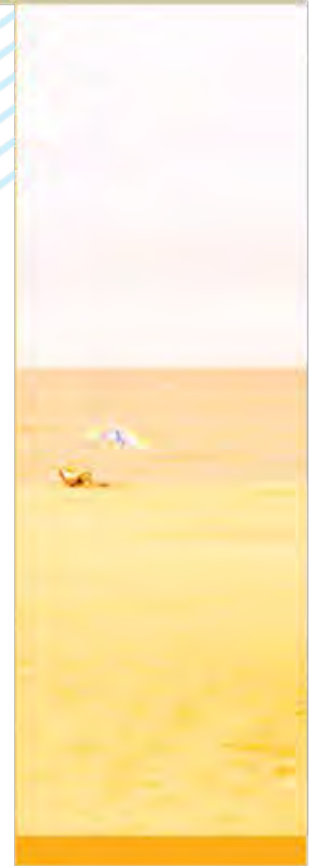




# THE SUSSEX PLAN

## SUSSEX COUNTY COMPREHENSIVE PLAN PLANNING AND ZONING COMMISSION WORKSHOP



April 21, 2017

# TODAY'S WORKSHOP



- ▶ Public Comment
- ▶ Public Meeting Preparation
- ▶ Historic Preservation and Community Design Update
- ▶ Utilities Element Discussion
- ▶ Public Comment

# PUBLIC WORKSHOPS



# PUBLIC WORKSHOPS



## ▶ Round II Public Meetings

### ◦ Schedule and Locations:

- Monday May 1<sup>st</sup> at the Laurel Fire Hall
- Tuesday May 2<sup>nd</sup> at the Cheer Center in Georgetown
- Wednesday May 3<sup>rd</sup> at the Frankford Fire Hall
- Wednesday May 10<sup>th</sup> at the Milford Senior Center
- Tuesday May 16<sup>th</sup> at the Beacon Middle School

### ◦ Agenda:

- Open House 5:00 – 5:30 p.m.
- Presentation 5:30 – 6:00 p.m.
- Questions & Discussion 6:00 – 7:30 p.m.
- Open House (if time permits) 7:00 – 7:30 p.m.

# PUBLIC WORKSHOPS



## ► Handouts

- Meeting overview handout
  - This will include the agenda for the meeting as well as a brief description of the handout activity and boards.
- Where Would You Like To See Future Development Activity?
  - This will be an 11x17 handout showing a map of the County with currently developed and protected lands. Meeting attendees will be provided with two different color pens/markers and asked to draw on the map areas of future low density and areas of future medium/high density development. There will also be a space for written comments on the handout as well as an area where people can provide their contact information. We will have comment boxes where attendees can leave their completed handouts.
- Sussex Comp. Plan factsheet
  - This is the same factsheet that was provided at the first round of meetings that gives and overview of what a comp. plan is.

# PUBLIC WORKSHOPS



## ► Large Boards/Displays

### ○ Comprehensive Plan Elements Board

- This board will list all of the elements in the Comp. Plan and have high-level bullet points of what is covered in each element so that someone who is not familiar with a comp. plan knows what is covered in each element. For example:

- UTILITIES
  - Water Supply
  - Wastewater Treatment
  - Energy (Electricity and Natural Gas)
  - Telecommunications
  - Stormwater
  - Waste Reduction/Management

# PUBLIC WORKSHOPS



## ▶ Large Boards/Displays

- **DRAFT Goals/Objectives/Strategies** for Historic Preservation, Economic Development, Utilities, and Community Design. We will also indicate that goals/objectives/strategies for the other plan elements will be vetted at future PZ workshops this spring and summer.

# PUBLIC WORKSHOPS



## ► Large Boards/Displays

- **Existing Land Use:** Shows the current pattern of land uses such as residential, commercial, agricultural, institutional, industrial, and recreational. It is helpful to have a clear understanding of the current pattern of land use when considering the future.
- **Developed and Protected Lands Map:** Shows areas currently developed and preserved (this is also the map that will be on the handout/activity)
- **Development Activity Map:** Shows building permits, approved development application and PLUS projects
- **Development Constraints Map:** map showing areas that may be less likely to develop because of the presences of features such as wetlands, steep slopes, or floodplains.
- **Land Use Alternatives:** a board showing and explaining the four land use alternatives we have been discussing at the Planning and Zoning Commission Workshops
- **Transportation Network and Improvements Map:** this shows the existing transportation network in the County and DelDOT proposed transportation improvements



# PUBLIC WORKSHOPS



## ► Other Smaller Boards

- Welcome Board (County Council and Planning and Zoning Commission Members)
- Public Meeting Guidance Board (aka ground rules)
- Next Steps/How to Stay Involved Board
- Directional/Wayfinding Signs

# PUBLIC WORKSHOPS



## ► Other Smaller Boards

- Welcome Board (County Council and Planning and Zoning Commission Members)
- Public Meeting Guidance Board (aka ground rules)
- Next Steps/How to Stay Involved Board
- Directional/Wayfinding Signs

# PUBLIC WORKSHOPS



## ► Powerpoint Presentation

- Overview of what is the comp. plan and its purpose
- What we heard from the various means of public feedback up to this point / what's important to Sussex County residents
- Common themes
- Draft vision statement
- What the data is showing / trends
- What is the future land use element and what does it mean to a Sussex County resident
- How data and public input is being used to shape future land use
- Future land use scenarios
- Explain chapter work that is taking place / workshops with Planning and Zoning Commission and County Council
- Project Schedule
- Explain opportunities for more public input (PZ workshops, chapters will be placed on website for feedback over spring and summer, round 3 fall public meetings, etc)

# UTILITIES



# UTILITIES



## ▶ 2008 Water and Wastewater Element Outline

- **Water Supply**
  - Water Supply Providers
  - Water Supply Protection
  - Fire Protection
  - Water Supply Strategies
  
- **Wastewater Treatment**
  - County Wastewater Treatment
  - Municipal Sewer Service
  - Private Sewer Providers
  - On-lot Septic Systems
  - Private Sewer Treatment Service in Public Sewer Districts
  - Wastewater Strategies

# UTILITIES



- ▶ **Considerations for 2018 Utilities Element**
  - **Water Supply**
  - **Wastewater Treatment**
  - **Energy (Electricity and Natural Gas)**
  - **Telecommunications**
  - **Stormwater**
  - **Waste Reduction/Management**

