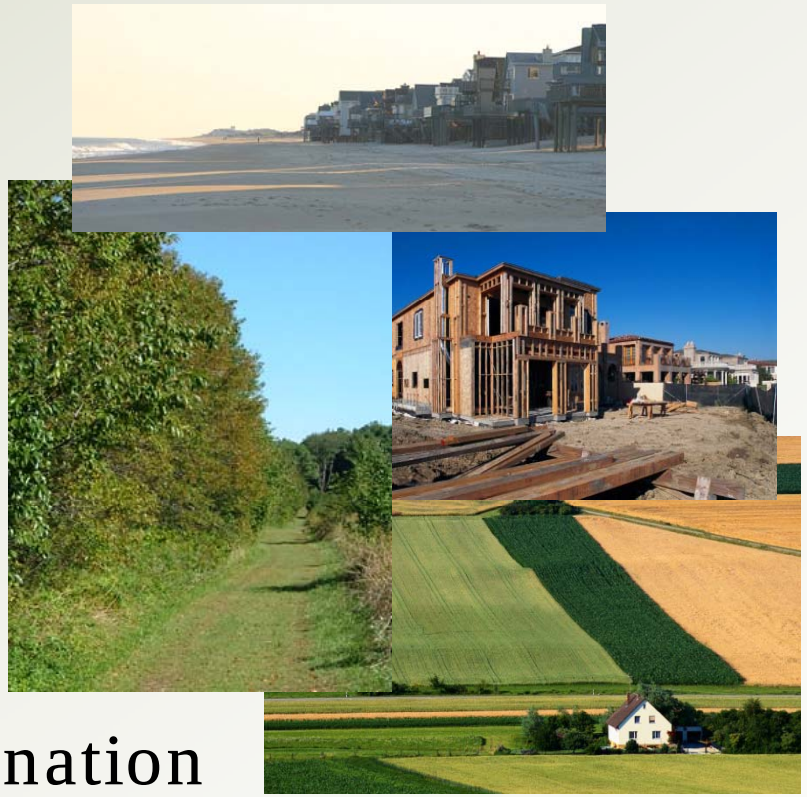
Sussex County
2007 Comprehensive Plan Update

Presented by – David B. Baker, County Administrator

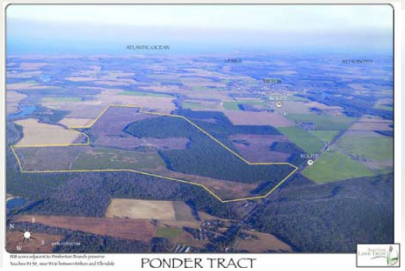
Elements of a Comprehensive Plan

- Land Use
- Community Design
- Conservation
- Recreation & Open Space
- Water & Wastewater
- Housing
- Economic
- Historic Preservation
- Intergovernmental Coordination
- Mobility



Conservation Actions

- Adopted Environmentally Sensitive Developing Area
  - Development requires environmental impact statement
- Open Space Program
  - Ponder Tract property purchase contribution
    - 908 acres north of Milton, $750,000
  - Burton Farm
    - Conservation easement on 150 acres
    - $428,000 for woodland on Beaverdam Creek, east of Milton
  - Long Neck Property Purchase
    - 2,100 acres
    - $28 million
    - To be used in future for wastewater spray irrigation



Sussex deal protects 500 acres of farmland

The Leader & State-Register

GEORGETOWN — Sussex

matched by $1 million in funding from the state's Agricultural Lands Preservation Program, plus anoth-

effect of purchasing "easements" — instead of buying the land outright

hook Wildlife area outside Milton.

Mr. McGrath, who also speak

the state's agriculture

Conservation Actions

County preserves more open space

By Sara Smith
Staff Writer

GEORGETOWN — County purchased later this year, with funding coming from the state.

