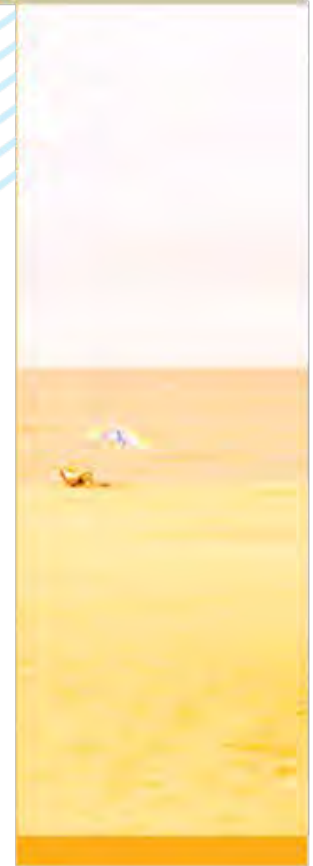




# THE SUSSEX PLAN

## SUSSEX COUNTY COMPREHENSIVE PLAN COUNTY COUNCIL WORKSHOP



December 13, 2017

# TODAY'S WORKSHOP



- ▶ Public Comment
- ▶ Vision Statement
- ▶ Housing
- ▶ Utilities
- ▶ Intergovernmental Coordination
- ▶ Next Steps and Workshop Wrap-Up

# VISION STATEMENT



# VISION STATEMENT



## ▶ VISION STATEMENT

- ▶ A Vision Statement sets the overall tone for a comprehensive plan and sets the direction the plan is to take in the future.
  - It reflects the ultimate picture of what a community desires to become in the future

# VISION STATEMENT



## ► Public Input: What We Heard to Inform the Vision Statement

Preserve rural character

Maintain rich historical legacy

Bring in more business

Provide affordable living

Maintain quality of Life

Preserve Farmland

Maintain access to beaches,  
parks, and open space

Increase social and cultural  
resources

Conserve natural resources

# VISION STATEMENT



## Draft 2018 Vision (Initial Version):

*Sussex County offers a unique quality of life for its residents and visitors alike. We appreciate and seek to preserve its unique natural, historical and agricultural character while fostering new economic opportunities and desirable growth. To accomplish this, Sussex County will balance the welfare of its citizens and its role as an agricultural leader and tourist destination with the most appropriate future uses of land, water and other resources.*

# VISION STATEMENT



## Draft 2018 Vision (Approved Version):

*We envision Sussex County as Delaware's leader in agribusiness, tourism, and economic growth by sustaining the County's main agricultural, natural, cultural, and human resources and encouraging new growth and economic vitality that provides job opportunities for all Sussex County through smart investment in infrastructure, efficient use of County resources, low taxes, and protection of private property rights.*

# VISION STATEMENT



## Draft 2018 Vision (Proposed):

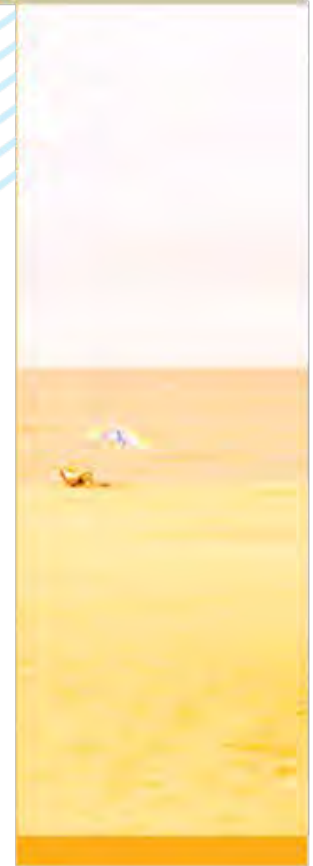
*Sussex County offers a unique quality of life for its residents and visitors alike. We appreciate and seek to preserve its unique natural, historical and agricultural character while fostering new economic opportunities, **community vitality**, and desirable growth **through strategic investments and efficient use of County resources**. To accomplish this, Sussex County will balance the welfare of its citizens and its role as an agricultural **business leader** and tourist destination **that provides opportunity for all citizens** with the most appropriate future uses of land, water and other resources.*





