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

DEPARTMENT OF PLANNING SERVICES

July 10, 2026

Email: dbarry@pennoni.com
Pennoni Associates Inc.
Douglas D. Barry, PE
121 Continental Drive
Suite 207
Newark, DE 19713

Re: SL-26-06 Harmony Hills II

Dear Applicant,

At its Business Meeting on July 9, 2026, the Regional Planning Commission voted to **deny** application SL-26-06 Harmony Hills, a preliminary plan for a 93-lot Major Subdivision including 53 single-family homes and 40 duplexes located inside the Growth Zone overlay district based on public safety.

The following reasons were given:

> "You have a situation here that probably should have been something else on this site and not what you're doing now. I'm very concerned about the public safety of not only the children, but the adults themselves that are going to be living in that district, with one-way in and one-way out. If you have an accident at Peach Tree and the Entrance going into the subdivision, it would not be adequate passage for emergency vehicles, fire departments or whatever the case may be, illness or whatever. That presents a major problem for me. I was really hoping that they could work this out, apparently, they can't work it out, but those things need to be looked at very closely prior to coming before this commission. There are two of us on this commission that are in the fire service. We look at the public safety issues very clearly, that is a big dangerous issue when things pass. If you correct that problem, next time I'll vote for it. But I'm not going to vote and put those people's lives in jeopardy to live in that submission."

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: TPDL Management LLC (email:fdimondi@msn.com)
KCRM LLC (US Mail)
Ethel Higgins (US Mail)