State forester E. Austin Short III said the land is part of a larger partnership among the council, the Delaware Forest Service, the U.S. Department of Agriculture, the Sussex

- Open Space Fees for Density Bonus-
  - Cluster Developments in Growth Zones
    - $15,000/$20,000 for bonus density
    - Money set aside for open space
- James Farm on Indian River Bay
  - County property leased to Center for the Inland Bays
    - Used for environmental education and recreational activities
- Agriculture Protection
  - Farmland Preservation Easement Purchases
    - 2,471 acres protected
    - $2,060,659 (County funds)
    - Collaborative effort with State
    - Sussex 1st to participate

Recreation & Open Space Actions

- County funded $414,000 for recreation programs in the County during the last five years
  - Youth and adult sports programs
  - YMCA
  - Boys & Girls Clubs
  - 4-H
- City of Seaford
  - $250,000 loan for sports complex concession stand
- Coordination with Developers
  - On-site recreation and open space
  - Examples include Breakwater Trail linking Lewes and Rehoboth Beach

Recreation & Open Space Actions

- Open Space Program
  - Redden State Forest
    - $1.5 million in County funds for 327 acres
  - Pepper Creek
    - Cannon Tract purchased
      - $1,293,425 for 37 acres
  - Oyster Rocks
    - North of Lewes on Broadkill River
      - $600,820 toward 592 acres

Over 300 acres added to Redden State Forest

By Sara Smith
Staff Writer

existing state."
The land, formerly in private ownership, is held by the

CAPE GAZETTE - Friday, March 2 - Monday, March 5

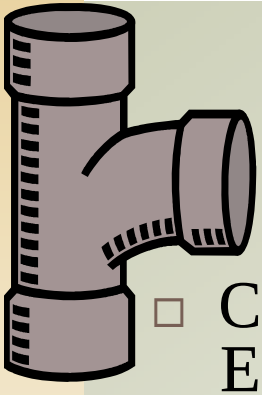
County gives $1.5 M toward purchase of Tunnell tract

By Rachel Swick
Cape Gazette staff

The Sussex County Council land, known as the Tunnell tract, Delaware Forest Service said the ty. In the end, the purchases will forests, farmland and
provides connectivity to two sepa- land will be perfect for hunting, cost more than $12 million. areas since the co
rate forest tracts and will provide horseback riding and bird watch- Redden State Forest is the largest space program began
great habitat, Baker sai ing, but motorized vehicles will forest in the state, encompassing said County Admi

Recreation & Open Space Actions

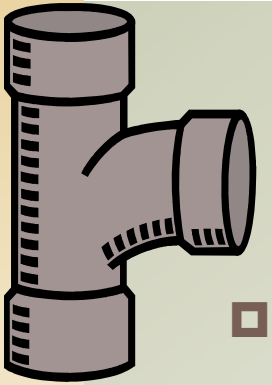
- James Farm (County Property)
  - Managed by the Center for the Inland Bays
  - Features more than 2 miles of hiking trails, observation platforms, boardwalk beach crossing, wildflower gardens, amphitheater, informational kiosk, rest area, as well as more than 4,000 trees planted in a USFWS “Partners in Wildlife” restoration



Water & Wastewater Actions

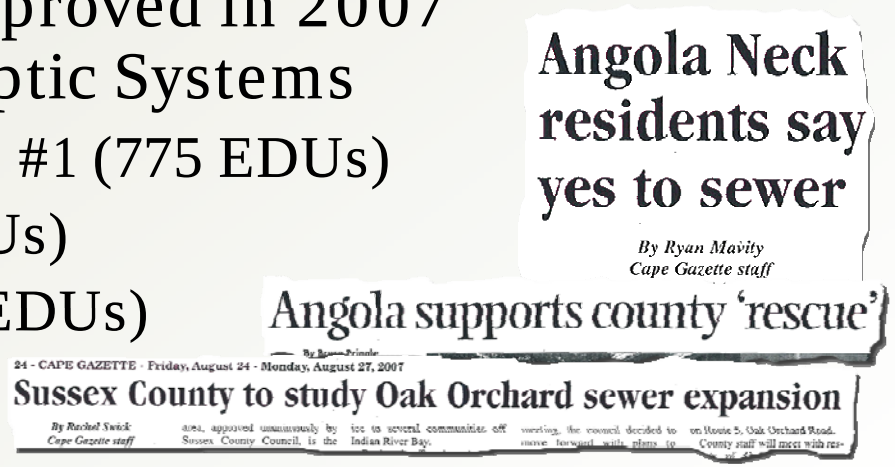
- County Sewer Expansion= 37.7% (16,046) increase in EDUs (2002-2007)
  - New sewer projects built to replace existing septic systems (2002-2007)
    - Ellendale (483 EDUs)
    - Oak Orchard (906 EDUs)
    - Bayview Estates (182 EDUs)
    - South Ocean View (309 EDUs)
    - Sea Country Estates (48 EDUs)
    - Cedar Neck (1,057 EDUs)

