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

DEPARTMENT OF PLANNING SERVICES

May 15, 2026

emailed to: jparadee@lawbmf.com
John W. Paradee
6 South State Street
Dover, DE 19901

RE: Application S-26-02 East Coast Ag Holdings, LLC

Dear Applicant:

At its business meeting on May 14, 2026, the Regional Planning Commission of Kent County granted **approval** of application S-26-02, a Site Plan application for Distribution of Agricultural Products located outside the Growth Zone Overlay District. This includes approval of the waiver from 187-74.D., requiring one tree planting per 3,000 square feet of nonwoodland site area for nonresidential projects outside of the growth zone. This is based on Exhibit A - Staff Recommendation Report dated May 14, 2026 and the findings of fact that:

a. The site is zoned AC (Agricultural Conservation) in which Distribution of Agricultural Products is permitted by-right with conditions by §205-53.
b. The plan complies with all applicable conditions of approval as documented in the May 14, 2026 Staff Recommendation Report.
c. The application is compliant with the Comprehensive Plan.
d. The waiver from 187-74.D., requiring one tree planting per 3,000 square feet of nonwoodland site area for nonresidential projects outside of the growth zone is approved with the existing 176 trees on the site satisfying the mitigation requirement.

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 May 14, 2026 Staff Recommendation Report.

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,

Sarah E. Keifer, AICP
Director of Planning Services

cc: T.J. Schiff; East Coast Ag Holding LLC (tj@schifffarms.com)
Matthew Brickley; Morris & Ritchie Associates Inc (mbrickley@mragta.com)