



**Kent County Regional Planning Commission Business Meeting
Meeting Notice and Agenda
555 Bay Rd.
Dover, DE 19901
Levy Court Chambers - Room 203
Thursday, January 15, 2026**

6:00 PM, RPC BUSINESS MEETING

In addition to the live meeting, this meeting may also be held virtually by phone and video conferencing to enable the applicant, owner, and/or members of the public to provide their testimony on the applications described below.

Join the meeting via Webex by going to:

<https://kentcountyde.webex.com/kentcountyde/j.php?>

[MTID=mb6482550984493b01c324b1b8b19e2b4](https://kentcountyde.webex.com/kentcountyde/j.php?MTID=mb6482550984493b01c324b1b8b19e2b4)

or by phone, by calling 1-408-418-9388. Meeting number (access code) 2334 771 6266

Meeting password: ieUmMVdH238

Call to Order for Business Meeting

The Pledge of Allegiance

Roll Call and Determination of Quorum

Approval of Agenda

Approval of Minutes

December 11, 2025

December 11, 2025

**Levy Court Action on Commission Recommendations - No Action for the month of
December, 2025**

Old Business

New Business

CZ-26-01 / LC25-29 King, Allen E & Amanda L.: Request to amend the Zoning Map from AR(Agricultural Residential) & IG(General Industrial) to AR(Agricultural Residential & BG(General Business) located outside the Growth Zone Overlay District. / ED-00-066.00-01-55.00-000

CS-26-01 DE State Fire School: Request Conditional Use with Site Plan Approval of a Comprehensive signage package located inside the Growth Zone Overlay District. / ED-00-066.00-02-46.00-000

SLV-25-42 Ebert, Taylor: Requesting a Waiver from §187-57.B. Floodplain areas and §187-77.C. Wetlands areas to enable the submission of a 2-lot minor subdivision plan located inside the Growth Zone Overlay District. / NM-00-119.00-02-30.00-000

SLV-25-40 DE Army National Guard: Requesting a Waiver from §187-77 C. Wetlands areas to enable filling non-jurisdictional wetlands to install a stormwater management pond for the future construction of a DEARNG Readiness Center located Inside the Growth Zone Overlay District. / LC-00-046.00-01-08.00-000

Public Comment

Commission Comments

Other Business

Adjournment

POSTING DATE: 01/05/2026

POSTING TIME: 1:00 PM

POSTED BY: K.Andrews, Planning Tech

TAKE DOWN: 01/16/25

29 Del.C. §10004(e)(2). The Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the meeting.

**REGIONAL PLANNING COMMISSION
BUSINESS MEETING MINUTES
December 11, 2025**

The meeting of the Regional Planning Commission was held Thursday, December 11, 2025 in the Levy Court Chambers of the Kent County Administrative Complex, 555 Bay Road, Dover, Delaware 19901.

CALL TO ORDER FOR BUSINESS MEETING (Video Conference included)

The Business Meeting was called to order at 6:00 PM

THE PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL AND DETERMINATION OF QUORUM

The following members were present:

David Peterman
Peter Servon
Glen Gauvry
Paul Davis (telephone)
Bill Jester

Also present were:

Sarah Keifer, Director of Planning
Max Walton, Attorney

APPROVAL OF AGENDA

On a motion made by Mr. Gauvry and seconded by Mr. Davis, the Regional Planning Commission voted unanimously to APPROVE the agenda of December 11, 2025 Business Meeting Hearing.

APPROVAL OF MINUTES

On a motion made by Mr. Servon and seconded by Mr. Gauvry, the Regional Planning Commission voted 1 abstained, 5 years in favor to APPROVE the minutes of November 13, 2025 Business Meeting.

<u>Levy Court Action:</u>	<u>RPC Rec</u>	<u>LC Action</u>
CZ-25-006 Rajkumar Thangavelu	Denial	Denied

Old Business: None

New Business:

S-25-09 Diamond Limited Peachtree, LLC: Request for Site Plan approval to construct a 6,000 sq. ft. storage building for an Office/Contractor's Establishment located inside the Growth Zone Overlay District / NM-00-094.00-02-43.00-000

Applicant/Owner	: Diamond Limited Peachtree, LLC c/o Tom Hartley 3566 Peachtree Run Dover, DE 19901
Engineer	: Larson Engineering Group, Inc. c/o Doug Liberman, PE 910 S. Chapel St., Suite 200 Newark, DE 19713
Comp Plan Map Designation	: Highway Commercial
Zoning District	: BG (General Business)
Relation to Growth Zone	: Inside
Present Use	: Office/Contractor's Establishment
Proposed Use	: Same
Size of Proposed Buildings	: 6,000 sq. ft.
Water	: On-site Well
Wastewater	: On-site Septic
Levy Court District	: 5 th - Sweeney
School District	: Caesar Rodney
Fire District	: Camden-Wyoming
Area and Location	: 2.70± acres located on the east side of Peachtree Run, approximately 545' north of Lochmeath Way., east of Camden.
Property Identification Number	: NM-00-094.00-02-43.00-000

Mr. Jester: Do any commissioners have any questions about or anything that needs to be satisfied for their particular intuition? Is there anyone online? Hearing none and seeing none and there is no opposition for anything we talked about at this time?

On a motion made by Mr. Gauvry and seconded by Mrs. Kaercher the Regional Planning Commission granted **conditional approval** of application S-25-09, a Site Plan to construct an additional 6,000± sq. ft. structure located inside the Growth Zone including approval of the waiver from §187-60, A and B requiring frontage sidewalk. This is based on Exhibit A – Staff Recommendation Report dated December 11, 2025 and the findings of fact that:

- a. The subject site is zoned BG (General Business) and §205-58 permits Contractor's Establishments as a permitted with conditions (PC) use.
- b. The location is appropriate and not in conflict with the Comprehensive Plan.
- c. The public health, safety and general welfare will not be adversely affected.

Pursuant to Chapters 187 and 205 of the Kent County Code and pursuant to 9 Del.C. §§4802 and 4811, the Commission has reviewed the application and the December 11, 2025 Staff Recommendation Report, and, furthermore as part of this approval, the applicant shall comply with all Staff and Agency Requirements as described in the December 11, 2025 Staff Recommendation Report.

Mr. Peterman: Yes, to approve
Mr. Servon: Yes, to approve
Mr. Kaercher: Yes, to approve
Mr. Gauvry: Yes, to approve
Mr. Davis: Yes, to approve
Mr. Jester: Yes, to approve

The Commission voted 6 yeas in favor of granting conditional approval of application S-25-09.

Public Comments - None

Commission Comments

Discussion was held regarding a holiday dinner for the RPC commissioners. A poll will follow to schedule a date & time.

Adjournment

Motion to adjourn by Mr. Davis, seconded by Mr. Servon, the Regional Planning Commission voted unanimously to ADJOURN the Business Meeting of December 16, 2025, at 6:12 PM

William Jester
Chairman

Sarah E. Keifer, AICP
Director, Kent County Planning Services

Respectfully submitted by:

Kathleen Andrews, Planning Technician I
Kent County Planning Services



Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS MEETING AGENDA ITEM REPORT

DATE: January 15, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: New Business

SUBJECT: **CZ-26-01 / LC25-29 King, Allen E & Amanda L.:** Request to amend the Zoning Map from AR(Agricultural Residential) & IG(General Industrial) to AR(Agricultural Residential & BG(General Business) located outside the Growth Zone Overlay District. / ED-00-066.00-01-55.00-000

ATTACHMENTS:

[CZ-26-01 Staff Recommendation](#)
[LC25-29 Ordinance](#)
[CZ-26-01 Data Sheet](#)
[CZ-26-01 Exhibits A-E REVISED](#)
[CZ-26-01 Exhibits A-E](#)
[CZ-26-01 PLUS Waiver Exemption](#)
[CZ-26-01 Support Facility Response](#)
[CZ-26-01 Boundary Survey](#)



DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT

January 8, 2026

Ordinance	:	LC 25-29
Application Number	:	CZ-26-01 Allen E. & Amanda L. King
Present Zoning / Comp Plan Map Designation	:	AR (Agricultural Residential) & IG (General Industrial) / Low Density Residential & Industrial
Proposed Zoning Comp Plan Map Designation	:	AR (Agricultural Residential) & BG (General Business) / Low Density Residential & Highway Commercial
Area and Location	:	23.085± acres (Area of Petition: 1.3± acres) located on the west side of Maidstone Branch Rd., approximately 462 ft. north of Jeri Ln., west of Dover.

I. STAFF RECOMMENDATION:

Based on the information presented, the Kent County Code, and the Comprehensive Plan, Staff recommends **MODIFIED APPROVAL** of the request to amend the Zoning Map and Comprehensive Plan Future Land Use Map. Staff recommends that the portion of the property rezoned to BG (General Business) should be equal in acreage to the existing acreage of the property that is IG (General Industrial). The boundary of the rezoned portion may still shift location, so that the BG portion more adequately encompasses the area used for the business. This modified proposal meets the conditions for approval of a zoning change under Kent County Code Section 205-408(B):

A. *There was a mistake in the Zoning Map, or the character of the neighborhood has changed to such an extent that the Zoning Map should be changed.*

There was no mistake in the Zoning Map. The entire property was originally zoned AR (Agricultural Residential). In 1974, a 0.7± acre portion was rezoned to IG to enable the establishment of a facility for the fabrication of truck accessories. Since then, the character of the site has changed from industrial to commercial as the current use is for a tool and hardware store. While the general character of the surrounding neighborhood has remained agricultural and residential, there is also one other commercially developed property in the area. This parcel is approximately 0.24 miles south of the subject site and split zoned AR/BG. It is currently used for a woodworking business. This area of BG zoning paired with the commercial nature of the current use on the subject site supports a rezoning of the existing IG acreage to BG.

- B. *The new zoning classification conforms to the Comprehensive Plan for Kent County in relation to land use, number of dwelling units or type and intensity of nonresidential buildings and location.*

The proposed BG zoning does not conform to the 2018 Comprehensive Plan, as Map 7B designates the area of petition as Low Density Residential and Industrial. Additionally, the area is not designated on Map 7C as a future Highway Commercial area. However, the existing portion of the property that is Industrial does permit some of the same commercial uses as the proposed BG zoning. Additionally, the modified approval recommended by Staff would limit the rezoned portion to 0.7± acres. This acreage is small enough that a rezoning to BG would not have an impact on the overall goals and objectives of the Comprehensive Plan.

- C. *Transportation facilities, water and sewerage systems, storm drainage systems, schools and fire suppression facilities adequate to serve the proposed use are either in existence or programmed for construction.*

Transportation Facilities: The subject site is located on Maidstone Branch Rd., a local road, which serves as access between adjoining properties. Local roads are typically narrow, sometimes unimproved, and intended to support low levels of traffic.

Water & Sewage Systems: The parcel is not located within the Kent County Sanitary Sewer District. However, the district does include the properties across Maidstone Branch Rd. Information from the Public Service Commission indicates that the parcel is currently located within Tidewater Utilities' service area.

Storm Drainage Systems & Fire Suppression Facilities: Comments received from Kent Conservation District (KCD) indicate that they have no objection to the rezoning. Any new project would need to be reviewed by the Kent Conservation District for stormwater impact and by the State Fire Marshall for fire suppression service.

- D. *There is compatibility between the uses of the property as reclassified and the surrounding land uses, so as to promote the health, safety and welfare of present and future residents of the county.*

There is compatibility between the uses of the property as reclassified and the surrounding land uses. Although the area is predominantly agricultural and residential in nature, the existing IG zoning on the property already permits some commercial uses. The change to BG zoning would permit a wider variety of commercial uses. However, Staff's recommendation for a modified approval would still limit the potential for commercial uses by keeping the site at 0.7± acres in size. The property is also encumbered by environmental factors, including wetlands and floodplain, that will limit future expansions or redevelopment. The wooded wetland areas will also provide a buffer to neighboring properties on the northern, southern, and eastern sides.

II. BACKGROUND INFORMATION:

- The subject site is located outside the Growth Zone Overlay District and is currently improved with multiple residential and agricultural structures, as well as a building used for a tool and hardware sales business.

- The Office of State Planning and Coordination granted a waiver from the PLUS process for this application on December 5, 2025.
- There has been one previous rezoning application on the subject site.
 - Z-74-20 granted approval of the rezoning of 0.7± acres, from AR to IG on June 25, 1974.
- There has been one rezoning application of a similar nature in the immediate vicinity.
 - Z-74-34 approved the rezoning of 0.4± acres located 0.25 miles south of the subject parcel, from AR to BG in 1974.

III. AGENCY COMMENTS:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS

Contact: Brian L. Hall, Engineering Project Manager II

Advisement:

1. N/A.

Comment:

1. The Engineering Division grants “Approval with No Objection to Recordation”.

B. KENT CONSERVATION DISTRICT

Contact: Cullen Baker

Requirements: The Kent Conservation District has no objection to the proposed amendment of the comprehensive plan map and zoning map for the above referenced project.

Advisory Comments to the Applicant:

1. Any earth disturbance in excess of 5,000 square feet is subject to the Delaware Sediment and Stormwater Regulations and will require a Sediment and Stormwater Management Plan to be approved by the Kent Conservation District.
2. Most current forms, fee schedules, and checklists may be accessed from KCD’s website <https://www.kentcd.org/services/sediment-stormwater/design-permitting/>

This recommendation is offered 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 recommendation to Levy Court in this matter.

ENC: Ordinance LC-25-29

Data Sheet

Exhibit A – Location and Zoning Map

Exhibit B – Comprehensive Plan Map

Exhibit C – Rezoning Area

Exhibit D – Comprehensive Plan Area

Exhibit E – Staff Recommendation

PLUS Waiver Exemption dtd. Dec. 5, 2025

Support Facility Response dtd. Dec. 4, 2025

Boundary Survey

INTRODUCED BY: Jeffrey W. Hall
DATE INTRODUCED: December 9, 2025
PUBLIC HEARING DATE: _____
PUBLIC HEARING TIME: 7:00 P.M.
ADOPTION DATE: _____
EFFECTIVE DATE: Upon Adoption

ORDINANCE – LC25-29

An Ordinance to amend the Comprehensive Plan Map Designation and the Official Zoning Map of Kent County, Delaware pursuant to the provisions of Kent County Code, Vol. II, Chapter 205 Zoning, Article III, Section 205-8 and Section 205-9, and Article XXVIII (changes and amendments) effective December 01, 2000, as amended.

WHEREAS, on the 7th day of November 2025 an application was filed by property owner of record known as Allen E. & Amanda L. King, for rezoning of Tax Parcel; ED-00-066.00-01-55.00/000; which application has been designated as Application No. CZ-26-01 and,

WHEREAS, a Public Hearing will be scheduled before the Regional Planning Commission and

WHEREAS, a Business Meeting will be scheduled before the Regional Planning Commission beginning and

WHEREAS, a Public Hearing will be scheduled before the Levy Court.

NOW, THEREFORE, THE LEVY COURT OF KENT COUNTY, DELAWARE, HEREBY ORDAINS:

Section 1. The Comprehensive Plan Map for Kent County, Delaware is hereby amended by revising the land use designation for Tax Parcel; ED-00-066.00-01-55.00/000 from Low Density Residential & Industrial to Low Density Residential & Highway Commercial. The referenced Tax Parcel forms the area of 23.085 Acre +/- of land (Area of Petition: 1.3 +/- Acres) located on the west side of Maidstone Branch Rd., approx. 462' north of Jeri Ln., west of Dover.

Section 2. That the Official Zoning Map of Kent County, Delaware is hereby amended by rezoning Tax Parcel; ED-00-066.00-01-55.00/000; from AR (Agricultural Residential) & IG (General Industrial) to AR (Agricultural Residential) & BG (General Business). The referenced Tax Parcel forms the area of 23.085 Acre +/- of land (Area of Petition: 1.3 +/- Acres) located on the west side of Maidstone Branch Rd., approx. 462' north of Jeri Ln., west of Dover.

Section 3. The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of Delaware by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

ADOPTED BY THE LEVY COURT
OF KENT COUNTY, DELAWARE

President, Kent County Levy Court
This ____ Day of _____ 2025

ATTEST: _____
Clerk of the Peace

Synopsis: This ordinance revises the Comprehensive Plan Map land use designation, and the Official Zoning Map for Tax Parcel; ED-00-066.00-01-55.00/000 for Commercial development.



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR COMPREHENSIVE PLAN ZONING MAP AMENDMENT

Regional Planning Commission Public Hearing of: **Thursday, January 8, 2026**

Regional Planning Commission Business Meeting of: **Thursday, January 15, 2026**

Levy Court Public Hearing of: **Tuesday, January 27, 2026**

Ordinance # / Application # and Name	:	LC 25-29 / CZ-26-01 Allen E. & Amanda L. King
Applicant/Owner	:	Allen E. & Amanda L. King 463 Maidstone Branch Rd. Dover, DE 19904
Additional Contact	:	Siteworks Engineering LLC c/o Dave Heatwole, P.E. 39 Commerce St. Harrington, DE 19952
Present Zoning / Comp Plan Map Designation	:	AR (Agricultural Residential) & IG (General Industrial) / Low Density Residential & Industrial
Proposed Zoning / Comp Plan Map Designation	:	AR (Agricultural Residential) & BG (General Business) / Low Density Residential & Highway Commercial
Relation to Growth Zone	:	Outside
Levy Court District	:	2 nd - Hall
School District	:	Capital
Fire District	:	Dover
Area and Location	:	23.085± acres (Area of Petition: 1.3± acres) located on the west side of Maidstone Branch Rd., approximately 462 ft. north of Jeri Ln., west of Dover.
Kent County Property Identification Number	:	ED-00-066.00-01-55.00-000



Kent County Levy Court

LOCATION & ZONING MAP

Exhibit A

Application: CZ-26-01
King

APPLICANT/OWNER:

Allen E. & Amanda L. King

**PRESENT COMPREHENSIVE
PLAN MAP DESIGNATION:**

Low Density Residential &
Industrial

**PROPOSED COMPREHENSIVE
PLAN MAP DESIGNATION:**

Low Density Residential & Highway
Commercial

PRESENT ZONING DISTRICT:

AR (Agricultural Residential)
IG (General Industrial)

PROPOSED ZONING DISTRICT:

AR (Agricultural Residential)
BG (General Business)

PRESENT USE:

Residential & Commercial

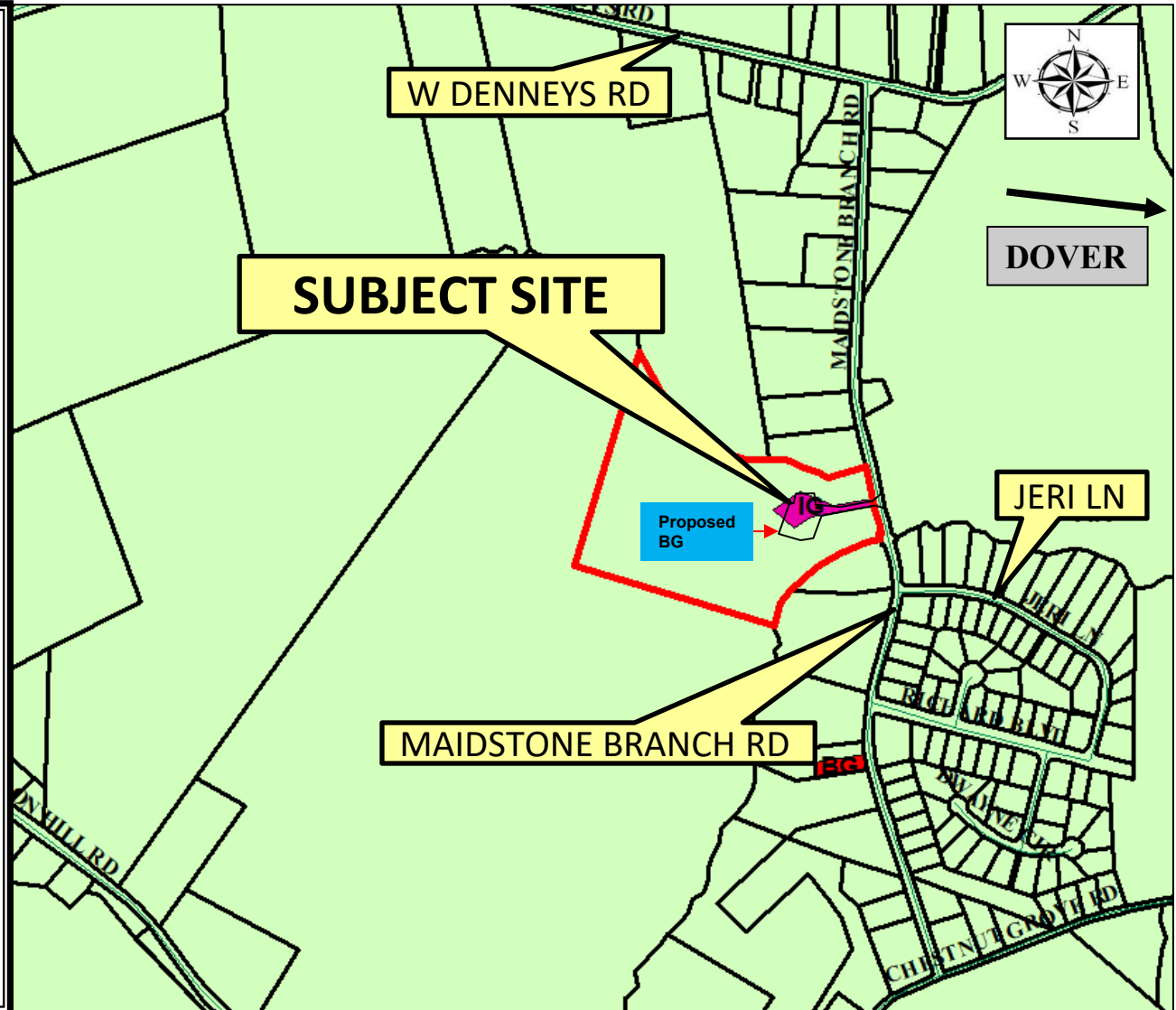
LEVY COURT DISTRICT:

2nd - Hall

TAX MAP NO:

ED-00-066.00-01-55.00-000

LOCATION: 23.085± acres (Area of
Petition: 1.3± acres) located on the west
side of Maidstone Branch Rd., approx.
462 ft. north of Jeri Ln., west of Dover.





