



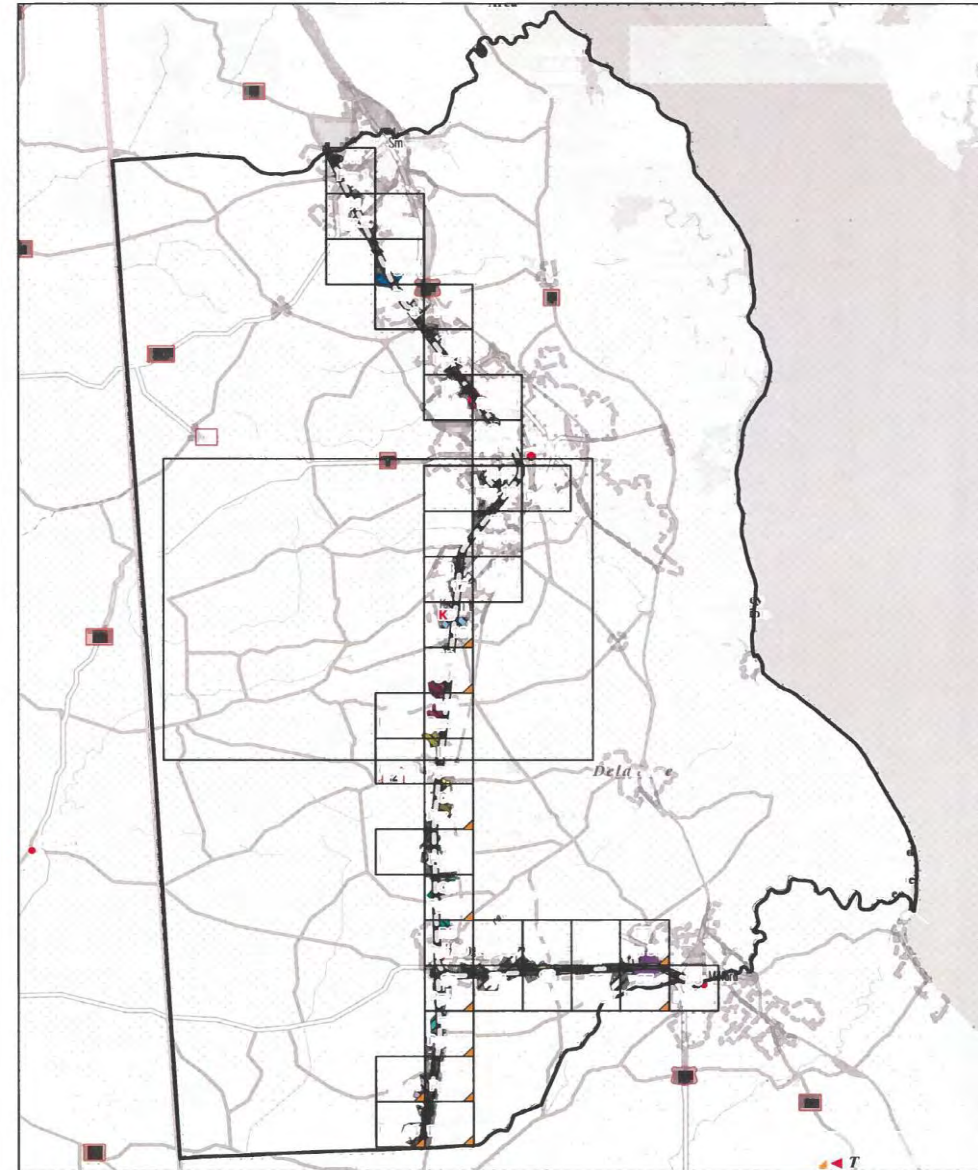
Rail Corridor Land Use Study

*June 9, 2022 - MPO PAC
June 14, 2022 - MPO TAC
July 6, 2022 - MPO Council*



Rail Corridor Land Use Study

- Introduction
- Study Area
- Review of November 2018 MPO Rail/Freight Zoning Study
- Comprehensive Plans Review
- Process Used to Screen Parcels for Inclusion/Exclusion
- Detailed Examination by Municipality
- Summary
- Appendices