  - Treatment Plant Expansions
    - South Coastal Regional Wastewater Facility (Bethany Beach)
      - Plant expanded from 6 MGD to 9 MGD
      - $16 million investment



Water & Wastewater Actions

- New Sewer Projects Under Construction to Replace Existing Septic Systems
  - Millville (1,567 EDUs)
  - Miller Creek (483 EDUs)
  - Pinetown (42 EDUs)
  - Dagsboro/Prince George's Acres (27 EDUs)
  - Frankford/Delaware Avenue Extension (11 EDUs)
- New Sewer Projects Approved in 2007 to Replace Existing Septic Systems
  - Oak Orchard Expansion #1 (775 EDUs)
  - Angola Neck (1,350 EDUs)
  - Johnson's Corner (357 EDUs)



Angola Neck residents say yes to sewer

By Ryan Mavity
Cape Gazette staff

Angola supports county 'rescue'

24 - CAPE GAZETTE · Friday, August 24 - Monday, August 27, 2007

Sussex County to study Oak Orchard sewer expansion

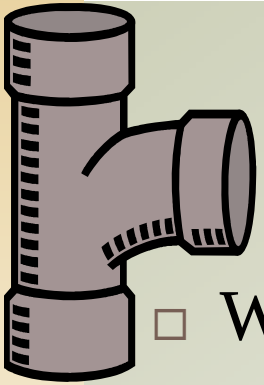
By Rachel Swick
Cape Gazette staff

area, approved unanimously by Sussex County Council, is the

tee to several communities off Indian River Bay.

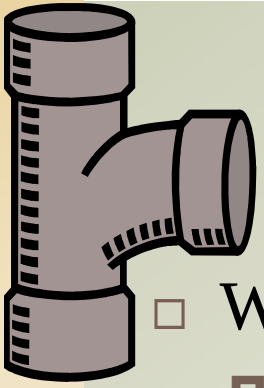
meeting, the council decided to move forward with plans to

