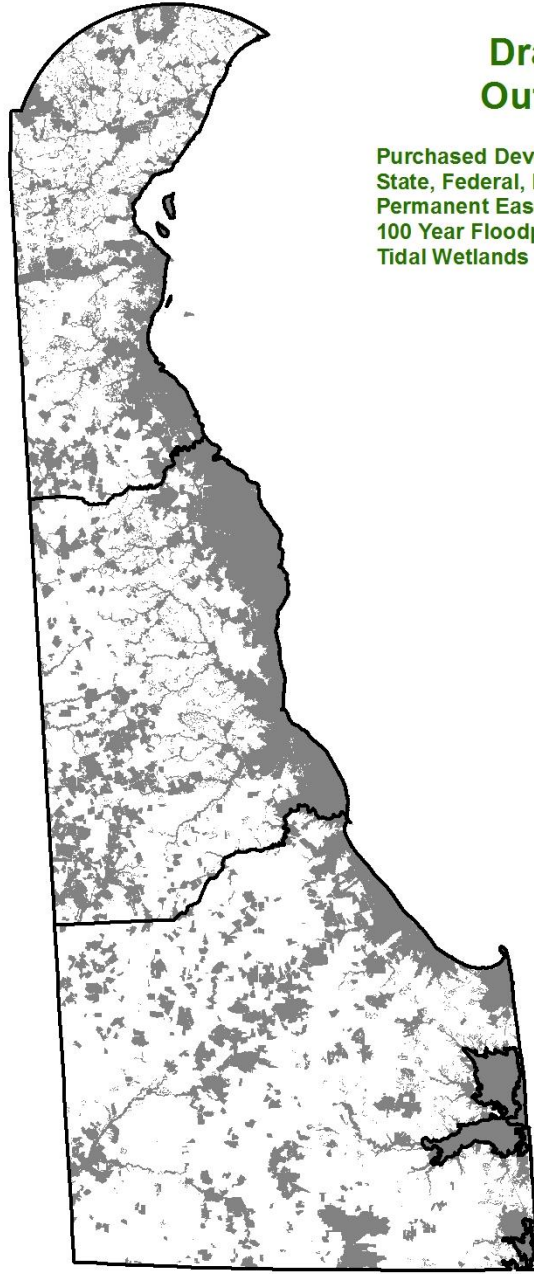
2015 DRAFT Favoring Preservation

Areas outside County Growth areas
Kent County TDR sending areas
Agricultural Preservation Districts
High Value Agricultural Lands
Forestry Preservation areas
High Value Working Forest Lands
Coastal Zone
Non-tidal wetlands (100 foot buffer)
Tidal wetlands (100 foot buffer)
Wellhead protection areas
100 year floodplain
Excellent Water Recharge Areas
Conservation Easements
Corridor Capacity Preservation Parcels (owned)
DeIDOT Constraints
DeIDOT Planning Priority Area (Kent Co., east of Route 1)
Protected Lands
(State/Federal/Municipal Owned and Public Open Space)
Correctional Facilities (1 mile buffer)
DAFB Accident Potential Zones (APZ)
DAFB, Noise Areas/AICUZ
Sea Level Rise (1.0 meter scenario)
Flood Risk Avoidance Map (FRAM)