INTRODUCTION

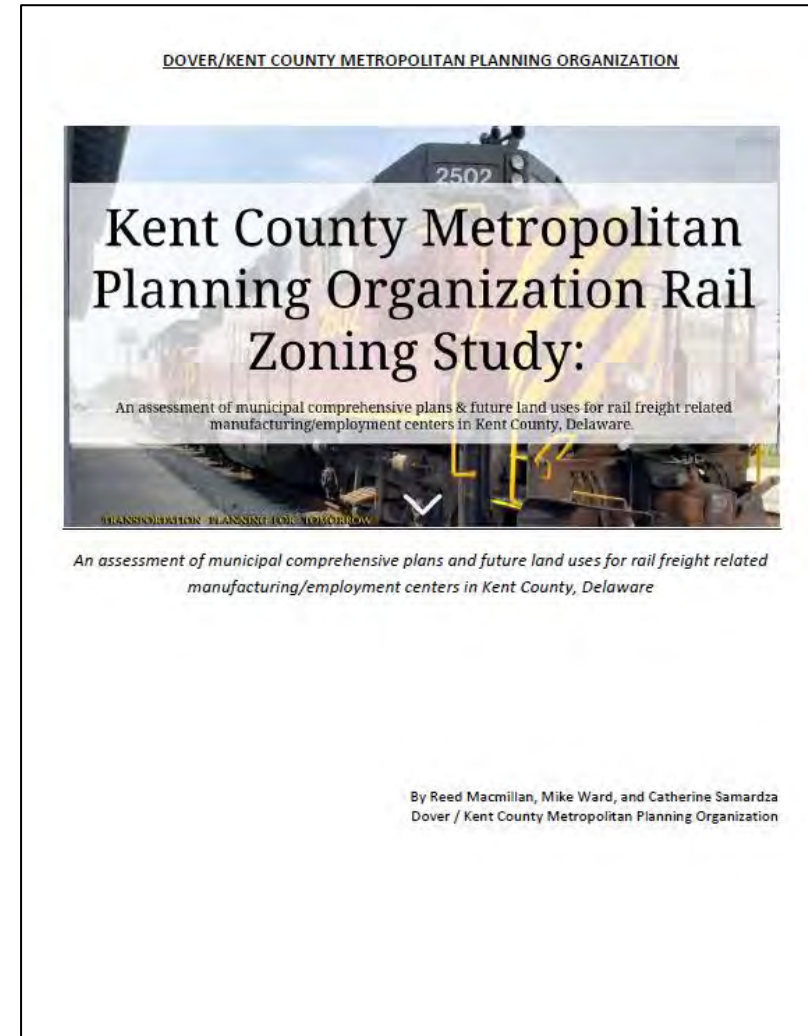
- September 2018, Rockport Study recommended warehousing, distribution and logistics as a key sector to target for Kent County economic development
- June 2021, KEP requested a study to identify appropriate available land adjacent to rail corridors which could be designated and preserved for industrial use
- Focus of the MPO study is an inventory and analysis of available parcels that have rail access that could attract small- to medium-sized manufacturing/industrial businesses

STUDY AREA

- Norfolk Southern (NS) Railway Company operates approximately 19,3000 route miles in 22 states and the District of Columbia
- Delmarva Central Railroad is one of 261 Short Line Railroads operating on NS tracks
- Delmarva Central Railroad operates on the Norfolk Southern tracks that serve the Delmarva Peninsula, specifically in Kent County
- Study focus is the portion of the DCR operating from Clayton at the New Castle border to the Sussex County border south of Farmington, as well as the line that diverges in Harrington and traverses the southern portion of Kent County to Milford

NOVEMBER 2018 Rail/Freight Zoning Study (MPO)

- Identified five recommendations
- To date, none of those recommendations have been fully implemented
- Those recommendations are still valid and should continue to be pursued



COMPREHENSIVE PLANS REVIEW – Jim Galvin

- In Delaware, municipalities must review adopted comp plans every five years, and revise, update and amend as necessary and readopt every ten years
- 14 comprehensive plans, 13 municipalities and Kent County, were reviewed for this study
- Purpose of the review was to ascertain if rail freight-related uses or proposed future uses were being considered, identify future land use zoning map changes regarding industrial zoning, identify potential areas where rail freight-related uses might be supported by rail spur lines
- 11 of the plans do not specifically highlight rail uses
- Clayton, Felton and Harrington do highlight rail uses
- Kent County, Clayton, Dover and Harrington provided information regarding future investments into freight and passenger rail
- None contained rail freight data and use in their Economic Development Chapters

The Office of State Planning Coordination maintains the most current certified comprehensive plans on its website (<https://stateplanning.delaware.gov/lup/comprehensive-plan.shtml>)