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# HOUSING



# HOUSING



## ▶ Housing Element:

- Overview of Housing Market
- Sussex County Housing Current Snapshot
- Sussex County Housing Initiatives
- Housing Goals, Objectives, and Strategies

# HOUSING



## ► Sussex County Housing Snapshot:

	Number	Percent
<b>Total Housing Units</b>	<b>127,680</b>	<b>--</b>
<b>Occupied Housing Units</b>	<b>81,183</b>	<b>63.6%</b>
Owner-occupied	62,989	49.3%
Renter-occupied	18,194	14.2%
<b>Vacant Units</b>	<b>46,497</b>	<b>36.4%</b>
Seasonal, recreational or occasional use	37,501	29.4%
For rent	1,524	1.2%
Rented, not occupied	113	0.1%
For sale only	2,528	2.0%
Sold, not occupied	377	0.3%
For migrant workers	125	0.1%
Other vacant	4,329	3.4%

Source: U.S. Census Bureau, 2015 ACS

# HOUSING



## ▶ Sussex County Housing Snapshot:

- Most of the housing units in the County (over 60%) are single-family detached
- Most of the housing units in the County were built in 1980 or later
- The median home price in Sussex County was \$295,618 in the first quarter of 2017

# HOUSING



- ▶ **Median Home Price in Sussex (1<sup>st</sup> Q 2017): \$295,618**
  - For comparison, median home price in Kent was \$198,750 and in New Castle was \$208,000
- ▶ **Median Family Income in Sussex: \$65,900**
- ▶ **The amount affordable to a worker who makes 50% of area median income (AMI) is \$110,969**
  - **Affordability Gap: -\$184,649**
  - Source: DSHA Quarterly Affordability Gap Report, HUD FY 2017 Median Family Income Documentation System



# HOUSING



## ▶ 2008 Housing Goal

- Facilitate decent, safe, and sanitary housing for low and moderate income people throughout Sussex County.



# HOUSING



## ▶ 2008 Housing Objectives:

- Provide affordable housing options to the County's workforce earning 80% to 125% of HUD's Area Median Income.
- Encourage manufactured homes as an affordable housing tool.
- Encourage private for-profit developers to undertake affordable housing projects.
- Decrease substandard housing and preserve the affordable housing stock in Sussex County.
- Create a Moderately Priced Rental Unit Program to support the growing rental demand throughout Sussex County.

# HOUSING



## ▶ 2018 Housing Goals:

- Goal 8.1: Ensure the provision of safe and decent housing for County residents.
- Goal 8.2: Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins, and household configurations.
- Goal 8.3: Affirmatively further fair housing choice in the County.

# HOUSING



- ▶ **2018 Housing Goals and Objectives**
- ▶ **Goal 8.1: Ensure the provision of safe and decent housing for County residents**
  - **Objective 8.1.1 Improve housing quality and condition, without causing displacement**
  - **Objective 8.1.2 Encourage reinvestment in existing housing stock through rehabilitation and renovation and support removal of substandard dwelling units**
  - **Objective 8.1.3 Reduce homelessness and displacement in Sussex County**

# HOUSING



## ▶ 2018 Housing Goals and Objectives

- ▶ Goal 8.2: Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins, and household configurations.
  - Objective 8.2.1 Increase affordable and fair housing opportunities in the County
  - Objective 8.2.2 Work with private and public agencies to increase affordable rental and homeownership opportunities
  - Objective 8.2.3 Facilitate and promote land use policies that enable an increase in the supply of affordable housing in areas with adequate infrastructure.