on Route 5, Oak Orchard Road. County staff will meet with res-



Water & Wastewater Actions

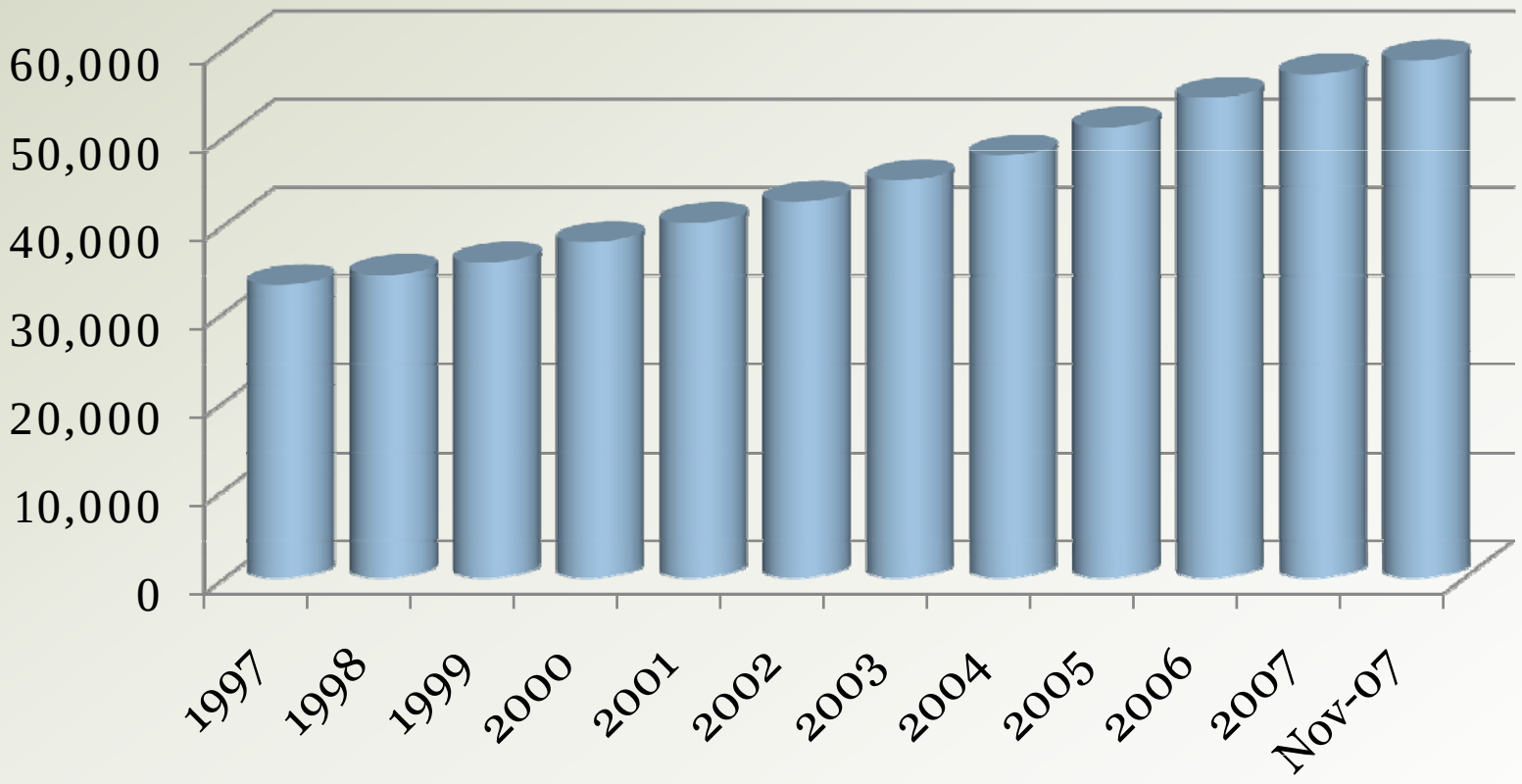
- Wastewater Planning Studies
  - Western Sussex Planning Area – $750,952
  - North Coastal Planning Area – $1,686,793
  - Dagsboro – Frankford Planning Area – $352,300
- Developer Contributions (Coordinated Efforts)
  - Millville Sewer - $13 million in common costs
  - Johnson's Corner Sewer - $1.2 million toward construction
  - County requires developer assistance toward replacing existing septic systems
  - Fiscal 2007 - $15.8 million



Water & Wastewater Actions

- Wastewater Grants (Offset Rates Charged)
  - $22.1 million during last five years (County funds)
  - Implemented 100 front foot maximum (County grants)
    - $1.5 million
  - County Relief Program
    - Income based
    - $375,000 last five years (septic help also)
  - State Grants
    - $0 in FY07 and FY08
  - Federal Grants
    - Minimal

Water & Wastewater Actions



Affordable Housing Actions

- Moderately Priced Housing Unit Ordinance
  - In growth areas – Not Level 4
  - Density bonus – 20% to 30% plus expedited review
  - Households – 80 to 125% of MHI
  - Sale price of units - $90,300 to $222,000
  - 20-year resale price restrictions
  - 15% of units must be MPHUs
  - Three proposals for a total of 546 units
    - Voluntary developer participation
    - New Round in 2008
  - Model for other counties
  - “Best Practice Award” – June 2006
    - From State Planning Office and Delaware State Housing Authority

Affordable Housing Actions

- Housing Renovation Programs (For Low- to Moderate-Income Residents)
  - CDBG – 624 homes renovated during last five years
  - HRLP – 14 homeowner-occupied units
  - HRLP – 32 investor rental units
    - 19 Shockley Town Road, Frankford
  - HPG – 32 units
  - County contribution – $400,000 last five years
  - Administration costs – $944,176 last five years
  - Grants for renovation in strong communities
  - Grants for housing connections for sewer/water

Affordable Housing Actions

- Housing Agency Partnerships
  - $647,000 in grants
    - Diamond State Land Trust, NCALL, Interfaith Mission, First State Community Action, Milford Housing Development Corp., etc.
    - Habitat for Humanity
      - Grants of $121,500 last five years
      - County property for group's operations
      - County donated two homes
- County Realty Transfer Tax Exemption for <u>First Time Homebuyers</u>

