



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

July 26, 2017

Mr. Jason Palkewicz
Solutions IPEM
303 North Bedford Street
Georgetown, DE 19947

RE: PLUS review 2017-06-03; Simpler

Dear Jason:

Thank you for meeting with State agency planners on June 28, 2017 to discuss the Simpler project. According to the information received you are seeking review of a 137 unit subdivision on 69 acres along Dorman Road in Sussex County.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

Strategies for State Policies and Spending

This project represents land development that will result in 137 residential units in an Investment Level 4 area according to the *2015 Strategies for State Policies and Spending*. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New development activities and suburban development are not supported in Investment Level 4 areas. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.

The project as proposed will bring new residents to an area where the State has no plans to invest in infrastructure upgrades or additional services. These residents will need access to such services and infrastructure as schools, police, and transportation. To provide some examples, the State government funds 100% of road maintenance and drainage improvements for the transportation system, 100% of school transportation and paratransit services, up to 80% of school construction costs, and 100% of the cost of police protection in the unincorporated portion of Sussex County where this development is proposed. Over the longer term, the unseen negative ramifications of this development will become even more evident as the community matures and the cost of maintaining infrastructure and providing services increases.

Because the development is inconsistent with the *Strategies for State Policies and Spending*, the State is opposed to this proposed development.

With that said, **the comments in this letter are technical, and are not intended to suggest that the State supports this development proposal. This letter does not in any way suggest or imply that you may receive or may be entitled to permits or other approvals necessary to build on this property, construct the development you indicate, or any subdivision thereof on these lands.**

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

- The site access on Dorman Road (Sussex Road 288A) must be designed and built in accordance with DelDOT's Development Coordination Manual (formerly the Standards and Regulations for Subdivision Streets and State Highway Access), which is available at <http://www.deldot.gov/information/business/subdivisions/changes/index.shtml>.
- Per Section 2.2.2.1 of the Development Coordination Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. DelDOT anticipates that the proposed development would generate 1,656 vehicle trip ends per day on weekdays and 164 vehicle trip ends during the weekday evening peak hour of Dorman Road. Therefore the proposed development meets those warrants. However, Section 2.2.2.2 of the Manual provides that for developments generating less than 2,000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. The AWS Fee is calculated as \$10 times the average daily traffic, or in this case \$16,560. Payment of the AWS Fee does not relieve the developer from responsibility for off-site improvements that DelDOT may identify as necessary or for performing a Traffic Operational Analysis (TOA) if DelDOT determines that a TOA is needed to address the operation of the site entrance.

Presently, DelDOT has identified the improvement of the intersection of Delaware Route 24, Hollymount Road (Sussex Road 48) and Sloan Road (Sussex Road 49 aka Pinewater

Road, to be aligned opposite Hollymount Road by others) as an off-site improvement in which the applicant would need to participate.

These requirements were explained to the applicant and their engineers in a meeting on June 2, 2017.

DelDOT has not determined that a TOA will be needed but that should be discussed at the Pre-Submittal Meeting mentioned below.

- Pursuant to Section P.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at http://www.deldot.gov/information/business/subdivisions/Meeting_Request_Form.pdf. DelDOT anticipates having more detailed comments to offer at that time.
- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on Dorman Road. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the right-of-way centerline on Dorman Road. The following right-of-way dedication note is required, "**An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat.**"
- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on Dorman Road. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby established to the State of Delaware, as per this plat.**"
- As per the Delaware Strategies for State Policies and Spending, this development is primarily in Investment Level 4. Referring to Section 3.5.4.2.A of the Manual, developments in Level 3 and 4 Areas are required to install a sidewalk or Shared Use Path if the project abuts to an existing facility, which this one does not. For consistency with other developments in the surrounding area, DelDOT anticipates requiring the path.
- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Dorman Road.
- Section 5.2.2 of the Manual addresses the location of residential subdivision entrances and commercial entrances. In accordance with that section, the site entrance should be located opposite Greenbriar Way unless there is a site constraint, e.g, wetlands, that makes such a location unbuildable. If the entrance cannot be built opposite Greenbriar