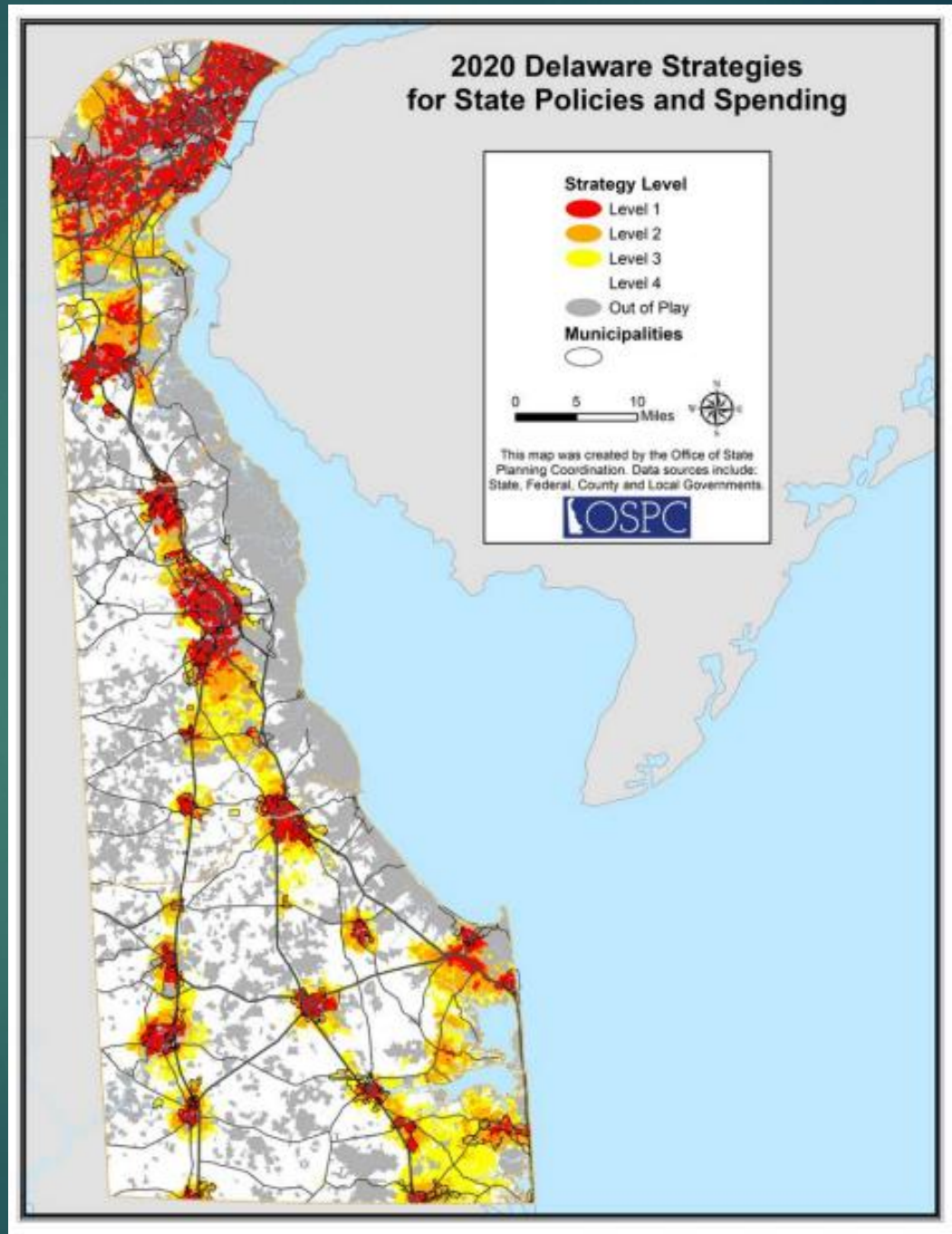
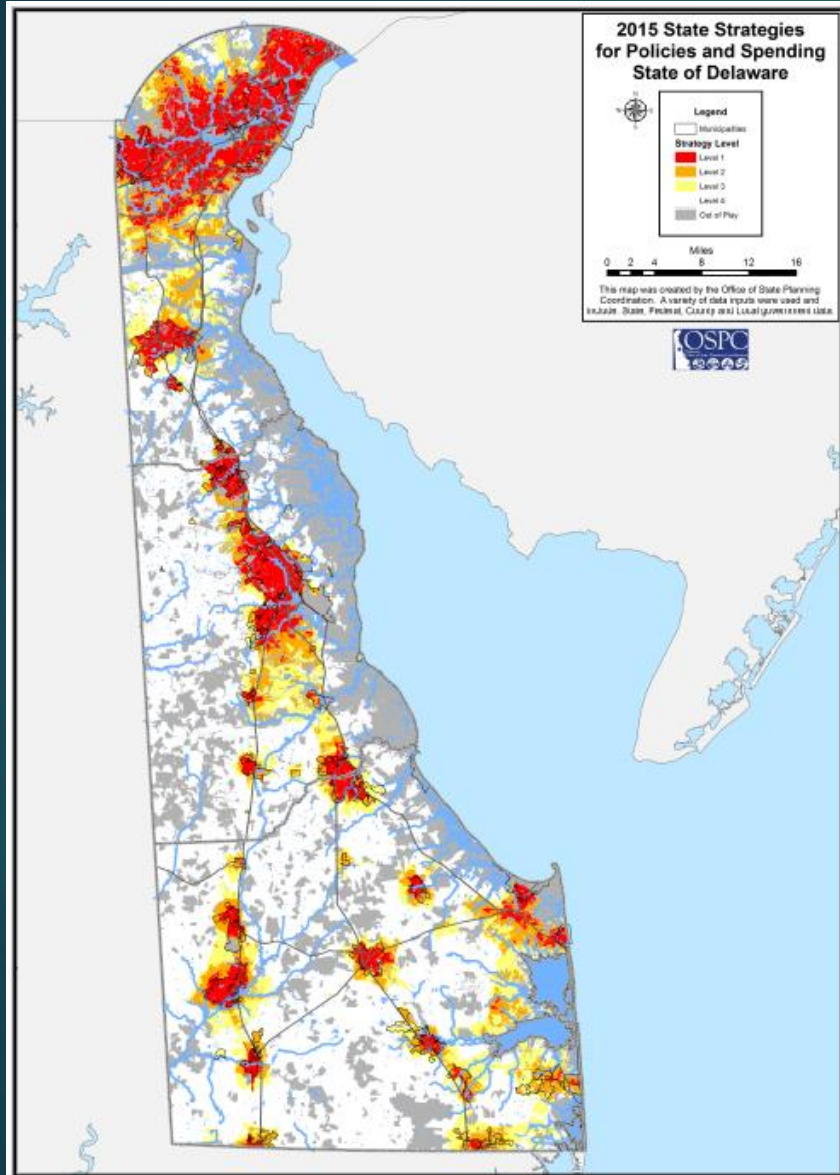
Draft 2015 Out of Play