Economic Development Actions

- County Industrial Air Park Improvements
  - $14.5 million
    - Projects
      - New crosswind runway
      - Apron expansion
      - Security fence
      - Property purchases for main runway extension
      - New hangars
    - PATS/DeCrane Expansion Assistance
      - Purchase and lease of hangar - $3.6 million
      - Edgehill building purchase/lease – $1.5 million
      - Job growth
        - 50 in 1997 to 600 jobs today
        - High-tech manufacturing with good pay and benefits

Economic Development Actions

- Airframe Mechanics Training Program Partnership

DelTech to add airframe mechanics program

Sussex County, company, college team up to meet demand for trained employees

CAPE GAZETTE - Tuesday, October 30 - Thursday, November 1, 2007 - 15

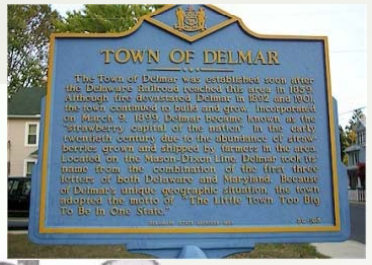
County maintains pledge to support airframe mechanics program

Bid for hangar renovations $200,000 over the estimate

  - County
    - Purchased and renovating hangar for new program
      - $1.2 million County contribution
  - Delaware Technical & Community College
    - Developing curriculum
- Nanticoke River Dredging
  - Funds budgeted
- Council Approval of King Farm Industrial Park

Historic Preservation Actions

- Grants for Historic Preservation Efforts - $165,000
  - Fort Miles (Cape Henlopen State Park)
  - Sussex historical societies



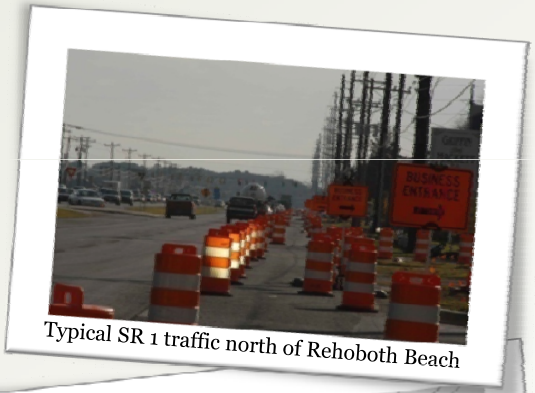
- Historic Preservation Planner
  - Coordination with historical societies
  - Land use application comments
  - Century Farmer recorded interviews
  - Wastewater project review to avoid historic and archeologically sensitive sites
  - Coordinates with the Community Development & Housing Office in historic property improvements
  - Addresses requests from the public for historical information
  - County funds this position 100%

Mobility Actions

- Highway Overlay Districts Established
  - Routes 1, 13, and 113
  - Additional landscaping, building, and parking setbacks
- Transit Considerations
  - Require transit vehicles and facilities for developments when requested by DelDOT, school district, or when proffered by developer
- Annual Capital Transportation Program
  - Supporting State Initiatives
    - Indian River Inlet Bridge
    - East/West roadways and capacity improvements
    - North/South corridor improvements

Mobility Actions

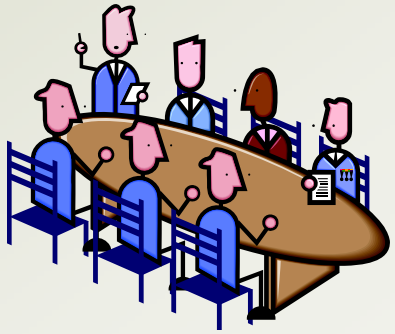
- Active Participation and Support
  - Route 1 study
  - Route 113 study
  - Western Bypass study
  - DART Transit Committee
  - Coordinated Human Services Transportation Program
  - Evacuation plan update