Way, it must be offset far enough to accommodate any warranted auxiliary lanes without affecting the entrance at Greenbriar Way.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Executive Summary

Development of this parcel will result in negative impacts (such as decreased forest cover and habitat with increased impervious surface and new sources of greenhouse gas emissions) on significant portions of established forests, transition areas between wetlands and uplands, and open space. Opportunities exist to reduce the environmental impact on-site through appropriate use of pollution control strategies, reduced tree clearing and nature-based infrastructure. DNREC is requesting a site visit to assist in protecting this Key Wildlife Habitat and water quality resources, and DNREC has outlined a number of best management practices designed to improve the overall health of the community.

The State of Delaware is threatened by climate change and has a goal of reducing greenhouse gas emissions by 30 percent by 2030. Appropriate development that provides access to public transportation, opportunities to walk and bike to shopping and recreation, and that employs energy efficient building standards are among key strategies to meet these goals. DNREC encourage the use of high performance building standards and consideration of alternative energy sources to promote clean sustainable energy and reduce greenhouse gas emissions. This could mean siting the buildings to take advantage of solar and geothermal systems, and/or including infrastructure for electric vehicle charging stations in common areas (funding assistance may be found at www.de.gov/cleantransportation). DNREC further recommends an abundant use of native vegetation and shade trees throughout the landscape, as well as pervious pavement and green infrastructure, where practicable, to absorb carbon dioxide, protect water quality and provide relief to residents on hot days.

The following pages provide information about applicable associated with this project, from various DNREC Divisions. DNREC would like to be a partner in creating appropriate development that protects and highlights the environment as a natural amenity of the landscape. The Department has resources and expertise that are available to help make this a reality, often at no expense to the landowner.

Water Quality:

TMDLs

- The project is located in the *low nutrient reduction* zone of the greater Inland Bays watershed. In this watershed, Total Maximum Daily Load (TMDL) pollutant reduction targets call for a 40 percent reduction in nitrogen and phosphorus from baseline conditions. The TMDL also calls for a 40 percent reduction (17 percent for marine waters) in bacteria from baseline conditions. The State of Delaware has developed these targets for nutrients and bacteria under the auspices of Section 303(d) of the 1972 Federal Clean Water Act. A TMDL is the maximum level of pollution allowed for a given pollutant below which a “water quality limited waterbody” can assimilate and still meet

State water quality standards to the extent necessary to support use goals such as, swimming, fishing, drinking water and shell fish harvesting (e.g., dissolved oxygen, nutrients, and bacteria; *State of Delaware Surface Water Quality Standards, as amended July 11, 2004*). Please view further information on the regulatory requirements and technical analysis involved in the development of the specific TMDLs here:

<http://www.dnrec.delaware.gov/swc/wa/Pages/WatershedAssessmentTMDLs.aspx>

- The Inland Bays Pollution Control Strategy (PCS) and the accompanying regulations were finalized by order of the DNREC Secretary on October 2008. The PCS regulations can be reviewed here: <http://regulations.delaware.gov/documents/November2008c.pdf>. Background information about the PCS with guidance documents and mapping tools can be retrieved here: http://www.dnrec.state.de.us/water2000/Sections/Watershed/ws/ib_pcs.htm
- A nutrient management plan is required under the *Delaware Nutrient Management law (3 Del. Chapter 22)* for all persons or entities who apply nutrients to lands or areas of open space in excess of 10 acres. This project's open space may exceed this 10-acre threshold. Please contact the Delaware Nutrient Management Program at 739-4811 for further information concerning compliance requirements – or, view the following web link for additional information: <http://dda.delaware.gov/nutrients/index.shtml>