Kent County Levy Court

COMPREHENSIVE PLAN MAP Exhibit B

Application: CZ-26-01
King

APPLICANT/OWNER:

Allen E. & Amanda L. King

**PRESENT COMPREHENSIVE
PLAN MAP DESIGNATION:**

Low Density Residential &
Industrial

**PROPOSED COMPREHENSIVE
PLAN MAP DESIGNATION:**

Low Density Residential & Highway
Commercial

PRESENT ZONING DISTRICT:

AR (Agricultural Residential)
IG (General Industrial)

PROPOSED ZONING DISTRICT:

AR (Agricultural Residential)
BG (General Business)

PRESENT USE:

Residential & Commercial

LEVY COURT DISTRICT:

2nd - Hall

TAX MAP NO:

ED-00-066.00-01-55.00-000

LOCATION: 23.085± acres (Area of
Petition: 1.3± acres) located on the west
side of Maidstone Branch Rd., approx.
462 ft. north of Jeri Ln., west of Dover.

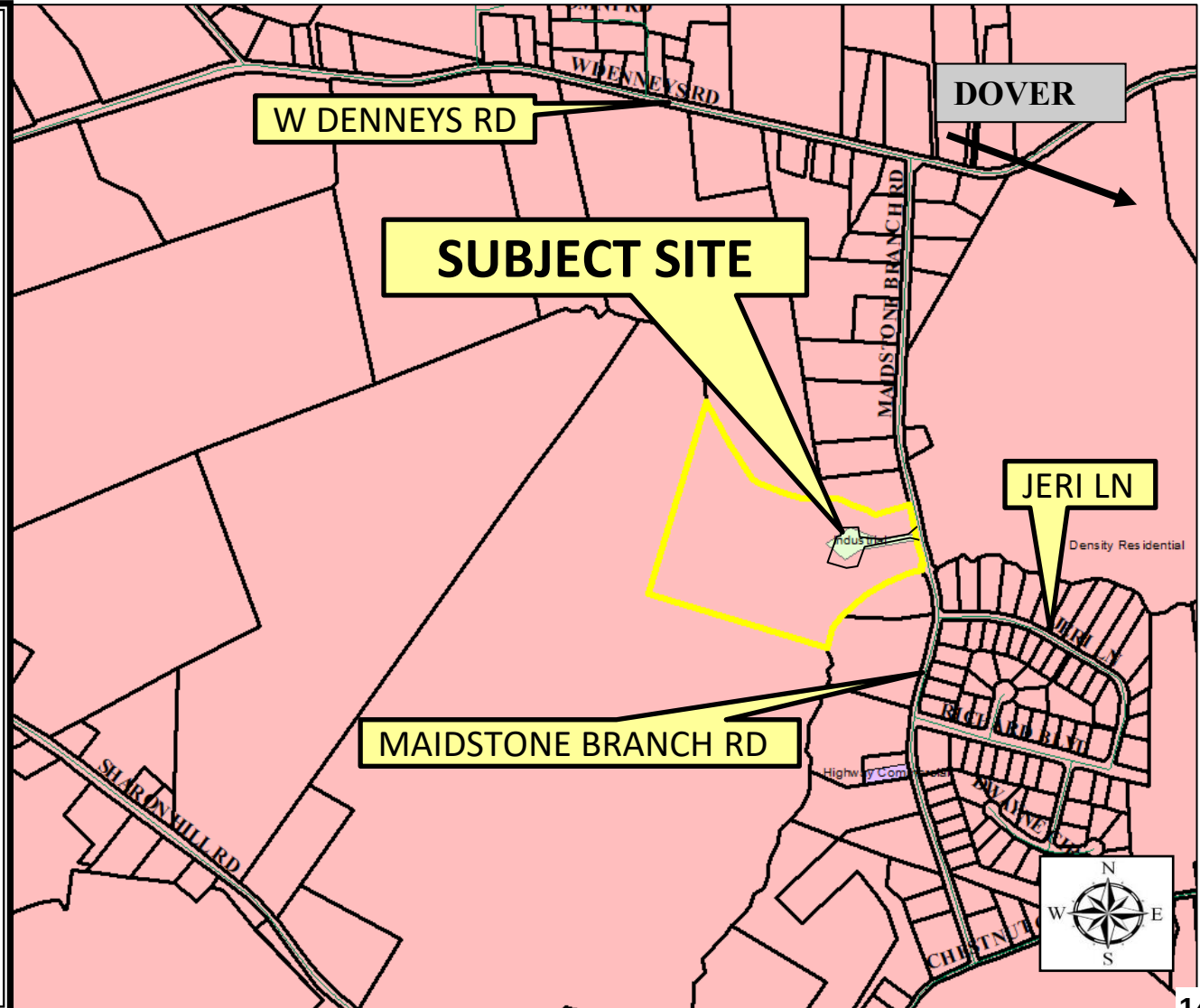
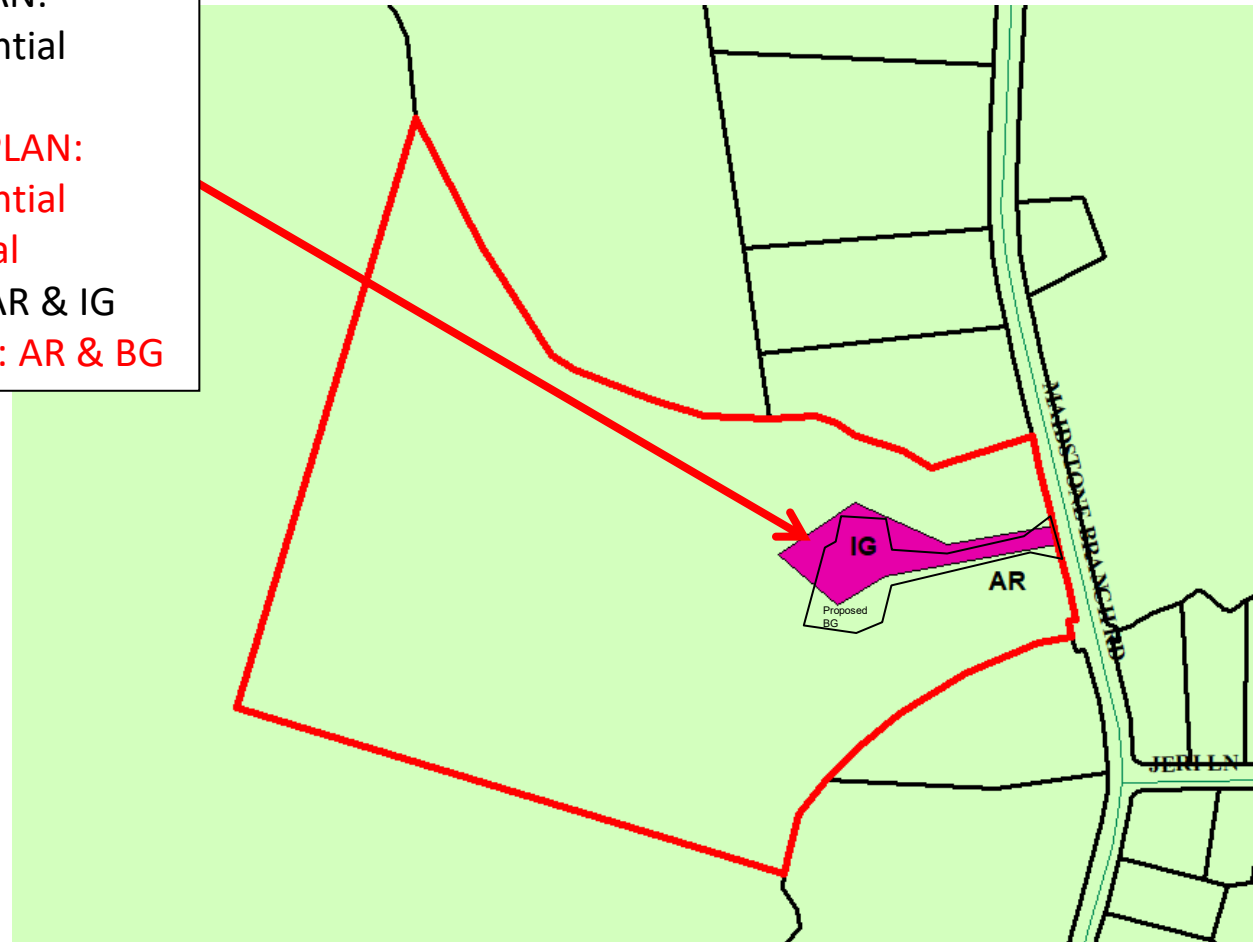


Exhibit C REVISED

Application: CZ-26-01
King

PRESENT COMP. PLAN:
Low Density Residential
Industrial
PROPOSED COMP. PLAN:
Low Density Residential
Highway Commercial
PRESENT ZONING: AR & IG
PROPOSED ZONING: AR & BG

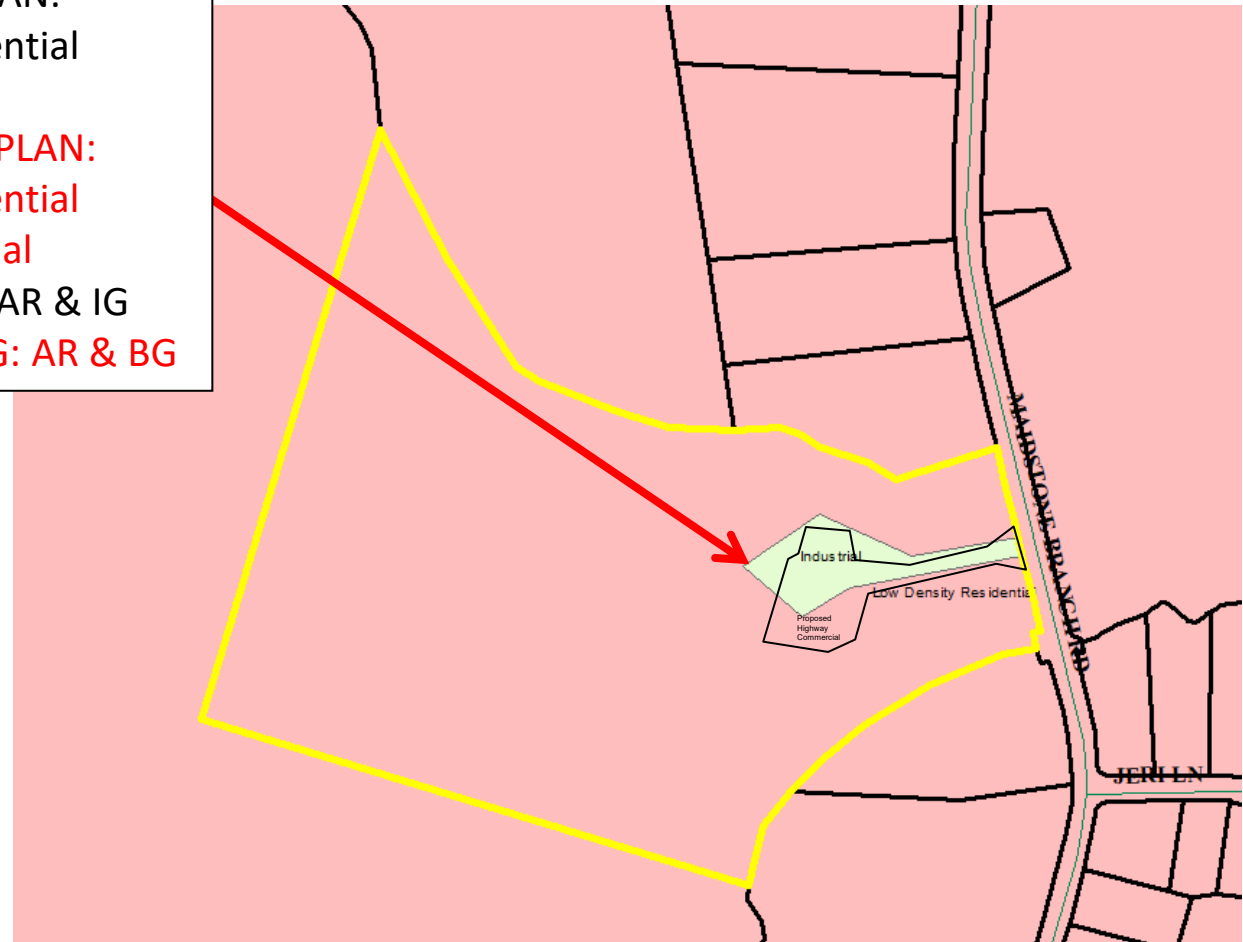


REZONING AREA

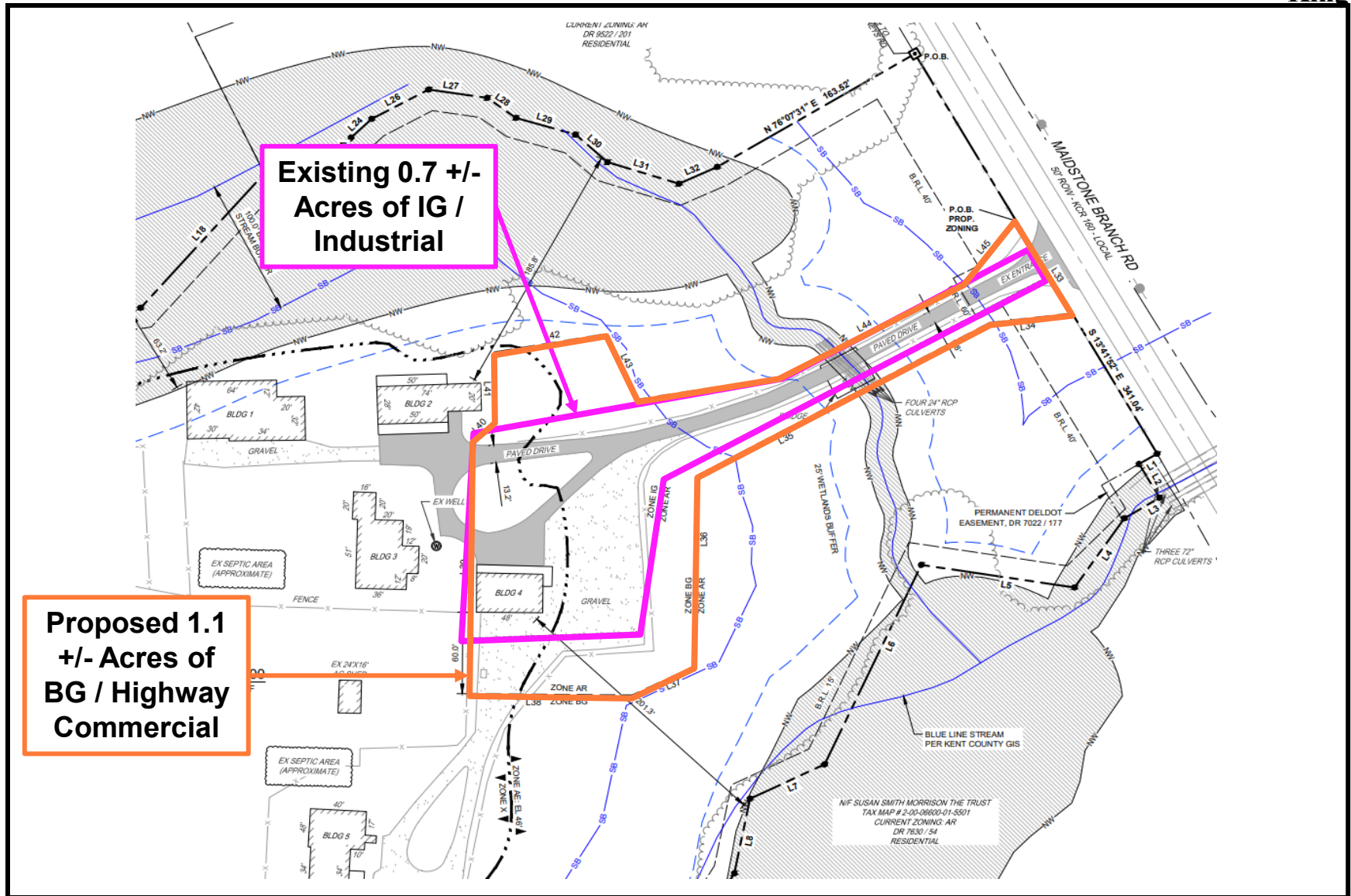
Exhibit D REVISED

Application: CZ-26-01
King

PRESENT COMP. PLAN:
Low Density Residential
Industrial
PROPOSED COMP. PLAN:
Low Density Residential
Highway Commercial
PRESENT ZONING: AR & IG
PROPOSED ZONING: AR & BG



REZONING AREA





Kent County Levy Court

LOCATION & ZONING MAP Exhibit A

Application: CZ-26-01
King

APPLICANT/OWNER:

Allen E. & Amanda L. King

**PRESENT COMPREHENSIVE
PLAN MAP DESIGNATION:**

Low Density Residential &
Industrial

**PROPOSED COMPREHENSIVE
PLAN MAP DESIGNATION:**

Low Density Residential & Highway
Commercial

PRESENT ZONING DISTRICT:

AR (Agricultural Residential)
IG (General Industrial)

PROPOSED ZONING DISTRICT:

AR (Agricultural Residential)
BG (General Business)

PRESENT USE:

Residential & Commercial

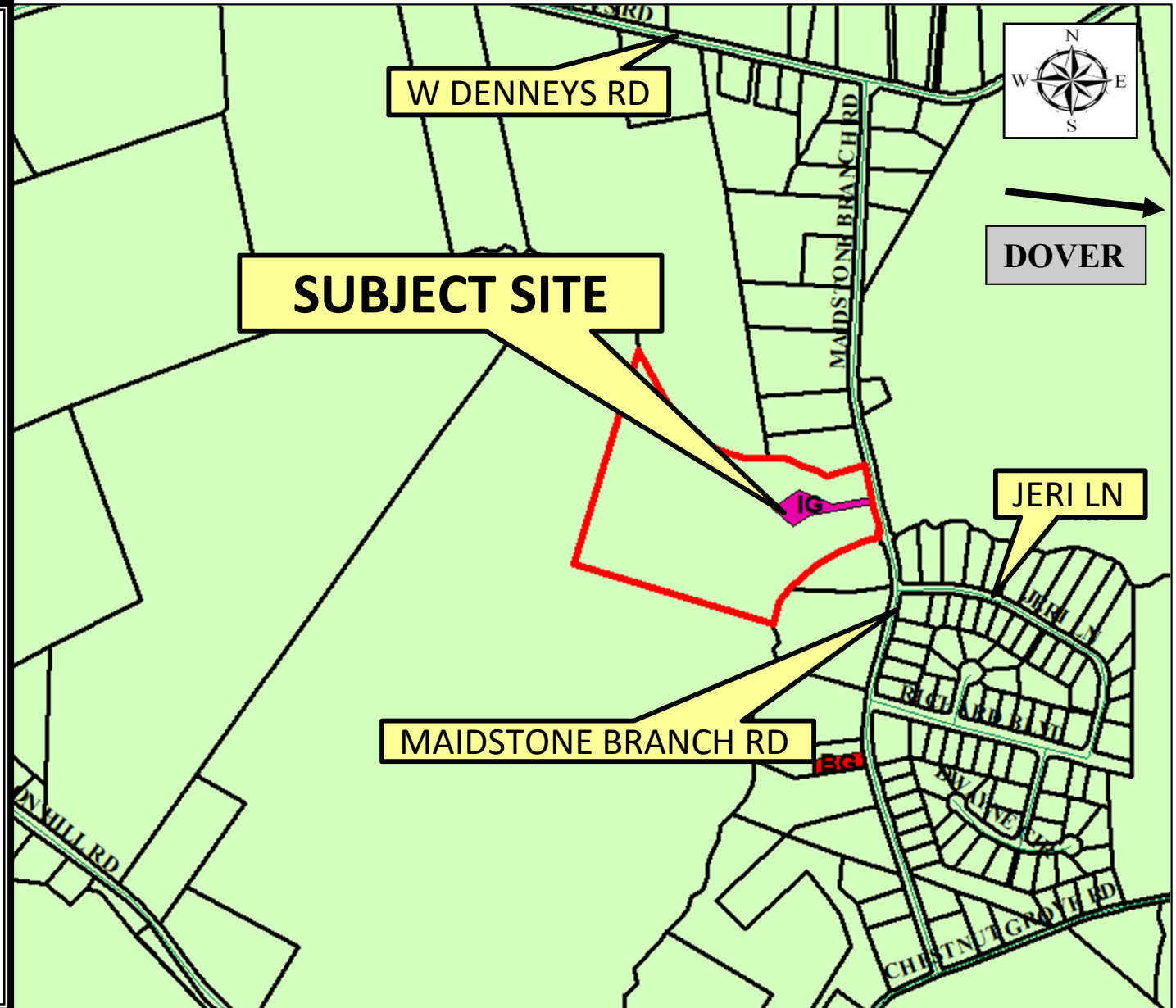
LEVY COURT DISTRICT:

2nd - Hall

TAX MAP NO:

ED-00-066.00-01-55.00-000

LOCATION: 23.085± acres (Area of
Petition: 1.3± acres) located on the west
side of Maidstone Branch Rd., approx.
462 ft. north of Jeri Ln., west of Dover.