# HOUSING



- ▶ **2018 Housing Goals and Objectives**
- ▶ **Goal 8.2: Ensure that a diversity of housing opportunities are available to meet the needs of residents of different ages, income levels, abilities, national origins, and household configurations.**
  - **Objective 8.2.4 Expand housing opportunities for persons with disabilities and the aging.**
  - **Objective 8.2.5 Expand housing opportunities for populations where English is a second language (ESL).**
  - **Objective 8.2.6 Create more opportunities for new types of housing when compatible with surrounding land use and development.**

# HOUSING



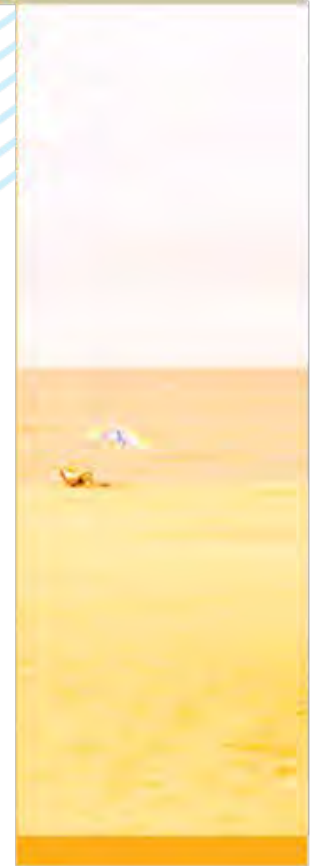
- ▶ **2018 Housing Goals and Objectives**
- ▶ **Goal 8.3: Affirmatively further fair housing choice in the County.**
  - **Objective 8.3.1 Ensure that the County's zoning and land use decisions do not discriminate against persons based on race, color, religion, national origin, disability, familial status, sex, creed, marital status, age, or sexual orientation.**