Purchased Development Rights (PDR)
State, Federal, Local Publicly owned lands
Permanent Easements
100 Year Floodplains (NC, KC)
Tidal Wetlands



Components:

- ▶ Urban/Urbanizing Growth (Levels 1, 2, & 3)
- ▶ Preservation and Rural (Level 4 [white areas])
- ▶ “Out of Play” (Grey areas)



Existing 2020 Strategies

Previous 2015 Strategies

Our update process

- ▶ **Data collection**
- ▶ **Consult with state agencies, MPOs, counties, local governments**
- ▶ GIS – apply appropriate map overlays, including certified comprehensive plan maps
- ▶ Public Workshops
- ▶ Review of draft document and maps
- ▶ Approval by the Cabinet Committee and the Governor

State Strategies Timeline*

- ▶ Now – Dec 2024: Data collection and analysis
- ▶ Now – Dec 2024 : Stakeholder outreach
- ▶ Dec 2024 – Apr 2025: Strategies maps and documentation, and local government coordination
- ▶ May 2025: Strategies draft released for CCSPI and public review
- ▶ July 2025: Adopted by CCSPI, Governor's Executive Order

*Subject to change

Final Thoughts on State Strategies

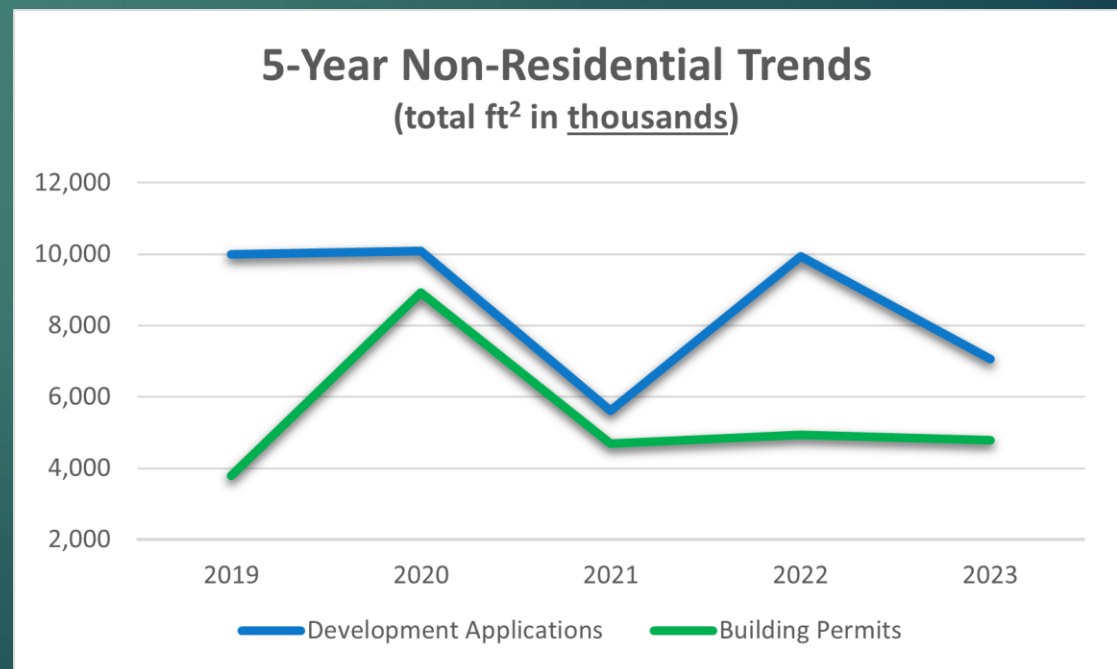
- ▶ These maps are not parcel based.
 - ▶ You must check with local government for information about use and development of specific parcels
 - ▶ Even in growth-oriented Investment Levels, not all parcels can or should be developed. Again, check with local government
 - ▶ Circumstances may exist, on a case-by-case basis, where State and other investments may be warranted to address unforeseen circumstances involving public health, safety or welfare.