Kent County Levy Court

COMPREHENSIVE PLAN MAP Exhibit B

Application: CZ-26-01
King

APPLICANT/OWNER:

Allen E. & Amanda L. King

**PRESENT COMPREHENSIVE
PLAN MAP DESIGNATION:**

Low Density Residential &
Industrial

**PROPOSED COMPREHENSIVE
PLAN MAP DESIGNATION:**

Low Density Residential & Highway
Commercial

PRESENT ZONING DISTRICT:

AR (Agricultural Residential)
IG (General Industrial)

PROPOSED ZONING DISTRICT:

AR (Agricultural Residential)
BG (General Business)

PRESENT USE:

Residential & Commercial

LEVY COURT DISTRICT:

2nd - Hall

TAX MAP NO:

ED-00-066.00-01-55.00-000

LOCATION: 23.085± acres (Area of
Petition: 1.3± acres) located on the west
side of Maidstone Branch Rd., approx.
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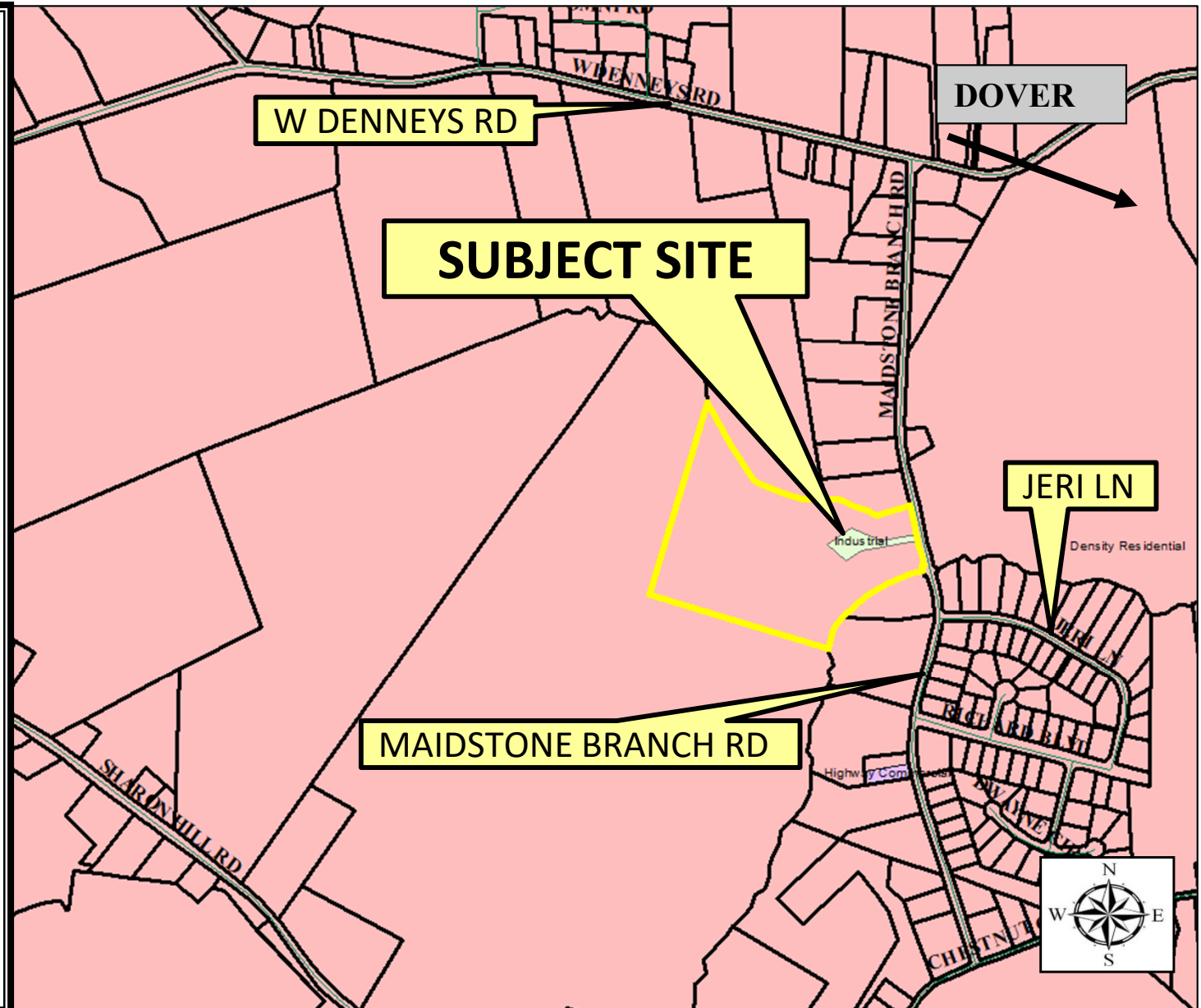
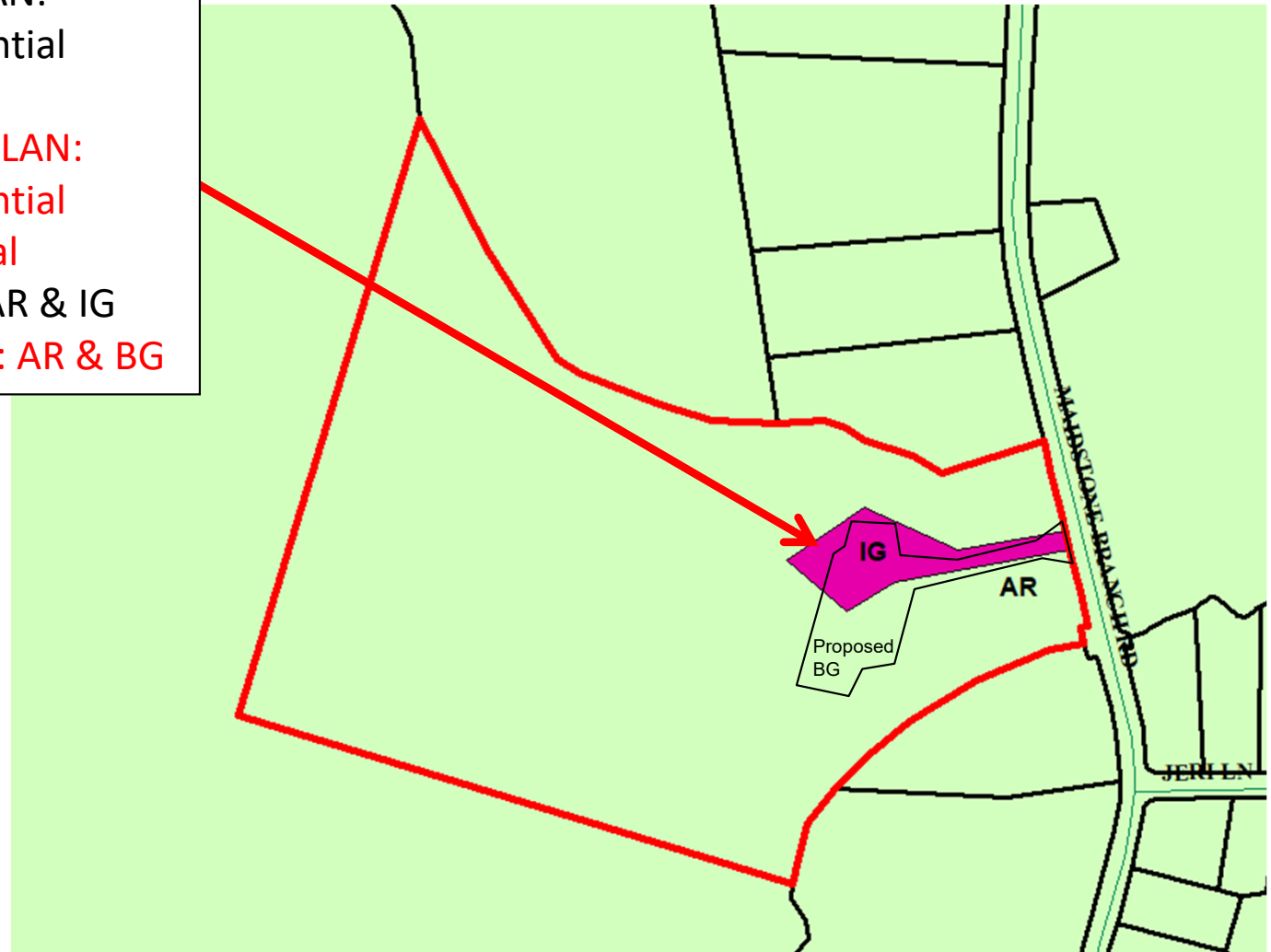


Exhibit C

Application: CZ-26-01
King

PRESENT COMP. PLAN:
Low Density Residential
Industrial
PROPOSED COMP. PLAN:
Low Density Residential
Highway Commercial
PRESENT ZONING: AR & IG
PROPOSED ZONING: AR & BG

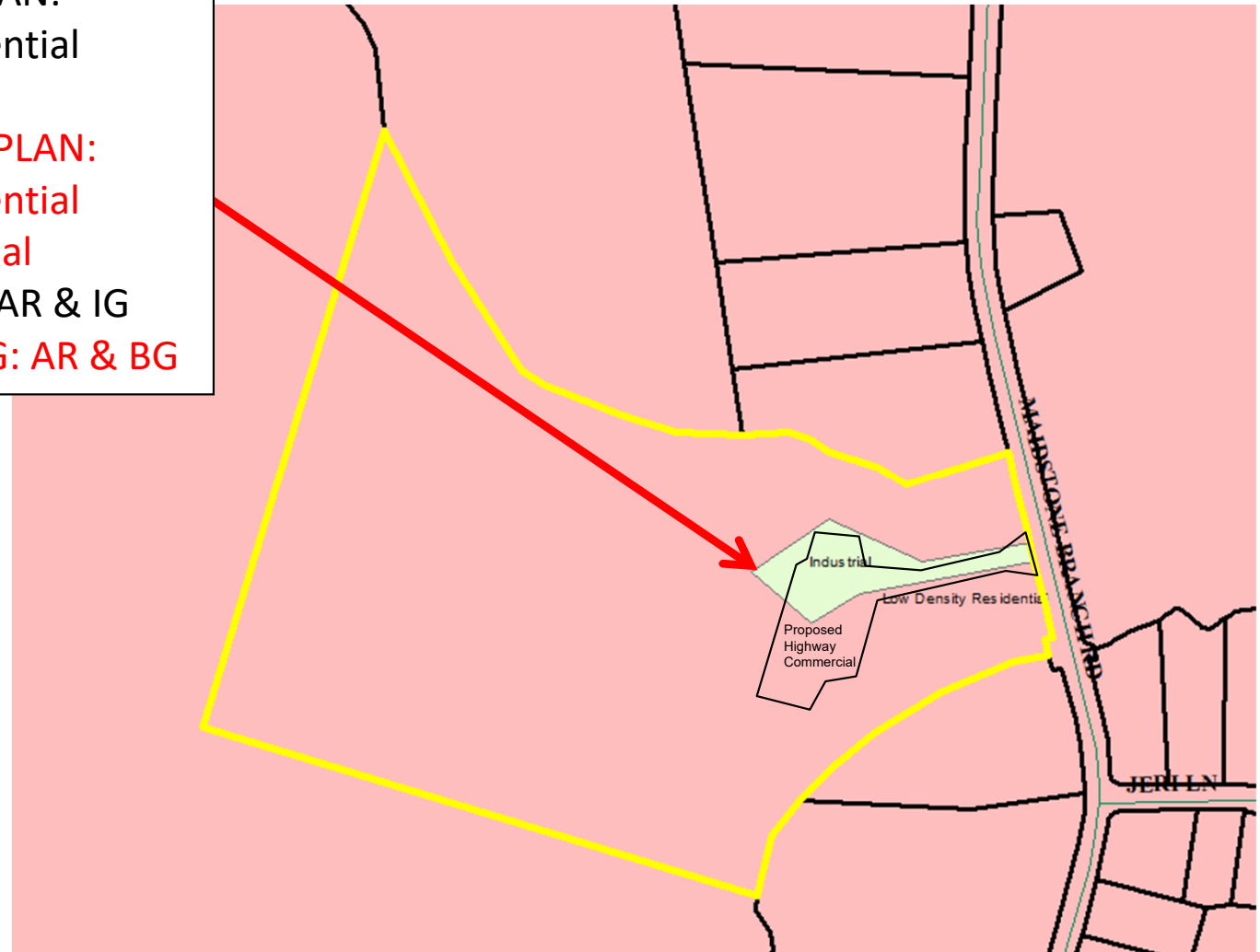


REZONING AREA

Exhibit D

Application: CZ-26-01
King

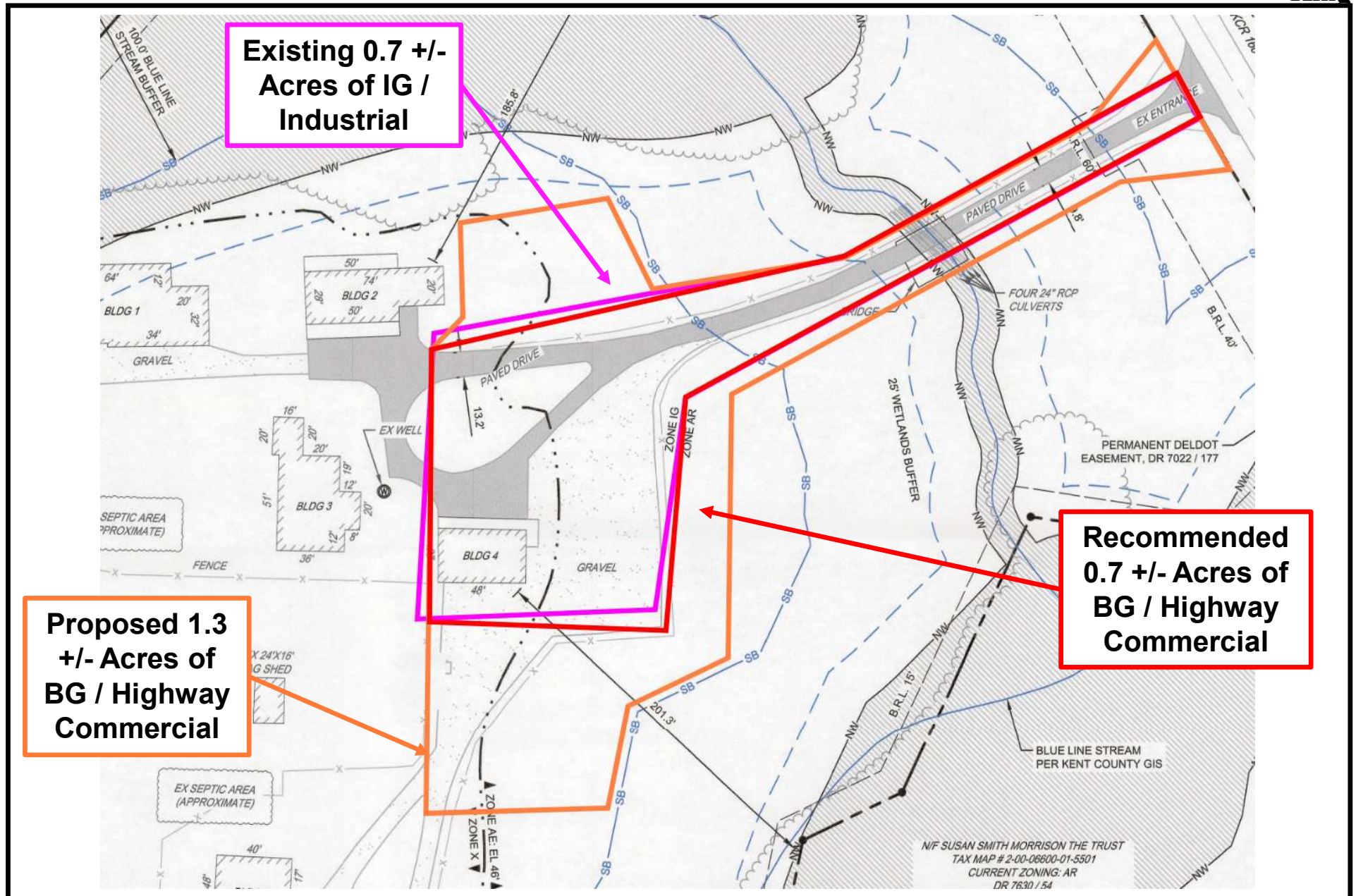
PRESENT COMP. PLAN:
Low Density Residential
Industrial
PROPOSED COMP. PLAN:
Low Density Residential
Highway Commercial
PRESENT ZONING: AR & IG
PROPOSED ZONING: AR & BG



REZONING AREA

Exhibit E

Application: CZ-26-01
King



Staff Recommendation



STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
OFFICE OF STATE PLANNING COORDINATION

December 5, 2025

Jesse Lindenberg, AICP
Kent County
Department of Planning Services
555 Bay Road
Dover, DE 19901

RE: Minor Variation from Kent County Comprehensive Plan – King Property
Request: Future Land-Use Map amendment and associated rezoning of a 1.3±
acre portion of a 23.085± acre parcel.
Tax Parcels: 2-00-06600-01-5500-00001

Dear Jesse:

I have received your letter dated November 18, 2025, regarding the above referenced minor variation request for a property owner that wishes to submit for a rezoning. The request is to rezone a 1.3± acre portion of a 23.085± acre parcel from IG (General Industrial) and AR (Agricultural Residential) zoning to BG (General Business) and AR (Agricultural Residential) zoning. A PLUS review would normally be required, because the proposed rezoning requires amending the Future Land Use Map in the 2018 Comprehensive Plan to change the designation of the above referenced parcel from Industrial and Low-Density Residential to Highway Commercial and Low-Density Residential.

We concur with your determination that this proposed amendment, and rezoning constitutes a minor variation from the 2018 Comprehensive Plan, per Section C-4 of our Memorandum of Understanding (MOU). The property's current land-use is a mix of commercial and residential. The proposed future land-use amendment would bring the property into compliance with the Future Land-Use Map and fits the existing character of the area. Although the property is located outside the Growth Overlay Zone, the intensity of the current use is minor and appears to have minimal impact on surrounding residential land uses. In fact, we agree that a change from Industrial to Commercial is more compatible with surrounding residential land uses.

122 Martin Luther King Jr. Blvd. South - Haslet Armory· Third Floor · Dover, DE 19901
Phone (302)739-3090 · Fax (302) 739-5661 · www.stateplanning.delaware.gov

For the reasons stated above and in your request letter, a PLUS review is not required for this application. Please notify this office of the outcome of the amendment and rezoning application.

Please let me know if I can be of any further assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Edgell', with a stylized, cursive script.

David L. Edgell, AICP
Director, Office of State Planning Coordination



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

SHANTÉ A. HASTINGS
SECRETARY

December 4, 2025

Mr. Kris Connelly, Director
Kent County Planning & Zoning
P.O. Box 417
Dover, DE 19901

Dear Mr. Connelly:

The Department has completed its review of a Support Facility Report Request for the **Allen & Amanda King** (463 Maidstone Branch Road, Dover, Delaware 19904) proposed land use application, which we received on May 28, 2025. This application is for an approximate 23.085-acre parcel (Tax Parcel: 2-00-06600-01-5500-000). The parcel is located on the west side of Maidstone Branch Road (Kent County Road 160) and approximately 1,925 feet south from the intersection of West Denneys Road (Kent County Road 100) and Maidstone Branch Road. The parcel is currently zoned AR-1 (Agricultural Residential), with a proposed zoning of BG (General Business).

Per the 2024 Delaware Vehicle Volume Summary, the annual average daily traffic volumes along Maidstone Branch Road, where the subject land is located, which is from West Denneys Road to Chestnut Grove Road (Kent County Road 158), is 1,148 vehicles per day.

Our volume-based criteria for requiring a traffic impact study (TIS), addressed in Section 2.2.2.1 of the Development Coordination Manual, are that a development generates more than 500 trips per day or 50 trips during a weekly peak hour. While it seems that the above criteria could be met, we presently cannot predict the site's trip generation with enough accuracy to make a TIS useful. Thus, we recommend that this rezoning application be considered without a TIS and that the need for a TIS be evaluated when a subdivision or land development plan is proposed.

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.

Mr. Kris Connelly
Page 2 of 2
December 4, 2025

Please contact Ms. Tijah Jones, at tijah.jones@delaware.gov, if you have questions concerning this correspondence.

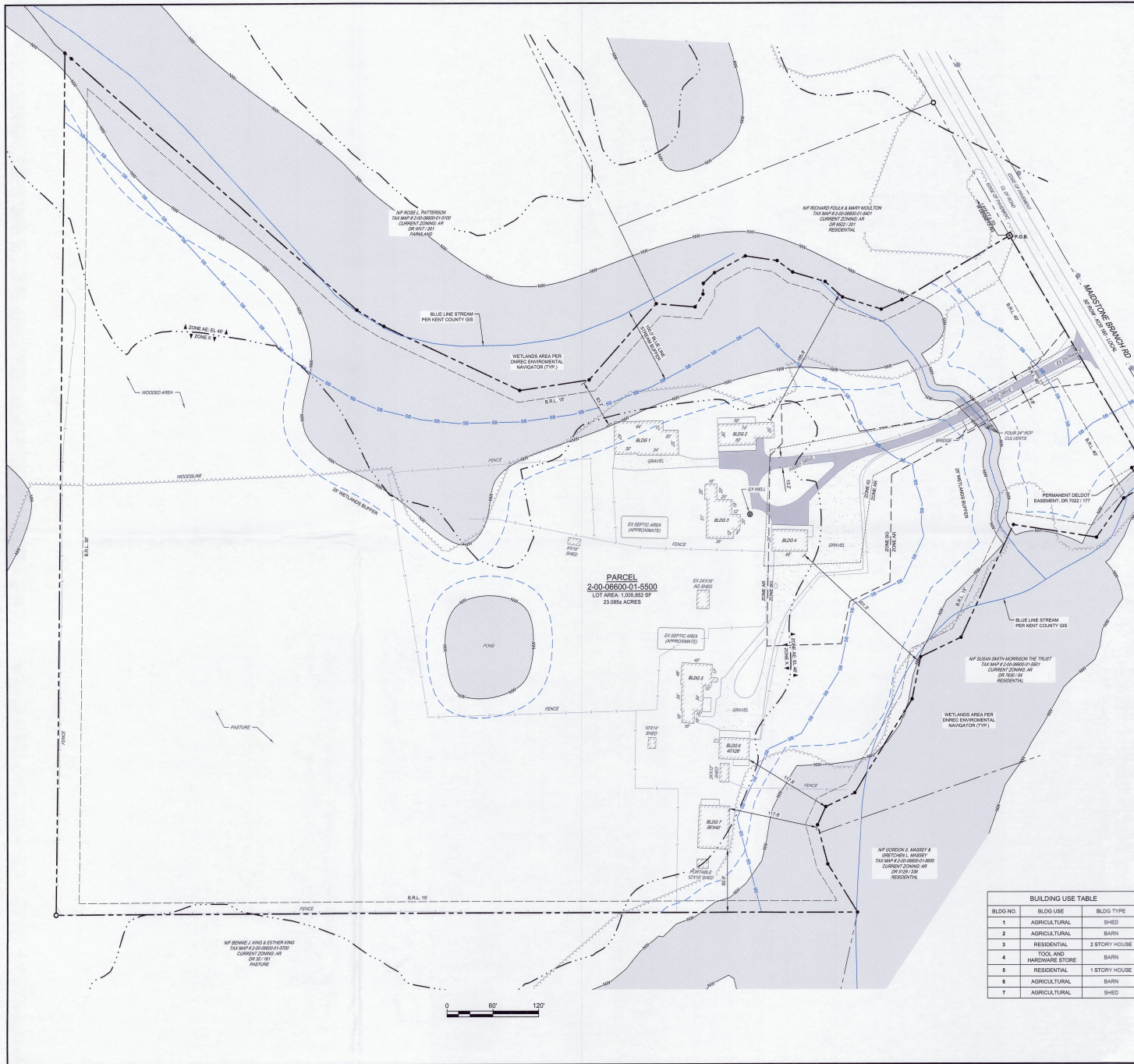
Sincerely,



Sireen Muhtaseb, PE
TIS Engineer
Economic Development Coordination

SAM:tjm

cc: Allen & Amanda King., Applicant
Jesse Lindenberg, Kent County Planning & Zoning
Kent County Planning & Zoning
Jamie Fenske, Planner, Kent County Department of Planning Services
Kent County Department of Planning Services
David Edgell, State Planning Coordinator, Cabinet Committee on State Planning Issues
Steve McCabe, Central District Public Works Engineer, Maintenance & Operations
Jeff Steward, Central District Project Reviewer, Maintenance & Operations
Todd Sammons, Assistant Director, Economic Development Coordination, Planning
Will Mobley, Acting Kent Review Coordinator, Economic Development Coordination
Joshua Schwartz, Kent Subdivision Engineer, Economic Development Coordination
Brian Williams, Kent Subdivision Reviewer, Economic Development Coordination
Annamaria Fumato, TIS Review Engineer, Economic Development Coordination
Ben Fisher, TIS Review Engineer, Economic Development Coordination
Tijah Jones, TIS Review Engineer, Economic Development Coordination
DelDOT TIS Support