PROCESS USED TO SCREEN PARCELS FOR INCLUSION/EXCLUSION FROM THE STUDY

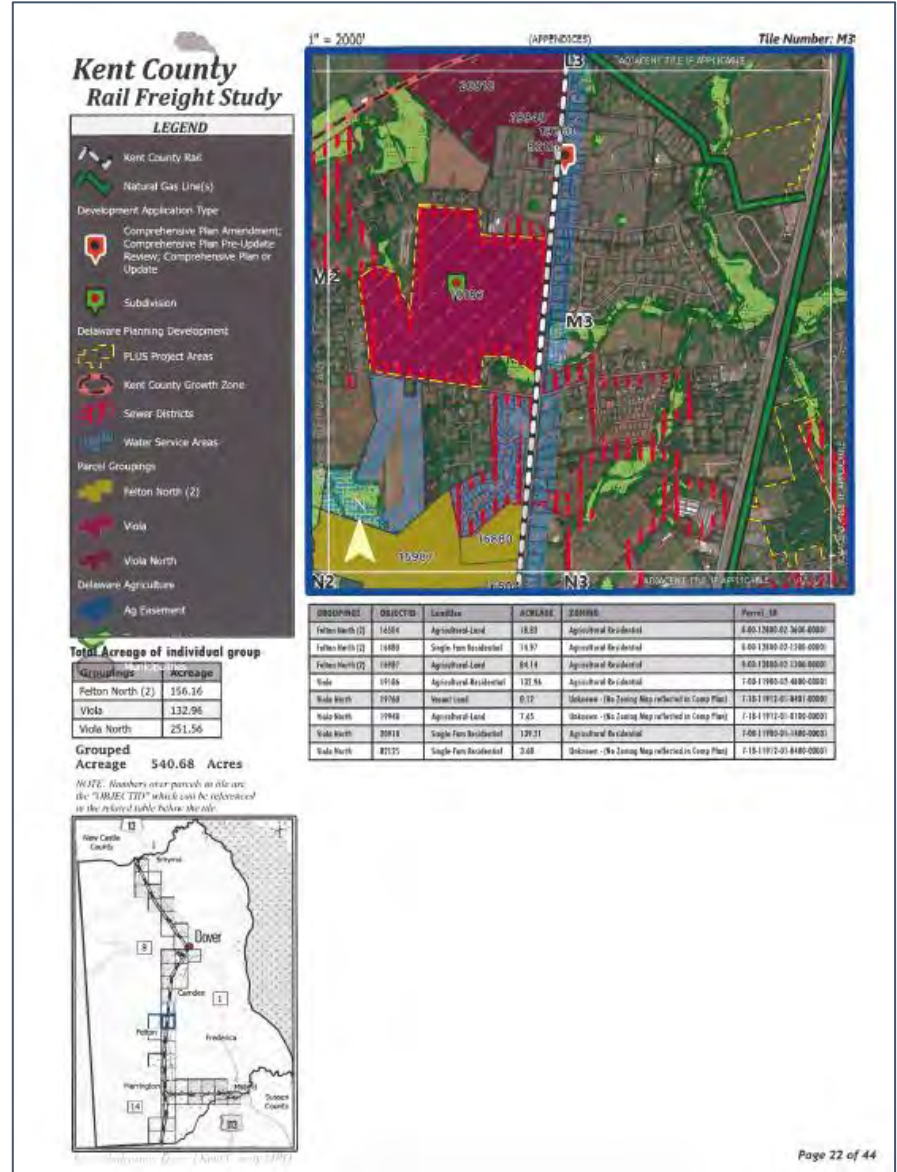
- Dover Kent MPO applied the following principles to exclude certain parcels from the study
 - Highly impacted with wetlands or other environmental concerns
 - Parcels in the Ag-Land Preservation program
 - Parcel configuration and lack of frontage along the rail
 - Residential “Open Space” and various stand-alone residential properties
- Parcels contained within the study list are parcels of large acreage with applicable frontage
- Other parcels were selected for inclusion as they had the potential of being grouped into one larger parcel
- All parcels contained within the study may or may not require zoning changes