2024 Annual Report on State Planning Issues



2024 Annual Report

- ▶ Development Trends (2023 data)
- ▶ Residential
 - ▶ Applications – 7,049 units
 - ▶ Permits – 7,149 units
- ▶ Non-Residential
 - ▶ Applications – 7,057,811 sq. ft.
 - ▶ Permits – 4,775,372 sq. ft.
- ▶ Development Trends Dashboard
- ▶ <https://devtrends.stateplanning.delaware.gov/>



2024 Annual Report



▶ Development Trends

▶ Key Findings

- ▶ Development in Sussex County is Not Slowing
- ▶ Level 4 Development is Unsustainable
- ▶ More Housing Options are Needed
- ▶ Warehousing and Logistics Growth Continues

2024 Annual Report

- ▶ Development in Sussex County is Not Slowing
 - ▶ In 2023, Sussex accounted for 61% of total residential

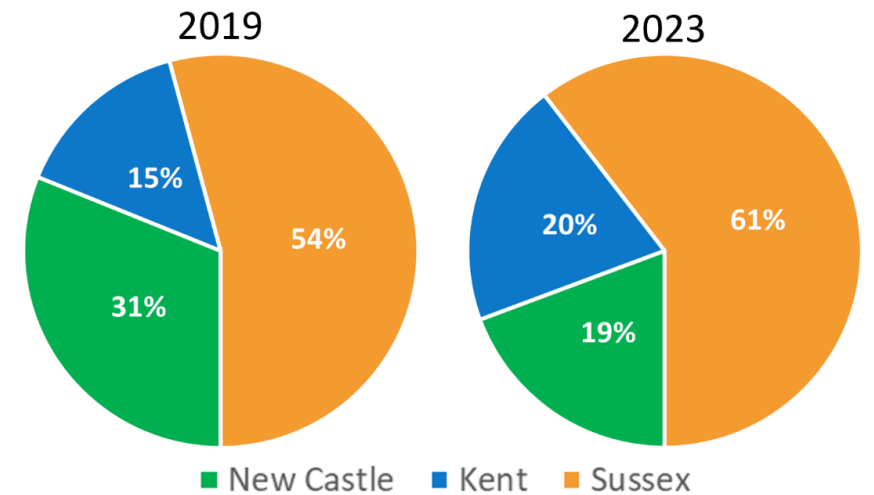
Total Number of Residential Units in Development Applications

Residential Units by Dev. App.						
County	2019	2020	2021	2022	2023	Total
New Castle	2,161	2,555	1,450	668	1,119	7,953
Kent	728	1,016	421	273	1,909	4,347
Sussex	2,533	2,793	3,822	7,676	4,021	20,845
Total	5,422	6,364	5,693	8,617	7,049	33,145

Total Number of Residential Units in Building Permits

Residential Units by Permit						
County	2019	2020	2021	2022	2023	Total
New Castle	1,647	2,299	2,221	1,439	1,622	9,228
Kent	1,070	1,318	1,008	1,104	965	5,465
Sussex	4,099	5,582	5,256	4,772	4,562	24,271
Total	6,816	9,199	8,485	7,315	7,149	38,964

Percentage of Total Residential Development Activity



2024 Annual Report

- ▶ Level 4 development is unsustainable
 - ▶ 2019 – 2023, Sussex accounts for **86%** of Level 4 development

