

Planning and Zoning Meeting Comments

Thursday Nov 2, 2017

County Council Chambers

We want to thank you on behalf of the citizens of Sussex County for what you do for our community.

We appreciate all the work that's done in putting together the 2018 Comprehensive Plan, and thank you for holding public hearings with ample opportunities for input.

Today we want to present a few additional refinements to the Plan. Here are our 4 areas of improvement in the Plan:

1. We recommend establishment of a Master Plan for Southeast Sussex County, with the requirement that all future development must be done within that Plan. The Master Plan will determine and define the population size and development projects that can be supported by the land and the current infrastructure. It will provide a rational framework for future growth.
2. We recommend identification of the components within the 2018 Comprehensive Plan that will require new ordinances or revision of existing ordinances by the County Council in order for this Plan to be effectively implemented
3. We recommend that the project approval process be amended so that when a project is presented to P&Z and public comments are received, that the developer must make changes and bring the plan back to P&Z for its final approval before going to County Council. This will assure consistency and professional review of all projects to assure that they are consistent with the Comprehensive Plan.
4. We recommend that once a project is approved, it must be implemented within a specific time limit of 36 months, which may be renewed only once. After that, a new application must be submitted with current data (such as traffic conditions and current population density).