KENT COUNTY LEVY COURT
555 Bay Rd Dover, DE 19901 (302) 744-2300 www.kentcountyde.gov

DEPARTMENT OF PLANNING SERVICES

October 9, 2026

emailed to: sguarnieri@verdantas.com
Samuel Guarnieri
Verdantas LLC
5400 Limestone Road
Wilmington, DE 19808

RE: Application S-26-05 Royal Farms #459

Dear Applicant:

At its business meeting on October 8, 2026, the Regional Planning Commission of Kent County granted **approval** of application S-26-05, a Site Plan application for construction of a 5,154 sq. ft. convenience store and a 4,576 sq. ft. gas station, located inside the Growth Zone Overlay District. This is based on Exhibit A - Staff Recommendation Report dated October 8, 2026 and the findings of fact that:

a. The site is zoned BG (General Business) in which convenience stores and gas stations are permitted by-right with conditions by §205-53.
b. The plan complies with the conditions of §205-71.G.
c. The application is compliant 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 October 8, 2026 Staff Recommendation Report, including but not limited to the following:

a. The final plan must be approved within 24 months of preliminary plan approval and construction must commence within 18 months of final plan approval.

Failure to obtain final approval shall nullify the plan 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,

Sarah E. Keifer, AICP
Director of Planning Services

cc: Chris Bollino; Two Farms Inc. (cbollino@royalfarms.com)