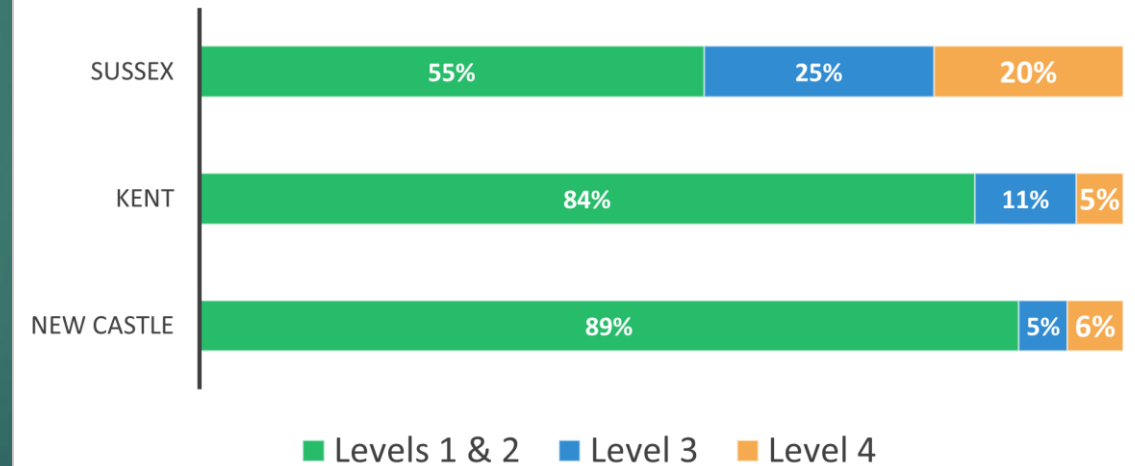
Residential Units by State Strategy Level in Development Applications

County	Levels 1 & 2	Level 3	Level 4	All Levels
Residential Units, 2019-2023				
New Castle County	7,247	440	266	7,953
Kent County	3,851	461	35	4,347
Sussex County	10,807	4,508	5,530	20,845
Totals	21,905	5,409	5,831	33,145

Residential Units by State Strategy Level in Building Permits

County	Levels 1 & 2	Level 3	Level 4	All Levels
Residential Units, 2019-2023				
New Castle County	8,128	631	469	9,228
Kent County	4,028	386	1,051	5,465
Sussex County	12,307	6,278	5,686	24,271
Totals	24,463	7,295	7,206	38,964

Residential Activity by Strategy Level (2023)

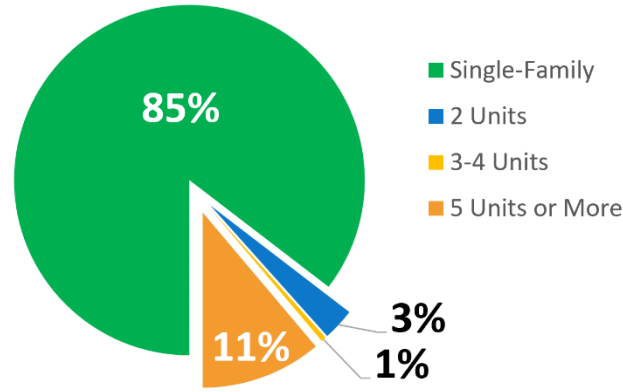


2024 Annual Report

▶ More housing options are needed

- ▶ DSHA Housing Needs Assessment forecasts units needed by 2030
- ▶ Denser and multi-family development are more efficient means to meeting that demand