Typical SR 1 traffic north of Rehoboth Beach

Current construction on SR 1 north of Rehoboth

Intergovernmental Coordination Actions



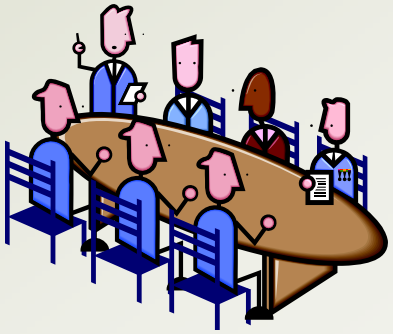
- Delaware State Police
  - County partially funds 36 state police in Sussex
    - Will increase to 52 during next five years
  - Contribution of $1.1 million for new Adams-Ewing Public Safety Complex near Bridgeville
- Town Police Grants
  - $998,473 during past three years to offset costs, especially those attributable to out-of-town responses

Sussex reaches deal to add 20 state troopers over five years

County's share of funding scheduled to decrease each year

Contract adds 20 troopers to County by 2013

Intergovernmental Coordination Actions



- Coordination with DelDOT
  - Quarterly meetings to coordinate capital projects
    - Minimize traffic and commerce impacts
  - Rt. 26 improvements and County wastewater improvements
- Coordination with DNREC
  - Storm water study
  - Wastewater projects funding
- Town Coordination
  - Grant of $15,000 to towns with less than $20,000 in realty transfer tax per year
    - $630,000 since FY99
  - Payment in lieu of taxes to Town of Georgetown
  - Building Code inspections for several towns
    - 14 municipalities for single-family dwellings
    - 15 municipalities for commercial, multi-family structures
  - County CDBG Office manages housing renovations for Sussex towns
  - Sussex County Association of Towns (monthly meetings)

NEWS DelawareCoastPress.com | Delaware Coast Press

County to towns: Let's talk

By Bruce Pringle
Staff Writer

BEING HEARD

County officials tell Sussex towns

services enjoyed by the growing population in unincorporated portions of

guide to growth outside municipalities.

The towns involved Monday are in County

Land Use & Community Design Accomplishments

- Cluster Ordinance
- Parking Ordinance Revisions
  - Reduced driveway size minimum
  - Reduced parking space size minimum
- New CR-1 Commercial Zoning Density Reduction
  - No longer allow residential up to 12 units per acre, in CR-1, without conditional use
- Require Technical Advisory Committee Review for Residentially Planned Communities (RPC)
- Adopted Combined Highway Overlay District
  - Additional setbacks for buildings and parking
  - Additional landscaping requirements

Land Use & Community Design Accomplishments

- Executed agreement with State for PLUS Review
  - Applies to applications for residential developments exceeding 50 units and large commercial/industrial
- Bio-Tech Industry and Agricultural Business Ordinances
  - AR-1 Conditional Uses
- Open Space Requirements of 15% to 30% for Subdivisions

