



# Kent County

## Department of Planning Services Division of Planning

SARAH E. KEIFER, AICP  
Director of Planning Services

Phone: 302/744-2471  
FAX: 302/736-2128

KRISTOPHER S. CONNELLY, AICP  
Assistant Director of Planning Services

### AGRICULTURAL PRESERVATION COMMISSION RECOMMENDATION REPORT March 7, 2019

**Application** : AP-19-01

**District Name** : Millard & Joanne Dixon, Jr. District (K-18-12-287)

**Owner / Applicant** : Dixon Acres, LLC, % Millard & Joanne Dixon  
2005 Dyke Branch Road  
Dover, DE 19901

**Present Zoning District** : AC (Agricultural Conservation)

**Proposed Zoning District** : Same with Agricultural Preservation Overlay (AP/10)

**Area and Location** : 229.69± acres located on the north side of Dyke Branch Road, across from Hazelwood Drive, northeast of Dover

---

### AGRICULTURAL PRESERVATION COMMISSION RECOMMENDATION

On February 2, 2019, via a telephone poll vote, the Agricultural Preservation Committee voted unanimously (one member (John Papen) not voting), to recommend **Approval** of the Millard & Joanne Dixon, Jr. District (AP-19-01). In making its recommendation, the committee cited the farm's proximity to other Agricultural Preservation and the need to preserve land as much as possible, especially east of Route 1. The members voting via the telephone poll were Commission Eric Buckson, Joseph Jackewicz, Jr., Robert C. Thompson and Raymond Stachecki.

#### **I. APPLICATION BACKGROUND INFORMATION:**

##### **A. COMPREHENSIVE PLAN RECOMMENDATION AND ZONING:**

The Comprehensive Plan recommends that this property be used for low-density residential purposes and is located outside of Kent County's Growth Zone

Overlay. The proposed Agricultural Preservation Overlay District is in keeping with the Comprehensive Plan recommendation for the property.

The subject site is zoned AC (Agricultural Conservation) and is consistent with the zoning of the surrounding area. There are several other existing Agricultural Preservation Districts (AP/10) and Agricultural Preservation Easements (PDR) in the vicinity of the subject site.

**B. EXISTING AND SURROUNDING LAND USE:**

The subject site contains approximately 229.69± acres, consisting of roughly 170.69 acres of crop lands, 53 acres of woodlands, 2 acres for farmland structures, and 4 acres for a residence on the farm. Other than a residential development to the east, it is surrounded by lands used for agriculture. Agriculture is the principal use of the surrounding area with many large tracts in the vicinity. Residential uses are associated within some limited subdivision development.

The site is designated as a Level 4 on the State's Strategies for Policies and Spending Map. The preservation of agricultural land is encouraged in Level 4 areas, as the State will not be funding improvements for infrastructure to facilitate residential growth in this area. Improvements will be made to preserve existing infrastructure and to support agriculture and agribusiness.

**II. STAFF RECOMMENDATION:**

After reviewing the subject site, the surrounding land use, and the information provided by the Department of Agriculture, the staff recommends **Approval** of the creation of the Agricultural Preservation District. The site is in an area that is predominately agricultural with existing AP/10 and PDR districts in the vicinity along with minimal residential development on lots fronting the county roadways.

This recommendation is made without the benefit of public testimony and is based on the information presented when the application was received by the Department of Planning Services. The Regional Planning Commission shall give considerable weight to public testimony received during public hearing in considering its decision.

ENC: Data Sheet  
Exhibit A- Location and Zoning Map  
Memorandum to Agricultural Commission  
Department of Agriculture Information