OBJECTID	Jurisdiction	Parcel ID	Land Use	ACREAGE	Notes	Zoning	Groupings
1953	Kent County	6-00-18700-01-5500-0001	Vacant Land	44.50	None	Limited Industrial	Harrington South (1)
1613	Kent County	6-00-18700-01-4300-0001	Single-Fam Residential	23.36	None	Agricultural Residential	Harrington South (1)
1376	Kent County	6-00-18700-01-4400-0001	Manufactured Home	4.77	None	General Industrial	Farmington North
81467	Kent County	6-00-18700-01-4500-0001	Single-Fam Residential	85.60	None	Agricultural Residential	Farmington North
1350	Kent County	6-00-18700-01-4600-0001	Agricultural Land	18.00	None	Agricultural Residential	Farmington North
1512	Kent County	6-00-18700-01-5200-0001	Agricultural Land	27.56	None	Agricultural Residential	Harrington South (1)
1145	Kent County	6-00-19300-01-1000-0001	Agricultural-Land	13.94	None	Agricultural Residential	Farmington North
1220	Kent County	6-00-19300-01-1200-0001	Agricultural-Residential	5.98	None	Agricultural Residential	Farmington North
1224	Kent County	6-00-19300-01-1200-0001	Agricultural-Residential	15.20	None	Agricultural Residential	Farmington North
80449	Kent County	6-00-19300-01-1202-0001	Agricultural-Residential	10.25	None	Agricultural Residential	Farmington North
1162	Kent County	6-00-19300-01-1214-0001	Single-Fam Residential	13.01	None	Agricultural Residential	Farmington North
1116	Kent County	6-00-19300-01-1400-0001	Single-Fam Residential	24.37	None	Agricultural Residential	Farmington North
1035	Kent County	6-00-19300-01-1400-0001	Single-Fam Residential	14.47	Adjacent to Farmington	Agricultural Residential	Farmington North
1012	Kent County	6-00-19300-01-1700-0001	Miscellaneous Imps.	1.83	Adjacent to Farmington	Agricultural Residential	Farmington North
1010	Kent County	6-00-19300-01-1800-0001	Vacant Land	0.35	Acreage and Configuration	Agricultural Residential	None
1032	Kent County	6-00-19300-01-1900-0001	Vacant Land	0.43	Acreage and Configuration	Agricultural Residential	None
1021	Kent County	6-00-19300-01-2000-0001	Manufactured Home	0.74	Developed	Agricultural Residential	None
765	Kent County	6-00-19300-01-4300-0001	Single-Fam Residential	28.26	None	Agricultural Residential	Farmington South
80393	Kent County	6-00-19300-01-4800-0001	Industrial	22.74	None	General Industrial	Farmington South
622	Kent County	6-00-19300-01-4801-0001	Industrial	20.01	None	General Industrial	Farmington South
3874	Kent County	6-00-19300-01-4900-0001	Single-Fam Residential	180.62	Adjacent to Farmington	Agricultural Residential	Farmington South
83041	Kent County	6-00-19300-01-5600-0001	Agricultural Land	31.67	None	Agricultural Residential	Farmington South
417	Kent County	6-00-19300-01-5602-0001	Single-Fam Residential	5.38	None	Agricultural Residential	Farmington South
423	Kent County	6-00-19300-01-5604-0001	Manufactured Home	1.07	None	Agricultural Residential	Farmington South
475	Kent County	6-00-19300-01-5800-0001	Vacant Land	3.32	None	Agricultural Residential	Farmington South
804	Kent County	6-00-19312-02-1800-0001	Manufactured Home	0.23	Acreage & Developed	Agricultural Residential	None
802	Kent County	6-00-19312-02-1900-0001	Vacant Land	3.07	Adjacent to Farmington	Agricultural Residential	Farmington South
38788	Kent County	6-00-19900-01-1900-0001	Industrial	56.18	None	General Industrial & Agricultural Residential	None
387	Kent County	6-00-19900-01-1900-0001	Commercial	4.60	Wetlands	Agricultural Residential	None
83043	Kent County	6-00-19900-01-2100-0001	Single-Fam Residential	65.28	None	Agricultural Residential	None
82953	Kent County	6-00-19900-01-3300-0001	Agricultural-Residential	204.72	None	Agricultural Residential	None
80159	Kent County	6-00-19900-01-1400-0001	Single-Fam Residential	12.02	None	Agricultural Residential	None
317	Kent County	6-00-19900-01-3501-0001	Agricultural-Residential	16.03	Wetlands	Agricultural Residential	None
38782	Kent County	6-00-19900-01-4700-0001	Agricultural Land	17.70	None	Agricultural Residential	None
313	Kent County	6-00-19900-01-4701-0001	Agricultural-Residential	22.28	None	Agricultural Residential	None
38784	Kent County	6-00-19900-01-4704-0001	Agricultural-Land	37.17	None	Agricultural Residential	Sussex Line
113	Kent County	6-00-19900-01-4800-0001	Single-Fam Residential	7.60	None	Agricultural Residential	Sussex Line
122	Kent County	6-00-19900-01-4800-0001	Agricultural Residential	4.91	None	Agricultural Residential	Sussex Line
81415	Kent County	6-00-19900-01-5100-0001	Agricultural-Residential	19.77	None	Agricultural Residential	Sussex Line
28605	Kent County	7-00-10200-02-3700-0001	Vacant Land	5.47	None	Agricultural Conservation	None
28650	Kent County	7-00-10200-02-3704-0001	Commercial	2.90	None	Agricultural Conservation	None
31135	Kent County	7-00-10300-01-0100-0001	Single-Fam Residential	34.52	Adjacent to Camden	Agricultural Residential	None
26869	Kent County	7-00-10300-01-5004-0001	Single-Fam Residential	4.73	None	Agricultural Residential	None
27568	Kent County	7-00-10300-01-5013-0001	Single-Fam Residential	2.19	None	Agricultural Residential	None
26241	Kent County	7-00-10300-01-5014-0001	Single-Fam Residential	1.60	None	Agricultural Residential	None
27439	Kent County	7-00-10300-01-5015-0001	Vacant Land	1.80	None	Agricultural Residential	None
27101	Kent County	7-00-10300-01-5019-0001	Vacant Land	1.56	None	Agricultural Residential	None