Flood Management

- DNREC will note that a portion of this parcel is located in a Zone A floodplain based on FEMA's Flood Insurance Rate Map panel 10005C0340K. Since this parcel is greater than 50 lots or 5 acres, Sussex County's Floodplain Ordinance requires a hydrologic and hydraulic engineering analysis that determines a base flood elevation. The established base flood elevation should then be used to indicate a revised floodplain boundary. Sussex County may require that a Conditional Letter of Map Revision be submitted to FEMA for their review. DNREC would advise any proposed site plan be designed after the flood study is approved by FEMA, and recommend keeping buildings outside of the 1 percent annual chance floodplain. This is the high risk flood zone and there is an additional required cost of flood insurance to any future home buyer. Mortgage companies typically require flood insurance if a portion of the property is located in the floodplain, but the structure is not. If fill is being used on this property it must be designed with provisions for adequate drainage and no adverse effect on adjacent property owners, per Sussex County's Floodplain Ordinance (115-141.4 E)

Water Supply

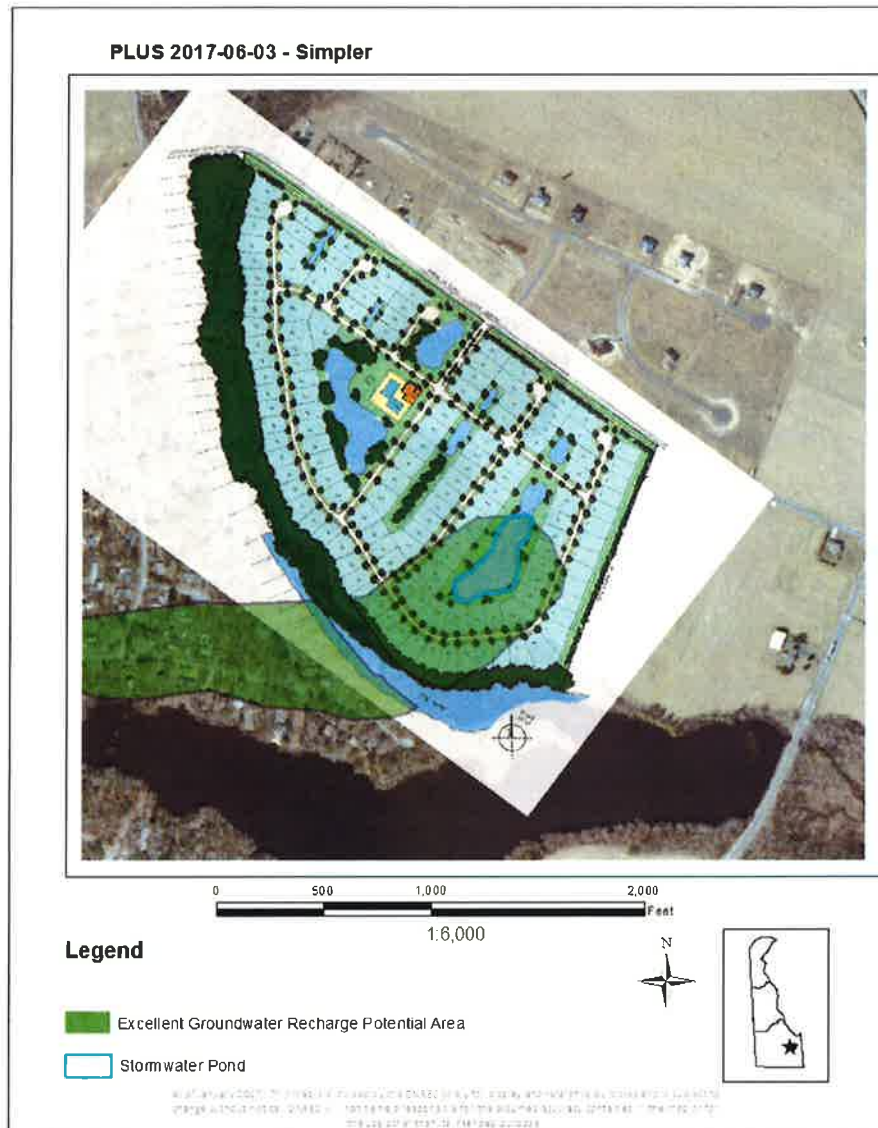
- Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation.