BOUNDARY LINE TABLE		
LINE #	BEARING & DISTANCE	LENGTH
L1	S76°18'00"W	15.00'
L2	S19°41'32"E	28.77'
L3	S79°32'22"W	29.30'
L4	S61°35'26"W	62.03'
L5	N64°37'14"W	110.41'
L6	S41°50'38"W	162.00'
L7	S81°11'11"W	58.93'
L8	S38°12'16"W	56.07'
L9	S48°34'19"W	143.22'
L10	S48°34'19"W	143.22'
L11	S41°15'38"W	43.20'
L12	S41°50'38"W	26.15'
L13	S02°00'29"W	62.49'
L14	S15°05'08"E	73.79'
L15	S33°02'19"E	11.27'
L16	S42°17'59"E	41.21'
L17	S81°42'38"E	91.88'
L18	N58°24'44"E	132.42'
L19	S68°34'37"E	51.42'
L20	N48°11'06"E	19.52'
L21	N18°55'49"E	14.14'
L22	N63°53'49"E	20.07'
L23	N78°39'57"E	45.09'
L24	S64°14'04"E	42.29'
L25	S37°20'10"E	25.19'
L26	S57°10'15"E	44.15'
L27	S31°34'57"E	30.50'
L28	S55°48'40"E	53.14'
L29	N82°29'37"E	29.97'

LOCATION MAP
SCALE: 1" = 1 MILE

NOTES

- LEVEL OF ACCURACY IS BASED ON "SUBURBAN SURVEY STANDARDS"
- PROJECT DATUM: NAD 83 / NAVD 88
- SURVEY DATES: 8/1/05 & 8/1/05
- THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

LEGEND

- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- POINT
- UTILITY POLE
- EX PROPERTY LINE
- PROP. LINE ADJ.
- BUILDING SETBACK
- WETLANDS LINE
- 25' WETLANDS BUFFER
- 100' BLUE LINE STREAM BUFFER
- BLUE LINE STREAM
- EASEMENT LINE
- FLOOD ZONE LINE
- EX ZONING DISTRICT BOUNDARY LINE
- PROP. ZONING DISTRICT BOUNDARY LINE
- WOODLINE
- CONTOUR LINE

BUILDING USE TABLE		
BLDG NO.	BLDG USE	BLDG TYPE
1	AGRICULTURAL	SHED
2	AGRICULTURAL	BARN
3	RESIDENTIAL	2 STORY HOUSE
4	TOOL AND HANDWARE STORE	BARN
5	RESIDENTIAL	1 STORY HOUSE
6	AGRICULTURAL	BARN
7	AGRICULTURAL	SHED

- SITE DATA:**
1. TAX PARCELS AND OWNERS OF RECORD:
PARCEL 2-00-06600-01-5500 - ALLEN E. KING & AMANDA L. KING
DEED REFERENCE: BK 8614 PG 192
 2. SITE ADDRESS: 483 MAIDSTONE BRANCH RD. DOVER, DE 19604
 3. EXISTING & PROPOSED LOTS:
EXISTING LOTS = 1
PROPOSED LOTS = 1 (NO NEW LOTS CREATED)
 4. GOVERNMENTAL ENTITY RESPONSIBLE FOR LAND USE APPROVAL: KENT COUNTY
 5. HUNDRED/COUNTY: EAST DOVER HUNDRED / KENT COUNTY
 6. CURRENT ZONING: AR 10
 7. PROPOSED ZONING: AR 10
 8. ZONING AREA:
EXISTING: 22.41 AC
2 ZONING: 0.74 AC
8 ZONING: 0.6 AC
13 ZONING: 0.6 AC
GROSS PROPERTY AREA: 23.35 AC
 9. PRESENT USE: RESIDENTIAL / COMMERCIAL
 10. PROPOSED USE: RESIDENTIAL / COMMERCIAL
 11. REQUIRED SETBACKS (B.R.L.):
FRONT: 30 FEET
SIDE: 10 FEET
REAR: 30 FEET
EX SETBACKS: FRONT: 30 FEET
SIDE: 10 FEET
REAR: 30 FEET
 12. WATER AND SEWER: PRIVATE ON SITE WELL & SEPTIC SYSTEM
 13. LOT COVERAGE: WOODED AREA: 5.91 ACRES
IMPERVIOUS AREA: 1.108 ACRES
 14. THIS PROPERTY IS IMPACTED BY THE 100-YEAR FLOODPLAIN PER FEMA FLOOD MAP NUMBER 1000100101H, EFFECTIVE DATE: MAY 5, 2003
 15. POSTED SPEED LIMIT FOR MAIDSTONE BRANCH RD (KCR 160): 45 MPH
 16. 2020 STATE INVESTMENT AREA: LEVEL 4 / OUT OF PLAY
 17. PROXIMITY TO T.I.D.: APPROXIMATELY 1 MILE FROM THE CHESTERWOLD AREA T.I.D.
 18. EASEMENTS: PERMANENT DEEDLOT EASEMENT - DR 7022 / 177
 19. RELATION TO GROWTH ZONE: OUTSIDE
 20. PERMANENT MONUMENTS: 3 MONUMENTS FOUND
0 MONUMENTS TO BE SET
 21. WETLANDS AND WATERS OF THE U.S. ARE PER DNR'S ENVIRONMENTAL NAVIGATOR.

ENGINEERS CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE. THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

EDWIN TENNEFOS, P.E. (DE LICENSE NO. 41295) DATE: 11/7/25
30 COMMERCIAL STREET
PO BOX 2
HARRINGTON, DE 19952

SCALE: PROJECT # DRAWN BY
1" = 60' 25-720 EJT
DRAWING NUMBER
1
SHEET 1 OF 1

SITEWORKS ENGINEERING LLC
PO BOX 2130 COMMERCIAL ST. HARRINGTON DE 19952 PHONE: (410) 844-7901

BOUNDARY & LOCATION SURVEY PLAN

LANDS OF ALLEN E. & AMANDA L. KING
TAX PARCEL NO. 2-00-06600-01-5500
KCR 160 (MAIDSTONE BRANCH RD) LOCAL
HUNDRED, CITY, COUNTY, STATE

ISSUE / REVISION BLOCK
KENT COUNTY PLANNING DEPARTMENT: 11/05



Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS MEETING AGENDA ITEM REPORT

DATE: January 15, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: **New Business**

SUBJECT: **CS-26-01 DE State Fire School:** Request Conditional Use with Site Plan Approval of a Comprehensive signage package located inside the Growth Zone Overlay District. / ED-00-066.00-02-46.00-000

ATTACHMENTS:

[CS-26-01 Staff Recommendation Report](#)
[CS-26-01 Data Sheet](#)
[CS-26-01 Exhibit A](#)
[CS-26-01 Exterior Elevations & Signage Renderings](#)
[CS-26-01 Site Plan](#)



DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT

January 8, 2026

Application Number & Name	:	CS-26-01 Kent County Fire School
Present Zoning District	:	AR (Agricultural Residential)
Present Use	:	Fire School
Proposed Use	:	Same with Comprehensive Sign Package
Area & Location	:	28.0+ acres located on the north side of Chestnut Grove Rd., approximately 0.27 miles east of Stonewater Way., west of Dover.

I. APPLICATION SUMMARY:

The applicants have submitted an application for a comprehensive sign package for the existing Delaware State Fire School and Fire Commission Facilities. The proposed comprehensive sign package includes the following signage:

- Proposed attached sign - *Delaware State Fire Commission* (21.82 sq. ft.)
- Proposed attached sign – *Fire Commission Plaque* (19.64 sq. ft.)
- Proposed attached sign – *Delaware State Fire Service Center* (39.22 sq. ft.)
- Proposed attached digital sign – 14' x 5' (70 sq. ft.)
- Existing attached sign to be relocated – *Delaware State Fire School Louis J. Amabili Fire Service Training Center* (59.56 sq. ft.)
- Existing attached sign – *Office* (5.5 sq. ft.)
- Existing attached sign – *Training Entrance* (6 sq. ft.)
- Existing attached sign – *Delaware State Fire Marshal* (46.67 sq. ft.)
- Two proposed detached signs – (42.63 sq. ft. each)

The subject property is located inside the growth zone and is improved with two office buildings and accessory buildings. The surrounding properties to the north, south, east, and west are utilized residentially and agriculturally.

II. STAFF RECOMMENDATION:

The staff recommends **CONDITIONAL APPROVAL** of the proposed Comprehensive Sign Package based on the information submitted as the application demonstrates compliance with the conditions for approval as outlined in Kent County Code Section 205-231.1. Comprehensive signage for major subdivisions and complexes.

III. COMPLIANCE WITH THE CONDITIONS OF APPROVAL

The applicant has demonstrated compliance with the conditions of approval in Section 205-231.1. Comprehensive signage for major subdivisions and complexes as outlined below:

B. Qualifications. Comprehensive signage plans may only be submitted in conjunction with the following types of development projects:

- (1) Major subdivisions and residential developments involving more than one DelDOT approved entrance or involving 200 or more dwelling units, planned unit developments, and cluster subdivisions.*
- (2) Any shopping center, or group of three or more nonresidential principal structures under common management and located on one or more contiguous properties.*
- (3) Any institutional complex, professional office, medical or educational campus, or business park.*

- ✓ The comprehensive sign package is within an institutional complex, professional office, medical or educational campus, or business park.

C. Standards. Comprehensive signage plans shall comply with the following standards:

- (1) Comprehensive signage plans may not be held to the size, height, number and area regulations for signs found in other sections of this article. However, the number, type and size of signs proposed shall not be excessive and must be in proportion to the scale of the buildings and the uses planned for the site.*

- ✓ The applicant is proposing to install four new attached signs and two detached signs, relocate one existing sign, and keep three existing signs. The signage is in proportion and not excessive to the scale of the existing 43,136 sq. ft. and 9,474 sq. ft. buildings that they will be located on. The detached signage will be located in front of the 43,136 sq. ft. building.

- (2) All proposed signage shall be designed and coordinated with the overall architectural concept for the buildings on the site. Sign type, color scheme, size, and illumination shall be coordinated and compatible with the architecture of the development so as to formulate a thematic sign plan for the site.*

- ✓ Proposed attached signage will be consistent with the existing attached signage being 6" – 12" white lettering. Also proposed to be attached is the State Fire Prevention Commission seal and a digital sign which are also compatible with the architecture of

the complex. The detached signs are blue backgrounds and gold lettering 57'± from the front property line and are compatible with the sign plan for the site.

(3) Wall-mounted signs shall be coordinated with the overall design theme of the site and designed as an integral component of the facades of buildings.

- ✓ Proposed wall-mounted signs are essential to identify the different agencies that occupy the site.

(4) Site landscaping shall be designed to complement and not conflict with sign placements.

- ✓ The two proposed detached signs will not conflict with site landscaping.

(5) No off-premises signage will be permitted as part of an application for a comprehensive signage plan.

- ✓ No off-premise signage is proposed.

IV. AGENCY COMMENTS:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, Engineering Division

Contact: Brian L. Hall, Engineering Project Manager II

Requirement:

1. The direct sanitary sewer provider is the city of Dover (a Contract User).

Comment:

1. The Engineering Division grants “Approval, With No Objection to Recordation”.

B. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION

Contact: Malcom Jacob, Transportation Planner

Comments:

Dover Kent MPO would like to make several comments regarding the site plan. First, note that Chestnut Grove Road is a Major Collector road with an annual average daily traffic (AADT) of 2,740. There are no shoulders on the sides of the roadway, leaving little room between road users and offering no separation for bicyclists. There is also a curve in the roadway immediately to the west of the parcel that could increase the risk for motorists.

The applicant should work with DelDOT to ensure Chestnut Grove Road is built to handle the needs of the Delaware State Fire School and the surrounding parcels. The Delaware State Fire School would benefit from right-turn deceleration and acceleration lanes and a left-turn bypass lane at the site entrance, which would allow for safer turns into the property and improve the flow of traffic during peak hours. An example of these improvements can be found at the entrance to Stonewater Creek, which is located to the west of the property. To further the discussion of potential improvements to Chestnut Grove Road, please reach out to DelDOT and Dover Kent MPO.

It is also worth noting that the frontage of the property does not contain sidewalks. It would be beneficial to add these facilities to the site plan, so that pedestrians can safely walk along this portion of Chestnut Grove Road. These sidewalks would not initially connect to anything, but it would help create connections in the future as neighboring parcels are developed.

Aside from these two points, Dover Kent MPO has no major objections to the site plan. Transportation improvements such as accessible parking spaces and pedestrian walkways are included in the plan. Note that these measures should follow all of the necessary State and County requirements, including the use of ADA ramps.

**C. DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL,
Division of Fish & Wildlife**

Contact: Faith Garcia, Environmental Review Coordinator

Comment:

A review of our database indicates that there are currently no records of state-rare or federally listed plants, animals or natural communities at this project site.

V. OWNER/ APPLICANT:

The owner/developer shall be aware of and be prepared to comply with all the comments regarding this project stated in this report. All comments must be addressed in the final plan prior to final approval. Final approval of the plan must occur within 24 months from the date of preliminary plan approval. Failure to obtain final approval shall nullify the plan. Once the plan receives final approval, construction in accordance with the plan must occur within 18 months of final approval or the plan shall be deemed null and void. Letters of “No Objection to Final Approval” from the following agencies will be required prior to final approval:

A. DelDOT, Division of Highways

This recommendation was 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 recommendation to Levy Court in this matter.

ENC: Data Sheet
Exhibit A- Location and Zoning Map
Exterior Elevations
Signage Renderings
Site Plan



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR COMPREHENSIVE PLAN ZONING MAP AMENDMENT

Regional Planning Commission Public Hearing of: **Thursday, January 8, 2026**

Regional Planning Commission Business Meeting of: **Thursday, January 15, 2026**

Levy Court Public Hearing of: **Tuesday, January 27, 2026**

Application #/Title	:	CS-26-01 Kent County Fire School
Applicant/Owner	:	State of Delaware Delaware State Fire School 540 S. Dupont Hwy. Dover, DE 19901
Engineer	:	Becker Morgan Group, Inc. 309 S. Governors Ave Dover, DE 19904
Present Zoning / Comp Plan Map Designation	:	AR (Agricultural Residential) / Low Density Residential
Present Use	:	Fire School
Proposed Use	:	Same with Comprehensive Sign Package
Relation to Growth Zone	:	Inside
Levy Court District	:	2 nd - Hall
School District	:	Capital
Fire District	:	Cheswold
Area and Location	:	28.0 ± acres located on the north side of Chestnut Grove Rd., approximately 0.27 miles east of Stonewater Way., west of Dover.
Kent County Property Identification Number	:	ED-00-066.00-02-46.00-000



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: CS-26-01
DE State Fire School

APPLICANT/OWNER:

State of Delaware
Delaware State Fire School

ENGINEER:

Becker Morgan Group, Inc.

PRESENT ZONING

DISTRICT:

AR (Agricultural Residential)

PRESENT USE: Fire School

PROPOSED USE:

Same with Comprehensive sign
Package

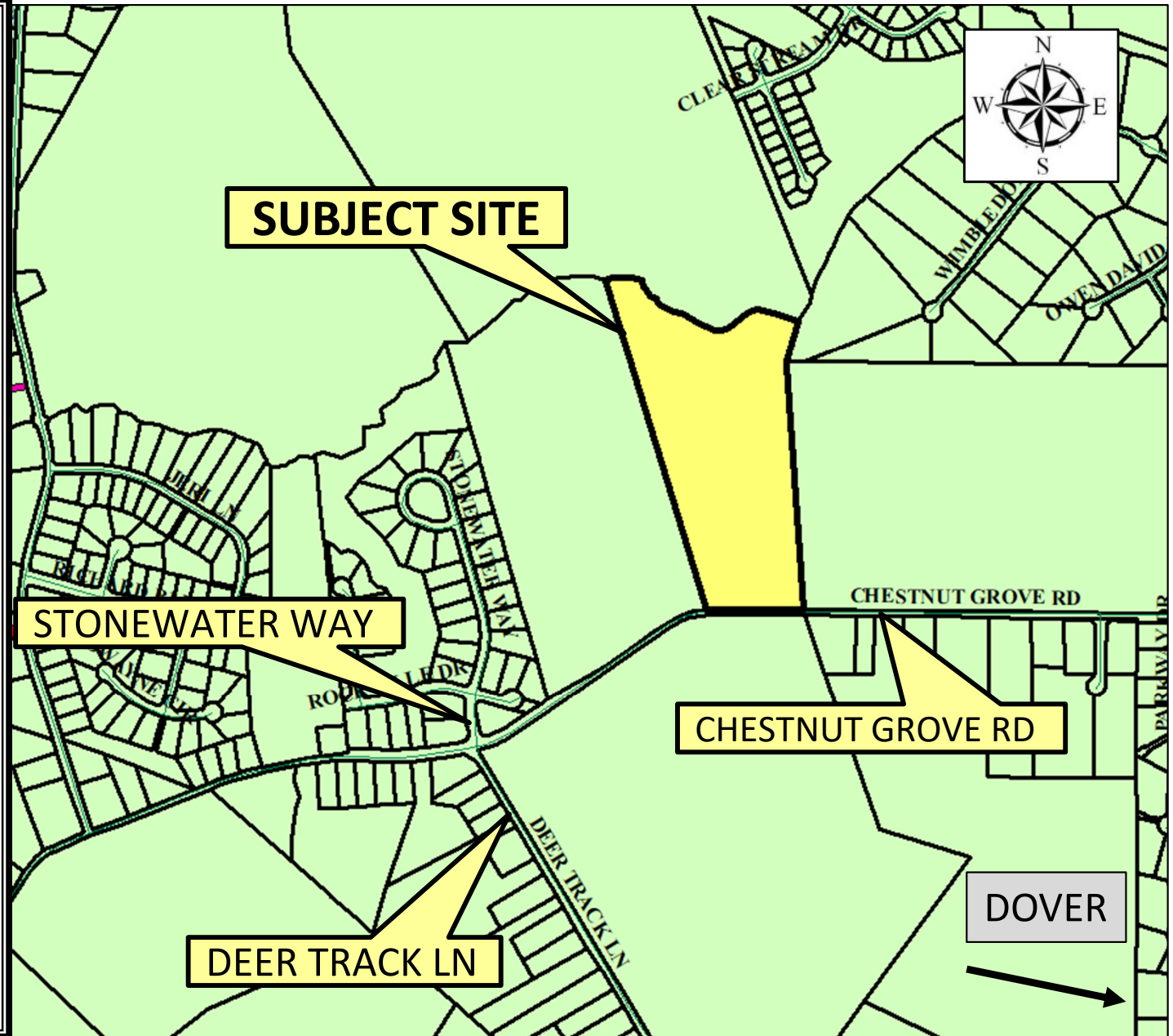
LEVY COURT DISTRICT:

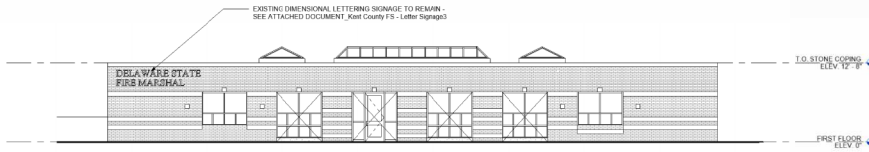
2nd - Hall

TAX MAP NO:

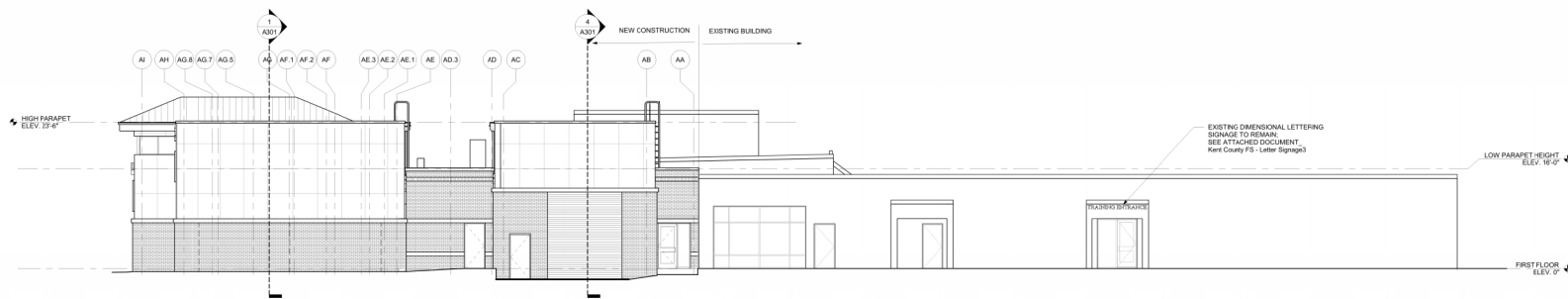
ED-00-066.00-02-46.00-000

LOCATION: 28.0 ± acres
located on the north side of
Chestnut Grove Rd.,
approximately 0.27 miles east of
Stonewater Way., west of Dover.

