

KENT COUNTY



LEVY COURT

Dover, DE 19901 ♿

(302) 744-2300

www.kentcountyde.gov

**Kent County Regional Planning Commission Business
Meeting Notice and Agenda
555 Bay Rd.
Dover, DE 19901
Levy Court Chambers - Room 203
Thursday, July 9, 2026**

6:00 PM, RPC BUSINESS MEETING

In addition to the live meeting, this meeting may also be held virtually by phone and video conferencing to enable the applicant, owner, and/or members of the public to provide their testimony on the applications described below.

Join the meeting via Webex by going to:

[https://kentcountyde.webex.com/kentcountyde/j.php?
MTID=m81b0e34f85659dc281e4599cbeab3246](https://kentcountyde.webex.com/kentcountyde/j.php?MTID=m81b0e34f85659dc281e4599cbeab3246)

or by phone, by calling 1-408-418-9388. Meeting number (access code) 2345 326 2357
Meeting password: ieUmMVdH238

Call to Order for Business Meeting

The Pledge of Allegiance

Roll Call and Determination of Quorum

Approval of Agenda

Approval of Minutes

June 11, 2026 - Draft

Levy Court Action on Commission Recommendations

Old Business

New Business

C-26-04 McCoy, Bianca & Tyrel: Request for Conditional Approval of a Home Occupation (Daycare) located inside the Growth Zone Overlay District / Parcel #SM-00-140.02-01-53.00-000

CZ-26-02 / LC26-10 Taylor, Joseph Lewis IV & Christina L: Request to amend the Zoning Map from AR(Agricultural Residential) to BN(Neighborhood Business) located

outside the Growth Zone Overlay District / MN-00-187.00-01-45.00-000

SL-26-06 Harmony Hills II: Request for a Major Subdivision approval of a 94 lot Major Subdivision including 52 single-family homes and 40 duplexes located inside the Growth Zone overlay district / Parcel: NM-00-094.00-02-41.000, NM-00-094.00-02-40.00-000 & NM-00-094.00-02-38.00.000

S-26-03 Preston Automotive Group: Request for site plan approval for construction of an Auto Dealership, Retail & Restaurant space totaling 50,666 sq. ft. located inside the Growth Zone Overlay District / Parcel # NM-00-103.00-02-03.04-000

SLV-26-24 HRS Properties LLC: Requesting a Waiver from 187-58(F)(2) Access. Minimum of 25% of the proposed lots must front on a connected route / 187-58(G)(1) 600' Maximum Cul-de-sac length / 187-58(H)(1) street linkage to enable a Major Subdivision, located outside the Growth Zone Overlay District / Parcel # NM-00-107.00-01-22.00-000

Ordinance LC26-06 Data Centers: An Ordinance to amend Kent County Code, Vol. II, Chapter 205, Zoning, as amended by revising Article V - Permitted Uses, §205-53, Permitted use table and §205-59 Industrial uses and Article VI Conditions of Approval, §205-72 Industrial uses to add Data Center as a permitted use with conditions in the IL (Limited Industrial) and IG (General Industrial) zoning districts, define the use, and establish conditions for the use.

Public Comment

Commission Comments

Other Business

Adjournment

POSTING DATE: 6/29/2026

REVISED DATE: 6/30/26

POSTING TIME: 10:00 AM

REVISED POSTING TIME: 4:30 PM

POSTED BY: K.Andrews, Planning

REVISED FOR: SL-26-06 Harmony Hills II -correction townhouses to duplexes

TAKE DOWN: 7/10/2026

29 Del.C. §10004(e)(2). The Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the meeting.