# UTILITIES



Sussex County  
Comprehensive  
Plan

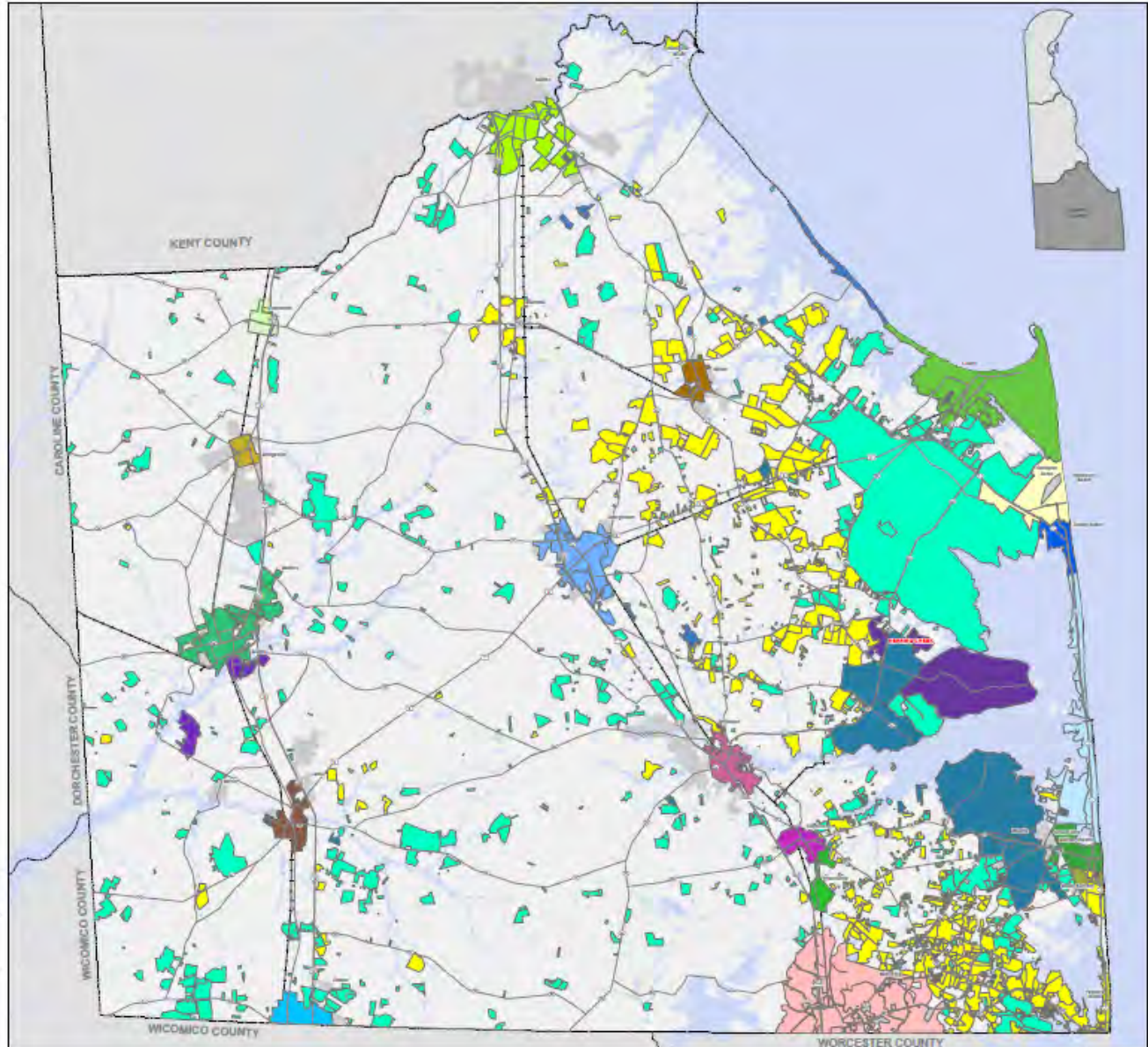
## DRAFT Water Service Areas

- Municipalities
- Water Service Areas that have received CPCNs**
- Water Service Utilities**
- Artesian Water Company, Inc.
- Abandoned
- City of Milford
- City of Rehoboth
- City of Seaford
- J.H. Wikerson & Son
- Lewes Board of Public Works
- Long Neck Water Company
- Public Water Supply
- Southern Shores Water Company
- Sussex County
- Sussex Shores Water Company
- Tidewater Utilities, Inc.
- Town of Bethany Beach
- Town of Blades
- Town of Bridgeville
- Town of Dagsboro
- Town of Delmar
- Town of Frankford
- Town of Georgetown
- Town of Greenwood
- Town of Laurel
- Town of Millsboro
- Town of Milton
- Town of Selbyville

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



0 2.5 5 Miles



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# UTILITIES



| Estimated Projected Water Demand for Sussex County from Public Water Supplies |                            |                            |
|---|----------------------------|----------------------------|
| Water Purveyor  | 2010 Peak Day Demand (mgd) | 2030 Peak Day Demand (mgd) |
| Artesian Water Co.  | 2.61                       | 6.69                       |
| Bethany Beach   | 1.13                       | 1.28                       |
| Blades  | 0.25                       | 0.27                       |
| Bridgeville   | 0.48                       | 0.5                        |
| Dagsboro  | 0.1                        | 0.11                       |
| Delmar  | 0.4                        | 0.42                       |
| Frankford   | 0.19                       | 0.21                       |
| Georgetown  | 1                          | 1.2                        |
| Greenwood   | 0.09                       | 0.1                        |
| Laurel  | 0.73                       | 0.76                       |
| Lewes   | 1.93                       | 2.25                       |
| Long Neck Water Co.   | 1.14                       | 1.32                       |
| Milford   | 1.7                        | 1.84                       |
| Millsboro   | 0.92                       | 0.98                       |
| Milton  | 0.6                        | 0.67                       |
| Rehoboth Beach  | 6.9                        | 7.83                       |
| Seaford   | 1.91                       | 2.03                       |
| Selbyville  | 0.34                       | 0.4                        |
| Sussex Shores Water   | 1.03                       | 1.28                       |
| Tidewater Utilities Inc.  | 7.04                       | 18.69                      |

Source: DNREC Division of Water; Delaware Geological Survey; University of Delaware  
 Twelfth Report to the Governor and General Assembly Regarding the Progress of the Delaware Water Supply  
 Coordinating Council  
 Estimates of Water Supply & Demand for Kent County and Sussex County through 2030  
 June 20, 2014










# UTILITIES



Sussex County  
Comprehensive  
Plan

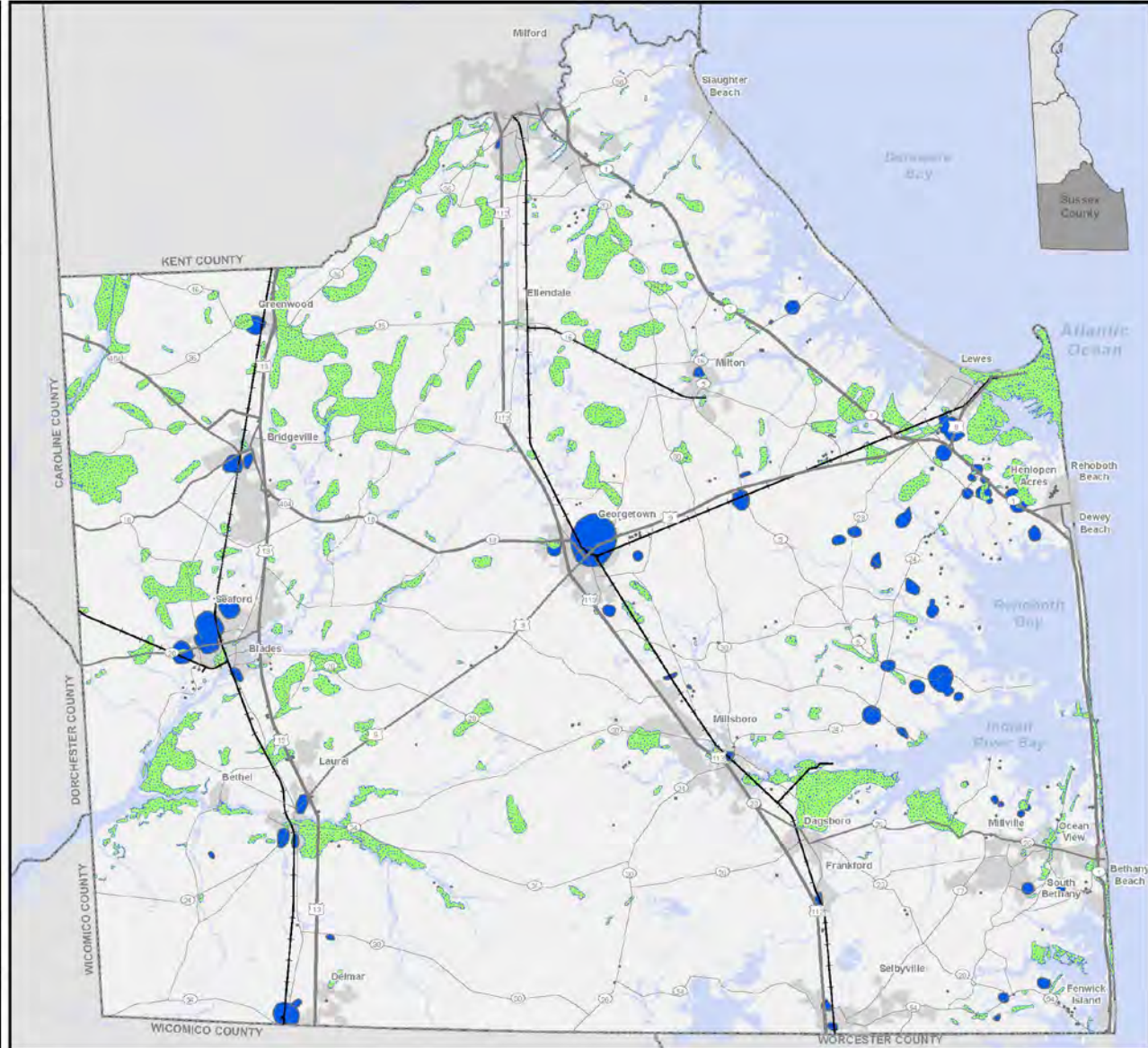
## DRAFT Water Supply, Wellhead & Groundwater Recharge Areas