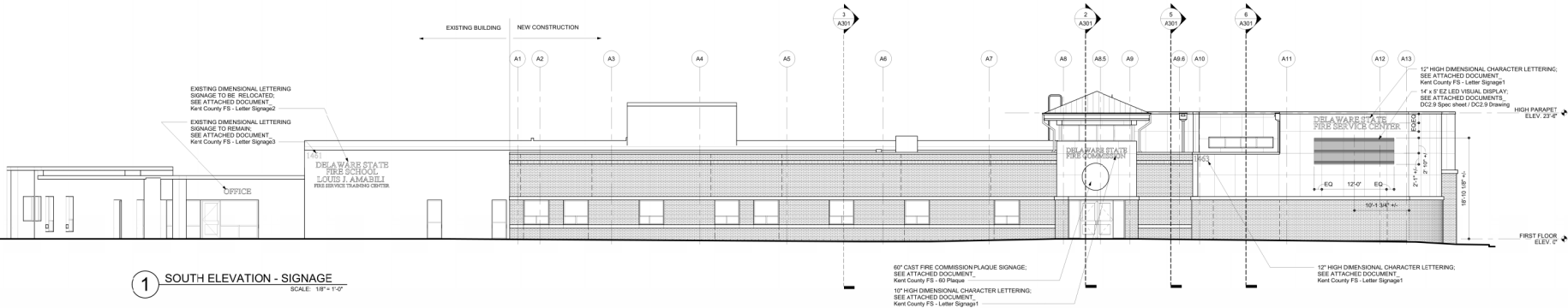




3 EXISTING DE STATE FIRE MARSHAL ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - SIGNAGE
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION - SIGNAGE
SCALE: 1/8" = 1'-0"

LINE DRAWING ONLY - NOT PRODUCED

Please contact sales and reference this line drawing to create an order for production.

CAST METAL

TIMES NEW ROMAN 12", 10" (STND)
1" Depth Aluminum
--unspecified finish--
Stud Mount

28.1"

DELWARE STATE
FIRE SERVICE CENTER

12"
201"

12"

1463

28.1"

23.4"

DELWARE STATE
FIRE COMMISSION

10"
134.3"



LINE DRAWING

NO PRODUCT WILL BE PRODUCED

THIS PROOF IS FOR VISUAL PURPOSES ONLY.
 • A NEW ORDER WILL NEED TO BE PLACED TO MOVE FORWARD WITH PRODUCTION.
 • PLEASE DISREGARD ANY AUTOMATED EMAILS UNDER LINE DRAWING ORDER: 7043535
 ONCE YOU RECEIVE A NEW PROOF UNDER YOUR NEW ORDER NUMBER.

ORDER #: 7043535

CUSTOMER PO #: DE STATE FAIR LINE DRA

SALESPERSON: Dawn M.@ ext 1825

DATE: 12/18/2024

Page 2/2

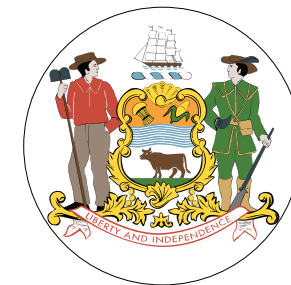


CAST PLAQUE

MATERIAL	-	Aluminum
SIZE	-	60" x 60"
QTY	-	2
DEPTH	-	Painted Edges-1"deep Cast
SHAPE	-	Custom Shape with insert
COPY	-	Raised Copy
FINISH	-	Unspec Texture-Painted Finish
BORDER	-	No Border
COLOR	-	More than 1 painted color
STYLE	-	Per artfile supplied
CLEAR COAT	-	Satin
MOUNT	-	Blind mount - prep face for attachment of insert

UV PRINTED INSERT

MATERIAL	-	Aluminum
SIZE	-	30.875" Diameter
DEPTH	-	1/4"
FINISH	-	0400 Brilliant Gold SATIN Ptd
RET FIN	-	Returns Painted-same as face
MOUNT	-	Countersunk holes on back to attach to base plaque



RAISED

Brilliant Gold

Yellow 2000

2025 Black

RECESSED

0400 Brilliant Gold

VERSION: 1

LINE DRAWING ONLY - NOT PRODUCED
Please contact sales and reference this line drawing to create an order for production.

CAST METAL

12" TIMES NEW ROMAN
1" Depth Aluminum
Finish/Color TBD
Stud Mount-Standard

6" TIMES NEW ROMAN
3/4" Depth Aluminum
Finish/Color TBD
Stud Mount-Standard

55.3" **DELAWARE STATE** 12"
FIRE SCHOOL 12"
LOUIS J. AMABILI 12"
FIRE SERVICE TRAINING CENTER 6"
155.1"



12"
1461
36"

12"
OFFICE
66"

8"
TRAINING ENTRANCE
108"

210"
12"
8"
12"
DELWARE STATE
FIRE MARSHAL
186"



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www.rogerssign.com
302-684-8338 302-684-0700 Fax

Job Name INTELLIGENT SIGNAGE
Project Location DE STATE FIRE SCHOOL-DOVER
Client Contact JO BISBEE
order # 70080 Date 8/28/2025 Artist Name DEB BRENNEMAN

After deposit all projects include 3 free proof revisions, thereafter billed at our hourly design rate

Proof # 1/3



2" THICK HDU FOAM(15LB.)
"V" CARVED LETTERS
ROUTED EDGES
BLUE BACKGROUND
23 KT. GOLD LETTERS & ARROWS
SINGLE FACE



2" THICK HDU FOAM(15LB.)
"V" CARVED LETTERS
ROUTED EDGES
BLUE BACKGROUND
23 KT. GOLD LETTERS & ARROWS
SINGLE FACE

PRODUCT DETAIL:

FONTS: **TIMES BOLD**

MATERIALS USED:

VINYL MATERIAL:

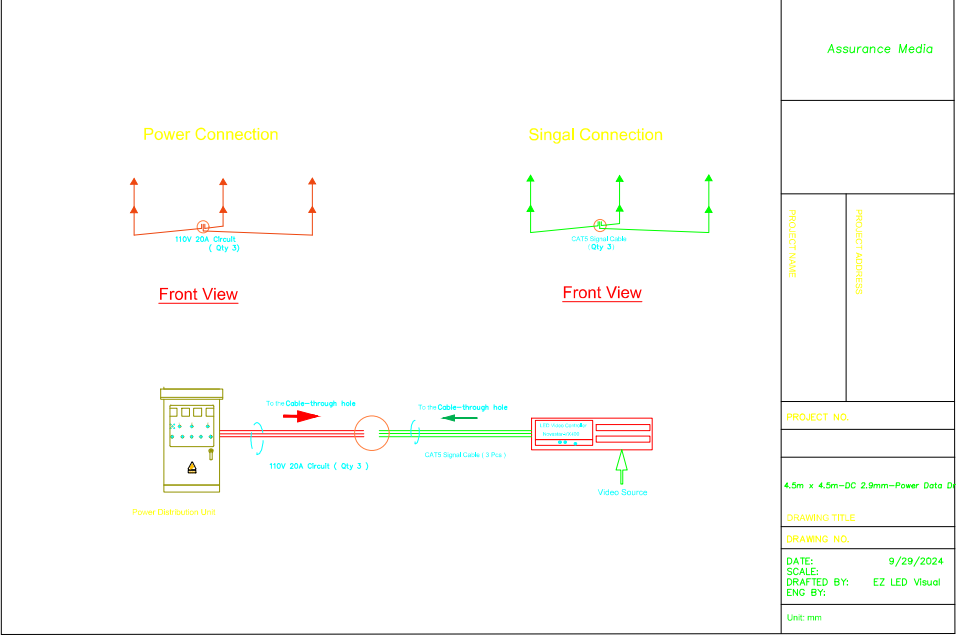
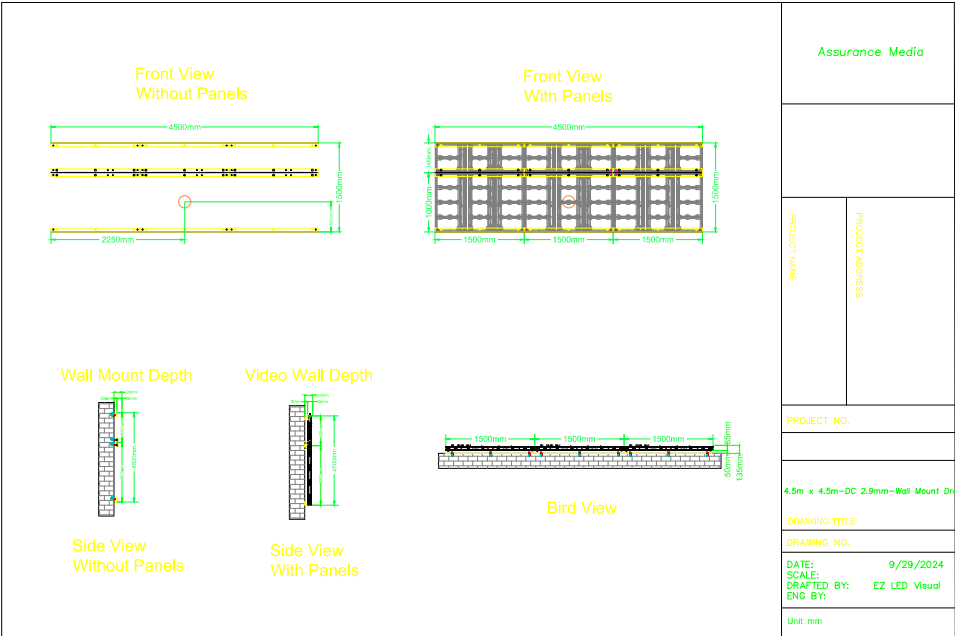
PLEASE REVIEW CAREFULLY! Check all spelling, phone numbers, websites, addresses, dates, etc. Also check for any omissions. Rogers Sign Co., Inc., will not be held responsible for any errors once this design has been approved.

All Drawings, Renderings, and/or Details are sole property of Rogers Sign Co., Inc. and are not to be duplicated or to be shown to anyone unauthorized by Rogers Sign Co., Inc.

- ☐ **Approved**
☐ **Approved Pending Revisions**
☐ **Revise and Resubmit**

AUTHORIZED SIGNATURE	DATE
X	/ /

40



Dynamic Cube (DC) Series Brochure

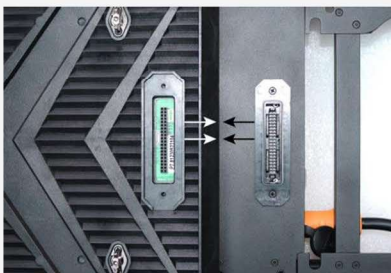
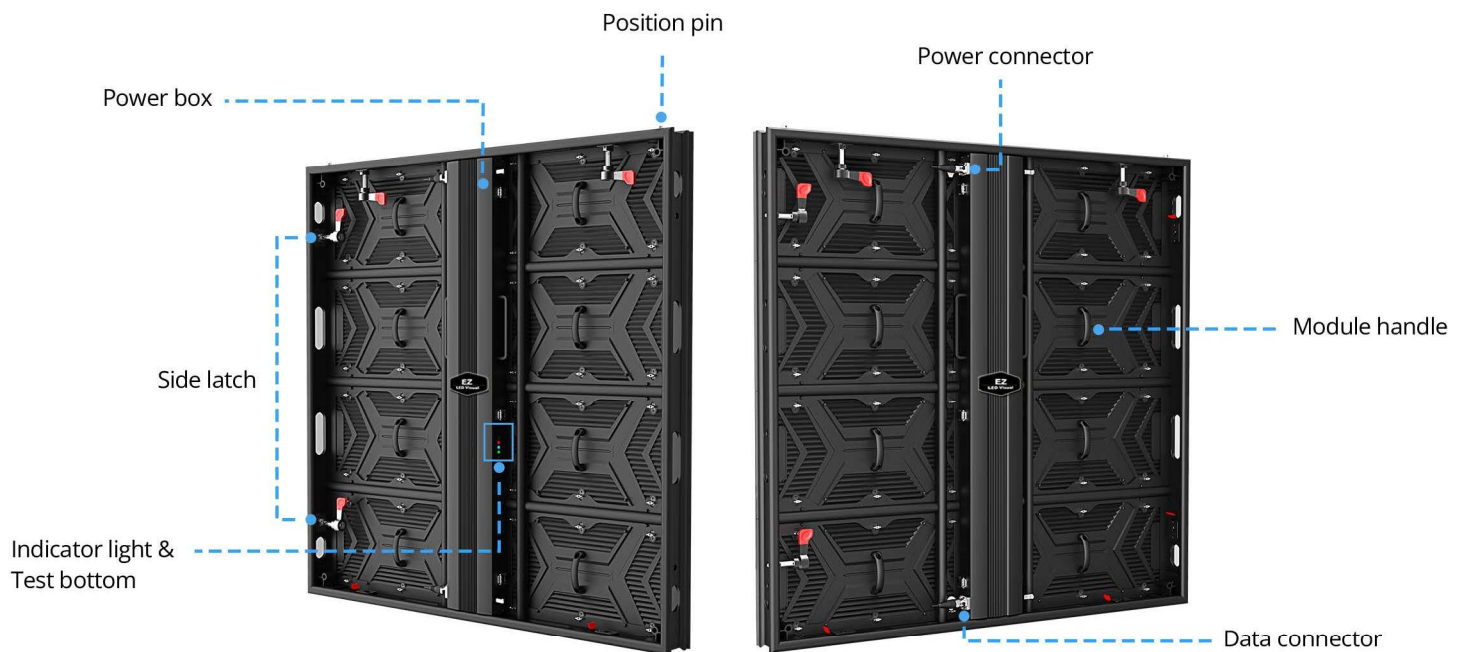
Powered by 16 years of manufacturing experience and robust supply chain resources, EZ LED Visual is dedicated to providing solid and stable LED video display products that enable our clients' designs to shine and amaze their audience. Whether it's information visualization, immersive experiences, mission-critical applications, or interactive display solutions, EZ LED Visual is ready to help you make it happen.

Product Features

- Pixel pitches: 3.9mm, 4.8mm, 6.25mm, 7.8mm, 10.4mm
- **Dynamic Pro Technology** supported by high brightness, high refresh, and high grayscale
- All-weather IP65 rated
- Light weight design
- Slim panel design (**ADA Compliant**)
- Energy-efficient design (30% lower than industry average)
- Quick locking system to enable fast install
- Wall mounting, floor standing, and hanging compatible
- Wall-mount-free install (LED wall size 60'x35' or below)
- Front serviceable and front installable
- Curvable for concave applications (panel-based faceted curve)
- Custom 90-degree corner solution available (optional)
- Naked eye 3D compatible



Product Overview



High-precision CNC side latch



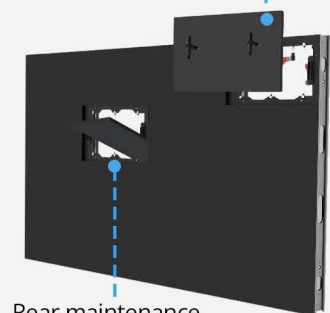
Hot-swappable

Hard connection supports hot-swapping without interrupting the rest of the LED wall

Fast installation

Side latches featuring quick locking mechanism ensures fast install.

Front maintenance



Rear maintenance

Front and Rear maintenance

Dynamic Pro Technology

- High brightness



High brightness



Low brightness

- High refresh

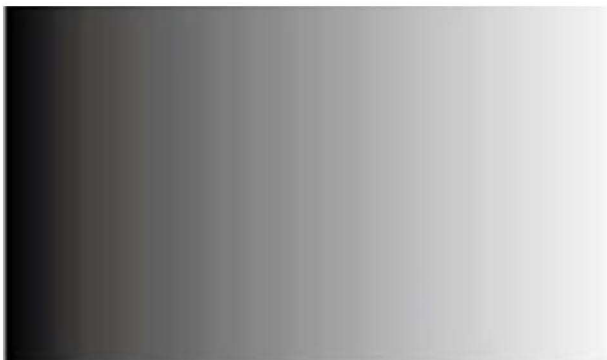


High refresh

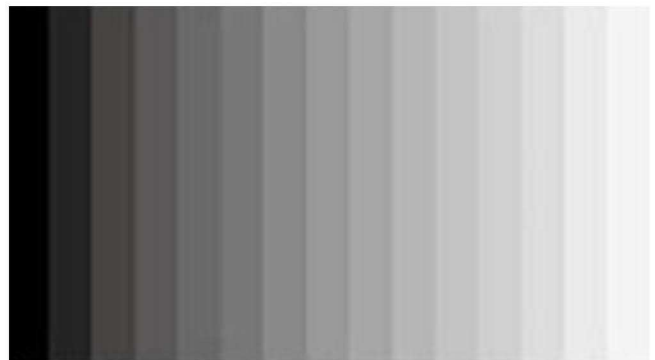


Low refresh

- High grayscale



High grayscale



Low grayscale

H/V 160° Wide View Angle



Weight is 35% lighter



IP65 for both front and back side



Energy saving up to
30%

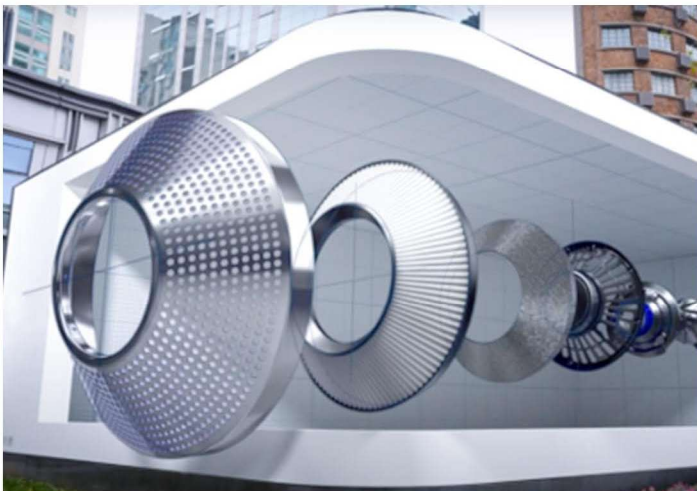


Dynamic Cube Series	1 sqm(w/m ²)
Average power consumption	100-200W
Max power consumption	650W

Industry average	1 sqm(w/m ²)
Average power consumption	425W
Max power consumption	1000W

Applications

- ① Digital Signage (DOOH)
- ② Commercial property
- ③ Naked eye 3D
- ④ Corporate
- ⑤ Entertainment
- ⑥ Hospitality
- ⑦ Education



Technical Specifications

EZ LED Dynamic Cube (DC) Series

Product Model	DC 2.9mm	DC 3.9mm	DC 4.8mm	DC 6.25mm	DC 7.8mm	DC 10.4mm
Per Panel Resolution	336*336	256*256	208*208	160*160	128*128	96*96
LED Type	3-in-1 SMD					
Panel Size (W*H*D)	1000x1000x83 mm / 39.37"x39.37"x3.27"					
Brightness	6000 nits (adjustable)					
Refresh Rate	2880-3840 HZ					
Grayscale	14-16 bit					
Contrast Ratio	5000 : 1					
View Angle	160° Horizontal / 160° Vertical					
Installation Access	Front Install / Rear Install					
Service Access	Front Service / Rear Service					
Panel Material	Aluminum					
Per Panel Weight	22.5KG / 49.5 LBS					
Per Panel Power Consumption (max)	650W					
Per Panel Power Consumption (typical)	200W					
Brightness Uniformity	>97.5%					
Color Uniformity	>97.5%					
Color Gamut	100% NTSC					
Color Temperature	3,000-10,000 K					
Service Life	100,000 Hours					
Working Voltage	100V-240V Auto-switching					
Operating Temperature (10-85% relative humidity, non-condensing)	-20° to 50° C / -4° to 122° F					
Alternative Panel Size (W*H*D)	1000x500 mm / 39.37"x19.69" 1500x1000 mm / 59.06"x39.37" 1500x500 mm / 59.06"x19.69"					

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Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS MEETING AGENDA ITEM REPORT

DATE: January 15, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: New Business

SUBJECT: **SLV-25-42 Ebert, Taylor:** Requesting a Waiver from §187-57.B. Floodplain areas and §187-77.C. Wetlands areas to enable the submission of a 2-lot minor subdivision plan located inside the Growth Zone Overlay District. / NM-00-119.00-02-30.00-000

ATTACHMENTS:

[SLV-25-42 Ebert Memo](#)

[SLV-25-42 Data Sheet](#)

[SLV-25-42 Exhibit A Location and Zoning Map](#)

[SLV-25-42 Exhibit B Wetlands and blue Line Stream Map](#)

[SLV-25-42 Agency Comments](#)

[SLV-25-42 Minor Subdivision Plan with Flood Plain](#)

MEMORANDUM

KENT COUNTY DEPARTMENT OF
PLANNING SERVICES
555 BAY ROAD
DOVER, DELAWARE 19901



TO: Regional Planning Commission

CC: Max B. Walton

FROM: Sarah E. Keifer, AICP, Department of Planning Services

DATE: January 8, 2026

SUBJECT: SLV-25-42, Waiver Request for Taylor Ebert

Attached, please find the proposed minor subdivision plan for the Lands of Taylor Ebert.

Waiver Request:

Applicant requests a waiver from §187-57.B. Floodplain areas – Land located within the one-hundred-year floodplain, as identified by FEMA, shall remain as unsubdivided open space or natural area and §187-78.B. Wetlands areas – No portions of wetlands areas shall be subdivided, filled, developed, or cleared of vegetation unless granted permission to fill and/or eliminate the wetlands area under state and/or federal permit, including nationwide permits authorized by the United States Army Corps of Engineers; they shall remain as essentially undisturbed natural areas.

The applicant is seeking the waiver to enable the submission of a 2-lot minor subdivision plan along Firetower Road.

Background:

The subject parcel is 31.826± acres located on the southeast corner of Evens Rd. and Firetower Rd., west of Viola. The applicant is proposing a minor subdivision which entails creating property lines along the wetlands and blue line stream and through the floodplain.

The plan proposes lot 1 to be 3.223± acres and lot 2 to be 4.122± acres. Lot 1 would be subdivided from the residual along the blue line stream and wetlands to the east and lot 2 would be subdivided from the residual by the blue line stream and wetlands to the east and the south. The proposed subdivision property lines would also be through floodplain. Both of the proposed lots would have a majority of the land within the floodplain.

Staff Recommendation:

§187-80.

