



DEPARTMENT OF PLANNING SERVICES

September 30, 2024

Emailed: twise@aquafLOWUSA.com

Aquaflow Pump & Supply
c/o Todd Wise
2884 Andrewville Road
Greenwood, DE 19950

RE: S-10-01 (REV) Aquaflow Pump & Supply

Dear Applicant:

At its Business Meeting on September 12, 2024, the Regional Planning Commission voted to grant **conditional approval** of application S-10-01 (REV), a site plan for the construction of a 9,500 sq. ft. warehouse building and outdoor storage areas located inside the Growth Zone Overlay District. This is based on Exhibit A – Staff Recommendation Report dated September 12, 2024 and the findings of fact that:

- a. The site is zoned BG (General Business) in which warehouses and outdoor storage are permitted uses per Section 205-53.
- b. The plan is compliant with the Comprehensive Plan.

Pursuant to Chapters 187 and 205 of the Kent County Code and pursuant to 9Del. C. §4802 and §4811, the Commission has reviewed the application and the September 12, 2024 Staff Recommendation Report, and furthermore as part of this approval, the applicant shall maintain compliance with all requirements and recommendations of the Staff Recommendation Report including but not limited to:

- a. The waiver from Kent County Code Section 187-60.B. requiring the construction of sidewalks along private access roadways and site entrances to provide continuous pedestrian access from the frontage sidewalk to the existing and proposed buildings on the premises is **approved**.
- b. A final plan must be approved within 24 months of preliminary plan approval and construction must commence within 18 months of final plan approval.

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.

Best regards,

Sarah E. Keifer, AICP
Director of Planning Services

cc: Edward King (eking@aquaflowusa.com)
Robert Wijkowski, Merestone Consultants, Inc
(Robert.wijkowski@merestoneconsultants.com)