2018 Sussex County Comprehensive Land Use Plan

A Developer's Perspective
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The Headwinds we Face

❖ A base underlying zoning permitting 1 to 2 units per acre which creates a "reactive" zoning and permitting structure rather than "proactive"

❖ A disconnect between those making land use decisions and those responsible for funding the infrastructure, particularly roads, necessary to support those decisions

❖ An insufficient tax base or other funding source necessary to pay for adequate public facilities

❖ A tendency on a part of the public and select state agencies to discourage rather than encourage development in growth zones

❖ A general lack of understanding or unwillingness to accept and promote key principles of smart growth:

  ✓ Density is not a four letter word

  ✓ Affordable housing will likely have to be in someone's back yard

  ✓ Infill and brownfield development is best

  ✓ Mixed-use is best whereas our zoning code promotes single use

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Strategies for Smoother Sailing in 2018 and Beyond

❖ CREATE MORE CERTAINTY FOR DEVELOPERS – Developers love certainty even if it comes at a cost

❖ Raise impact fees to developers – so long as it is applied only to new applications and is a level playing field for all we can stomach it

❖ Encourage transportation improvement districts – if a developer knows the cost of road infrastructure improvements day one that is a good thing

❖ Pass an effective and mandated transfer of development rights program – if a developer is in a growth zone he/she can buy density by right from the County-run TDR Bank and that is the ONLY way he/she can get extra density

❖ If legal, increase impact fees in level 4 areas such that a developer pays less per unit toward impact fees as he/she gets closer to a level 1 growth zone

❖ Do not pass an adequate public facilities ordinance – they are too prone to abuse and used by no-growthers as a means to stop growth. I'll explain.

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