- All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications typically take four weeks to process, which allows the necessary time for technical review and advertising.
- Potential Contamination Sources exist in the area, and any well permit applications will undergo a detailed review that may increase turnaround time and may require site specific conditions/recommendations. In this case, there is a Sussex County Landfill: Angola, located within 1,000 feet of the proposed project. Should you have any questions concerning these comments please contact Rick Rios, at (302) 739-9944.

Source Water Protection

- DNREC has determined that the project falls within an excellent ground-water recharge area for the Sussex County (see attached map).
- Excellent Ground-Water Recharge Areas are those areas mapped by the Delaware Geological Survey where the first 20 feet of subsurface soils and geologic materials are exceptionally sandy. These soils are able to transmit water very quickly from the land surface to the water table. This map category (excellent) is an indicator of how fast contaminants will move and how much water may become contaminated (Andres, 2004). Land use activities or impervious cover on areas of excellent ground-water recharge potential may adversely affect ground water in these areas.
 - Limit impervious cover to 20 percent of that area within the portion of the parcel in the excellent ground-water recharge potential area.
OR
 - Allow no more than 50 percent impervious cover of that area within the portion of the parcel within the excellent ground-water recharge potential area if an environmental assessment documents that post-development recharge is equal to or greater than pre-development recharge when computed on an annual basis.
- The site plan submitted with the project shows a storm water management pond within the excellent ground water recharge potential area. The construction phase of these ponds requires excavation, hauling, and grading. The heavy equipment used in this phase has the capacity to compact and degrade the structure of the strata that defines the area as an excellent ground-water recharge area (Schueler, 2000). Changes to the structural soil properties may cause significant reduction in recharge capacity. Installing storm-water management ponds in excellent ground-water recharge areas has the potential to contaminate the ground water beneath it and adversely impact drinking water supplies.
 - Relocate the pond to an area outside the excellent ground water recharge potential area. According to the updated site plan received the day of the meeting, this pond has been removed.

- In addition, because the excellent ground water recharge area can readily affect the underlying aquifer if contaminants are spilled or discharged across the area, the storage of hazardous substances or wastes should not be allowed within the area unless specific approval is obtained from the relevant state, federal, or local program. ¹



¹ Andres, A. Scott, 2004, Ground-Water Recharge Potential Mapping in Kent and Sussex Counties, Delaware: Delaware Geological Survey Report of Investigations No. 66, p. 14.
<http://www.udel.edu/dgs/Publications/pubform.html#investigations>

Schueler, T. R., 2000, The Compaction of Urban Soils, in Schueler, T.R., and Holland, H.K., eds., The Practice of Watershed Protection: Ellicott City, MD, Center for Watershed Protection, p. 752.

Sediment and Erosion Control/Stormwater Management

- A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. Contact the reviewing agency to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan. The site topography, soils mapping, pre- and post-development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion. The plan review and approval as well as construction inspection will be coordinated through the Sussex Conservation District. Contact the Sussex Conservation District at (302) 856-7219 for details regarding submittal requirements and fees.

Air Quality

- The applicant shall comply with all applicable Delaware air quality regulations. Please note that the following regulations in Table 1 – Potential Regulatory Requirements may apply to your project:

Table 1: Potential Regulatory Requirements	
Regulation	Requirements
7 DE Admin. Code 1106 - Particulate Emissions from Construction and Materials Handling	Use dust suppressants and measures to prevent transport of dust off-site from material stockpile, material movement and use of unpaved roads. Use covers on trucks that transport material to and from site to prevent visible emissions.
7 DE Admin. Code 1113 – Open Burning	Prohibit open burns statewide during the Ozone Season from May 1-Sept. 30 each year. Prohibit the burning of land clearing debris. Prohibit the burning of trash or building materials/debris.
7 DE Admin. Code 1135 – Conformity of General Federal Actions to the State Implementation Plan	Require, for any “federal action,” a conformity determination for each pollutant where the total of direct and indirect emissions would equal or exceed any of the de minimus levels (See Section 3.2.1)
7 DE Admin. Code 1141 – Limiting Emissions of Volatile Organic Compounds	Use structural/ paint coatings that are low in Volatile Organic Compounds.

