

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date May 14, 2020

Application: CU 2198 Jeffrey Myer

Applicant/Owner: Jeffrey N. Douglas Myer
10573 Seashore Hwy
Bridgeville, DE 19933

Site Location: 10595 & 10609 Seashore Hwy. Northwest corner of Seashore Hwy and Oak Rd.

Current Zoning: AR-1

Proposed Use: Indoor and Outdoor Retail Sales

Comprehensive Land
Use Plan Reference: Low Density Area

Councilmatic
District: Mr. Vincent

School District: Woodbridge School District

Fire District: Bridgeville Fire District

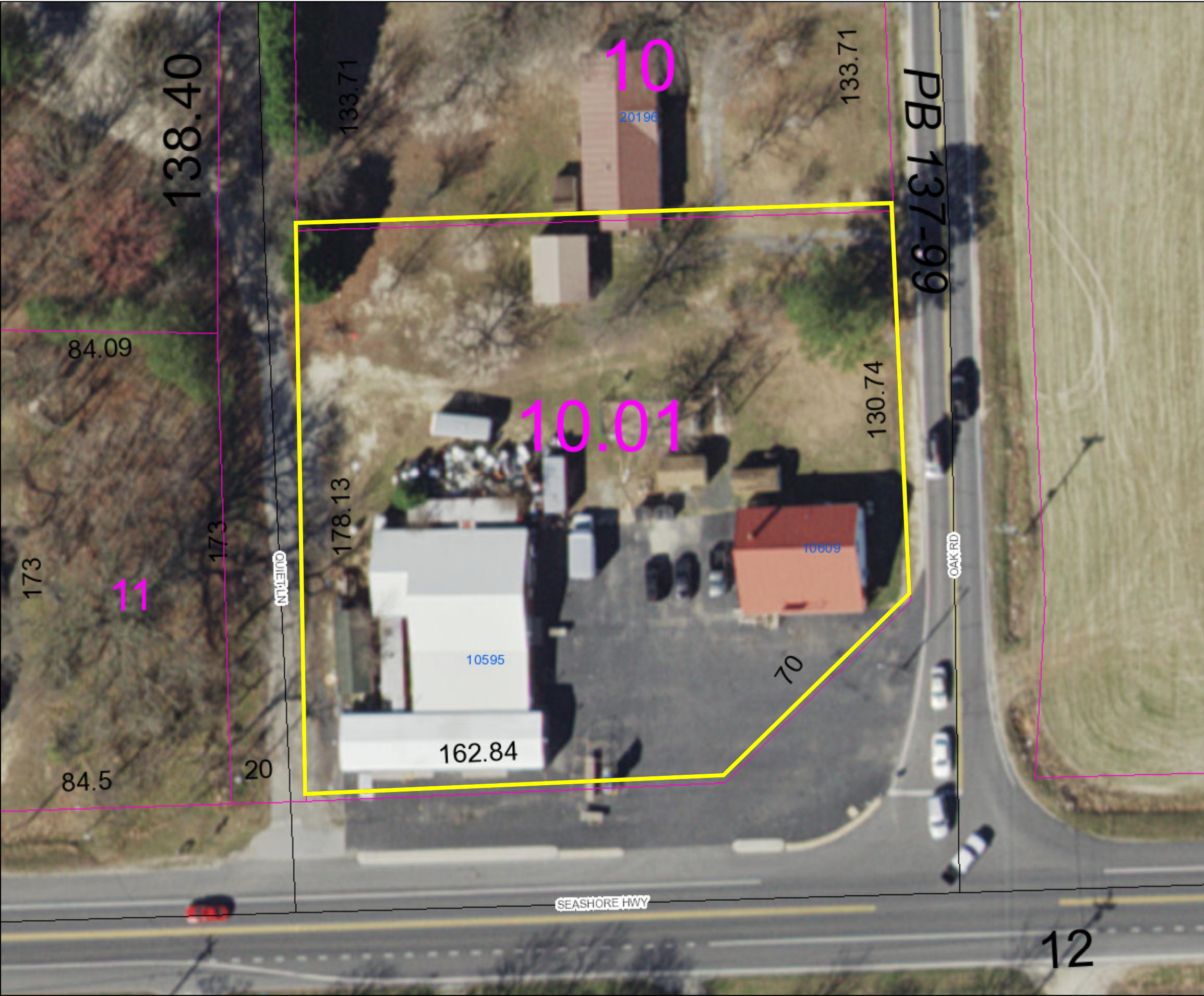
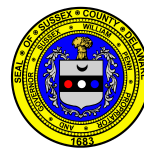
Sewer: Private, On-Site

Water: Private, On-Site

Site Area: 0.8474 ac. +/-

Tax Map ID.: 430-22.00-10.01





PIN:	430-22.00-10.01
Owner Name	MYER JEFFREY ALAN & DOUGLAS
Book	3745
Mailing Address	10573 SEASHORE HWY
City	BRIDGEVILLE
State	DE
Description	CRN/RT 18 RD 594
Description 2	LOT 1
Description 3	N/A
Land Code	