Where, in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of this chapter would result in extraordinary hardship to the applicant because of unusual topography or other conditions which are not self-imposed or that these conditions would result in inhibiting the achievement of the objectives of these regulations, the Commission may modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, however, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of this chapter or be contrary to the goals and objectives of the Comprehensive Plan for the County. In no case shall any modification or waiver be more than a minimum easing of the requirements, and in no instance shall it result in any conflict with Chapter 205, Zoning.

The Planning Staff has reviewed the information submitted by the applicant and recommends a **Modified Approval** of the request as proposed, with a denial to subdivide through floodplain and an approval to the request of subdividing through wetlands. The proposal would provide ample area to maintain the required 25' wetlands buffer and 100' buffer from the blue line stream. However, the floodplain would create negative impacts for the current and future property owners in relation to improving the parcel with dwellings and accessory buildings. The requested waiver is contrary to the goals and objectives of the Comprehensive Plan and represents more than a minimum easing of requirements.

Furthermore, staff has recommended the applicant complete a flood study to further determine the floodplain on the parcel. While a flood study does not guarantee approval of a minor subdivision along the western portion of the parcel, it would provide more accurate floodplain delineation.

According to comments received from the Department of Natural Resources Division of Fish and Wildlife (DFW), the parcel has been identified as ecologically important by the Delaware Ecological Network (DEN) and is classified as a hub. The DEN includes ecologically important areas such as forests, wetlands, streams, habitat that supports rare species, and areas of especially high quality. DFW recommends that this DEN designated are be protected to the fullest extent possible.

The proposal also calls for more than a minimum easing of requirements as a similar result can be achieved with significantly less impact on the floodplain. The applicant has area to create two parcels without needing a waiver to subdivide through floodplain.

Suggested Motion

I move that the Regional Planning Commission grant a **Modified Approval**; denying the applicant's request to waive §187-57.B. to subdivide through floodplain and approve the applicant's request to waive §187-78.B. to subdivide through wetlands. An approval to subdivide through the floodplain would be contrary to the goals and objectives of the Comprehensive Plan, would require more than a minimum easing of the requirements, the site is developable without granting a waiver for subdivision through the floodplain, and potential negative impact to current and future property owners. An approval to subdivide

through wetlands would require a minimum easing of the requirements and the 25' wetlands and 100' blue line stream buffer would still be required to be maintained protecting the waterways and habitats.

Please do not hesitate to contact me directly with any questions or comments.

Thank you.

Enc.: Data Sheet
Exhibit A – Location and Zoning Map
Exhibit B – Wetlands and Blue Line Stream Map
Agency Comments
Minor Subdivision Plan with Floodplain



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR SUBDIVISION WAIVER REVIEW Regional Planning Commission Business Meeting of: **January 15, 2026**

Plan Number and Title	:	SLV-25-42 Ebert, Taylor
Location	:	31.826 ± acres located on the south east side of W. Evens Rd. and Firetower Rd., west of Viola.
Applicant/Owner	:	Taylor Ebert 977 W Evens Rd Viola, DE 19979
Zoning District	:	AR (Agricultural Residential)
Present Use	:	Residential
Proposed Use	:	Residential – Minor Subdivision
Relation to Growth Zone	:	Inside
Levy Court District	:	5 th - Sweeney
Property Identification Numbers	:	NM-00-119.00-02-30.00-000
Nature of Request	:	Applicant requests a waiver from §187-57.B. Floodplain areas – Land located within the one-hundred-year floodplain, as identified by FEMA, shall remain as unsubdivided open space or natural area and §187-78.B. Wetlands areas – No portions of wetlands areas shall be subdivided, filled, developed, or cleared of vegetation unless granted permission to fill and/or eliminate the wetlands area under state and/or federal permit, including nationwide permits authorized by the United States Army Corps of Engineers; they shall remain as essentially undisturbed natural areas; to enable the submission of a 2-lot minor subdivision plan



LOCATION AND ZONING MAP

Exhibit A

Application: SLV-2

Application: SLV-25-42
Ebert

APPLICANT/OWNER:

Taylor Ebert

PRESENT ZONING DISTRICT:

AR (Agricultural Residential)

PRESENT USE:
Residential

PROPOSED USE:
Residential – Minor
Subdivision

LEVY COURT DISTRICT:
5th - Sweeney

TAX MAP NO:
NM-00-119.00-02-30.00-000

LOCATION:
31.826 ± acres located on the south east side of W. Evens Rd. and Firetower Rd., west of Viola.

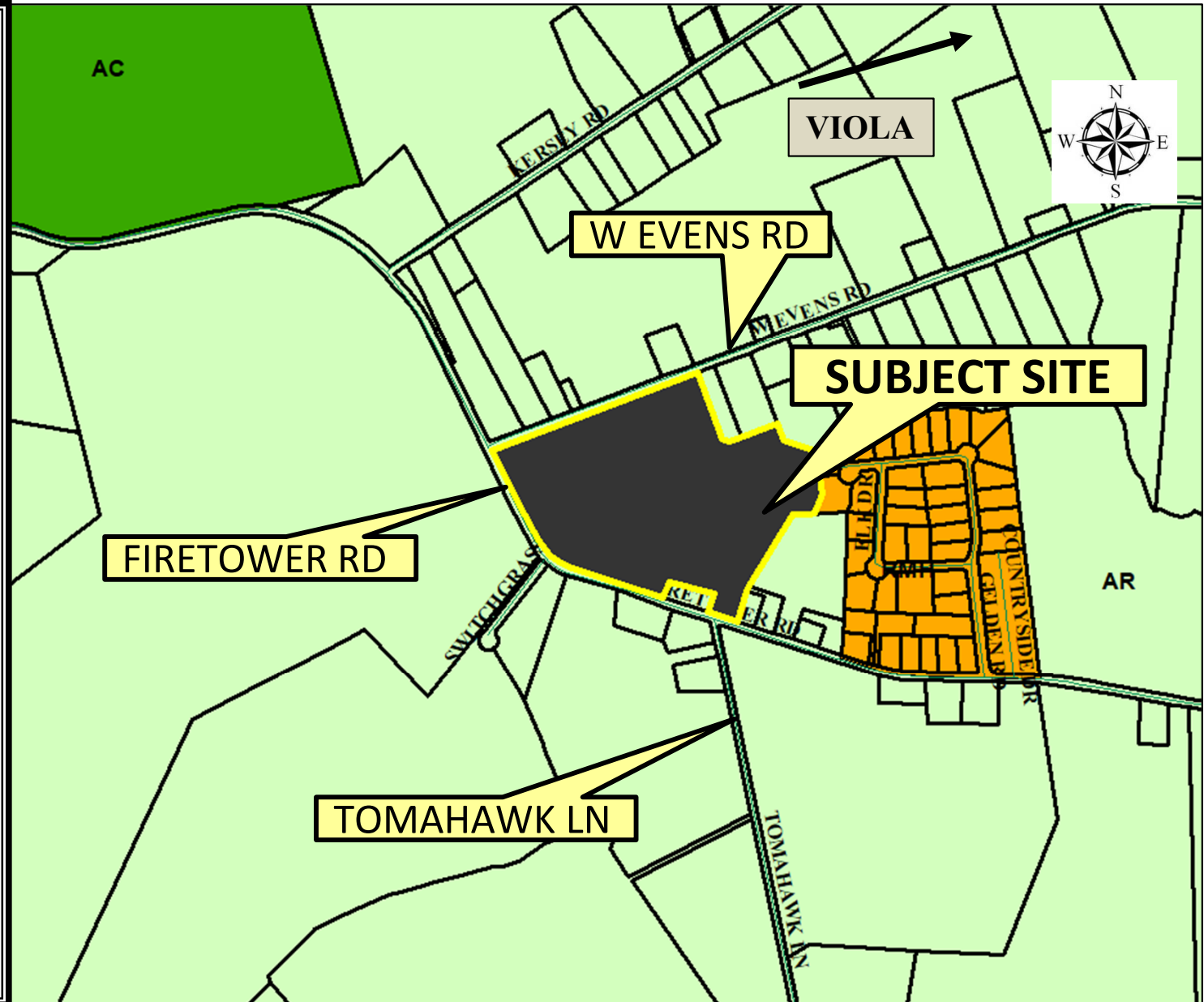


Exhibit B





STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**

DIVISION OF FISH & WILDLIFE
RICHARDSON & ROBBINS BUILDING
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

**DIRECTOR'S
OFFICE**

PHONE
(302) 739-9910

December 4, 2025

Sarah Keifer and Kristopher Connelly
Kent County Department of Planning Services
Division of Planning
555 Bay Road
Dover, DE 19901

Re: December 2025 Kent County Quality of Life (QOL) Notification – DNREC Division of Fish and Wildlife Comments

1. **CS-26-01 DE State Fire School:** Request Conditional Use with Site Plan Approval for a comprehensive signage package located inside the Growth Zone Overlay District.

DFW Comments: A review of our database indicates that there are currently no records of state-rare or federally- listed plants, animals or natural communities at this project site.

2. **CZ-26-01 / LC25-29 King, Allen E & Amanda L.:** Request to amend the Zoning Map from AR(Agricultural Residential) & IG(General Industrial) to AR(Agricultural Residential & BG(General Business) located outside the Growth Zone Overlay District.

DFW Comments: No comments on rezoning.

3. **SLV-25-42 Ebert, Taylor:** Request to approve Waiver from §187-57.B, Floodplain areas and §187-78.B, Wetlands area to allow a minor subdivision located inside the Growth Zone Overlay District.

DFW Comments:

State Wildlife Management Area

The proposed project is within ½ mile of the boundary of Norman G. Wilder Wildlife Area, a State Wildlife Area managed by the Division of Fish and Wildlife, DNREC. The State is concerned that the quantity and quality of wildlife habitat in the State Wildlife Area, particularly

near the border, might be negatively affected by development activities, or by permanent land use changes, on the property in question. The developer should consult with the Regional Wildlife Biologist, Sean O'Connor (302-284-4795), to minimize potential negative impacts of the proposed project on State Wildlife Area lands. Additionally, the developer should be aware that people using the property in question could be subject to the effects of legal hunting activities in the Wildlife Area, such as firearm noise or dogs barking when pursuing game.

Delaware Ecological Network

Habitat on this parcel has been identified as ecologically important by the Delaware Ecological Network (DEN) and is classified as a hub. The DEN, although non-regulatory, is a statewide conservation network developed using GIS and field collected datasets that help to identify and prioritize ecologically important areas for natural resource protection. The DEN includes ecologically important areas such as forests, wetlands, streams, habitat that supports rare species and areas of especially high quality. The DEN includes the following key elements: 1) Core areas – which contain relatively intact natural ecosystems, and provide high-quality habitat for native plants and animals, 2) Hubs – which are slightly fragmented aggregations of core areas with contiguous natural cover and 3) Corridors – which link core areas together, allowing wildlife movement and seed and pollen transfer between them. The DEN can be accessed through First Map: [Delaware Ecological Network 2.0 | Delaware Ecological Network 2.0 | State of Delaware \(arcgis.com\)](#). We recommend that this DEN designated area be protected to the fullest extent possible.

Forested Wetlands

The forested wetlands on this property could support an array of plants and animals, most notably wetland dependent species such as amphibians. To reduce impacts to these species, we recommend following:

1. Avoid disturbance to and filling of isolated wetlands.
2. Maintain an upland buffer of at least 100 ft along wetlands.
3. Maintain input to natural wetlands at the pre-construction level. Avoid causing an increase or decrease in the naturally occurring water level.
4. Avoid diverting surface water from roadways and stormwater facilities into the wetlands on site. Water quality could be detrimentally affected by run-off, which can contain oil and other pollutants.
5. Avoid installing sewers with grates, which can create a hazard for amphibians and reptiles.
6. Design the development to exclude curbs. If road curbing is part of the design, curbing that allows small animals, such as turtles and salamanders, to climb out of the roadbed (such as Type 2 or Cape Cod curbing) is preferred over steep, vertical curbing.
7. Use open bottom box culverts to allow for natural substrate to remain and in-water passage of aquatic life. Additionally, culverts should be left as wide as possible to ensure that salamanders can travel through them.

For further information, contact Nate Nazdrowicz at Nathan.nazdrowicz@delaware.gov or 302-735-8688. Additional information can also be obtained from the Partners in Amphibian and Reptile Conservation (PARC) ‘[Habitat management guidelines for amphibians and reptiles of the Northeastern United States](#)’ or the PARC website: <http://www.parcplace.org>.

4. **SLV-25-40 DE Army National Guard:** Request to approve Waiver §187-77 C. Wetlands areas – to enable filling non-jurisdictional wetlands to install a stormwater management pond for future construction located inside the Growth Zone Overlay District.

DFW Comments:

Forested Wetlands

The forested wetlands on this property could support an array of plants and animals, most notably wetland dependent species such as amphibians. To reduce impacts to these species, we recommend following:

1. Avoid disturbance to and filling of isolated wetlands.
2. Maintain an upland buffer of at least 100 ft along wetlands.
3. Maintain input to natural wetlands at the pre-construction level. Avoid causing an increase or decrease in the naturally occurring water level.
4. Avoid diverting surface water from roadways and stormwater facilities into the wetlands on site. Water quality could be detrimentally affected by run-off, which can contain oil and other pollutants.
5. Avoid installing sewers with grates, which can create a hazard for amphibians and reptiles.
6. Design the development to exclude curbs. If road curbing is part of the design, curbing that allows small animals, such as turtles and salamanders, to climb out of the roadbed (such as Type 2 or Cape Cod curbing) is preferred over steep, vertical curbing.
7. Use open bottom box culverts to allow for natural substrate to remain and in-water passage of aquatic life. Additionally, culverts should be left as wide as possible to ensure that salamanders can travel through them.

For further information, contact Nate Nazdrowicz at Nathan.nazdrowicz@delaware.gov or 302-735-8688. Additional information can also be obtained from the Partners in Amphibian and Reptile Conservation (PARC) ‘[Habitat management guidelines for amphibians and reptiles of the Northeastern United States](#)’ or the PARC website: <http://www.parcplace.org>.

Key Wildlife Habitat

The non-tidal coastal plain stream on this property is mapped as Key Wildlife Habitat (KWH) in the Delaware Wildlife Action Plan (DEWAP) because it is part of a large wetland complex/large forest block that can support an array of plant and animal species across the landscape.

Although designation as KWH is non-regulatory, these maps are intended to help guide site-specific conservation planning efforts. Impacts to KWH should be minimized to the greatest extent practicable.

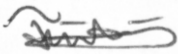
The DEWAP is a comprehensive strategy for conserving the full array of native wildlife and habitats, common and uncommon, as vital components of the state's natural resources. This document can be viewed via the [Division of Fish and Wildlife's website](#).

Delaware Ecological Network

Habitat on this parcel has been identified as ecologically important by the Delaware Ecological Network (DEN) and is classified as a corridor. The DEN, although non-regulatory, is a statewide conservation network developed using GIS and field collected datasets that help to identify and prioritize ecologically important areas for natural resource protection. The DEN includes ecologically important areas such as forests, wetlands, streams, habitat that supports rare species and areas of especially high quality. The DEN includes the following key elements: 1) Core areas – which contain relatively intact natural ecosystems, and provide high-quality habitat for native plants and animals, 2) Hubs – which are slightly fragmented aggregations of core areas with contiguous natural cover and 3) Corridors – which link core areas together, allowing wildlife movement and seed and pollen transfer between them. The DEN can be accessed through First Map: [Delaware Ecological Network 2.0 | Delaware Ecological Network 2.0 | State of Delaware \(arcgis.com\)](#). We recommend that this DEN designated area be protected to the fullest extent possible.

Please feel free to contact me with any questions or if you require additional information.

Sincerely,



Faith Garcia
Environmental Review Coordinator
Phone: (302) 735-8665
Cell: (302) 443-3812
Email: christinefaith.garcia@delaware.gov
89 Kings Highway
Dover, DE 19901



KENT CONSERVATION DISTRICT

1679 SOUTH DUPONT HIGHWAY • DOVER, DELAWARE 19901 • (302) 608-5370 • WWW.KENTCD.ORG

**KENT COUNTY
DEPARTMENT OF PLANNING SERVICES
REGIONAL PLANNING COMMISSION
JANUARY 2026**

APPLICATION #/Name: SLV-25-42 Ebert, Taylor
APPLICANT / OWNER: Taylor Ebert
REVIEWING AGENCY: Kent Conservation District
CONTACT PERSON: Cullen Baker
PHONE: (302) 608 – 5370
EMAIL: stormwater@kentcd.org

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY’S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

Source: 2019 Delaware Sediment and Stormwater Regulations

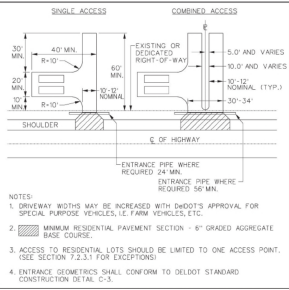
REQUIREMENTS:

The Kent Conservation District has no objection to the proposed waiver for the minor subdivision of the above referenced parcel.

ADVISORY COMMENTS TO THE APPLICANT:

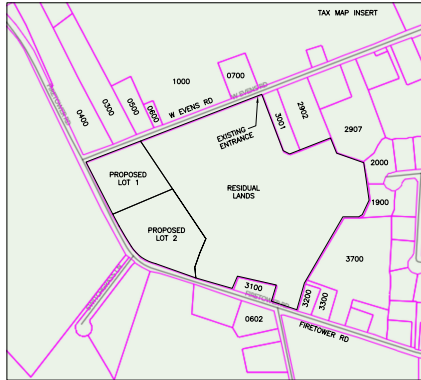
1. Any earth disturbance in excess of 5,000 square feet is subject to the Delaware Sediment and Stormwater Regulations and will require a Sediment and Stormwater Management Plan to be approved by the Kent Conservation District.
2. Most current forms, fee schedules, and checklists may be accessed from KCD’s website <https://www.kentcd.org/services/sediment-stormwater/design-permitting/>

Figure 7.2.3.3-a Residential Access Design Requirements



DelDOT NOTES

- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (COM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO THE PROPERTY OWNER'S LAND. A SIGHT EXISTENCE SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
- LOT 1 AND LOT 2 SHALL HAVE A COMBINED ACCESS TO KCR 239.
- RESIDUAL LANDS SHALL HAVE ACCESS TO KCR 108 VIA THE EXISTING ENTRANCE.
- THE POSTED SPEED LIMIT ON KCR 239 (FIRETOWER RD) IS 45 MPH.
- THE POSTED SPEED LIMIT ON KCR 108 (WEST EVENS RD) IS 35 MPH.



PARCEL	ADJOINING PARCELS	OWNER(S)	DB, PG	ZONING
7-00-11900-02-0400-00001	SCOTT LAWRENCE JOHNSON AND JONANNA REYNOLDS APARDO	DB 12482, PG 14	AR	
7-00-11900-02-0300-00001	CHRISTINE KINKINN AND GARY KINKINN	DB 154, PG 194	AR	
7-00-11900-02-0500-00001	ESTATE OF CHARLES W. SCHELTS	DB 364, PG 186	AR	
7-00-11900-02-0600-00001	THOMAS J. ORTIZ	DB 9730, PG 300	AR	
7-00-11900-02-1000-00001	SHERIE R. STILES AND HOLLY R. MOZAL	DB 8105, PG 141	AR	
7-00-11900-02-0700-00001	ANNETTE WEIDMAN	DB 5006, PG 266	AR	
7-00-11900-02-3001-00001	TERRY LAMB AND JONANNA LAMB	DB 13671, PG 284	AR	
7-00-11900-02-2902-00001	TIMOTHY M. FITZWATER SR. AND RHONDA L. FITZWATER	DB 048, PG 213	AR	
7-00-11919-01-2000-00001	JOSEPH R. LINDENLAUF JR. AND CYNTHIA B. LINDENLAUF	DB K44, PG 232	RMH	
7-00-11919-01-1900-00001	JOSEPH R. LINDENLAUF JR.	DB 376, PG 10	RMH	
7-00-11900-02-3700-00001	MESSHOX S. STANLEY JR. AND STACY A. STANLEY	DB 470, PG 78	AR	
7-00-11900-02-3300-00001	ELMER M. BROWN AND STANTON BROWN JR.	DB N29, PG 280	AR	
7-00-11900-02-3300-00001	DAVID BOZMUTH	DB 9555, PG 210	AR	
7-00-11900-02-3100-00001	CAROL ANN ZEST AND ALVIN VATES JOHN HARRILL	DB 8479, PG 108	AR	
8-00-12800-01-0602-00001	ANGELA RUSSELL	DB 11353, PG 219	AR	

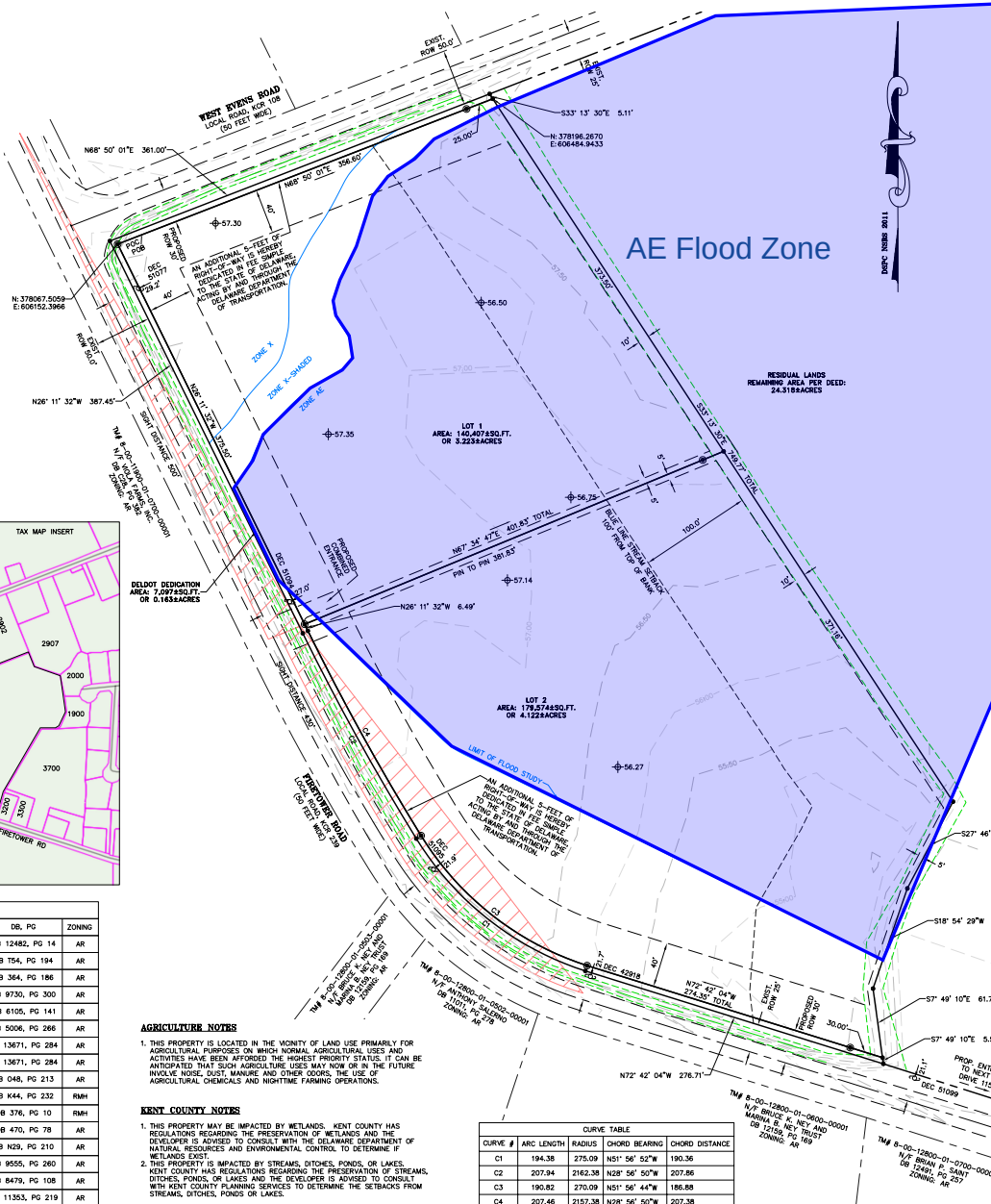
AGRICULTURE NOTES

- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USE PRIMARILY FOR AGRICULTURAL PURPOSES OR WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER COMMON USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARMING OPERATIONS.