THE SUSSEX PLAN

# SUSSEX COUNTY COMPREHENSIVE PLAN

## COUNTY COUNCIL WORKSHOP



December 13, 2017

# UTILITIES

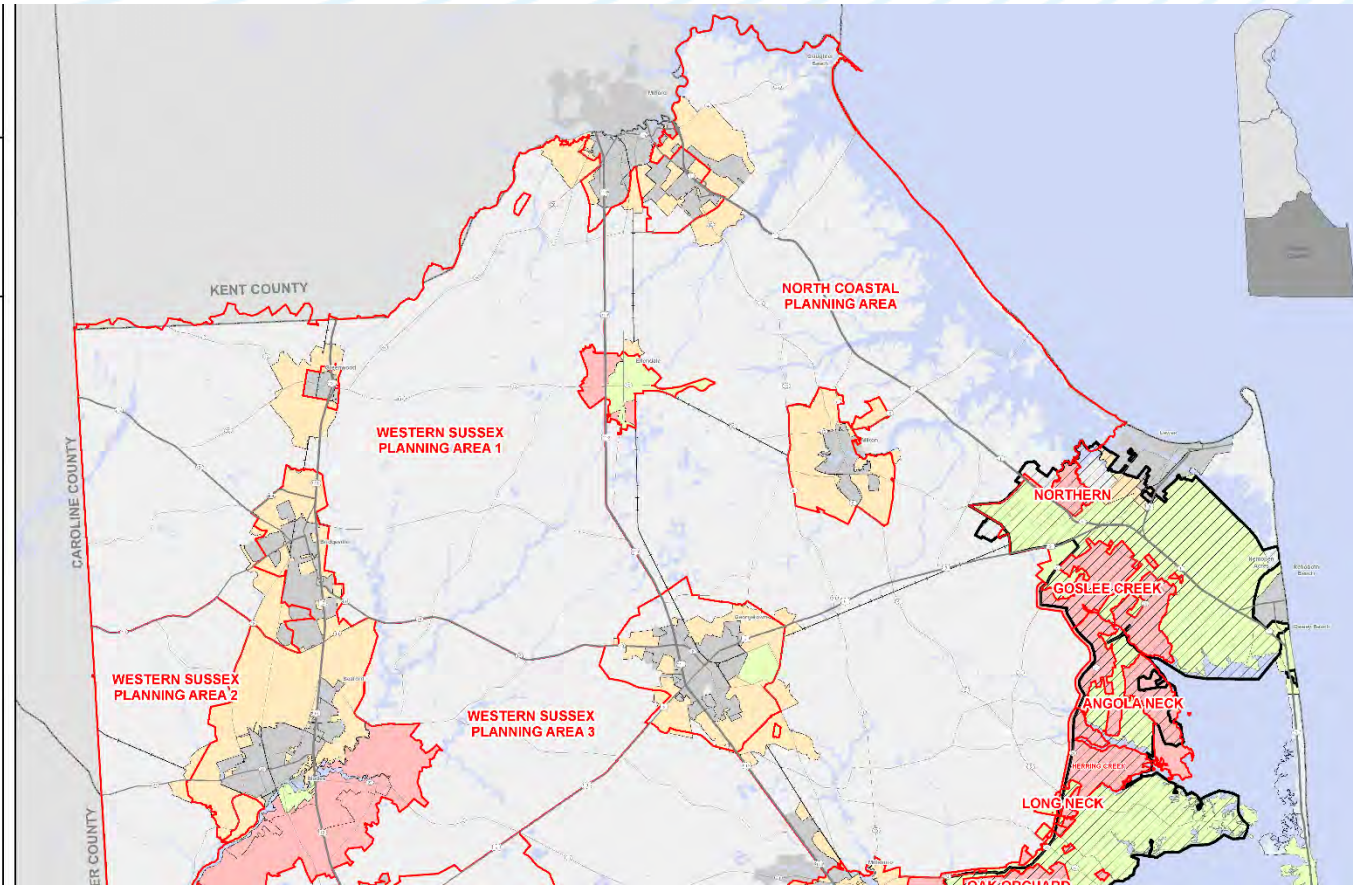


Sussex County  
Comprehensive  
Plan

## DRAFT Sewer Districts and Sewer Service Areas

### Sewer Districts & Planning Areas

-  Existing County Sewer Districts
-  Primary County Sewer Service Areas
-  Secondary County Sewer Service Areas
-  Town/City Potential Annexation Areas
-  Boundaries of Sewer Planning Areas
-  Environmentally Sensitive Development Area (ESDA)
-  Rail Lines
-  County Boundaries
-  Major Rivers
-  Waterbodies
-  Municipalities





# UTILITIES



## ► Utilities Element:

- Water Supply Overview
- Wastewater
- Energy
- Telecommunications
- Stormwater Management
- Solid Waste Management
- Utilities Goals, Objectives, and Strategies

# UTILITIES



## ▶ 2008 Water Supply Strategies:

- More effective ordinances need to be adopted and enforced by Sussex County and the incorporated municipalities to minimize hazards to public water supply wells.
- Water supply planning needs to be more closely coordinated with sewage treatment and land use planning.
- Great care should be used in allowing intensive development in areas that are likely to be needed in the future for additional groundwater supplies.

# UTILITIES



## ▶ 2008 Water Supply Strategies:

- Water systems should have a back-up source, such as an additional well that is not needed for normal demand or an emergency interconnection with another water supplier that has surplus capacity. This is important to ensure water supplies are available without interruption in case one well becomes contaminated.
- The quality of groundwater should be more extensively monitored to identify contaminants before these contaminants reach public water supply wells, and to measure movement of known contaminants.

# UTILITIES



## ▶ 2008 Wastewater Treatment Strategies

- ▶ Regarding private sewer treatment providers in officially-designated public sewer service areas:

One option would be for Sussex County to control whether private or public providers will serve areas planned for new sewer service within County-designated sewer service areas. To address the highest priority situations, Sussex County could limit this policy to primary service areas (those planned for County sewer service in the immediate future). Alternatively, this policy could be extended to areas intended for longer-term service too.