polygonLayer

Override 1

polygonLayer

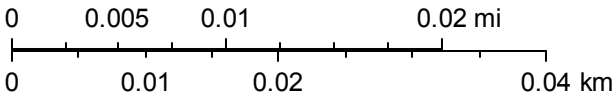
Override 1

- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Extent of Right-of-Way

Ag Preservation Districts

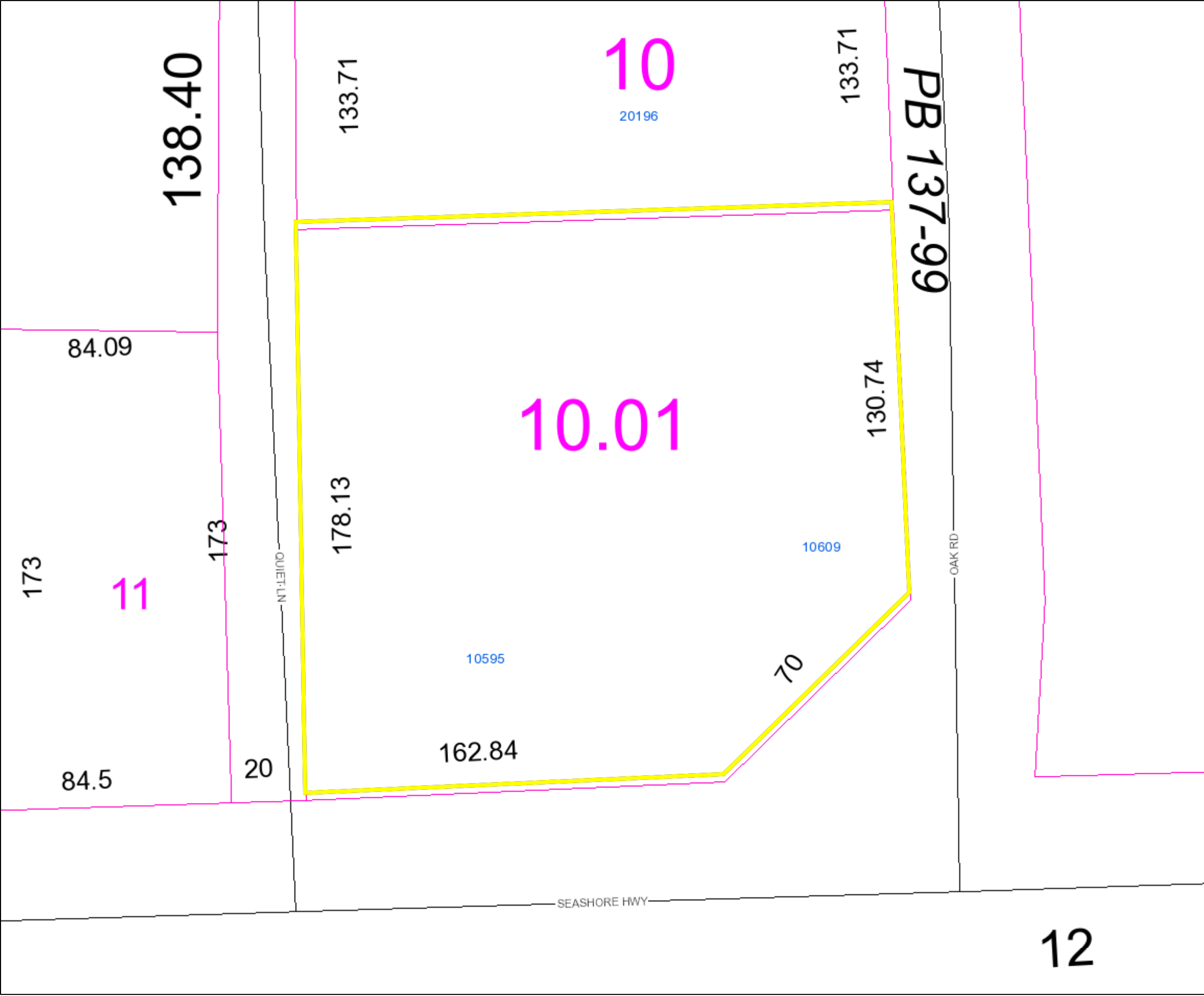
- Agricultural Easement
- Agricultural District
- Agricultural Expansion
- Municipal Boundaries

1:564





Sussex County



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Override 1
- polygonLayer

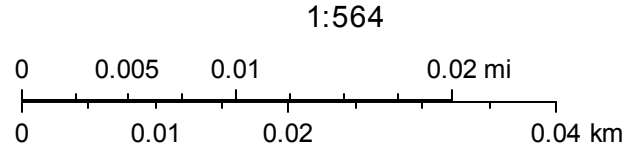
Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Extent of Right-of-Way
- Ag Preservation Districts