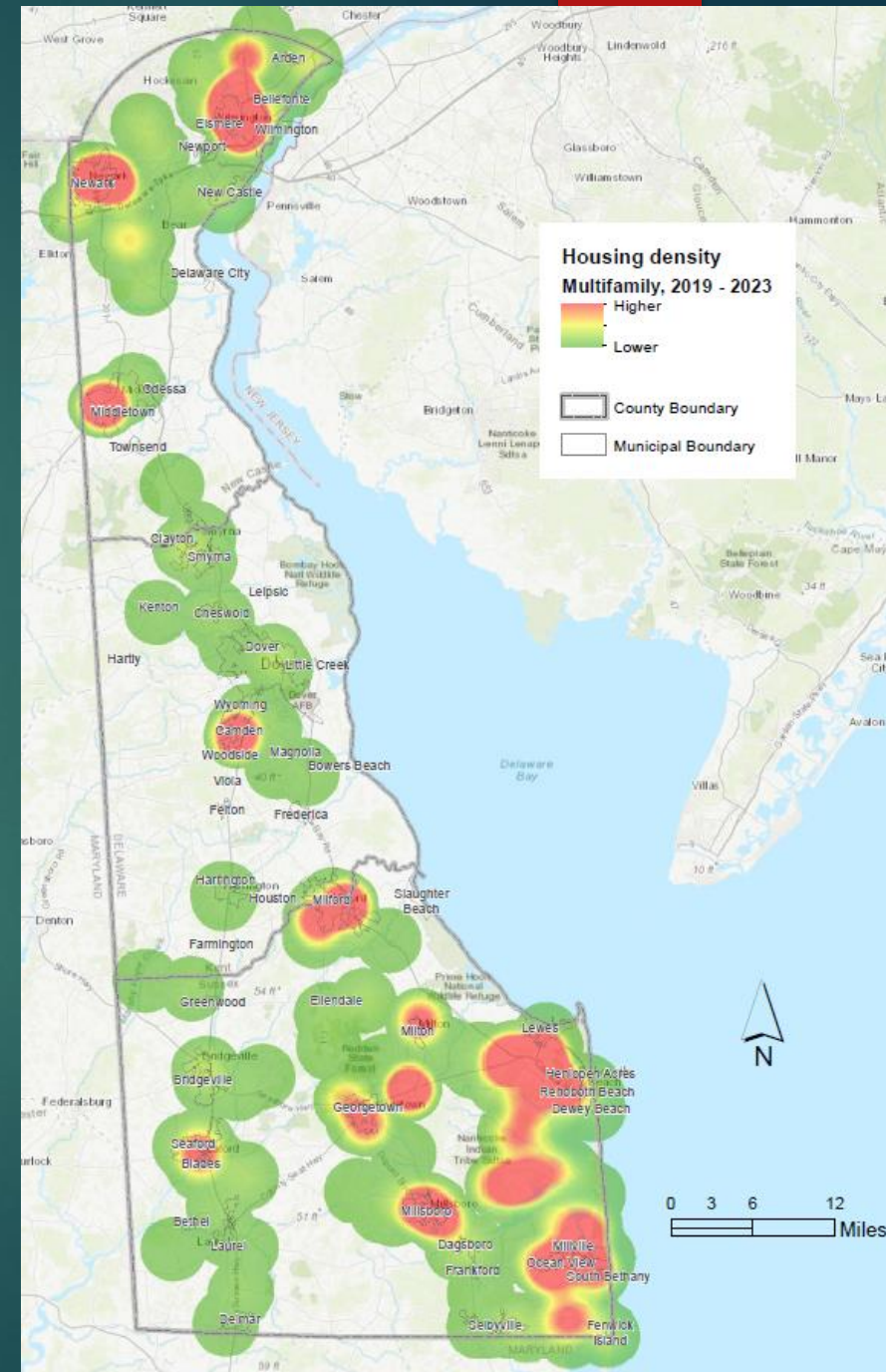
Census Building Permit Survey (2019–2023)



Projected Units Needed by Occupancy Type, by County, 2030

	Total	Occupancy Type	
		Resident Units	Seasonal Units
<i>Units Needed by 2025:</i>			
Delaware	16,269	13,428	2,841
New Castle	3,000	2,993	7
Sussex	9,320	6,525	2,795
Kent	3,949	3,910	39
<i>Units Needed by 2030:</i>			
Delaware	30,231	24,349	5,882
New Castle	4,030	4,016	14
Sussex	19,180	13,392	5,788
Kent	7,021	6,941	80

Source: Delaware Population Consortium and Root Policy Research.



2024 Annual Report

▶ Warehousing and Logistics Growth Continues

▶ In 2023, of top 3 non-residential in each county, 6 are warehousing

▶ New Castle County

▶ 521,477 sq. ft.

▶ 358,317 sq. ft.

▶ Kent County

▶ 111,700 sq. ft. (self-storage facility)

▶ 42,400 sq. ft.

▶ Sussex County

▶ 103,150 sq. ft. (self-storage facility)

▶ 82,500 sq. ft.

***Warehousing &
Logistics***



2024 State Financial Investments Dashboard

Welcome to *Delaware's Financial Investments*, a comprehensive overview of the state's strategic funding and development initiatives. Here, you'll find detailed insights into Delaware's key investment areas, including transportation, public safety, environmental sustainability, agriculture, and economic revitalization. Explore how state and federal resources are driving growth, improving infrastructure, preserving natural resources, and enhancing the quality of life across our communities.



