



DEPARTMENT OF PLANNING SERVICES

April 14, 2025

emailed to: tanderson@tm-anderson.com
Anderson Civil Engineering
Tim Anderson
242 Milford Dr.
Middletown, DE 19709

RE: Application S-25-03 Spring Meadow Business/Industrial Park

Dear Applicant:

At its Business Meeting on April 10, 2025, the Regional Planning Commission of Kent County granted **conditional approval** of application S-25-03, Spring Meadow Business/Industrial Park located inside the Growth Zone Overlay District. This is based on the staff recommendation report dated April 10, 2025 and the findings of the fact that:

- a. The site is zoned BG (General Business) in which a business/industrial park is a permitted use.
- b. The plan complies with the conditions of approval per §205-73.D.
- c. The plan complies with the Comprehensive Plan.

Pursuant to Chapter 205 of the Kent County Code and pursuant to 9 Del. C. §§4802 and 4811, the Commission has reviewed the application and, furthermore as part of this approval, the applicant shall comply with all Staff and Agency Requirements and Planning Staff Recommendations as described in the April 10, 2025 Staff Recommendation Report, including but not limited to the following conditions:

- a. Detached signage shall be of similar materials as the sign for Spring Meadow development to the north. The sign shall be no more than 32 sq. ft. in size, be no higher than 6' from grade, and be located no closer than 5' to the front property line.
- b. A bike rack large enough to accommodate at least four bicycles shall be added to the site plan.

As a reminder, 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 must occur within 18 months, or the plan shall be deemed null, and void and a new application process will be required.

Should you have any questions or require further assistance, please contact the Kent County Department of Planning Services at (302) 744-2471.

Best regards,

A handwritten signature in blue ink, appearing to read 'S. Keifer', with a large, stylized flourish at the end.

Sarah E. Keifer, AICP
Director of Planning Services

cc: NAA, LLC (email: kkershaw@dca.net)