OBJECTID	Jurisdiction	Parcel ID	Land Use	ACREAGE	Notes	Zoning	Groupings
10917	Kent County	8-00-14800-01-0903-0001	Single-Fam Residential	0.27	None	Agricultural Residential	None
10818	Kent County	8-00-14800-01-2000-0001	Single-Fam Residential	2.43	None	Agricultural Residential	None
10768	Kent County	8-00-14800-01-2100-0001	Single-Fam Residential	0.51	None	Agricultural Residential	None
10735	Kent County	8-00-14800-01-2201-0001	Single-Fam Residential	0.80	None	Agricultural Residential	None
10658	Kent County	8-00-14800-01-2300-0001	Single-Fam Residential	0.96	None	Agricultural Residential	None
10650	Kent County	8-00-14800-01-2401-0001	Single-Fam Residential	0.77	None	Agricultural Residential	None
10613	Kent County	8-00-14800-01-2400-0001	Agricultural Land	47.45	None	Agricultural Residential	None
10691	Kent County	8-00-14800-01-2600-0001	Agricultural Land	98.93	None	Agricultural Residential	None
31720	Town of Camden	7-02-09400-01-0880-0001	Commercial	84.58	Manufactured Home Park	Single Family Residential	None
33500	Town of Camden	7-02-09400-01-1021-0001	Exempt	0.72	Mini Storage	Highway Commercial	None
33550	Town of Camden	7-02-09400-01-1704-0001	Commercial	2.24	Mini Storage	Highway Commercial	None
33705	Town of Camden	7-02-09400-01-1705-0001	Commercial	1.89	Mini Storage	Highway Commercial	None
33843	Town of Camden	7-02-09400-01-2001-0001	Exempt	5.85	Mini Storage	Highway Commercial	None
27825	Town of Camden	7-02-10305-02-8300-0001	Single-Fam Residential	1.18	Residential Lot	Single Family Residential	None
40087	Town of Camden	7-02-10305-02-6400-0001	Single-Fam Residential	0.68	Residential Lot	Single Family Residential	None
29190	Town of Camden	7-02-10305-02-6600-0001	Single-Fam Residential	0.73	Residential Lot	Single Family Residential	None
29270	Town of Camden	7-02-10305-02-6700-0001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29332	Town of Camden	7-02-10305-02-6800-0001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29435	Town of Camden	7-02-10305-02-7600-0001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29578	Town of Camden	7-02-10305-02-7700-0001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29601	Town of Camden	7-02-10305-02-7800-0001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
28667	Town of Camden	7-02-10305-02-7900-0001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
40115	Town of Camden	7-02-10305-02-8000-0001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
29930	Town of Camden	7-02-10305-02-8100-0001	Single-Fam Residential	0.57	Residential Lot	Single Family Residential	None
30006	Town of Camden	7-02-10305-02-8200-0001	Single-Fam Residential	0.81	Residential Lot	Single Family Residential	None
30084	Town of Camden	7-02-10305-02-8300-0001	Vacant Land	1.22	Residential Lot	Single Family Residential	None
30340	Town of Camden	7-02-10305-02-8100-0001	Single-Fam Residential	3.71	None	Single Family Residential	None
61481	Town of Chowes	4-03-04600-01-0733-0001	Industrial	0.50	Acreage & Developed	Industrial	None
80807	Town of Chowes	4-03-04600-01-0900-0001	Open Space	37.96	Open Space	Residential	None
61826	Town of Chowes	4-03-04611-01-0900-0001	Commercial	4.66	None	Residential	None
72446	Town of Clayton	1-04-00900-01-0900-0001	Open Space	18.36	Residential Open Space	Residential (Open Space)	None
76445	Town of Clayton	1-04-00900-01-0200-0001	Commercial	3.75	None	Industrial	None
77259	Town of Clayton	1-04-00900-01-2300-0001	Commercial	28.52	None	Residential	None
73882	Town of Clayton	1-04-00911-01-2700-0001	Commercial	1.70	Utilities	Utilities	None
992	Town of Farmington	6-06-19312-01-2000-0001	Vacant Land	0.37	lot, area & depth even if parcels are combined	Residential	None
986	Town of Farmington	6-06-19312-01-2100-0001	Single-Fam Residential	0.44	lot, area & depth even if parcels are combined	Residential	None
972	Town of Farmington	6-06-19312-01-2200-0001	Manuf Home/Ret Title	0.43	lot, area & depth even if parcels are combined	Residential	None
960	Town of Farmington	6-06-19312-01-2300-0001	Vacant Land	0.52	lot, area & depth even if parcels are combined	Residential	None
947	Town of Farmington	6-06-19312-01-2501-0001	Manufactured Home	0.70	lot, area & depth even if parcels are combined	Residential	None
938	Town of Farmington	6-06-19312-01-2800-0001	Manufactured Home	0.24	lot, area & depth even if parcels are combined	Residential	None
930	Town of Farmington	6-06-19312-01-3900-0001	Manuf Home/Ret Title	0.35	lot, area & depth even if parcels are combined	Residential	None
821	Town of Farmington	6-06-19312-01-4600-0001	Manufactured Home	0.33	Acreage & Developed	Residential	None
14958	Town of Felton	8-07-12820-01-1201-0001	Exempt	1.95	Developed; business	Institutional	None
14699	Town of Felton	8-07-12820-01-8900-0001	Single-Fam Residential	0.48	Residential Lots	Residential	None
14577	Town of Felton	8-07-12820-01-6200-0001	Single-Fam Residential	0.51	Residential Lots	Residential	None
14476	Town of Felton	8-07-12820-01-6300-0001	Single-Fam Residential	0.21	Residential Lots	Residential	None
15526	Town of Felton	8-07-12820-01-0100-0001	Commercial	7.06	Developed; Multi-Family Residential	Multi-Family Residential	None