-  Excellent Recharge Areas
-  Well Head Protection Areas
-  Municipalities
-  Rail Lines
-  County Boundaries
-  Major Rivers
-  Waterbodies

Sources: DE FirstMap, Sussex County Mapping Dept  
DNREC  
Groundwater Recharge Areas Data from 2015



0 2.5 5 Miles



# UTILITIES



| Sussex County Aquifers |                                 |
|------------------------|---------------------------------|
| Town / Subdivision     | Aquifer                         |
| Angola                 | Columbia                        |
| Rehobeth / Lewes       | Columbia / Manokin              |
| Bethany Bay            | Columbia / Manokin / Pocomoke   |
| Bridgeville            | Columbia / Cheswold / Frederica |
| The Meadows            | Columbia                        |
| Sussex Shores          | Columbia / Pocomoke             |
| Town of Bethany Beach  | Pocomoke / Manokin              |
| Sea Colony             | Manokin                         |
| Fenwick Island         | Pocomoke                        |
| South Bethany          | Pocomoke                        |

Source: DNREC Division of Water

| Number of Wells by Type               |              |
|---------------------------------------|--------------|
| Well Type                             | Total        |
| Agricultural - Standard               | 5301         |
| Agricultural - Within CPCN            | 5489         |
| Aquifer Storage & Recovery - Standard | 1            |
| Dewater - Standard                    | 1718         |
| Domestic - Standard                   | 45186        |
| Fire Protection - Public              | 1            |
| Fire Protection - Standard            | 36           |
| Geothermal - Closed Loop              | 1794         |
| Geothermal - Direct Exchange          | 1            |
| Geothermal - Recharge                 | 1065         |
| Geothermal - Supply                   | 769          |
| Industrial - Standard                 | 313          |
| Irrigation - Standard                 | 3698         |
| Monitor - Direct Push                 | 778          |
| Monitor - Standard                    | 3913         |
| Monitor - Zone of Interest            | 72           |
| Observation - Standard                | 5532         |
| Other - Standard                      | 1431         |
| Public - Miscellaneous                | 994          |
| Public - Standard                     | 2146         |
| Remediation I - Injection             | 232          |
| Remediation R - Recovery              | 50           |
| Soil Borings - Standard               | 742          |
| Well Construction - Standard          | 7            |
| <b>Grand Total</b>                    | <b>81269</b> |

Source: DNREC Division of Water

# UTILITIES



Sussex County  
Comprehensive  
Plan

## DRAFT Wastewater Service Areas



Wastewater Facilities

- Rail Lines
- County Boundaries
- Major Rivers
- Waterbodies
- Municipalities

### Wastewater Service Areas that have received CPCNs

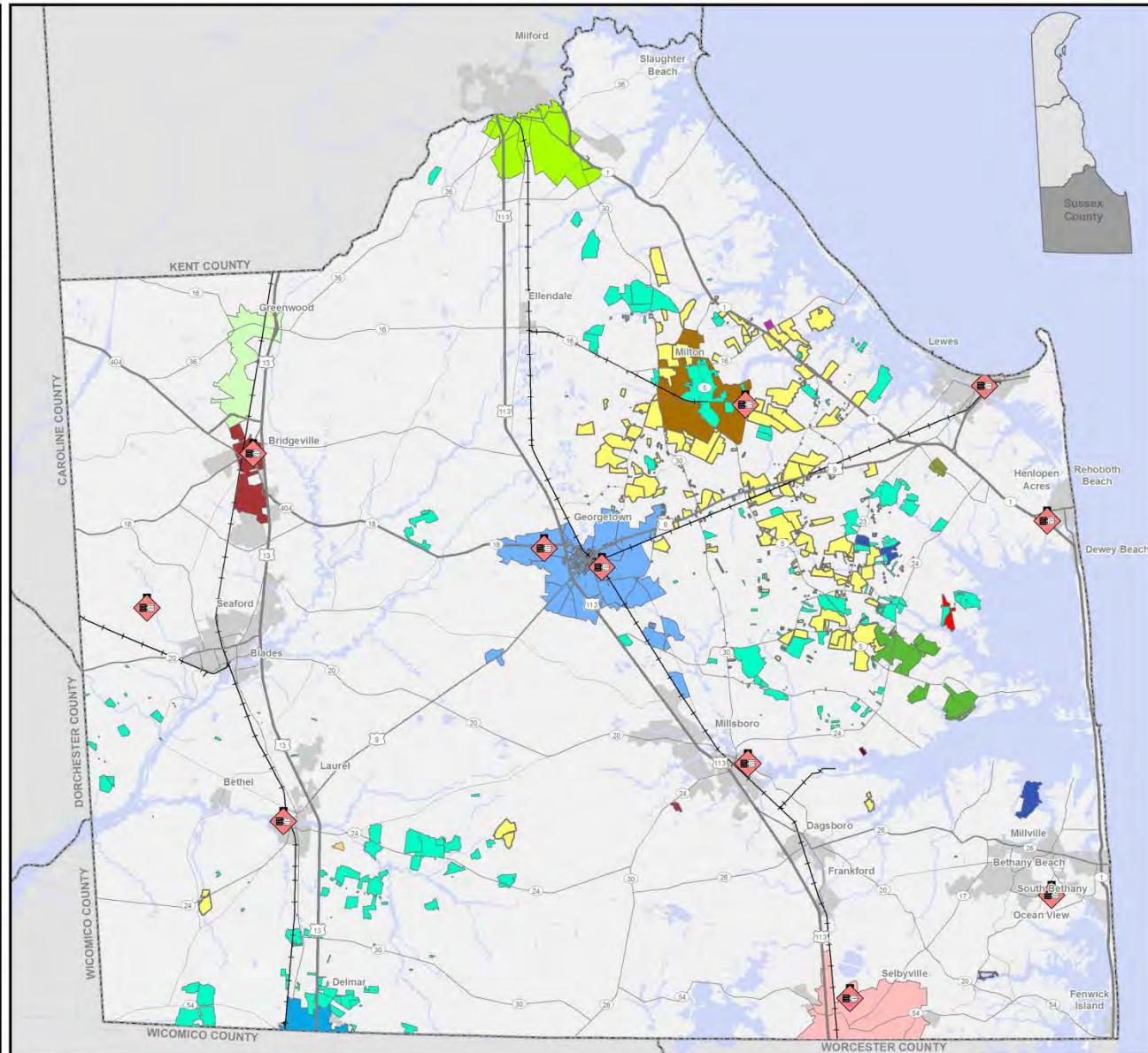
#### Wastewater Utilities

- Abandoned
- Artesian
- Bass Properties, Inc.
- Town of Bridgeville
- Sussex County
- Town of Clayton
- Town of Delmar
- Excel Property Management LLC
- Town of Georgetown
- Town of Greenwood
- City of Harrington
- Inland Bays Preservation Company
- City of Milford
- Town of Milton
- Moore Grant Sanitation, Inc.
- Town of Selbyville
- Tidewater
- The Association of Owners of Gull Point Condominium, Inc.
- The Hamlet at Dirickson Pond LLC
- Utility Systems, Inc.
- Wastewater Utilities, Inc.
- YMG Corporation