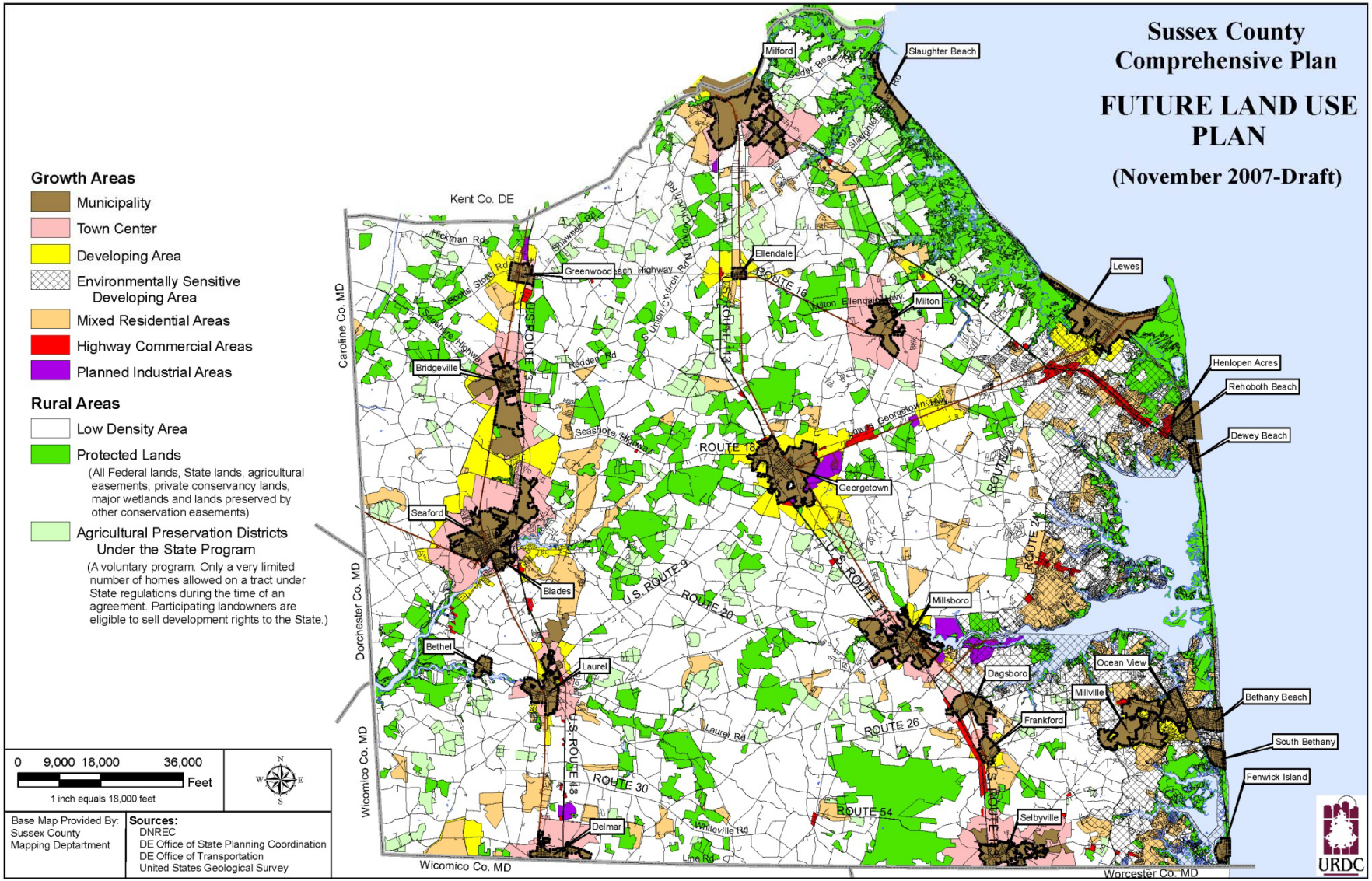
Land Use & Community Design Accomplishments

- Mobility Policies
  - Sidewalks
  - Road and pedestrian interconnectivity
  - Bus shelters
- Prohibition of Subdivision Lots Containing Wetlands
- Notifications of development proposals
  - Municipalities within one mile
  - School districts
  - Fire companies
  - State Planning Office

Tools Recommended in Draft Plan

- Purchase of Development Rights Easements
- Purchase Open Space
- Transfer of Development Rights (TDR)
- Agriculture/Industrial/Commercial Zoning
- Density Bonus Fees for Open Space
- Open Space Definition
- Special Development Tax Districts
- Sub-Area Planning
- Density Bonus for Infrastructure

Future Land Use Map



Comprehensive Plan
Major New Initiatives

- **Land Use**
  - Updated Future Land Use Map
  - Transfer of Development Rights (TDR) (pgs. 27-28)
    - Guidelines
  - Open Space (pgs. 35-36, 44 & 55)
    - Strengthen definition
  - Cluster “Superior Design” (pgs. 33-34)
    - Strengthen criteria

Comprehensive Plan
Major New Initiatives

- **Land Use (continued)**
  - Environmentally Sensitive Development Areas (pgs. 21-22 & 45)
    - Subtract tidal wetlands from tract size in determining density
  - Agriculture Business Zoning District with Agriculture/Industrial/Commercial
    - Voluntary without residential (pg. 25)
  - Density Bonus
    - Possible for major road improvements in developing areas (pgs. 20-21)
  - Address Overlay Zone legal issues (pg. 21)
  - SRA Map (pgs. 30 & 44)
    - Acquire SRA land and document SRAs on development applications