Agricultural Easement

Agricultural District

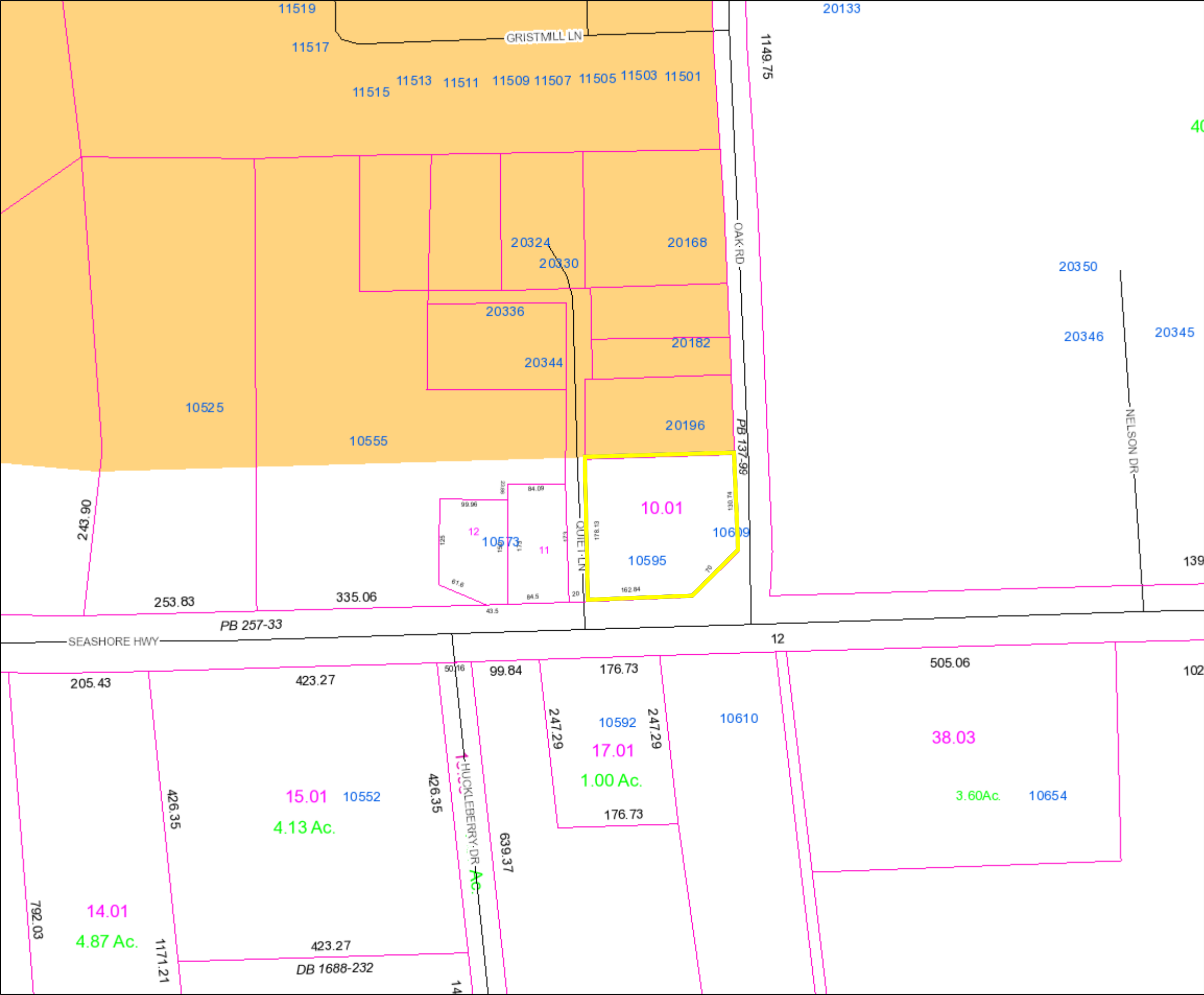
Agricultural Expansion

Municipal Boundaries





Sussex County

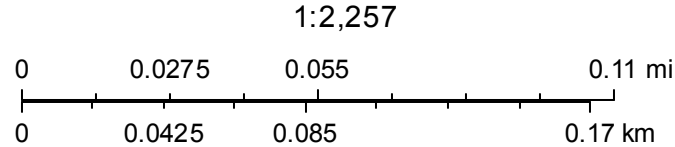


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- polygonLayer

Override 1
- polygonLayer

Override 1
- Tax Parcels
- 911 Address
- Streets



JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountype.gov



Sussex County
DELAWARE
sussexcountype.gov

Memorandum

To: Sussex County Planning Commission Members
From: Jennifer Norwood, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: May 8, 2020
RE: Staff Analysis for CU 2198 Jeffrey Myer

This memo is to provide background and analysis for the Planning Commission to consider as part of application CU 2198 Jeffrey Myer to be reviewed during the May 14, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

Please note that this Application was added to the Commission's agenda for November 21, 2019, but has since been re-noticed for May 14, 2020 as the Applicant was unable to attend.

The request is for a Conditional Use for parcel 430-22.00-10.01 to allow for indoor and outdoor retail sales to be located at 10595 & 10609 Seashore Hwy. The application seeks to regularize the existing use that has operated for many years in this location. The size of the property to be used as the Conditional Use is 0.8474 ac. +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map indicates that the property has the land use designation of Low Density.

The surrounding land use to the north and west is Existing Development Area. The land use to the south and east is Low Density Area. The Low Density Area land use designation recognizes that the primary uses are agriculture and single family detached homes and that a business development should be largely confined to businesses that address the needs of single family residences and agriculture. It should also permit industrial uses that support or depend on agricultural uses. The focus of retail and office should provide convenience goods and services to nearby residents and should be limited in their location, size and hours of operation. The use as auto repair and gasoline sales, should be avoided in these areas.

The property is zoned AR-1 (Agricultural Residential District). The properties to the north are zoned GR (General Residential District). The properties to the west, south, and east are zoned AR-1 (Agricultural Residential District). There are no known Conditional Uses in the area.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow an indoor and outdoor retail sales could be considered consistent with the land use, area zoning and uses.





STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. Box 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

June 11, 2019

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Jeffrey A. Myer** conditional use application, which we received on June 10, 2019. This application is for an approximately 0.66-acre parcel (Tax Parcel: 430-22.00-10.01). The subject land is located on the northwest corner of the intersection of Delaware Route 18 and Oak Road (Sussex Road 594), southeast of Bridgeville. The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to continue operating an outdoor market with an accessory structure.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Delaware Route 18 where the subject land is located, which is from Delaware Route 404 to Chaplains Chapel Road (Sussex Road 42), are 12,274 and 15,797 vehicles per days, respectively. As the subject land also has frontage along Oak Road, the annual average daily traffic volume along that road segment, which is from Delaware Route 18 to Haven Road (Sussex Road 596), is 1,392 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

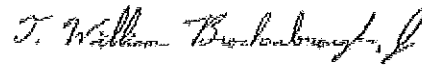


Ms. Janelle M. Cornwell
Page 2 of 2
June 11, 2019

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

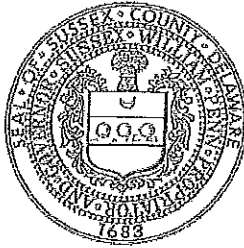


T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Jeffrey A. Myer, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

PLANNING & ZONING
JANELLE M. CORNWELL, AICP
DIRECTOR
(302) 855-7878 T
(302) 854-5079 F



Sussex County
DELAWARE
sussexcountyde.gov

Service Level Evaluation Request Form

This form **shall** be submitted to the Planning and Zoning Office and a response **shall** be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 6/10/2019

Site Information:

Site Address/Location: Seashore Hwy ¹⁰⁶⁰⁹ ~~7000~~ Bridgeville DE

Tax Parcel Number: 430 - 22.00 - 10.01

Current Zoning: AR-1

Proposed Zoning: AR-1

Land Use Classification: OUTDOOR MARKET

Proposed Use(s):

Outdoor market

Applicant wishes to
continue outdoor market
within Accessory structure.

Square footage of any proposed buildings or number of units: _____

SEE ATTACHED PLAN.

Applicant Information:

Applicant's Name: Jeffrey A Myer

Applicant's Address: 10573 Seashore Hwy
City: BRIDGEVILLE State: DE Zip Code: 19933

Applicant's Phone Number: 302 369-2075

Applicant's e-mail address: _____



File #: CU2198
201908501

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use ☒

Zoning Map Amendment ☐

Site Address of Conditional Use/Zoning Map Amendment

10595 & 10609 Seashore Hwy

Type of Conditional Use Requested:

Continuing uses (outdoor sales, convenience store, etc.)

Tax Map #: 430-22.00-10.01

Size of Parcel(s): 0.84174 ac.

Current Zoning: AR-1 Proposed Zoning: CU Size of Building: _____

Land Use Classification: _____

Water Provider: Well Sewer Provider: septic

Applicant Information

Applicant Name: JEFFREY MYER

Applicant Address: 10573 Seashore Hwy

City: BRIDGEVILLE State: DE Zip Code: 19933

Phone #: 302 396 2075 E-mail: _____

Owner Information

Owner Name: JEFFREY N DOUGLAS MYER

Owner Address: 10573

City: BRIDGEVILLE State: DE Zip Code: 19933

Phone #: 302 396 2075 E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: _____

Agent/Attorney/Engineer Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ E-mail: _____



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

___ Completed Application

___ Provide eight (8) copies of the Site Plan or Survey of the property

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

___ Provide Fee \$500.00

___ Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

___ Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

___ DeIDOT Service Level Evaluation Request Response

☒ PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Date: _____

Signature of Owner

Jeffrey A. Dixon

Date: July 23 2019

For office use only:

Date Submitted: 7/23/19

Staff accepting application: cel

Location of property: _____

Fee: \$500.00 Check #: 4513

Application & Case #: 201908501

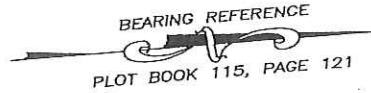
Subdivision: _____

Date of PC Hearing: _____

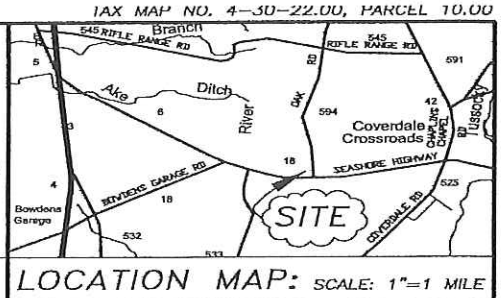
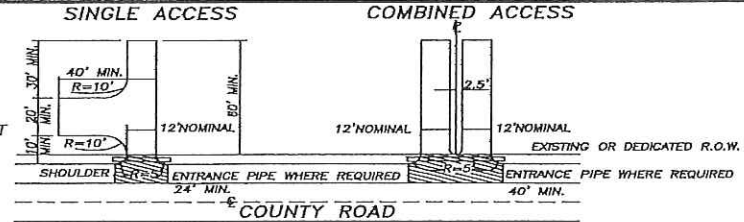
Date of CC Hearing: _____