Sources: DE FirstMap, Sussex County, DE Public Service Commission  
Wastewater Service Data from 2016



0 2.5 5 Miles



# UTILITIES

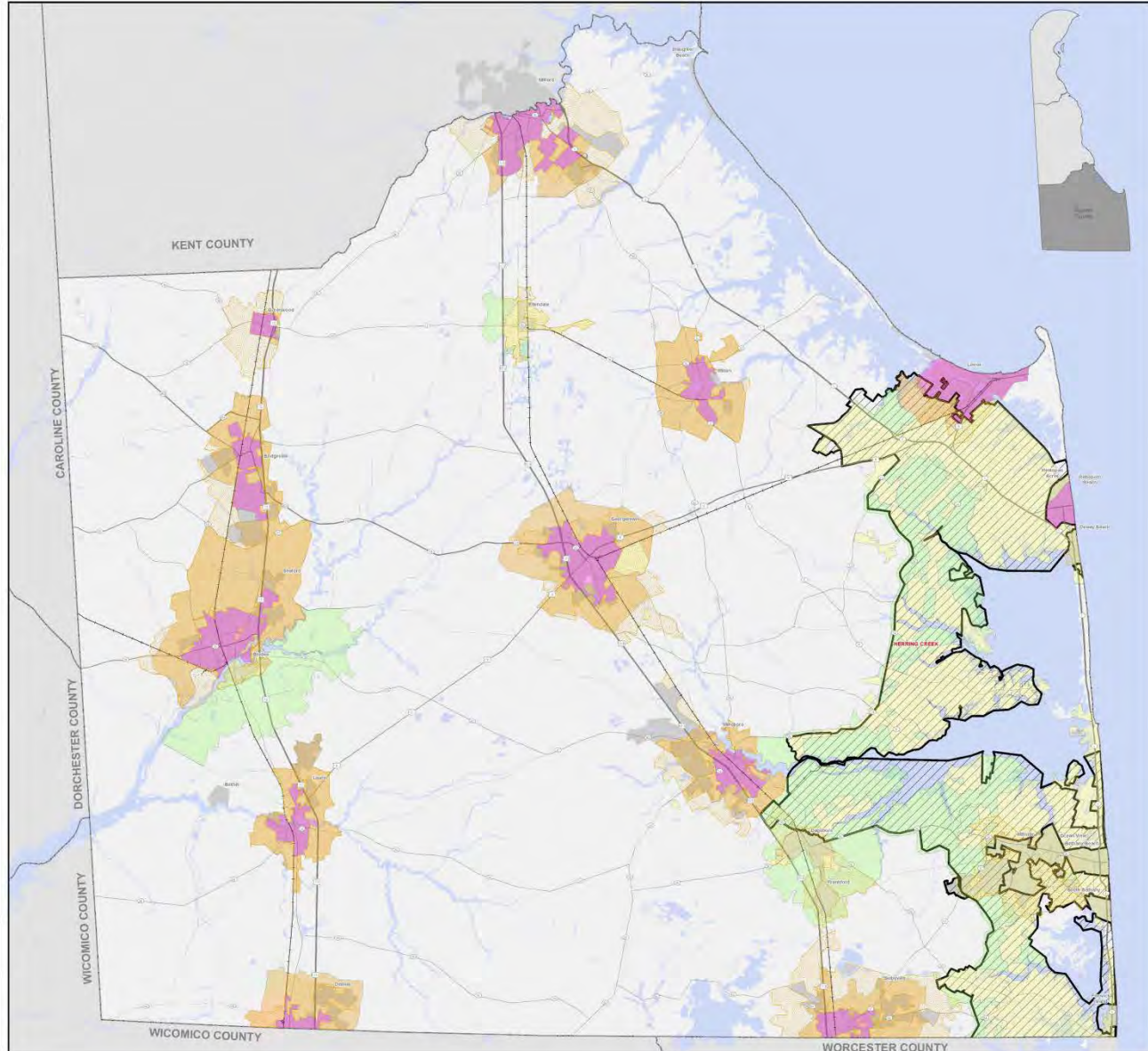


Sussex County  
Comprehensive  
Plan

## DRAFT Sewer Districts and Sewer Service Areas

- Existing County Sewer Districts
- County Sewer Planning Areas
- Municipal Sewer Districts
- Municipal Growth and Annexation Areas
- Town/City Potential Annexation 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



# 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.

### **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.

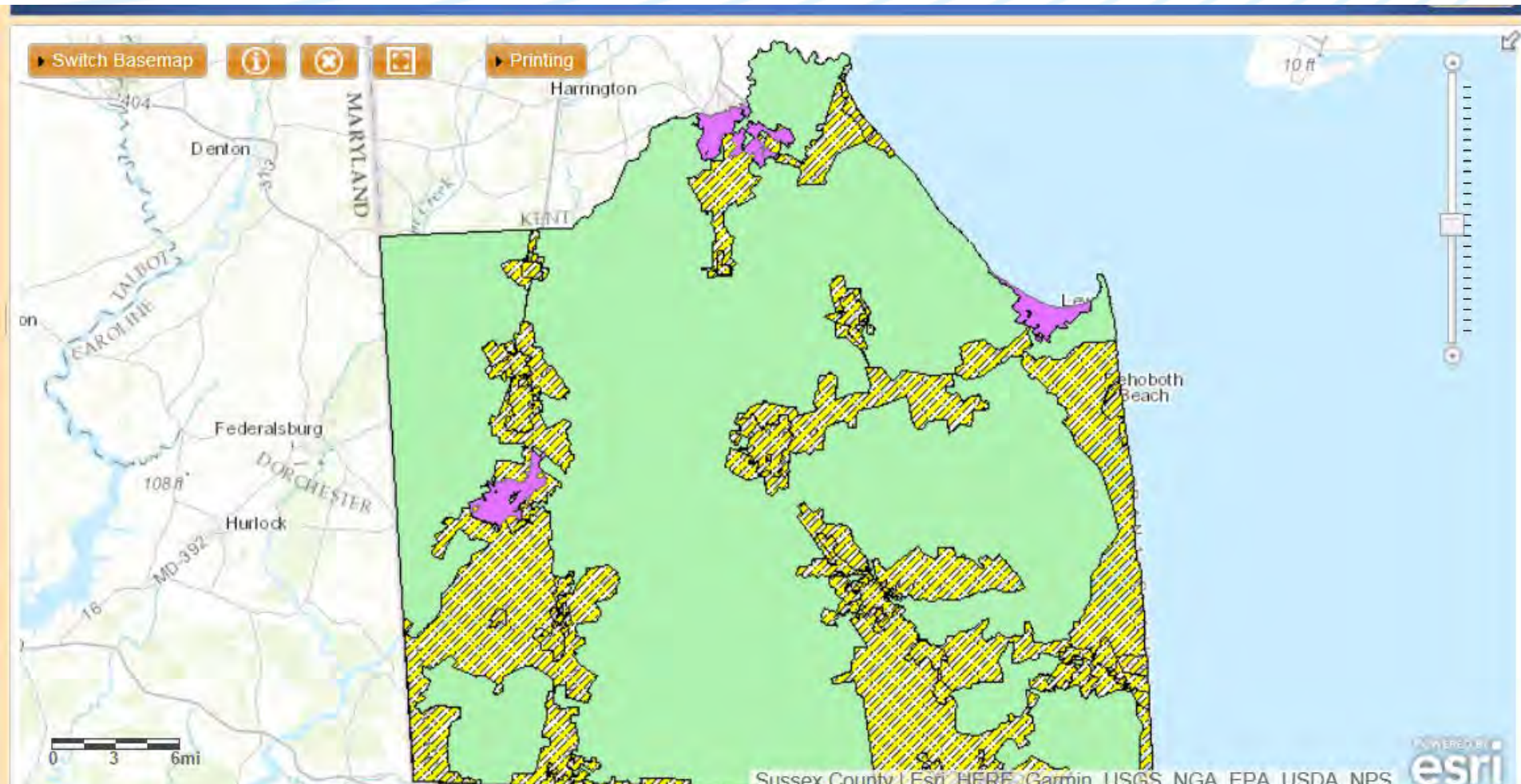
Areas where the Environmental Benefit of centralized sewer does not out-weigh the cost to construct the infrastructure. Open to DNREC approved individually owned on-site systems.

