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

DEPARTMENT OF PLANNING SERVICES

May 15, 2026

email: mrconnelly@drhorton.com
Morris & Ritchie Associates, Inc.
Matt Connelly
671 S. Carter Road, Suite 6
Smyrna, DE 19977

Re: Application SL-26-04 Hampton Ridge

Dear Applicant,

At its Business Meeting on May 14, 2026, the Regional Planning Commission granted **conditional approval** of application SL-26-04 Hampton Ridge, a preliminary plan for a 175 lot single family detached major subdivision located inside the Growth Zone Overlay District. This is based on Exhibit A - Staff Recommendation Report dated May 7, 2026, Exhibit B - Public Hearing Testimony dated May 7, 2026, and the findings of fact that:

a. The subject site is zoned AC (Agricultural Conservation) in which a single-family residential subdivision is a permitted use.

b. The application complies with the Kent County Comprehensive Plan – Future Land Use Map.

c. The applicant agreed to staff's recommendations to:
   1) Remove the open space buffer along the rear of lots 45-66.
   2) Provide a crosswalk at the intersection of Chesire Drive and Shakespeare Way, between the sidewalk near lot 1 and the trail behind the stormwater pond.
   3) Limit tree clearing between April 1st and July 31st to the greatest extent practicable to reduce impacts to nesting birds and other wildlife.

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 7, 2026 Staff Recommendation Report, including but not limited to the following conditions:

a. The waiver from 187-60.D. requiring that sidewalks be installed on both sides of all residential collectors is granted to allow installation of sidewalk on only one side of the road from the entrance to lot 1 as shown on the preliminary plan.

b. Street trees shall be planted and inspected prior to the issuance of a Certificate of Occupancy for the individual lots where street trees are proposed.

As a reminder, recordation of the plan must occur within 24 months from the date of preliminary plan approval. Failure to record the plan shall nullify the plan. Once the plan is recorded, construction must commence within 5 years, 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 me at the Planning Office (302) 744-2471.

Sincerely,

Sarah E. Keifer, AICP
Director of Planning Services

cc: Barry Dluzen; Canterbury Farms Holding, LLC (bdluzen@walton.com)
Chris Flathers; Morris & Ritchie Associates, Inc (cflathers@mragta.com)