- ▶ Debut of Investments Dashboard
 - ▶ Reinvents the fiscal appendix from previous years
 - ▶ An interactive format with pdf download capability

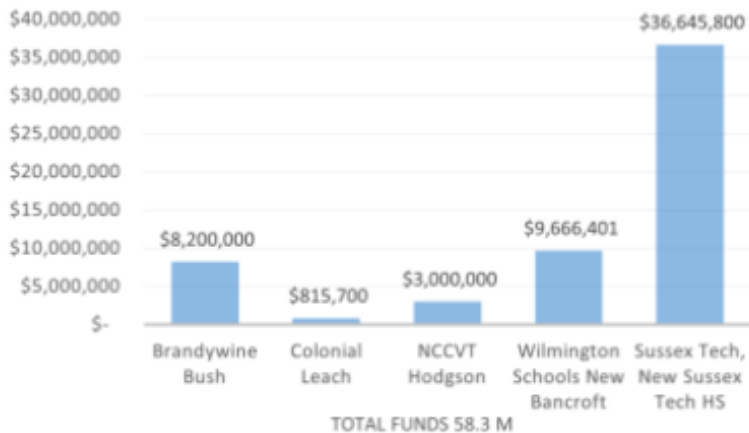


Summary

In Fiscal Year (FY) 2024, the Delaware Department of Education allocated \$224.8 million in capital expenditures for public education, with \$58.3 million designated for new construction and land acquisition. Key projects included new schools such as Brandywine Bush and Sussex Tech High School. Total public school enrollment grew to 141,718, and charter school enrollment continued to rise, reflecting a robust commitment to enhancing educational facilities and expanding opportunities for students throughout Delaware.

Capital Expenditures

New Construction & Land Acquisition FY 2024



Education Bond Bill



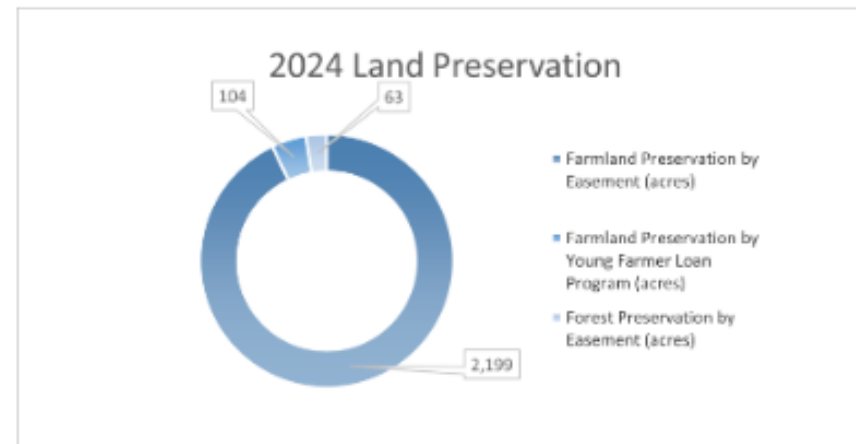
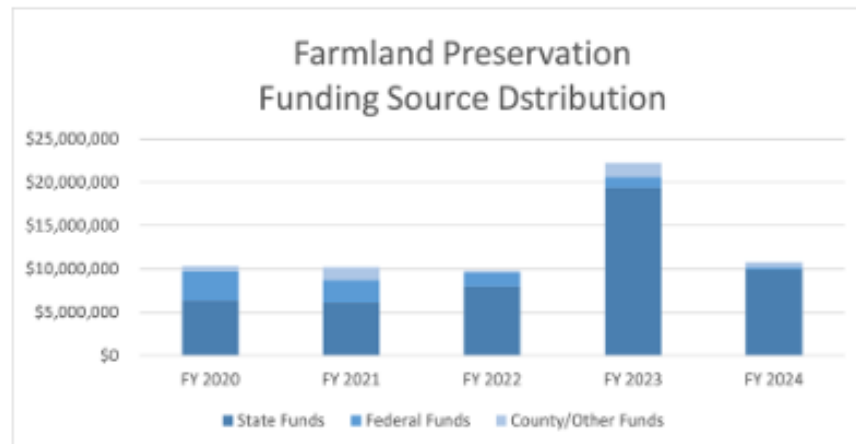
New Construction and Land Acquisition is a subset of the Education Bond Bill. The remaining portion of the Education Bond Bill funded other capital projects at school facilities.