**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

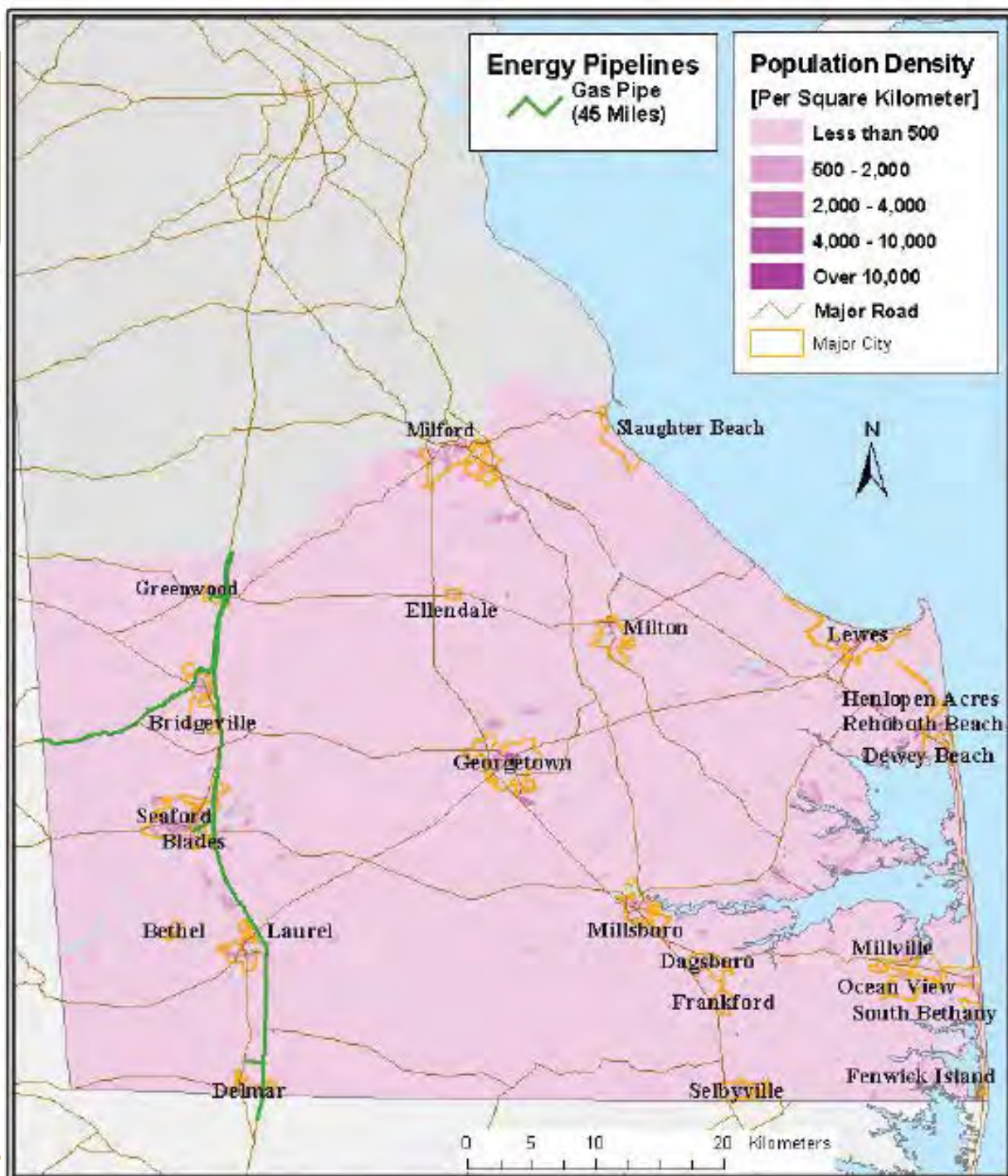


## ▶ Electric Service



# UTILITIES

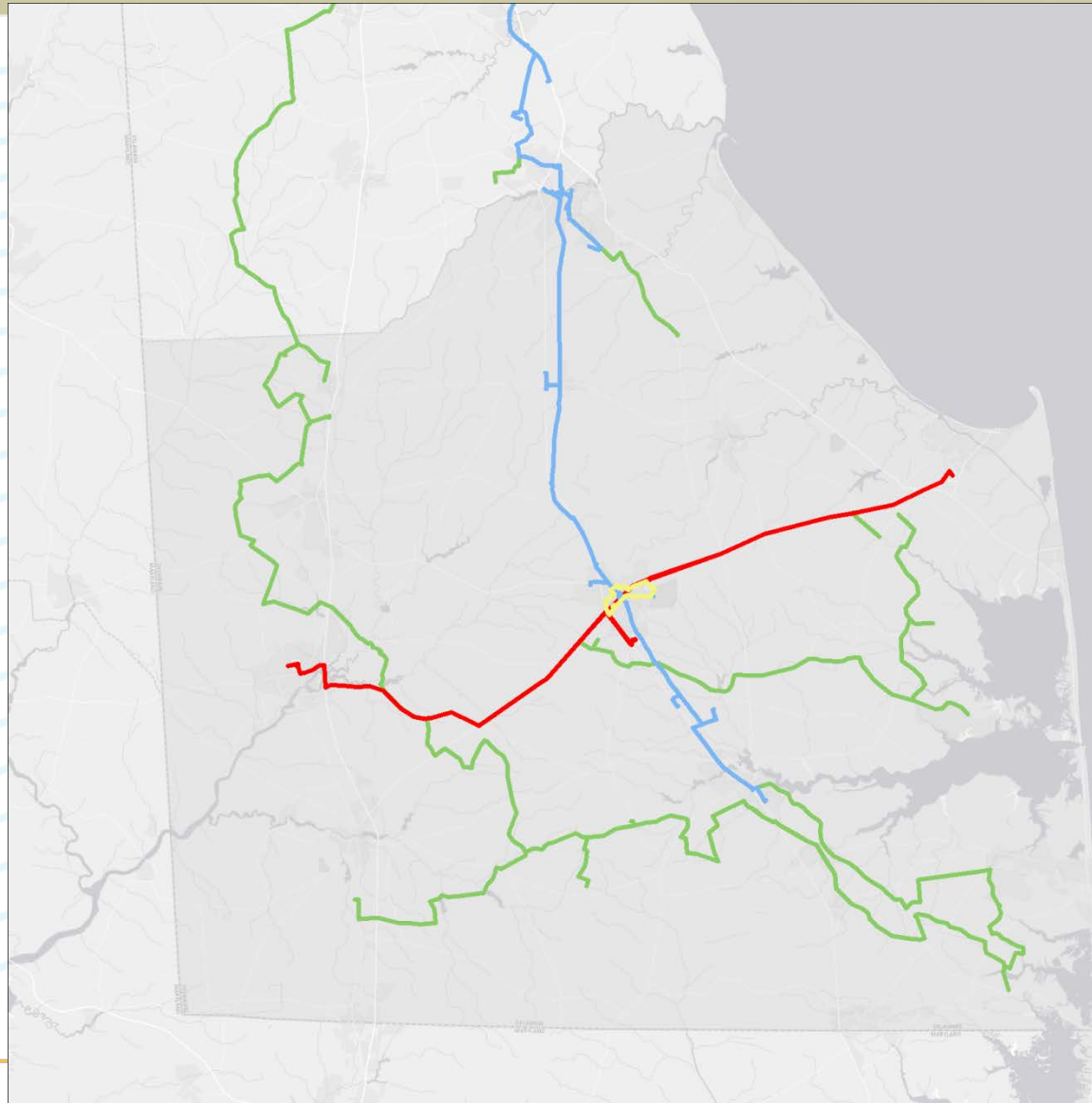
## ► Natural Gas



# UTILITIES



## ► Fiber



**Legend**

- Lighttower Broadband Phase I
- Lighttower All Markets
- Lighttown Construction
- BroadValley Ring



# 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.
  - In some cases, the County may end up determining that a private provider can most efficiently serve a particular area. In other cases, the County might determine that service by the County is appropriate, in which case the County could contract with a private service provider to construct and/or operate this new County-owned system.

# UTILITIES



## 2008 WASTEWATER TREATMENT STRATEGIES

- ▶ Regarding private sewer treatment providers in officially-designated public sewer service areas:
  - In some cases, the County could deny private providers the right to provide service in an area where County or municipal service is planned and needed to cost-effectively solve a public health problem. These types of decisions would be subject to a process before the County Engineering Department and County Council. This process could require consideration of cost issues, health concerns, proposed construction timing and other relevant considerations before any decision is made to establish, expand or delay service by a private sewer treatment provider.
  - The intent would be to have any authority apply only within the County's officially designated sewer service areas. County approval of which providers serve areas outside of the sewer service areas is not contemplated. Most of the land area in the County is not within official sewer service areas. The County would like to retain the authority to comment on proposed private service outside County and sewer service areas.

# UTILITIES



## 2008 WASTEWATER TREATMENT STRATEGIES

- ▶ Other 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

- ▶ Other 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



## DRAFT 2018 UTILITIES GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 8.1 Ensure adequate central sanitary sewer service in a coordinated approach, that anticipates future demand**
  - **Objective 8.1.1 Optimize existing sewer transmission and treatment infrastructure utilization, limiting if possible duplicate infrastructure installation**
    - **Strategy 8.1.1.1** Work with the State Legislature to amend DelCode for optimization of the CPCN process
    - **Strategy 8.1.1.2** Work with the State Legislature to modify CPCN opt-out process to allow establishment of large area franchises encouraging regionalization
    - **Strategy 8.1.1.3** Expand use of public-private and public-public partnerships between wastewater utility providers to avoid duplication of infrastructure
    - **Strategy 8.1.1.4** Work towards regionalization of insularly wastewater services such as biosolids, management, and septic treatment & disposal
    - **Strategy 8.1.1.5** Create public-private partnerships for on-demand disposal of treated effluent (not limited to agricultural lands)

# UTILITIES



## DRAFT 2018 UTILITIES GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 8.1 Ensure adequate central sanitary sewer service in a coordinated approach, that anticipates future demand**
  - **Objective 8.1.2 Coordinate the planning and development of public and private wastewater transmission facilities with land use planning to ensure central sewer transmission is available commensurate with land use designation**
    - **Strategy 8.1.2.1** Continue the expansion of the County transmission network to allow movement of wastewater between treatment facilities
    - **Strategy 8.1.2.2** Evaluate the conditional use process for community wastewater system treatment facilities to encourage regionalization
    - **Strategy 8.1.2.3** Expand the County's sewer planning area tier system
    - **Strategy 8.1.2.4** Require County exclusive rights in certain tiers and County approval of private CPCNs in other tiers