KENT COUNTY NOTES

- THIS PROPERTY MAY BE IMPACTED BY WETLANDS. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF WETLANDS AND THE DEVELOPER IS ADVISED TO CONSULT WITH THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL TO DETERMINE IF WETLANDS EXIST.
- THIS PROPERTY IS IMPACTED BY STREAMS, DITCHES, PONDS, OR LAKES. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF STREAMS, DITCHES, PONDS OR LAKES AND THE DEVELOPER IS ADVISED TO CONSULT WITH KENT COUNTY PLANNING SERVICES TO DETERMINE THE SETBACKS FROM STREAMS, DITCHES, PONDS OR LAKES.

CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	194.38	275.09	N51° 56' 52" W	190.36
C2	207.94	2162.38	N28° 56' 50" W	207.86
C3	190.82	270.09	N51° 56' 44" W	186.88
C4	207.46	2157.38	N28° 56' 50" W	207.38



PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO CREATE TWO NEW LOTS.

SITE DATA

- TAX PARCEL (P/O): 7-00-11900-02-3000-00001, DB 12964, PG 41. PROPERTY ADDRESS: 977 WEST EVENS ROAD, VOLA, DE 19979. OWNER'S NAME: TAYLOR EBERT
- TOTAL ACREAGE PRIOR TO SUBDIVISION: 31.826± ACRES PER DEED

TABLE OF AREAS POST SUBDIVISION:

PARCELS	SQUARE FEET	ACRES
LOT 1	140,407.830 SQ. FT.	3.2235 ACRES
LOT 2	179,274.850 SQ. FT.	4.1223 ACRES
DELDOT DEDICATION	7,097.850 SQ. FT.	0.1634 ACRES
RESIDUAL LANDS	1,059,253.550 SQ. FT.	24.3184 ACRES

3. ZONING: "A"

- PRESENT USE: AGRICULTURAL-RESIDENTIAL
- PROPOSED USE: AGRICULTURAL-RESIDENTIAL
- SEWER: ON SITE (PRIVATE)
- WATER: ON SITE (PRIVATE)

BUILDING SETBACKS:

- FRONT: 40 FT
- SIDE: 5 FT
- REAR: 10 FT

4. EXISTING NUMBER OF PARCELS: 1

- PROPOSED NUMBER OF PARCELS: 3 INCLUDING RESIDUAL LANDS

5. ROAD CLASSIFICATIONS AND FRONTAGE:

- LOT 1, FIRETOWER ROAD (LOCAL ROAD): 375.50± FT
- LOT 1, WEST EVENS ROAD (LOCAL ROAD): 356.60± FT
- LOT 2, FIRETOWER ROAD (LOCAL ROAD): 679.12± FT
- RESIDUAL LANDS, FIRETOWER ROAD (LOCAL ROAD): 412.83± FT
- RESIDUAL LANDS, WEST EVENS ROAD (LOCAL ROAD): 822.53± FT

6. IMPERVIOUS COVERAGE PERMITTED: 25%

- DENSITY: 0.094 LOTS PER 1 ACRE

7. NUMBER OF PERMANENT MONUMENTS FOUND: NONE

- NUMBER OF PERMANENT MONUMENTS SET: 7 CAPPED IRON PINS SET

8. RELATION TO GROWTH ZONE: INSIDE

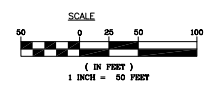
9. ACCORDING TO FEMA FIRM MAP: 100010240L, DATED 07/07/2014,

- PORTIONS OF THE SITE ARE IN ZONE X, ZONE X-SHADED, AND ZONE AE.

10. THIS PROPERTY IS 1.62± MILES OUTSIDE THE MAGNOLIA TRANSPORTATION IMPROVEMENT DISTRICT.

11. EASEMENTS: NONE SHOWN, NONE CREATED.

12. NO TITLE SEARCH PERFORMED OR PROVIDED IN PREPARATION OF THIS PLAN.



LEGEND

- CORNER NOT MARKED
- CAPPED IRON PIN SET
- UTILITY POLE
- SPOT ELEVATION
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING RESTRICTION LINE
- ROAD EDGE
- ROAD SEAM
- TOP OF DITCH BANK
- BOTTOM OF DITCH BANK
- FLOOD ZONE
- 1 FOOT CONTOUR LINE
- HALF FOOT CONTOUR LINE

REV 1, 17 OCT 2025,

PER DELDOT COMMENTS

REV 2, 19 NOV 2025,

ADDED TOPO TO PLAN

JOB # 2025204

THIS IS A SUBURBAN CLASS SURVEY

DATE OF PLAN

06 OCT 2025

DATE OF FIELD WORK

01 OCT 2025

**MINOR SUBDIVISION PLAN
OF THE LANDS NOW OR FORMERLY OF
TAYLOR EBERT**

KCR 239 AND 108, VOLA, DE
NORTH MURDERHILL HUNDRED, KENT COUNTY

PREPARED BY
ALAN O KENT LAND SURVEYING, LLC
9905 SUSSEX STREET, SEAFORD, DE 19973
(302) 745-1750
AKOL@GMAIL.COM

OWNERS OF RECORD

I HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE IN MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AND RECORDED, AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

TAYLOR EBERT
977 W EVENS ROAD, VOLA, DE 19979
302-480-4078

SURVEYOR'S CERTIFICATION

I, ALAN O KENT, P.E., HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ALAN O KENT, P.E.
ALAN O KENT LAND SURVEYING, LLC
9905 SUSSEX STREET
SEAFORD, DE 19973
PHONE (302) 745-1750
EMAIL: AKOL@GMAIL.COM

DATE
06 OCT 2025

DATE OF FIELD WORK
01 OCT 2025

PREPARED BY
ALAN O KENT LAND SURVEYING, LLC
9905 SUSSEX STREET, SEAFORD, DE 19973
(302) 745-1750
AKOL@GMAIL.COM



Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS MEETING AGENDA ITEM REPORT

DATE: January 15, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: New Business

SUBJECT: **SLV-25-40 DE Army National Guard:** Requesting a Waiver from §187-77 C. Wetlands areas to enable filling non-jurisdictional wetlands to install a stormwater management pond for the future construction of a DEARNG Readiness Center located Inside the Growth Zone Overlay District. / LC-00-046.00-01-08.00-000

ATTACHMENTS:

[SLV-25-40 RPC Recom Motion 011526](#)

[SLV-25-40 DE Army Memo](#)

[SLV-25-40 Data Sheet](#)

[SLV-25-40 Exhibit A.](#)

[SLV-25-40 Applicant Request Letter and Exhibits](#)

[SLV-25-40 Agency Comments](#)



DEPARTMENT OF PLANNING SERVICES

TO: Regional Planning Commission

FROM: Sarah E. Keifer, Director, Department of Planning Services

DATE: January 14, 2026

SUBJECT: Motions for Consideration at the January 15, 2026 Business Meeting

The following is the suggested motion for the application scheduled for consideration at the **January 15, 2026 Business Meeting**. Please keep in mind that this is a suggestion only and formatted to give the Commissioners the opportunity to add, delete, or revise any of the conditions or findings of fact. Should you have any questions, please do not hesitate to contact me directly.

1. **SLV-25-40 DE Army National Guard:**

Motion: I move that the Regional Planning Commission **deny** the applicant's request to waive §187-77.C., as the approval would be contrary to the goals and objective of the Comprehensive Plan and require more than a minimum easing of the requirements, based on the findings that:

1. The wetland areas on site have been identified as Key Wildlife Habitat that provide important ecological and societal benefits, and
2. The site is developable without the granting of the waiver, as a significant portion of the property is unencumbered by wetlands and their associated buffers.

MEMORANDUM

KENT COUNTY DEPARTMENT OF
PLANNING SERVICES
555 BAY ROAD
DOVER, DELAWARE 19901



TO: Regional Planning Commission

CC: Max B. Walton

FROM: Sarah E. Keifer, AICP, Department of Planning Services

DATE: January 15, 2026

SUBJECT: SLV-25-40, Waiver Request for the Lands of State of Delaware

Attached, please find the wetlands exhibit and potential concept plan for the site development.

Waiver Request:

The applicant seeks a waiver from Kent County Code §187-77.C., requiring that “no portion of wetlands areas shall be subdivided, filled, developed, or cleared of vegetation unless granted permission to fill and/or eliminate the wetlands area under state and/or federal permit, including nationwide permits authorized by the United States Army Corps of Engineers; they shall remain as essentially undisturbed natural areas.”

The applicant is seeking a waiver to enable the filling of 6.504± acres of non-jurisdictional wetlands in order to develop the site for a Delaware Army National Guard Readiness Center. The initial phase of the project includes installation of the site entrance and a stormwater management pond, which is shown on the enclosed site plan. Future development of the site is projected to include a readiness center, maintenance building, and associated parking areas. The applicant has also provided a concept plan to demonstrate a potential overall design for the project.

Staff Recommendation:

§187-80. Unusual conditions.

Where, in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of this chapter would result in extraordinary hardship to the applicant because of unusual topography or other conditions which are not self-imposed or that these conditions would result in inhibiting the achievement of the objectives of these regulations, the Commission may modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, however, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of this chapter or be contrary to the goals and objectives of the Comprehensive Plan for the County. In no case shall any modification or

waiver be more than a minimum easing of the requirements, and in no instance shall it result in any conflict with Chapter 205, Zoning.

The Planning Staff has reviewed the information submitted by the applicant and recommends **DENIAL** of the request, as the proposal is contrary to the goals and objectives of the Comprehensive Plan and represents more than a minimum easing of requirements.

Several goals within the Comprehensive Plan call for **continued protection of all wetlands**, as these areas provide food and habitat for a variety of animal species, benefit air and water quality, and provide flood protection. While the applicant is seeking to fill the non-jurisdictional wetlands only, the importance and benefit of wetland areas is not determined by their jurisdictional status. In fact, both a portion of the northern wetland and the southern wetland areas on the site are mapped as Key Wildlife Habitat in the Delaware Wildlife Action Plan (DEWAP). Comments received from the DNREC Division of Fish and Wildlife discuss how these areas are “part of a large wetland complex/large forest block that can support an array of plant and animal species across the landscape” and state that impacts to such areas should be “minimized to the greatest extent practicable.”

The applicant is requesting permission to fill all the southern wetland areas, which is more than a minimum easing of requirements. While the location of the wetland areas on the subject site may affect the design of any development, their protection would not preclude development entirely. Of the approximately 36-acre parcel, only 8.631 acres are wetlands. This means **a majority of the site area is unencumbered**. Additionally, the **subject site is currently vacant**. There are no existing structures or other infrastructure that might affect the layout of the design. Any proposed development could and should be designed with the protection of these natural areas in mind. If the proposed project cannot fit on the site with these protections in place, then the scale of the project should be adjusted, or a new site should be found.

Suggested Motion

I move that the Regional Planning Commission **deny** the applicant’s request to waive §187-77.C., as the approval would be contrary to the goals and objective of the Comprehensive Plan and require more than a minimum easing of the requirements, based on the findings that:

1. The wetland areas on site have been identified as Key Wildlife Habitat that provide important ecological and societal benefits, and
2. The site is developable without the granting of the waiver, as a significant portion of the property is unencumbered by wetlands and their associated buffers.

Please do not hesitate to contact me directly with any questions or comments.
Thank you.

Enc.: Data Sheet
Exhibit A – Location and Zoning Map
Applicant Request Letter and Exhibits
Agency Comments



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR SUBDIVISION WAIVER REVIEW Regional Planning Commission Business Meeting of: **January 15, 2026**

Plan Number and Title	:	SLV-25-40 DE Army National Guard
Location	:	36.3± acres located on the north side of Fast Landing Rd. and the east of N Dupont Hwy., approximately 90' south of Route 1, east of Cheswold.
Applicant	:	Delaware Army National Guard c/o Marc Orndoff 1 Vavala Way New Castle, DE 19720
Owner	:	State of Delaware c/o Eugene W. Bledsoe 1 Vavala Way New Castle, DE 19720
Additional Contact	:	Century Engineering c/o Missy Kalb 550 Bay Rd. Dover, DE 19901
Engineer	:	Century Engineering c/o Alex Schmidt 550 Bay Rd. Dover, DE 19901
Zoning District	:	RS1 (Single-Family Residential)
Present Use	:	Vacant
Proposed Use	:	Public Service - DEARNG Readiness Center
Relation to Growth Zone	:	Inside
Levy Court District	:	3 rd - Angel

Property Identification Numbers : LC-00-046.00-01-08.00-000

Nature of Request : Applicant requests a waiver from §187-77 C. Wetlands areas – No portions of wetlands areas shall be subdivided, filled, developed, or cleared of vegetation unless granted permission to fill and/or eliminate the wetlands area under state and/or federal permit, including nationwide permits authorized by the United States Army Corps of Engineers; they shall remain as essentially undisturbed natural areas to enable filling non-jurisdictional wetlands to install a stormwater management pond for the future construction of a DEARNG Readiness Center



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: SLV-25-40
DE Army National Guard (State of Delaware)

APPLICANT:

Delaware Army National Guard

OWNER:

State of Delaware

PRESENT ZONING DISTRICT:

RS1 (Single-Family Residential)

PRESENT USE:

Vacant

PROPOSED USE:

Public Service – DEARNG
Readiness Center

LEVY COURT DISTRICT:

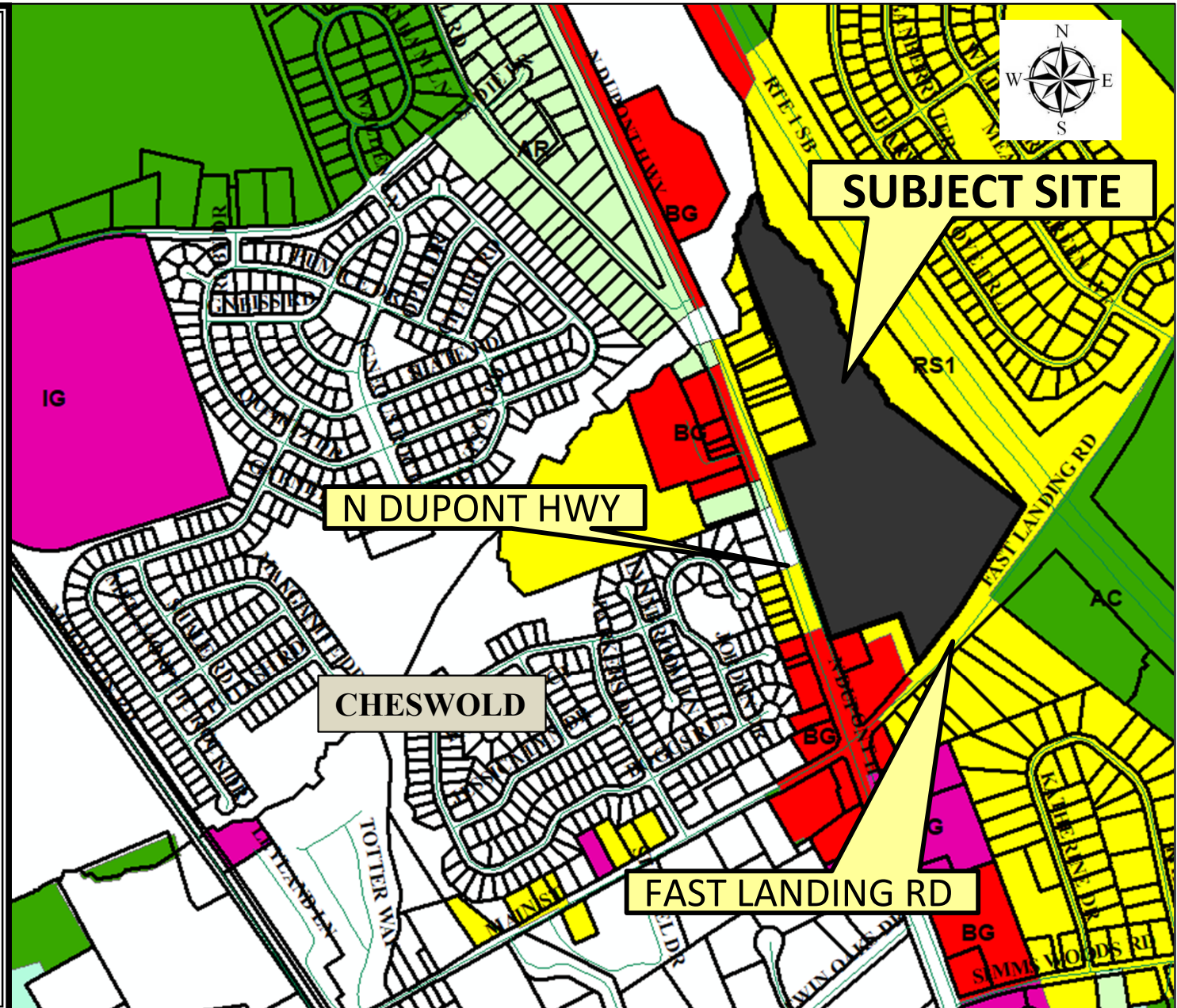
3rd - Angel

TAX MAP NO:

LC-00-046.00-01-08.00-000

LOCATION:

36.3± acres located on the north side of Fast Landing Rd. and the east of N Dupont Hwy., approximately 90' south of Route 1, east of Cheswold.



Wednesday, November 5, 2025

Regional Planning Commission
Kent County Department of Planning Services
Division of Planning
555 Bay Road
Dover, DE 19901

SUBJECT: Statement of Nature of Waiver Request
Delaware Army National Guard Cheswold Site Development

Dear Regional Planning Commission:

On behalf of our client, Delaware Army National Guard (DEARNG), Century Engineering LLC (Century) is requesting a waiver of the § 187-77 Wetland areas regulations for the development of the land parcel (ID 4-00-04600-01-0800-00001) owned by the State of Delaware situated to the northeast of the intersection of Fast Landing Road and US13 in Kent County, Delaware.

The proposed project is a Military Readiness Center with associated stormwater detention basins, a maintenance building, utilities, parking areas, perimeter fencing, and entrance from Fast Landing Road. This facility is critical to military readiness, providing essential space for training, administration, and logistics for DEARNG. Beyond its military role, the Center will serve the broader community as a vital resource during natural disasters by supporting rescue operations, housing emergency personnel, and offering shelter for displaced residents.

The parcel currently consists of early successional fields that have developed following agricultural abandonment, along with areas of mixed deciduous forest. In the fall of 2022, Century conducted a wetland delineation within the parcel and identified palustrine forested (PFO) wetlands, palustrine emergent (PEM) wetlands, palustrine open water (POW), ephemeral channels, and R3/R4 waters. Wetlands and waters in the northern portion of the parcel were determined to be jurisdictional to both the Delaware Department of Natural Resources and Environmental Control (DNREC) and the U.S. Army Corps of Engineers (USACE). The northern wetlands are connected to the southern wetlands by an ephemeral channel. According to the DNREC State Regulated Wetlands Map Index, Delaware's Wetlands Regulations (7 DE Admin. Code 7502), and two Approved Jurisdictional Determinations issued by the USACE, the ephemeral channels and southern wetland areas are not under DNREC or USACE jurisdiction. Therefore, proposed disturbances within these areas will not require permits from either agency. However, they do meet the wetlands definition under Kent County Code §187-77 (Wetland areas) and are therefore subject to local wetland regulations. Strict adherence to §187-77 would render the parcel entirely undevelopable, preventing the substantial public benefits this project provides.

The proposed Readiness Center has been carefully designed in the most efficient and economical manner possible. The layout, siting, and scale of the project have been optimized to minimize costs, maximize functionality, and avoid unnecessary disturbance. Relocating or reconfiguring key project elements would significantly increase costs and create logistical challenges that would compromise the



project's purpose and efficiency. For these reasons, a waiver is requested to allow construction of this essential facility, which will strengthen community preparedness, resilience, and public safety.

We will be prepared to present our waiver request to the Regional Planning Commission on January 15, 2026, at 6:00 pm.

Sincerely,

CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY

A handwritten signature in black ink, appearing to read 'Missy Kalb'.

Missy Kalb, CE
Senior Environmental Scientist

Attachments:

- Signed Waiver Application Form
- Wetlands Map
- Conceptual Site Plan

cc: Marc Orndorff, DEARNG
Doug Brown, Century Engineering, LLC

RE: SLV-25-40 DE Army National Guard

From Missy Kalb <MKalb@kleinfelder.com>

Date Tue 12/23/2025 9:16 AM

To Jesse Lindenberg <Jesse.Lindenberg@kentcountyde.gov>; Alex Schmidt <aschmidt@kleinfelder.com>; marc.a.orndorff.civ@army.mil <marc.a.orndorff.civ@army.mil>; eugene.w.bledsoe.nfg@army.mil <eugene.w.bledsoe.nfg@army.mil>

Cc Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>; Douglas Brown <DoBrown@kleinfelder.com>

 1 attachment (851 KB)
WETLANDS EXHIBIT.pdf;

Hi Jesse,

I've attached an updated conceptual plan that more clearly demonstrates the wetlands (and buffers) within the project sites and the proposed project components.