Comprehensive Plan
Major New Initiatives

- **Conservation**
  - Preserve More Land
    - Easements & acquisitions (pg. 44)
  - Adopt Wellhead Protection Ordinance (pg. 45)
  - Green Stormwater Management Techniques (pg. 45)
  - Strengthen Forested Buffer (pg. 46)
  - Promote to Public a Sussex County Land Preservation Guide (pg. 45)
- **Parks & Recreation**
  - Recreation Facilities and Multiuse Trails
    - Require for larger developments (pg. 55)
  - Green Ribbon of Preserved Land
    - Continue County practice of purchasing open space/easements with Green Ribbon goal (pg. 55)
  - Park/Recreation Endeavor
    - Consider on case-by-case basis (pg. 55)

Comprehensive Plan
Major New Initiatives

- **Water & Wastewater**
  - Private Wastewater
    - Develop County approval process (pgs. 72-73)
  - Continued Expansion of Public Sewer
    - Handle existing development and coordinate with land use through Planning & Zoning (pg. 73)
  - Source Water Protection Ordinance (pg. 58)
- **Housing**
  - Moderately Priced Housing Unit (MPHU)
    - Monitor and make changes [i.e. additional developer participation] (pg. 80)
  - Housing Programs
    - Continue CDBG housing rehabs, other housing agency grants and cooperative efforts through non-profit partners Habitat for Humanity and West Rehoboth Community Land Trust (pg. 80)

Comprehensive Plan
Major New Initiatives

- **Economic Development**
  - County Industrial Airpark Improvements
    - Continue projects to expand and improve (pg. 89)
  - Economic Diversification
    - Continue to establish and expand industries, i.e. aviation, that complement agriculture, tourism, retail (pg. 89)
  - Employer/County Partnerships
    - Continue to promote education and training (pgs. 89-90)
  - Preserve and Encourage Agriculture (pg. 89)
    - Purchase of development rights
    - New Agricultural/Industrial/Commercial zone
    - Complementary businesses
  - Economic Target Market Analysis
    - Seek higher paying employers (pg. 90)

Comprehensive Plan
Major New Initiatives

- **Historic Preservation**
  - Review Historic Property Demolition (pg. 101)
  - Promote Review of Historic Properties by Towns (pg. 101)
  - More Historic Information Gathering and Sharing (pg. 100)
  - Establish Historic Character as Criteria for Variances and Conditional Uses (pg. 101)

Comprehensive Plan
Major New Initiatives

- **Intergovernmental Coordination**
  - Greater Coordination with Towns (pg. 106)
  - Stormwater Control (pg. 108)
    - Promote best management practices
  - Continue and Expand Coordinated Efforts (pgs. 106-107)
    - State Police contract
    - State/Federal wastewater funding
    - CDBG program
    - Preserve more Sussex farms
    - DelDOT projects
    - PLUS Process

Comprehensive Plan
Major New Initiatives

- **Community Design**
  - Promote Traditional Neighborhood Design (pgs. 109-115)
    - Shallow yards, porches, trees along streets, sidewalks, garages on alleys
  - Development Interconnectivity (pgs. 112-113)
    - Link open space, trails, bike paths
  - Commercial Buffers (pg. 114)
    - Wells buffered from housing
  - Cluster Developments (pg. 117)
    - Open space definition, strengthen
  - Impervious Surfaces (pg. 119)
    - Minimize and promote pervious pavement
  - Encourage Green Architecture and Site Design (pgs. 118-120)
    - Direct runoff to recharge areas, optimize vegetation coverage, etc.
  - Signs (pg. 121)
    - Revise regulations

Comprehensive Plan
Major New Initiatives

- **Mobility Element**
  - Sub-area Planning (pgs. 148 & 156)
    - Partnership with DelDOT to encourage developer contributions
  - Special Development Tax Districts (in process, although not in Draft Plan)
    - Assist in transportation infrastructure funding
  - Travel Alternatives (pg. 153)
    - Policy for sufficient pedestrian network and bicycle use
  - Evacuation Routes (pgs. 150-151)
    - Assist in revisions and information distribution
  - Support DelDOT (pg. 148-151)
    - Prioritizing and improving road infrastructure
      - North/South and East/West corridors, Indian River Inlet Bridge, etc.

Comprehensive Plan
Major New Initiatives

- **Implementation**
  - Update Zoning Ordinances Immediately (pg. 107)

Comments from Senator Venables