# UTILITIES



## DRAFT 2018 UTILITIES GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 8.1 Ensure adequate central sanitary sewer service in a coordinated approach, that anticipates future demand**
  - **Objective 8.1.3 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**
    - **Strategy 8.1.3.1** Work with DNREC to refine the onsite inspection and remediation process to work in coordination with County sewer expansion goals

# UTILITIES



## DRAFT 2018 UTILITIES GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 8.1 Ensure adequate central sanitary sewer service in a coordinated approach, that anticipates future demand**
  - **Objective 8.1.4 Continually maintain and upgrade existing sewer infrastructure to ensure sound operation**
    - **Strategy 8.1.4.1** Explore new technologies for wastewater treatment and disposal
    - **Strategy 8.1.4.2** Engage in partnerships with the state for conversion of public lands to allow multi-use purpose systems (for example wastewater effluent disposal/park-with limited public access)



# UTILITIES



## DRAFT 2018 UTILITIES GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 8.1 Ensure adequate central sanitary sewer service in a coordinated approach, that anticipates future demand**
  - **Objective 8.1.5 Coordinate wastewater planning with land use planning to accommodate growth**
    - **Strategy 8.1.5.1 Encourage or require private wastewater utility providers to create transmission networks connecting demand with treatment and disposal sites**

# UTILITIES



## DRAFT 2018 UTILITIES GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 8.2 Ensure that a safe and adequate water supply is available to meet the needs of future demand**
  - **Objective 8.2.1 Protect water supply quality and quantity**
    - **Strategy 8.2.1.1** Consider development of a process for mandatory Countywide onsite wastewater inspections upon transfer in watersheds with promulgated TMDLs for nutrient impairment
    - **Strategy 8.2.1.2** Protect long-term water supply by encouraging land conservation in water recharge areas
    - **Strategy 8.2.1.3** Determine if a review of the existing County wellhead protection ordinance is needed to strengthen it
    - **Strategy 8.2.1.4** Consider review of County code to determine if measures should be added regulating uses of underground storage tanks in groundwater recharge areas

# UTILITIES



## 2008 WATER SUPPLY STRATEGIES

- ▶ The following strategies will aid in ensuring more safe water supplies are available in those areas of Sussex County served by central water systems:
  - 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

- ▶ The following strategies will aid in ensuring more safe water supplies are available in those areas of Sussex County served by central water systems:
  - 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



## DRAFT 2018 UTILITIES GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 8.2 Ensure that a safe and adequate water supply is available to meet the needs of future demand**
  - **Objective 8.2.2 Eliminate any single point-of-failure delivery systems to ensure that water supplies are available without interruption**
    - **Strategy 8.2.2.1** Require interconnections between water systems whenever technically feasible
    - **Strategy 8.2.2.2** Encourage regionalization of utility providers

# UTILITIES



## DRAFT 2018 UTILITIES GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 8.3 Meet the future energy demand (electricity, natural gas) as the Sussex County population continues to grow**
  - **Objective 8.3.1 Coordinate with energy service providers as they make improvements to and extend service based on market demand and market analysis**
    - **Strategy 8.3.1.1** Coordinate with and provide technical assistance to energy providers as they work to extend services to Sussex County residents
  - **Objective 8.3.2 Promote the utilization of existing transmission infrastructure to the fullest capacity**
    - **Strategy 8.3.2.1** Encourage dual-feed whenever critically required (for example providing backup power for hospitals and other life safety operations)