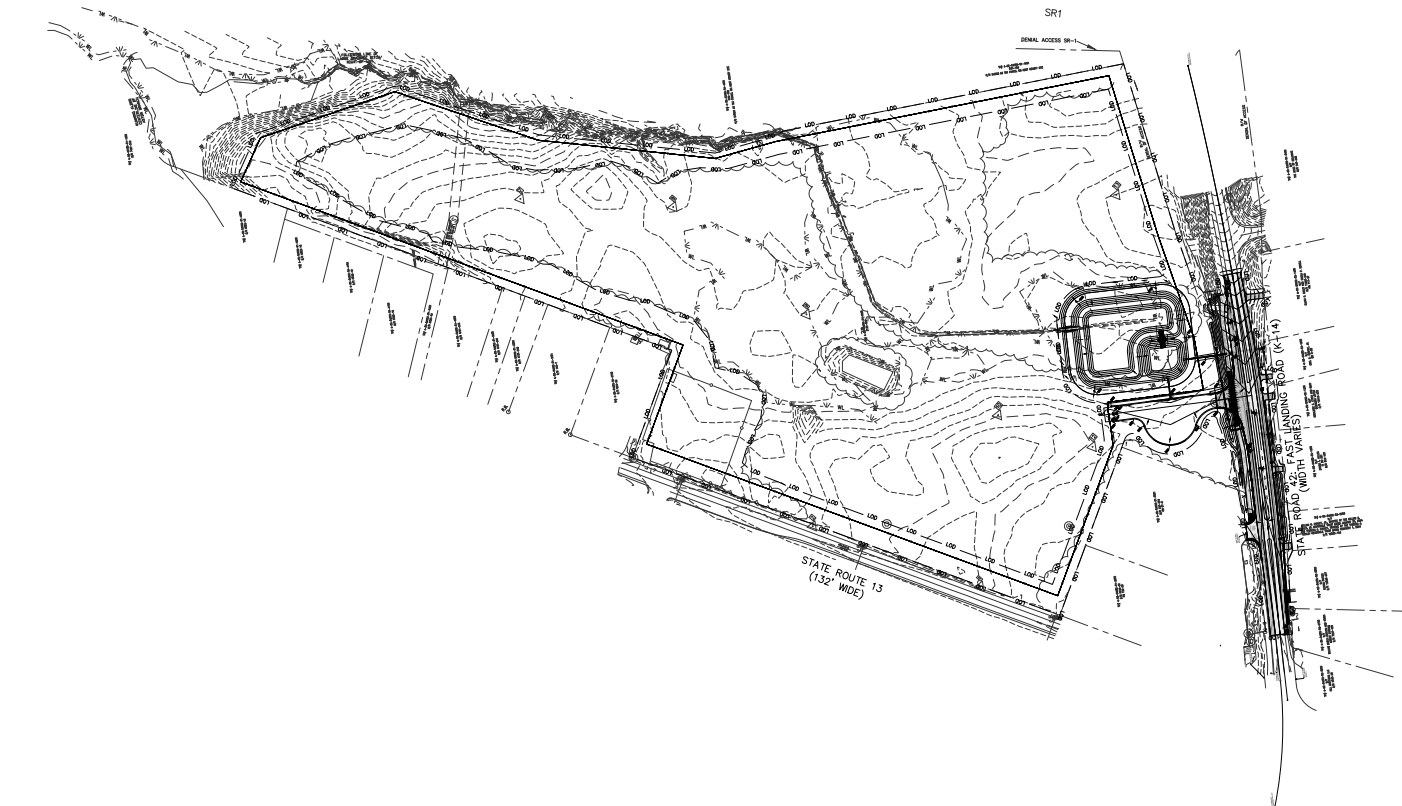
The proposed Readiness Center has been designed in the most efficient and economical manner possible, with building placement, circulation, parking, and stormwater management facilities located based on existing topography and natural drainage patterns to minimize grading and ground disturbance. Stormwater management basins are intentionally sited in lower-lying areas to function by gravity; relocating these facilities or other core site elements to higher elevations would require extensive regrading, additional infrastructure, and expanded disturbance. In addition, the facilities need space to properly capture maximum runoff and also be easily accessible for maintenance. The wetlands proposed for fill have been confirmed as non-jurisdictional by the U.S. Army Corps of Engineers and DNREC. Wetlands located in the northern portion of the site will be fully avoided and preserved, and no impacts are proposed in those areas. However, full avoidance of all wetlands and the associated 25-foot buffers would remove a substantial portion of the site from development consideration, leaving insufficient usable area to accommodate the buildings, parking, access, stormwater facilities, and operational components required for a functional Readiness Center. Under such constraints, the site would be rendered incapable of supporting the proposed use. No practicable alternative layout or location exists that would avoid these wetland areas while still meeting the project's operational, safety, and stormwater requirements.

Please don't hesitate to reach out if you have any questions or need any additional information!
Happy Holidays,
Missy

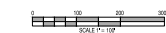
Missy Kalb, CE
Senior Environmental Scientist

550 Bay Road
Dover, DE 19901
d| 302.450.3419

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KEY MAP
SCALE 1" = 500'



GENERAL NOTES:

1. SCOPE OF WORK INCLUDES WORK SHOWN IN THESE DRAWINGS AND THE PROJECT SPECIFICATIONS. ALL WORK NOTED SHALL BE BASED UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION AND VARIATIONS OR DISCREPANCIES SHALL BE REPORTED TO THE PROJECTS ENGINEER PRIOR TO COMMENCEMENT OF WORK.
3. ANY ITEMS NOT SPECIFICALLY SHOWN ON THE DRAWINGS BUT WHICH ARE NECESSARY TO BE DONE TO COMPLY WITH THE PROJECTS ENGINEER'S REQUIREMENTS SHALL BE INCLUDED IN THE PROJECTS ENGINEER'S REQUIREMENTS AND SHALL BE INCLUDED WITHIN THE BIDDING OF THESE DRAWINGS.

REVISIONS

#	Date	Revision

PROFESSIONAL SEAL

DELAWARE ARMY NATIONAL GUARD
READINESS CENTER ENTRANCE

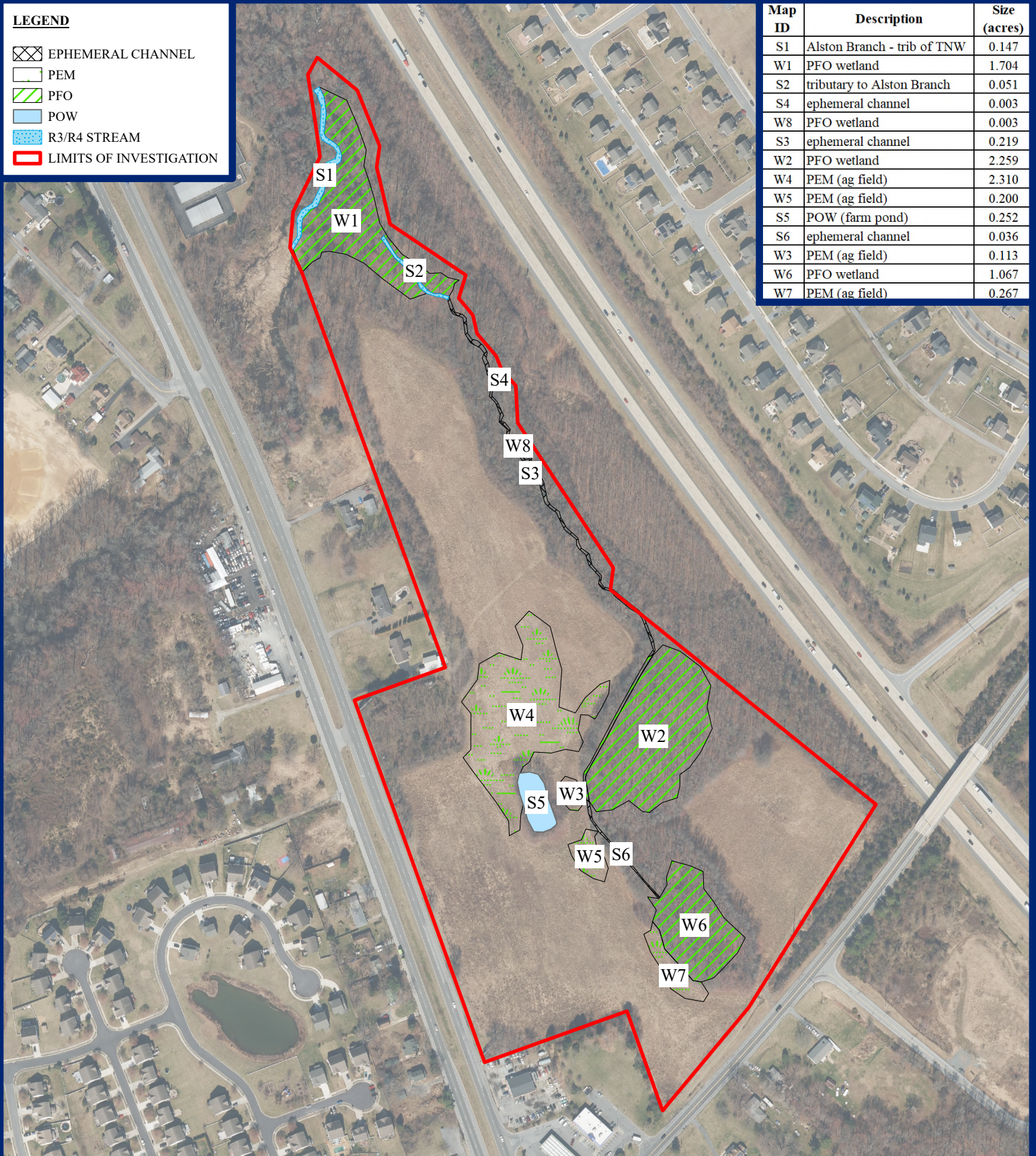
CHEWOLD SITE
FAST LANDING ROAD
CHEWOLD, DELAWARE
DRAWING #
NGB #

PROJECT NO.	0000000001	SCALE	1" = 100'
DRAWN BY	DATE	DATE	DATE
THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES, SPECIFICATIONS AND THE PROPRIETARY TO CENTURY ENGINEERING, AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT PERMISSION.			

LEGEND

-  EPHEMERAL CHANNEL
-  PEM
-  PFO
-  POW
-  R3/R4 STREAM
-  LIMITS OF INVESTIGATION

Map ID	Description	Size (acres)
S1	Alston Branch - trib of TNW	0.147
W1	PFO wetland	1.704
S2	tributary to Alston Branch	0.051
S4	ephemeral channel	0.003
W8	PFO wetland	0.003
S3	ephemeral channel	0.219
W2	PFO wetland	2.259
W4	PEM (ag field)	2.310
W5	PEM (ag field)	0.200
S5	POW (farm pond)	0.252
S6	ephemeral channel	0.036
W3	PEM (ag field)	0.113
W6	PFO wetland	1.067
W7	PEM (ag field)	0.267

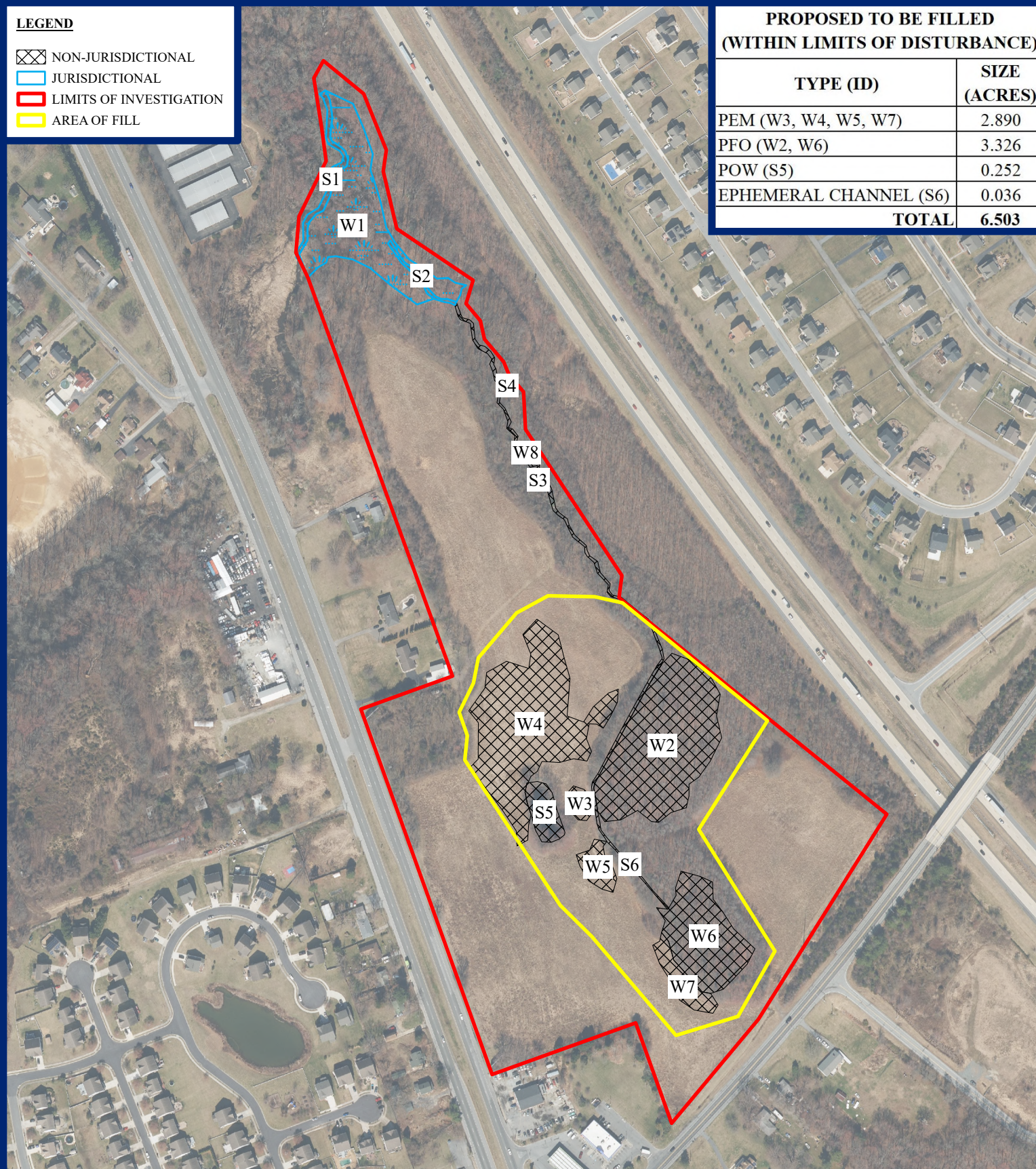


LEGEND

-  NON-JURISDICTIONAL
-  JURISDICTIONAL
-  LIMITS OF INVESTIGATION
-  AREA OF FILL

PROPOSED TO BE FILLED (WITHIN LIMITS OF DISTURBANCE)

TYPE (ID)	SIZE (ACRES)
PEM (W3, W4, W5, W7)	2.890
PFO (W2, W6)	3.326
POW (S5)	0.252
EPHEMERAL CHANNEL (S6)	0.036
TOTAL	6.503





For further information, contact Nate Nazdrowicz at Nathan.nazdrowicz@delaware.gov or 302-735-8688. Additional information can also be obtained from the Partners in Amphibian and Reptile Conservation (PARC) ‘[Habitat management guidelines for amphibians and reptiles of the Northeastern United States](#)’ or the PARC website: <http://www.parcplace.org>.

4. **SLV-25-40 DE Army National Guard:** Request to approve Waiver §187-77 C. Wetlands areas – to enable filling non-jurisdictional wetlands to install a stormwater management pond for future construction located inside the Growth Zone Overlay District.

DFW Comments:

Forested Wetlands

The forested wetlands on this property could support an array of plants and animals, most notably wetland dependent species such as amphibians. To reduce impacts to these species, we recommend following:

1. Avoid disturbance to and filling of isolated wetlands.
2. Maintain an upland buffer of at least 100 ft along wetlands.
3. Maintain input to natural wetlands at the pre-construction level. Avoid causing an increase or decrease in the naturally occurring water level.
4. Avoid diverting surface water from roadways and stormwater facilities into the wetlands on site. Water quality could be detrimentally affected by run-off, which can contain oil and other pollutants.
5. Avoid installing sewers with grates, which can create a hazard for amphibians and reptiles.
6. Design the development to exclude curbs. If road curbing is part of the design, curbing that allows small animals, such as turtles and salamanders, to climb out of the roadbed (such as Type 2 or Cape Cod curbing) is preferred over steep, vertical curbing.
7. Use open bottom box culverts to allow for natural substrate to remain and in-water passage of aquatic life. Additionally, culverts should be left as wide as possible to ensure that salamanders can travel through them.

For further information, contact Nate Nazdrowicz at Nathan.nazdrowicz@delaware.gov or 302-735-8688. Additional information can also be obtained from the Partners in Amphibian and Reptile Conservation (PARC) ‘[Habitat management guidelines for amphibians and reptiles of the Northeastern United States](#)’ or the PARC website: <http://www.parcplace.org>.

Key Wildlife Habitat

The non-tidal coastal plain stream on this property is mapped as Key Wildlife Habitat (KWH) in the Delaware Wildlife Action Plan (DEWAP) because it is part of a large wetland complex/large forest block that can support an array of plant and animal species across the landscape.

Although designation as KWH is non-regulatory, these maps are intended to help guide site-specific conservation planning efforts. Impacts to KWH should be minimized to the greatest extent practicable.

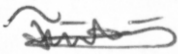
The DEWAP is a comprehensive strategy for conserving the full array of native wildlife and habitats, common and uncommon, as vital components of the state's natural resources. This document can be viewed via the [Division of Fish and Wildlife's website](#).

Delaware Ecological Network

Habitat on this parcel has been identified as ecologically important by the Delaware Ecological Network (DEN) and is classified as a corridor. The DEN, although non-regulatory, is a statewide conservation network developed using GIS and field collected datasets that help to identify and prioritize ecologically important areas for natural resource protection. The DEN includes ecologically important areas such as forests, wetlands, streams, habitat that supports rare species and areas of especially high quality. The DEN includes the following key elements: 1) Core areas – which contain relatively intact natural ecosystems, and provide high-quality habitat for native plants and animals, 2) Hubs – which are slightly fragmented aggregations of core areas with contiguous natural cover and 3) Corridors – which link core areas together, allowing wildlife movement and seed and pollen transfer between them. The DEN can be accessed through First Map: [Delaware Ecological Network 2.0 | Delaware Ecological Network 2.0 | State of Delaware \(arcgis.com\)](#). We recommend that this DEN designated area be protected to the fullest extent possible.

Please feel free to contact me with any questions or if you require additional information.

Sincerely,



Faith Garcia
Environmental Review Coordinator
Phone: (302) 735-8665
Cell: (302) 443-3812
Email: christinefaith.garcia@delaware.gov
89 Kings Highway
Dover, DE 19901



ADVISORY BRIEF

TO: Kent County Department of Planning Services

FROM: Malcolm Jacob

DATE: 12/4/2025

SUBJECT: Kent County Regional Planning Commission Comments 1/2026

Dear Kent County Department of Planning Services,

Attached, please find comments submitted by Dover Kent MPO for each of the current Regional Planning Commission application reviews. These comments are a part of the MPO's ongoing goals of promoting transportation safety and connectivity within the region. They are submitted in accordance with the support given by the MPO Council on November 6, 2024.

Please reach out to the MPO if further input is needed.

Sincerely,

Malcolm Jacob

Transportation Planner

Dover/Kent County Metropolitan Planning Organization

Malcolm.Jacob@doverkentmpo.org

(302) 387-6030

<https://doverkentmpo.delaware.gov/>



SLV-25-40 DE Army National Guard

Dover Kent MPO will have more detailed comments when a site plan for the property is made available. Note that if the application progresses to the next phase, the site plan will need barrier-free pedestrian access from both DE Route 42 and US Route 13, as required by Kent County Code. This should include either a five-foot sidewalk or a shared use path along both frontages. The applicant will have to follow all State and County requirements for pedestrian facilities.

These improvements are especially important at this location because US13 to the south of the property is a part of Kent County's High Injury Network, according to the *Kent County Safety Action Plan*. A high number of injuries and fatalities has occurred on this part of US13, and the *Safety Action Plan* recommends completing the sidewalk network to address the risk. Pedestrian facilities are recommended north of the intersection with Main Street/Fast Landing Road, particularly on the eastern side of the road.¹

Also note that the applicant will need to follow all Federal, State, and County requirements for building adjacent to wetlands. Dover Kent MPO advises against building new roads on top of existing wetlands and streams, as the increase in paved surfaces and loss of wetlands will exacerbate flooding in the area and harm the surrounding environment. This can be addressed when a site plan is made available.

¹ *Kent County Safety Action Plan*. Dover/Kent County MPO (2025).
<https://doverkentmpo.delaware.gov/files/2025/06/Kent-County-Safety-Action-Plan-FINAL-June-2025.pdf#page=75>.



KENT COUNTY, DELAWARE
DEVELOPMENT ADVISORY
COMMITTEE



COMMENT SHEET

Date of Review: December 12, 2025

Reviewing Agency: Kent County Department of Public Works, Engineering Division

Individual Reviewer: Brian L. Hall, Engineering Project Manager II *B.L.H.*

Reviewer's Phone: (302) 744-2430

RE: DE Army National Guard (SLV-25-40)

The reasons and conditions applied to this project and their sources are itemized below:

Requirement:

1. The parcel is not “legally” in KCSDD1. There is an established process that must be performed to accomplish.
2. “Technically”, there is an Ex. Kent County gravity sewer system, with easements, situated on the northern portion of the property. This system is generally aligned east to west.
3. All applicable requirements of the Kent County Code, Chapters 128 (Fees) & 180 (Standards) must be addressed to affect central sewer service.

Comment:

1. The Engineering Division grants “Approval with No Objection to Recordation” for this currently requested aspect.