Recommendation of PC Commission: _____

Decision of CC: _____

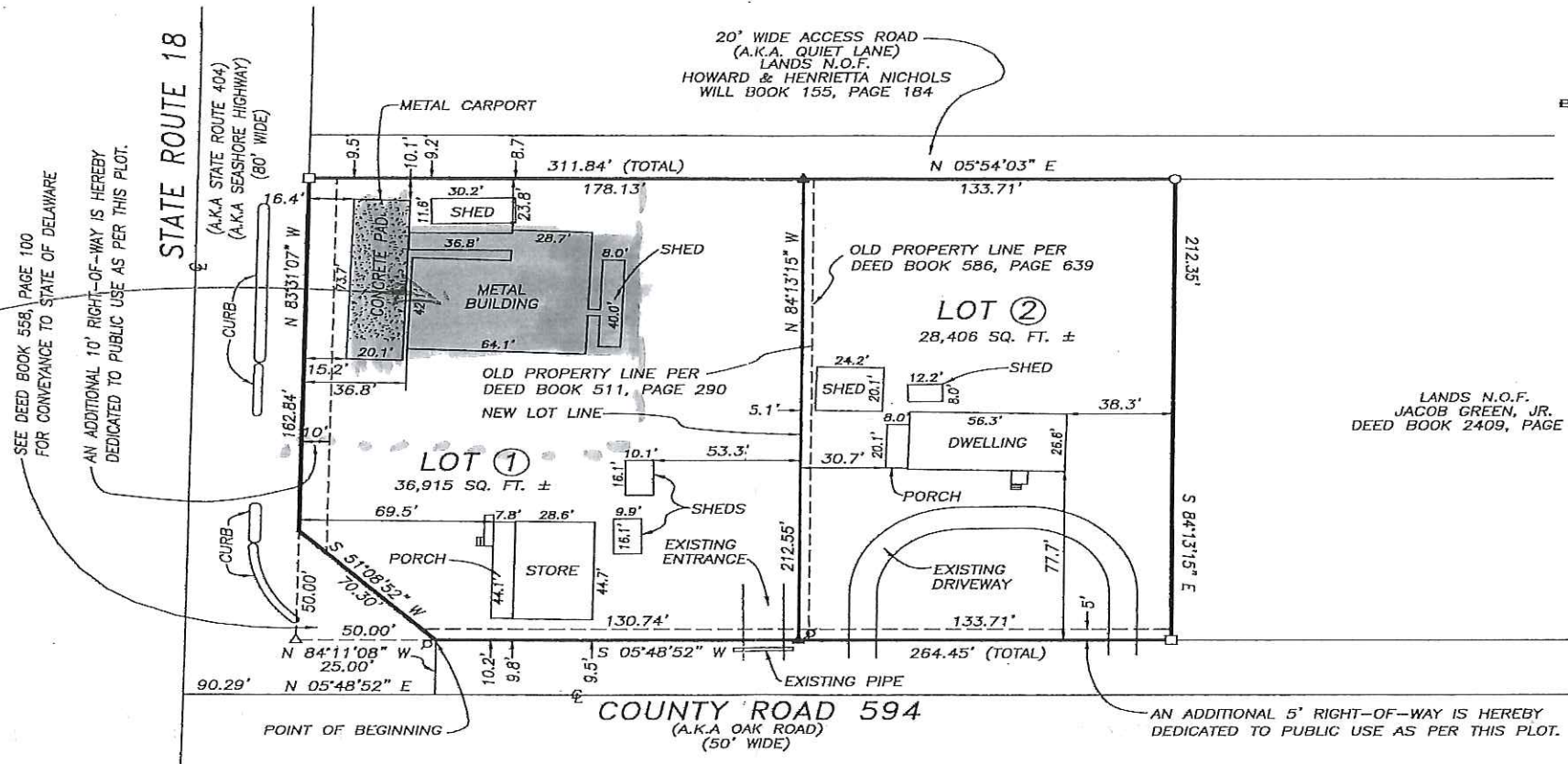


- 1) WHERE DRIVEWAY SERVES TWO ADJACENT RESIDENCES (COMBINED DRIVEWAY ACCESS), THE DRIVEWAY WIDTH AT THE RIGHT OF WAY WILL BE 29 FEET.
- 2) DRIVEWAY WIDTHS MAY BE INCREASED WITH DIVISION OF HIGHWAYS APPROVAL FOR SPECIAL PURPOSE VEHICLES (i.e. FARM VEHICLES, ETC.).
- 3) ENTRANCE PIPE FURNISHED BY THE PROPERTY OWNER WILL BE INSTALLED BY THE DIVISION OF HIGHWAYS ON REQUEST.
- 4) MINIMUM RESIDENTIAL PAVEMENT SECTION - BITUMINOUS SURFACE TREATMENT ON 6" SELECT BORROW BASE COURSE.
- 5) ACCESS TO RESIDENTIAL LOTS SHALL BE LIMITED TO ONE ACCESS POINT.



TYPICAL RESIDENTIAL ACCESS:

OUTDOOR
MARKET IS
SEPARATE TO
NON-CONFORMING
RETAIL STORE



39449
BK# 137 PG# 99

LANDS N.O.F.
JACOB GREEN, JR.
DEED BOOK 2409, PAGE 57

Recorder of Deeds
John F. Brady
Oct 19, 2009 02:43P
Sussex County
Doc. Surcharge Paid

DATA COLUMN:

- 1) CLASS "B", SUBURBAN SURVEY
- 2) TOTAL NUMBER OF LOTS - 2
- 3) RESIDUAL FRONTAGE - NONE
- 5) GROSS ACREAGE - 1.528 ACRES ±
- 4) RESIDUAL AREA - NONE
- 6) ZONING - AR (CONDITIONAL USE #1558)
- 7) PRESENT USE - RESIDENTIAL/COMMERCIAL
- 8) PROPOSED USE -
LOT 1 - RESIDENTIAL
LOT 2 - COMMERCIAL (CONDITIONAL USE #1558)
- 9) WATER - PRIVATE/ON-SITE
- 10) SEPTIC - PRIVATE/ON-SITE