**DETAILED EXAMINATION BY MUNICIPALITY –
MAPS OF PARCEL GROUPINGS – (Mike Ward)**

- Once parcels were identified, an effort was made to group parcels in such a way as to identify possible configurations that could attract small- to medium-sized industrial businesses that specifically require rail access
- By grouping multiple smaller acreage parcels, larger sites could possibly be considered
- Groupings are presented in the Map Series Tiles, which runs along the rail corridor from north to south, west to east
- Each tile is dynamic, meaning the information available on each tile differs depending on the specific characteristics of the location depicted on each individual tile
- The following information is available on each tile, as specifically appropriate
 - Utility coverage (natural gas, power, sewer, water)
 - Kent County Growth Zone
 - PLUS Project Areas
 - Parcel groupings with total acreage
 - Individual parcels within grouping(s), including current land use, acreage, zoning and parcel ID for each parcel
- A dynamic web-based map can be found at: <https://dkcmpo.maps.arcgis.com/apps/webappviewer/index.html?id=62152bdabad24416aaa3d19819abf4fe>



SUMMARY

- The purpose of the rail is to move freight
- Residential uses along the rail can cause interruptions
- Adjacent properties should accommodate rail and at best provide a place for those enterprises that need rail access
- Based on the Comprehensive Plan review, several zoning changes and other actions are recommended
- If a municipality wants to encourage preservation of parcels along the rail for future commercial and industrial use, a process must be implemented to achieve that goal
- Appendix D includes resources and guidance that may be helpful

NEXT STEPS – Presentations

- MPO PAC, TAC and Council
- KEP Board – August 16
- Regional Planning Commission and Kent County Levy Court - September