Summary

Delaware's Agriculture Lands Preservation Program is one of the nation's most highly regarded, allowing farmers and landowners to sell development rights while continuing agricultural use. From FY 2020 to FY 2024, the state preserved 257 farms covering over 19,849 acres, supported by state, federal, and local funds totaling over \$64 million. The Young Farmer Loan Program, established in FY 2012, helps new farmers acquire land, preserving 701 acres since 2020. Additionally, the Forestland Preservation Program has preserved forest tracts across the state, securing over 724 acres of forestland since 2020 through state and conservation funds.

Lands Preservation Program



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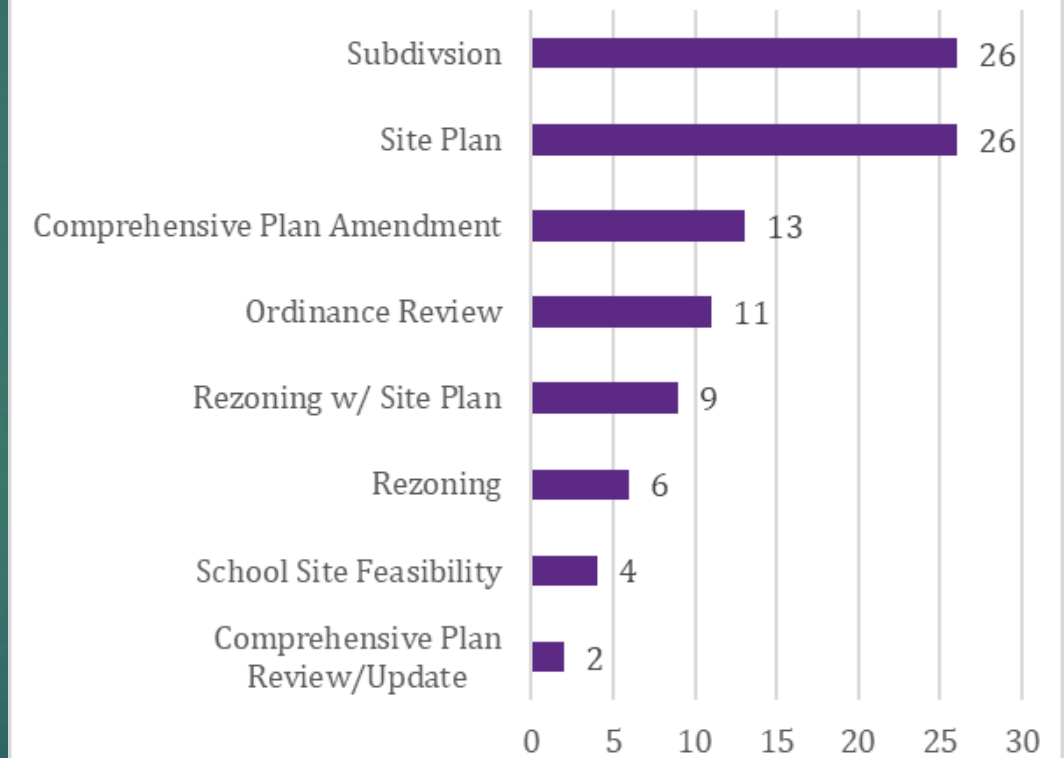
▶ Demographics

- ▶ Median home values continue to outpace the median household income.
- ▶ Sussex County has the highest percentage population 65 years or older.
- ▶ 28% of population is over 60 years old

▶ Land-Use Coordination

- ▶ 97 PLUS applications reviewed
- ▶ 21 annexations totaling 644 acres
- ▶ 8 jurisdictions noted that comp plan amendments may be needed

PLUS Applications by Type



Preliminary Land Use Service (PLUS)

Slide corrected by OSPC 11/20/2024

Projects Required to be Reviewed

- Residential Subdivisions over 50 units
- Non-residential projects over 50,000 square feet
- Rezoning not in compliance with the Certified Plan Comprehensive Plans
- Any project or ordinance referred to PLUS by a local jurisdiction or developer
- Refer to Sussex PLUS MOU at [PLUS MOU | Preliminary Land Use Service \(PLUS\)](#)

PLUS Procedures

- Developer/Owner responsible for completing process prior to submission to local jurisdiction
- Applications due first of the month
- Meeting held 4th Wednesday
- Written comments submitted to applicant and local jurisdiction within 20 working days of meeting. Also added to the PLUS website - Plus.stateplanning.Delaware.gov