NOTES:

- 1) OWNER: RACHEL M. MYER, TRUSTEE
20196 OAK ROAD
BRIDGEVILLE, DE 19933
- 2) IF THE RESIDUAL LANDS OF RACHEL M. MYER, TRUSTEE ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THESE PARCELS SHALL BE FROM AN INTERNAL SUBDIVISION STREET.
- 3) ALL ENTRANCES SHALL CONFORM TO DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND ACCESS AND SHALL BE SUBJECT TO ITS APPROVAL.
- 4) SUBDIVISION AS REVISED AND REASSEMBLED
PRIOR DEED REFERENCES:
DEED BOOK 511, PAGE 290
DEED BOOK 586, PAGE 639
- 5) LOT 1 SHALL HAVE ACCESS FROM EXISTING ENTRANCE ALONG ROUTE 18, AS SHOWN HEREON. LOT 2 SHALL HAVE ACCESS FROM THE EXISTING ENTRANCE ALONG SCR 594, AS SHOWN HEREON.

LEGEND:

- Δ FOUND RAIL ROAD SPIKE
- FOUND CONCRETE MONUMENT
- FOUND IRON PIPE
- ⊠ EXISTING UTILITY POLE
- ▲ SET IRON BAR



PREPARED BY
ADAMS-KEMP ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
AND PLANNERS
217 SOUTH RACE STREET
GEORGETOWN, DELAWARE 19947

SUBDIVISION SURVEY PLAN

PREPARED FOR
RACHEL M. MEYER (TRUSTEE)
SITUATED IN
NANTICOKE HUNDRED, SUSSEX COUNTY
STATE OF DELAWARE
AREA: 1.500 ACRES ± (TOTAL)
SCALE: 1" = 40'
DATE: SEPTEMBER 11, 2009
REVISED: OCTOBER 8, 2009

PLAN NO. 090803-G

SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING DIVISION
C/U & C/Z COMMENTS

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **11/5/2019**

APPLICATION: **CU 2198 Jeffrey Myer**

APPLICANT: **Jeffrey & Douglas Myer**

FILE NO: **WSPA-5.02**

TAX MAP &
PARCEL(S): **430-22.00-10.01**

LOCATION: **10595 & 10609 Seashore Hwy. Northwest corner of Seashore Highway and Oak Road.**

NO. OF UNITS: **Indoor and outdoor retail sales**

GROSS
ACREAGE: **0.8474**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes ☐ No ☒
- a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 3**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Click or tap to enter a fee** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- ☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The proposed Conditional Use is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
No Permit Tech Assigned



RECEIVED

NOV 19 2019

SUSSEX COUNTY
PLANNING & ZONING

MEMORANDUM

TO: Janelle M. Cornwell

FROM: Debbie Absher, Director of Ag Programs

SUBJECT: LUPA

DATE: November 18, 2019

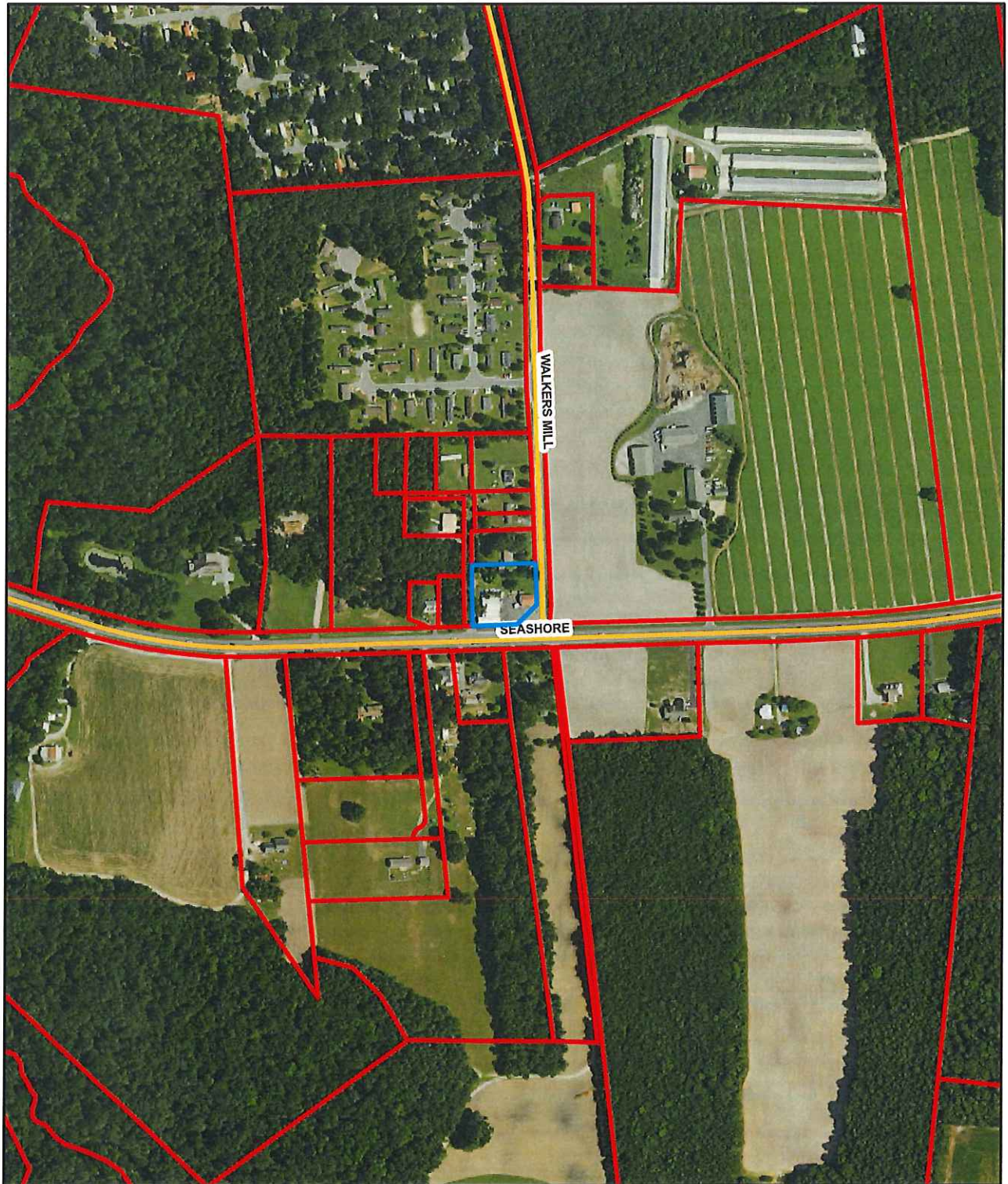
Attached you will find the comments for the following proposed zoning changes:

- 2019-08 – Azalea Woods
- 2019-21 – Lands of Nancy Marshall, Gideon Sisk III, David Bartee
- 2019-22 – Lands of Elmer T. Adkins, Sr. Trustee
- 2019-23 – Lands of John J. Hamstead
- CU 2191 – Jason B. Hill
- CU 2198 – Jeffrey Myer

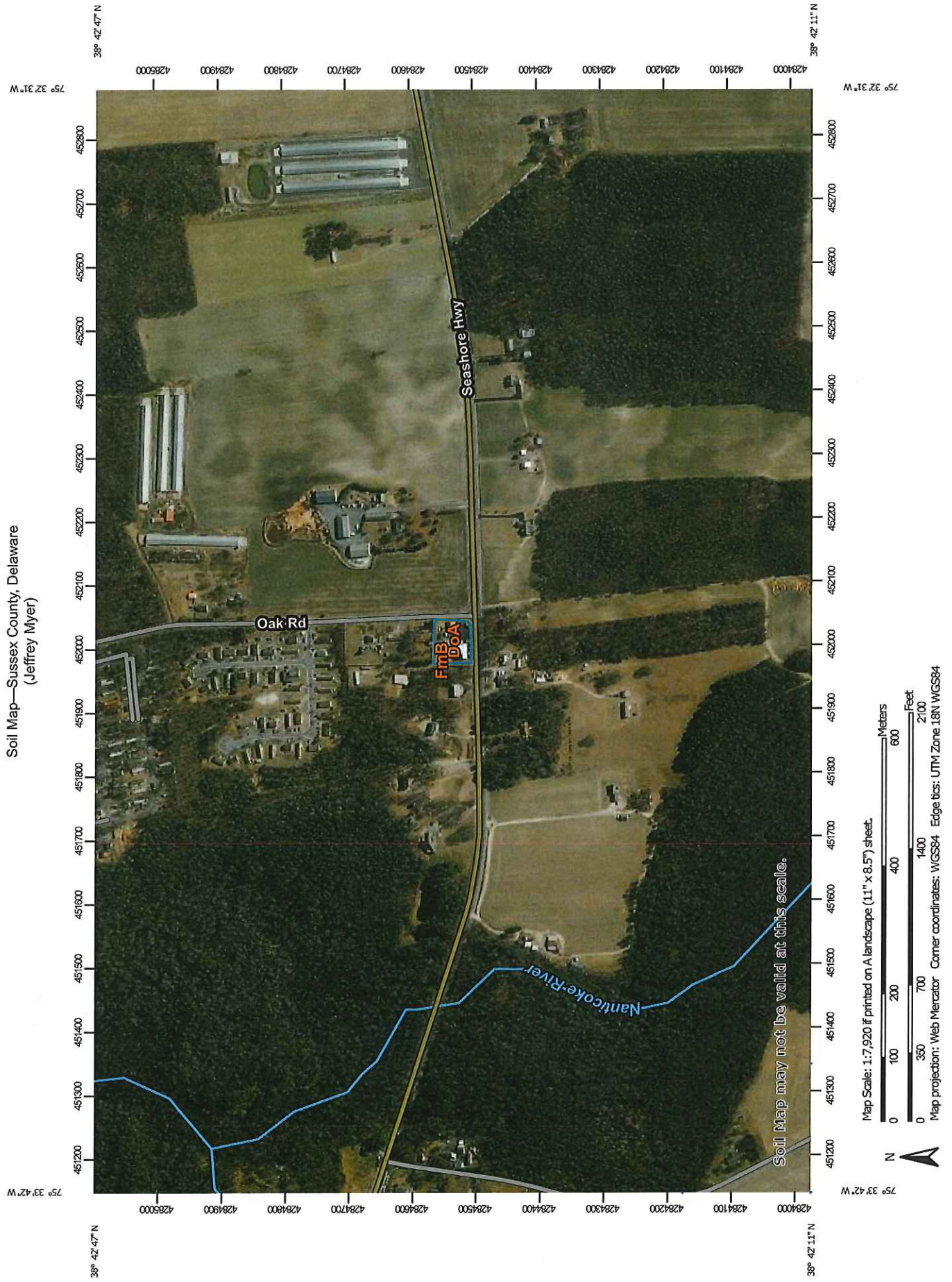
If you have any questions, I can be reached at 856-3990, ext. 3.