# UTILITIES



## DRAFT 2018 UTILITIES GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 8.3 Meet the future energy demand (electricity, natural gas) as the Sussex County population continues to grow**
  - **Objective 8.3.3 Encourage energy conservation in order to increase reliability of the grid**
    - **Strategy 8.3.3.1** Consider reductions in building permit fees to homes that go above and beyond the energy code requirements
  - **Objective 8.3.4 Encourage renewable energy options**
    - **Strategy 8.3.4.1** Encourage renewable energy sources from a utility level standpoint and not a scattered approach

# UTILITIES



## DRAFT 2018 UTILITIES GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 8.4 Ensure adequate drainage and management of stormwater**
  - **Objective 8.4.1 Support State and Sussex Conservation District stormwater management efforts**
    - **Strategy 8.4.1.1** Continue participation in the stormwater regulatory advisory process with the State for the development of new stormwater regulations
    - **Strategy 8.4.1.2** Support the Sussex Conservation District in the management and implementation of the State wide stormwater regulations
  - **Objective 8.4.2 Encourage site design that maximizes or optimizes infiltration and minimizes stormwater runoff**
    - **Strategy 8.4.2.1** Consider working with stakeholders to develop buffer incentives or a program



# UTILITIES



## DRAFT 2018 UTILITIES GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 8.5 Ensure adequate telecommunications coverage (e.g. internet, cable, cellular service) throughout the County to meet the needs of the County's residents**
  - **Objective 8.5.1 Encourage the expansion of telecommunications services as technology, market demand, and return on investment allows**
    - **Strategy 8.5.1.1** Coordinate with and provide technical assistance to telecommunications providers as they work to extend services to Sussex County residents

# UTILITIES



## DRAFT 2018 UTILITIES GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 8.6 Support waste reduction and recycling efforts in the County**
  - **Objective 8.6.1 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**
    - **Strategy 8.6.1.1** Include siting for recycling containers in land use approvals on controlled sites to avoid illegal dumping
    - **Strategy 8.6.1.2** Revise County codes to include conditional use approvals for recycling processors in the County
    - **Strategy 8.6.1.3** Develop citing criteria for County code regarding hazardous waste and waste-to-energy (incinerator) facilities
    - **Strategy 8.6.1.4** Consider revising the major land subdivision approval process so that requires homeowners associations to select a single waste hauler provider when they set up their HOA bylaws
    - **Strategy 8.6.1.5** Work with the Delaware Solid Waste Authority to identify future transfer sites in the County

# HISTORIC PRESERVATION





# HISTORIC PRESERVATION

## ► Historic Preservation Element:

- **Historic Preservation Vision**
- **History of Sussex County**
- **Importance of Historic Preservation**
- **County Historic Preservation Activities/Role**
- **State Historic Preservation Office Responsibilities/Activities**
- **Other Historic Preservation Partners**
- **National Register of Historic Places**
- **Local Historic Districts**
- **Other Historic Resources**
- **Historic Preservation Funding Entities**
- **Historic Preservation Goals, Objectives, and Strategies**

# HISTORIC PRESERVATION



## Chapter 11. HISTORIC PRESERVATION

**Historic Preservation Vision:** To preserve and promote the historic and cultural resources of Sussex County that residents cherish and visitors wish to experience.

### 11.1 BRIEF HISTORY OF SUSSEX COUNTY

Native Americans first inhabited Delaware sometime around 14,000 years ago. They lived and hunted along the many tributaries and bays in the county. In 1631, the Dutch established a trading post in present-day Lewes.

For most of the eighteenth century, Sussex County remained heavily wooded. In 1728, Reverend William Beckett reported that there were 1,750 inhabitants in the county. Delaware became the first state to ratify the U.S. Constitution in 1787. In 1791, the Sussex County legislature voted to move the county seat from Lewes to Georgetown.

The Delaware Railroad reached Seaford in 1856, and Delmar by 1859. The Delaware, Maryland, and Virginia Railroad ran from Harrington to Milford, to Georgetown in 1863. A third line, the Junction and Breakwater Railroad, was constructed between 1859 and 1868, to Lewes; a spur line eventually connected Rehoboth in 1878. These railroads stimulated changes in agriculture and industry, and the growth of new towns.

Soon improved transportation made Sussex County's coastal towns more accessible to the people from Philadelphia, Baltimore and elsewhere. From the 1890's through the Golden Age of the 1920's, Americans discovered the beach. From that time on, steamboats regularly carried travelers to Sussex County's shores.

Sussex County has always been the most important agricultural region in Delaware. In 1890, corn was the dominant cash crop. In 1900, Sussex was the leading strawberry producer in the nation. By the early 1930s, orchard crops had been supplanted by more lucrative agricultural products. At the start of the twentieth century, the lumber industry was a significant source of income for Sussex County. The people of Sussex also worked the surrounding waters. The County's Menhaden fishing was one of the biggest fishing industries in the U.S. During its peak in the 1950s, Lewes was the epicenter of that industry.

In 1923, Mrs. Wilmer Steele, a farmer in Ocean View, raised broiling, frying, and roasting chickens for sale in urban markets. Originating with Mrs. Steele's success, Sussex County is now the leading broiler producer in the United States.



In 1939, DuPont acquired land near Seaford for a nylon production plant, which went into production in 1939. Bulked continuous filament nylon, a standard in the carpet industry, was developed at the Seaford plant in 1958.

Throughout the County's development, Sussex has maintained its rural character and small town charm. The rich of Sussex can still be seen through the area's streetscapes, waterfront, and farms.

### 11.2 WHY PRESERVE HISTORY?

Historic buildings and landscapes in Sussex County are visible reminders of the area's heritage. In towns, in the countryside and in maritime settings, historic places illustrate the lives of people who lived and worked here before us. The Delaware State Historic Preservation Office 2013 Plan entitled "Preserving Our Past for a Better Future" states that:

**"Our history is one of Delaware's greatest assets. If we don't understand the past, we cannot understand the present or the future."**

Besides providing perspective about days gone by, historic buildings and artifacts have contemporary economic value. Historic sites draw tourists, create jobs and generate commercial revenues. Campaigns to revitalize older downtowns usually depend heavily on reestablishing the traditional, small town, "Main Street" settings that many people find more appealing than highway commercial strips and shopping malls.

Historic preservation emphasizes reuse, quality of life, and sustainable economic growth. By promoting restoration and redevelopment, historic preservation provides environmental benefits by conserving resources. Historic preservation also provides cultural benefits by preservation of historic structures and their cultural identity. Furthermore, historic preservation can also provide economic benefits by promoting the reuse of existing buildings and infrastructure, conserving resources, and revitalizing community centers, and often can encourage private investment in an area.