# UTILITIES



## ▶ 2008 Wastewater Treatment Strategies:

- Sanitary sewer service needs to be coordinated with land use planning and zoning. Most major public sewer improvements should help to direct growth to areas adjacent to or within cities and towns.
- Sussex County should emphasize providing public sewer service to areas of existing development where there are public health concerns or where central sewer is needed to protect the water quality of the inland bays. Care is needed to avoid large public sewer extensions in undeveloped areas that promote dense new developments in areas with important natural features.

# UTILITIES



## ▶ 2008 Wastewater Treatment Strategies:

- In cooperation with DNREC, the County and municipalities should investigate use of Rapid Infiltration Basin (RIB) systems. The cost of acquiring land for large spray irrigation fields has greatly increased, because of higher land values. Land can be leased, but then there is not a guarantee of long-term availability. RIB systems can allow the same effluent to be disposed on one-tenth the land conventional spray fields require. However, it would be necessary to address nutrient loadings, and nutrient fate and transport issues. Also, care would be needed to meet TMDL limits established for local waterways. If not properly operated and maintained, RIB systems have a greater threat of groundwater pollution than spray irrigation.

# UTILITIES



## ► 2018 Utilities Goals:

- Goal 7.1: Ensure adequate central sanitary sewer service in a coordinated approach that anticipates future demand.
- Goal 7.2: Ensure that a safe and adequate water supply is available to meet the needs of future demand.
- Goal 7.3: Meet the future energy demand as the Sussex County population continues to grow.
- Goal 7.4: Ensure adequate drainage and management of stormwater.
- Goal 7.5: Ensure adequate telecommunications coverage (e.g. internet, cable, cellular service) throughout the County to meet the needs of the County's residents.
- Goal 7.6: Support waste reduction and recycling efforts in the County.

# UTILITIES



- ▶ **2018 Utilities Goals and Objectives**
- ▶ **Goal 7.1: Ensure adequate central sanitary sewer service in a coordinated approach that anticipates future demand.**
  - **Objective 7.1.1 Optimize existing sewer transmission and treatment infrastructure utilization, limiting if possible duplicate infrastructure installation.**
  - **Objective 7.1.2 Coordinate the planning and development of public and private wastewater transmission facilities with comprehensive planning to ensure central sewer transmission is available commensurate with land use designation.**
  - **Objective 7.1.3 Continue to encourage the public petition process initiating conversion of septic to public sewer to replace failing on-site systems or inadequate community sewer facilities.**
  - **Objective 7.1.4 Continually maintain and upgrade existing sewer infrastructure to ensure sound operation.**
  - **Objective 7.1.5 Coordinate wastewater planning with land use planning to accommodate growth.**



# UTILITIES



- ▶ **2018 Utilities Goals and Objectives**
- ▶ **Goal 7.2: Ensure that a safe and adequate water supply is available to meet the needs of future demand.**
  - **Objective 7.2.1 Protect water supply quality and quantity.**
  - **Objective 7.2.2 Eliminate any single point-of-failure delivery systems to ensure that water supplies are available without interruption.**

# UTILITIES



- ▶ **2018 Utilities Goals and Objectives**
- ▶ **Goal 7.3: Meet the future energy demand as the Sussex County population continues to grow.**
  - **Objective 7.3.1 Coordinate with energy service providers as they make improvements to and extend service based on projected market demand and market analysis.**
  - **Objective 7.3.2 Promote the utilization of existing transmission infrastructure to the fullest capacity.**
  - **Objective 7.3.3 Encourage energy conservation in order to increase reliability of the electric grid.**

# UTILITIES



- ▶ **2018 Utilities Goals and Objectives**
- ▶ **Goal 7.3: Meet the future energy demand as the Sussex County population continues to grow.**
  - **Objective 7.3.4 Encourage renewable energy options.**
    - **Strategy 7.3.4.1 Encourage renewable energy sources from a utility level standpoint with a committed power company integration.**
    - **Strategy 7.3.4.2 Be adaptive to new renewable energy sources and revisit County Code as needed.**