BJH































Enclosures



CU 2198
TM #430-22.00-10.01
Jeffrey Myer



MAP LEGEND

Area of Interest (AOI)	
	Area of Interest (AOI)
Soils	
	Soil Map Unit Polygons
	Soil Map Unit Lines
	Soil Map Unit Points
Special Point Features	
	Blowout
	Borrow Pit
	Clay Spot
	Closed Depression
	Gravel Pit
	Gravelly Spot
	Landfill
	Lava Flow
	Marsh or swamp
	Mine or Quarry
	Miscellaneous Water
	Perennial Water
	Rock Outcrop
	Saline Spot
	Sandy Spot
	Severely Eroded Spot
	Sinkhole
	Slide or Slip
	Sodic Spot
Special Line Features	
	Streams and Canals
Transportation	
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads
Background	
	Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sussex County, Delaware

Survey Area Data: Version 20, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 21, 2018—Mar 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoA	Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	0.9	95.1%
FmB	Fort Mott loamy sand, 2 to 5 percent slopes	0.0	4.9%
Totals for Area of Interest		1.0	100.0%

Selected Soil Interpretations

This report allows the customer to produce a report showing the results of the soil interpretation(s) of his or her choice. It is useful when a standard report that displays the results of the selected interpretation(s) is not available.

When customers select this report, they are presented with a list of interpretations with results for the selected map units. The customer may select up to three interpretations to be presented in table format.

For a description of the particular interpretations and their criteria, use the "Selected Survey Area Interpretation Descriptions" report.

Report—Selected Soil Interpretations

Selected Soil Interpretations--Sussex County, Delaware							
Map symbol and soil name	Pct. of map unit	ENG - Dwellings W/O Basements		ENG - Dwellings With Basements		ENG - Septic Tank Absorption Fields (DE)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
DoA—Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area							
Downer	80	Not limited		Not limited		Very limited	
						Restricted permeability	0.99
FmB—Fort Mott loamy sand, 2 to 5 percent slopes							
Fort mott	80	Not limited		Not limited		Somewhat limited	
						Restricted permeability	0.50

Data Source Information

Soil Survey Area: Sussex County, Delaware

Survey Area Data: Version 20, Sep 13, 2019

Prime and other Important Farmlands

This table lists the map units in the survey area that are considered important farmlands. Important farmlands consist of prime farmland, unique farmland, and farmland of statewide or local importance. This list does not constitute a recommendation for a particular land use.

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.

Prime farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.

For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and droughtiness, are needed. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be *farmland of statewide importance* for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

In some areas that are not identified as having national or statewide importance, land is considered to be *farmland of local importance* for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Report—Prime and other Important Farmlands

Prime and other Important Farmlands—Sussex County, Delaware		
Map Symbol	Map Unit Name	Farmland Classification
DoA	Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	All areas are prime farmland
FmB	Fort Mott loamy sand, 2 to 5 percent slopes	Prime farmland if irrigated

Data Source Information

Soil Survey Area: Sussex County, Delaware
 Survey Area Data: Version 20, Sep 13, 2019

SOILS

ADD ANY ADDITIONAL INFORMATION THAT MAY BE CONSIDERED PERTINENT:

SOILS:

DoA Downer sandy loam, 0 to 2 percent slopes
FmB Fort Mott loamy sand, 2 to 5 percent slopes

- A. SUITABILITY OF SOILS INTENDED USE:
See attached table for suitability.
- B. EVALUATE THE SOILS INCLUDED IN THIS PROJECT WITH RESPECT TO EROSION AND SEDIMENTATION CONTROL:
 - 1. DURING CONSTRUCTION:

Follow recommended erosion and sediment control practices.
 - 2. AFTER CONSTRUCTION:

Maintain vegetation.
- C. FARMLAND RATING (PRIME, UNIQUE, STATEWIDE IMPORTANCE, ETC.):
See attached table(s) for ratings.
- D. ADDITIONAL COMMENTS (IF APPLICABLE):

DRAINAGE AND FLOODING

Add any additional information that may be considered pertinent:

DRAINAGE:

- A. Any Storm flood hazard area affected? ☐ Yes ☒ No
- B. Would the proposed project necessitate any off-site drainage improvements?
No
- C. Would the proposed project necessitate any on-site drainage improvements?
No
- D. Any Tax Ditch affected? ☐ Yes ☒ No

Additional Comments (if applicable)

All landowners, developers, and site designers are strongly encouraged to thoroughly investigate the presence of easements or right-of-ways along tax ditches. These documents are located in the Prothonotary's Office and/or with the Recorder of Deeds. If a stormwater management facility is proposed along a stream or ditch, the Sussex Conservation District will require verification of any easements. Before you start any project design, please look into this matter by calling the Division of Soil and Water Conservation-Drainage Program at (302) 855-1930 or the Sussex Conservation District Sediment and Stormwater Program at (302) 856-7219 for more information.