### 11.3 COUNTY HISTORIC PRESERVATION ROLE AND ACTIVITIES

The Sussex County Office of Historic Preservation's main duty is to coordinate archeological and historic preservation programs for the citizens of Sussex County. Led by the County Historic Preservation Planner (HPP), the office undertakes the following responsibilities:

- **Section 106 Reviews** – Section 106 of the National Historic Preservation Act of 1966 requires entities undertaking projects receiving federal funds or applying

# HISTORIC PRESERVATION



**DRAFT Historic Preservation Vision:** *To preserve and promote the historic and cultural resources of Sussex County that residents cherish and visitors wish to experience.*



# HISTORIC PRESERVATION

## DRAFT HISTORIC PRESERVATION GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 11.1: Preserve the historic and cultural resources in the County**
  - **Objective 11.1.1** Document existing historic and cultural resources in the County
    - **Strategy 11.1.1.1** Continue partnerships with universities, archaeological societies, local historical societies, and other entities to document historic and cultural resources in the County
  - **Objective 11.1.2** Identify additional historic sites to preserve
    - **Strategy 11.1.2.1** Continue working with universities, towns, private property owners, and other historic preservation entities to identify new sites for the National Register and expand existing National Register districts



# HISTORIC PRESERVATION

## DRAFT HISTORIC PRESERVATION GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 11.1: Preserve the historic and cultural resources in the County**
  - **Objective 11.1.3 Consider Pursuing Certified Local Government (CLG) Status through the State**
    - **Strategy 11.1.3.1** Meet with the National Trust and the SHPO to learn more about the terms of the CLG program
    - **Strategy 11.1.3.2** Reach out to Lewes and Milton, the two communities in Sussex County currently with Certified Local Government Status, to learn more about their experiences with the program
    - **Strategy 11.1.3.2** Share information with the Planning and Zoning Office and Planning and Zoning Commission to educate them about the CLG program
  - **Objective 11.1.4 Mitigate the negative effects of proposed development on significant historic resources in the County**
    - **Strategy 11.1.4.1** Work with developers to think about alternative uses for historic resources such as re-adapting or moving them





# HISTORIC PRESERVATION

## DRAFT HISTORIC PRESERVATION GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 11.1: Preserve the historic and cultural resources in the County**
  - **Objective 11.1.5 Develop, enhance, and promote heritage tourism opportunities**
    - **Strategy 11.1.5.1** Continue working to expand byway routes through Milton, Bridgeville, and Lewes
    - **Strategy 11.1.5.2** Continue to develop historic sites to increase capacity and opportunities for tourism, particularly in the western part of the County
    - **Strategy 11.1.5.3** Engage stakeholders to continue tourism plans for sites throughout the County. This may include consideration of creation of a countywide history tourism committee
    - **Strategy 11.1.5.4** Develop through partnerships with universities and the Delaware Heritage Commission, a publication that highlights the most significant historic sites in the County in order to promote heritage tourism and education



# HISTORIC PRESERVATION

## DRAFT HISTORIC PRESERVATION GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 11.2: Provide a comprehensive approach to historic preservation planning in the County**
  - **Objective 11.2.1** Continue to provide historic preservation assistance to municipalities in Sussex County
    - **Strategy 11.2.1.1** Continue partnerships with the SHPO to promote the tax credit program
    - **Strategy 11.2.1.1** Continue education and outreach efforts to share information about the benefits of historic preservation with local officials, including the benefits of the creation of local historic districts and protections
  - **Objective 11.2.2** Serve as a comprehensive clearinghouse for technical information on historic preservation to local officials and the public
    - **Strategy 11.2.2.1** Continue to work on additions to the County's historic preservation database and publish it for public utilization
    - **Strategy 11.2.2.2** Consider making surveys as required by Section 106 available to the public through a partnership with SHPO, DelDOT, and DNREC



# HISTORIC PRESERVATION

## DRAFT HISTORIC PRESERVATION GOALS / OBJECTIVES / STRATEGIES

- ▶ **Goal 11.2: Provide a comprehensive approach to historic preservation planning in the County**
  - **Objective 11.2.3** Continue to support state, non-profit, and private property owner historic preservation efforts in the County
    - **Strategy 11.2.3.1** Support the Delaware Alliance for Nonprofit Advancement in the creation of new non-profit organizations around historic sites
    - **Strategy 11.2.3.2** Continue participation on the State Review Board for Historic Preservation
    - **Strategy 11.2.3.3** Work with the Department of Education to incorporate history into the classroom
    - **Strategy 11.2.3.4** Continue education and outreach efforts to share information about the benefits of historic preservation with private property owners

# COMMUNITY DESIGN



# COMMUNITY DESIGN



- ▶ **Summary 2008 Community Design Element:**
  - **Overview**
  - **Promoting Traditional Patterns of Development**
  - **Design Standards**
  - **Development Standards**
  - **Preserved Open Space within New Developments**
  - **Water Features**
  - **Green Architecture and Green Site Design**
  - **Signs**

# COMMUNITY DESIGN



**DRAFT Community Design Vision:** *To encourage urban design methods that direct the location, appearance, and function of new development and redevelopment to preserve and enhance the character of Sussex County and its communities.*

# COMMUNITY DESIGN



- ▶ **Goal 13.1: Promote design that is compatible with its surroundings**
  - **Objective 13.1.1 Consider whether the design of new development fits the character of existing neighborhoods**
    - **Strategy 13.1.1.1** Consider design standards for lighting such as downward screening for commercial properties
    - **Strategy 13.1.1.2** Consider revisiting height limits in the code for residential and commercial districts to determine if heights are accurate for such districts and uses, as well as determining if the method for measuring height should be revised

# COMMUNITY DESIGN



- ▶ **Goal 13.1: Promote design that is compatible with its surroundings**
  - **Objective 13.1.2 Promote site design that minimizes environmental and aesthetic impacts**
    - **Strategy 13.1.2.1** Encourage the location of overhead utilities underground
    - **Strategy 13.1.2.2** Lead by example by exceeding standards in the construction of County public facilities, including parking lots, public buildings, landscaped areas, and related projects



# COMMUNITY DESIGN



- ▶ **Goal 13.1: Promote design that is compatible with its surroundings**
  - **Objective 13.1.3 Incorporate usable open space in new developments**
    - **Strategy 13.1.4.1** Consider revisiting code to determine if modifications are needed to open space requirements or if incentives can be developed to promote less fragmentation of open space
  - **Objective 13.1.4 Encourage development design that promotes increased access between developments and to community facilities including parks, schools, and libraries**
    - **Strategy 13.1.4.1** Encourage pedestrian connectivity between developments

# COMMUNITY DESIGN



## ▶ **Goal 13.2: Improve the quality and character of new development**

### ◦ **Objective 13.2.1 Promote more flexibility in design and character of Residential Planned Communities (RPC)**

- **Strategy 13.2.1.1** Revisit code to determine if modifications can be made to the RPC district that in turn promote better design and character of RPCs

### ◦ **Objective 13.2.2 Continue to offer flexibility in standards for large developments in exchange for a higher design quality**

- **Strategy 13.2.2.1** Continue to promote RPCs and cluster development options

# COMMUNITY DESIGN



- ▶ **Goal 13.2: Improve the quality and character of new development**
  - **Objective 13.2.3 Encourage mixed uses where appropriate**
    - **Strategy 13.2.3.1** Revisit code to consider a mixed use zoning district
  - **Objective 13.2.4 Remain open to the use of unique architectural elements in design**
    - **Strategy 13.1.4.1** Create an awards program for architectural and site design excellence to encourage and recognize outstanding design

# COMMUNITY DESIGN



- ▶ **Goal 13.3: Improve the character of existing older communities**
  - **Objective 13.3.1 Encourage the revitalization of traditional areas of the County to create walkable and sustainable communities**
    - **Strategy 13.3.1** <Need a strategy here>

# NEXT STEPS



# NEXT STEPS



- ▶ **Round II Public Meetings**
  - **Schedule and Locations:**
    - Monday May 1<sup>st</sup> at the Laurel Fire Hall
    - Tuesday May 2<sup>nd</sup> at the Cheer Center in Georgetown
    - Wednesday May 3<sup>rd</sup> at the Frankford Fire Hall
    - Wednesday May 10<sup>th</sup> at the Milford Senior Center
    - Tuesday May 16<sup>th</sup> at the Beacon Middle School
  
- ▶ **Next Planning and Zoning Commission Workshop:**
  - May TBD - Mobility

end