from Consumer and Commercial Products	Use covers on paint containers when paint containers are not in use.
7 DE Admin. Code 1144 – Control of Stationary Generator Emissions	Ensure that emissions of nitrogen oxides (NO _x), non-methane hydrocarbons (NMHC), particulate matter (PM), sulfur dioxide (SO ₂), carbon monoxide (CO), and carbon dioxide (CO ₂) from emergency generators meet the emissions limits established. (See section 3.2). Maintain recordkeeping and reporting requirements.
7 DE Admin. Code 1145 – Excessive Idling of Heavy Duty Vehicles	Restrict idling time for trucks and buses having a gross vehicle weight of over 8,500 pounds to no more than three minutes.

For a complete listing of all Delaware applicable regulations, please look at our website: <http://www.awm.delaware.gov/AQM/Pages/AirRegulations.aspx>.

Recycling

- The Universal Recycling Law (7 *Del.C.*, §6053) requires all waste service providers to provide recycling collection to their residential customers including providing a recycling cart. Though it may not be the case here, some higher density communities have expressed concerns about storage of trash and recycling containers. Those involved with the planning of new facilities should give consideration to space for collection of recyclables. For more information or assistance related to recycling requirements, benefits, tools, and assistance, please call (302) 739-9403, or visit <http://www.de.gov/recycling>.

Tank Management

- If a release of a Regulated Substance occurs at the proposed project site, compliance of 7 *Del.C.*, Chapter 60; 7 *Del.C.*, Chapter 74 and DE Admin. Code 1351, State of Delaware Regulations Governing Underground Storage Tank Systems (the UST Regulations) is required.
- No environmental impacts are anticipated; however, Per the UST Regulations: Part E, § 1. Reporting Requirements: Any indication of a Release of a Regulated Substance that is discovered by any Person, including but not limited to environmental consultants, contractors, utility companies, financial institutions, real estate transfer companies, UST Owners or Operators, or Responsible Parties shall be reported within 24 hours to:
 - The Department’s 24-hour Release Hot Line (800) 662-8802; and
 - The DNREC Tank Management Section (302) 395-2500.

- If any aboveground storage tanks (ASTs) less than 12,500 gallons are installed, they must be registered with the TMS. If any ASTs greater than 12,500 gallons are installed, they are also subject to installation approval by the DNREC Tank Management Section.
- For more information, go to: <http://www.dnrec.delaware.gov/tanks/Pages/default.aspx> or contact Ross D. Elliott with further questions at (302) 395-2500, or Ross.Elliott@state.de.us

State Historic Preservation Office – Contact Terrence Burns 736-7404

- The State Historic Preservation Office supports no project or rezoning of any kind, for any proposed development, in a Level-4 area. The Simpler Farm (S03079) is on the parcel, a late 19th-century to early 20th-century farm. With this in mind, a developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law.

Abandoned or unmarked family cemeteries are very common in the State of Delaware. They are usually in rural or open space areas, and sometimes near or within the boundary of an historic farm site. Even a marked cemetery can frequently have unmarked graves or burials outside of the known boundary line or limit. Disturbing unmarked graves or burials triggers the Delaware's Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54), and such remains or discoveries can result in substantial delays while the procedures required under this law are carried out. If there is a discovery of any unmarked graves, burials or a cemetery, it is very costly to have them archaeologically excavated and the burials moved. The Division of Historical & Cultural Affairs recommends that owners and/or developers have a qualified archaeological consultant investigate their project area, to the full extent, to see if there is any unmarked cemetery, graves, or burial sites. In the event of such a discovery, the Division of Historical & Cultural Affairs also recommends that the plans be re-drawn to leave the full extent of the cemeteries or any burials on its own parcel or in the open space area of the development, with the responsibility for its maintenance lying with the landowner association or development. If you would like to see more information, please review the following websites: www.history.delaware.gov/preservation/umhr.shtml and www.history.delaware.gov/preservation/cemeteries.shtml.

Therefore, prior to any demolition or ground-disturbing activities, the developer should hire an archaeological consultant, to examine the parcel for archaeological resources and plan to avoid those sites or areas.

- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. Owners and developers who may plan to apply for an Army Corps of Engineers permit or for federal funding, such as HUD or USDA grants, should be aware of the National Historic Preservation Act of 1966 (as amended). Regulations promulgated for Section 106 of this Act stipulate that no

ground-disturbing or demolition activities should take place before the Corps or other involved federal agency determines the area of potential effect of the project undertaking. These stipulations are in place to allow for comment from the public, the Delaware State Historic Preservation Office, and the Advisory Council for Historic Preservation about the project's effects on historic properties. Furthermore, any preconstruction activities without adherence to these stipulations may jeopardize the issuance of any permit or funds. If you need further information or additional details pertaining to the Section 106 process and the Advisory Council's role, please review the Advisory Council's website at the following: www.achp.gov.

Sussex County – Contact Jennifer Walls 855-7878

- The PLUS application indicates the project will connect to a Sussex County operated sanitary sewer district. The project is not in or contiguous to a sanitary sewer district and a request for annexation must include additional parcels to establish adjacency. It will be the developer's responsibility to obtain the participation of additional property owners. The developer must construct regional infrastructure and connect to an existing forcemain located in in Route 24 right of way.
- Sussex County requires design and construction of the collection and transmission system to meet Sussex County sewer standards and specifications. A sewer concept plan must be submitted for review and approval prior to design of the sewer system and prior to requesting annexation into the Sussex County Unified Sanitary Sewer District. A checklist for preparing concept plans is attached. A list of steps for completing a district expansion is also attached.
- One time system connection charges will apply. Please contact Mrs. Christine Fletcher 302 854-5086 for additional information on charges.

For questions regarding these comments, contact Rob Davis, Sussex County Engineering Department at (302) 855-7820.

- Sussex County Council recently adopted Ordinance No. 2489 to amend County Code regarding Drainage and Grading requirements; road, drive and parking construction; bonding requirements; project construction including notices to proceeds, inspections and closeout; and fees which may impact this proposed project. This ordinance can be found on line at <http://www.sussexcountyde.gov/drainage-and-grading-ordinance-1>. If you have questions regarding the ordinance, please contact Sussex County Public Works at (302-) 855-7703.
- The parcel is currently zoned AR-1 (Agriculture Residential District). Staff notes the applicant intends to submit a cluster development option. The cluster option in the AR-1 zoning district requires sidewalks on at least one side of the street and is subject to Planning and Zoning Approval. Sussex County code requires minimum of 50' buffers from tidal wetlands. Information regarding these buffers can be found in Section 115-193. Staff notes this project lies within an Excellent Recharge Area and Floodplain Zone

A. The development shall comply with the Sussex County Code and ordinances related to Source Water Protection and Flood Prone Districts.

For questions related to Planning and Zoning, please contact the Planning and Zoning Department at (302) 855-7878.

- Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new development, and affirmatively market those affordable housing units to diverse populations.
- For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy." The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: www.sussexcountyde.gov/affordable-and-fair-housing-resource-center. The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County and can be reached at (302) 855-7777.

In addition to the comments above The Office of State Planning Coordination has received a letter from Brandy Nauman, Sussex County Housing Coordinator & Fair Housing Compliance Officer. A copy of that letter is enclosed with this letter.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,



Constance C. Holland, AICP

Director, Office of State Planning Coordination

CC: Sussex County

Enclosure

BRANDY BENNETT NAUMAN
HOUSING COORDINATOR &
FAIR HOUSING COMPLIANCE OFFICER
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Sussex County
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June 26, 2017

Mr. Jason Palkewicz
Solutions, IPEM
303 N. Bedford St.
Georgetown, DE 19947

RE: PLUS Review (PLUS 2017-06-03)

Dear Mr. Palkewicz,

Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.

For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: www.sussexcountyde.gov/affordable-and-fair-housing-resource-center. The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.

The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state and county sources, as well as private funding sources that also promote affordable housing in Sussex County.

Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.

On behalf of Sussex County, we look forward to cooperating with you and your project as it moves forward.

Thank you,

Brandy B. Nauman
*Housing Coordinator &
Fair Housing Compliance Officer*



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