# UTILITIES



- ▶ **7.3.4 Renewable Energy – comment from Bonnie Ram ([Center for Carbon-free Power Integration](#) at the University of Delaware)**
- ▶ Currently in the Plan – Brief discussion of Delaware’s requirement to have 25% of electricity in the state from renewable energy sources by 2026 and what types of renewable energy sources are currently in use in the State and Sussex. Statement that County should encourage development of renewable energy.
- ▶ Suggestions to add to the Plan –
  - Discussion of wind turbines as possible additional income to farmers
  - Offshore wind energy (its the largest utility–scale renewable energy resource in the Mid–Atlantic) benefits
  - Specific benefits of adding renewable energy sources

# UTILITIES



- ▶ **2018 Utilities Goals and Objectives**
- ▶ **Goal 7.4: Ensure adequate drainage and management of stormwater.**
  - **Objective 7.4.1 Support State and Sussex Conservation District stormwater management efforts.**
  - **Objective 7.4.2 Encourage site design that maximizes or optimizes infiltration and minimizes stormwater runoff.**

# UTILITIES



- ▶ **2018 Utilities Goals and Objectives**
- ▶ **Goal 7.5: Ensure adequate telecommunications coverage (e.g. internet, cable, cellular service) throughout the County to meet the needs of the County's residents.**
  - **Objective 7.5.1 Encourage the expansion of telecommunications services as technology, market demand, and return on investment allows.**

# UTILITIES



- ▶ **2018 Utilities Goals and Objectives**
- ▶ **Goal 7.6: Support waste reduction and recycling efforts in the County.**
  - **Objective 7.6.1 Continue support of DNREC and the Delaware Solid Waste Authority's waste management and disposal efforts to ensure adequate services for solid waste and recycling.**

# UTILITIES



## Sussex County Wastewater Service Tiers

- ▶ **Tier 1 – Sussex County Unified Sanitary Sewer District**
  - Areas currently served by County Sewer. Future development to be served by the County.
  
- ▶ **Tier 2 – Sussex County Planning Areas**
  - Any parcel or parcels immediately adjacent to an existing sanitary sewer district boundary capable of annexation.
  - Areas where the County has plans to install central sewer to serve existing and future development.
  
- ▶ **Tier 3 – Coordinated CPCN Areas**
  - Areas where multiple existing CPCNs have been issued to various Private Utilities and areas to be served by the County. This area will require coordination between County and the Private Providers. County concurrence letter required for new CPCNs.



# UTILITIES



## Sussex County Wastewater Service Tiers

### ▶ Tier 4 – System Optional Areas

- Areas where a central utility is desired for any future development, however individual on-site systems will be permitted. The area would primarily be served by Private Utilities, requiring CPCN's to be issued. County requests notification of application for new CPCN.

### ▶ Tier 5 – Regulated On-site Area

- Areas that have been previously sub-divided and open to DNREC approved individually owned on-site systems.
- Areas where the Environmental Benefit of centralized sewer does not out-weigh the cost to construct the infrastructure. Open to DNREC approved individually owned on-site systems or central systems exclusively served by Private Utilities with private funding.

**Areas located in a Municipality's Growth and Annexation area and adjacent to a Sussex County Sanitary Sewer District will be open to discussion with the County and Municipality.**



# UTILITIES

## Tier Service Area Map



Sussex County  
Comprehensive  
Plan

### DRAFT Sewer Districts and Sewer Service Areas

#### Sewer Districts & Planning Areas

- Existing County Sewer Districts
- Primary County Sewer Service Areas
- Secondary County Sewer Service Areas
- Town/City Potential Annexation Areas
- Boundaries of Sewer Planning Areas
- Environmentally Sensitive Development Area (ESDA)
- Rail Lines
- County Boundaries
- Major Rivers
- Waterbodies
- Municipalities

Sources: DE FirstMap, Sussex County Mapping Dept.  
ESDA layer from 2008



0 2.5 5 Miles

