



MEMORANDUM

City of Dover, Delaware
Department of Planning & Inspections
P.O. Box 475 Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: October 1, 2025
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, October 08, 2025

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, October 08, 2025 at 10:00 AM** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of October 20, 2025.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, October 8, 2025 at 10:00 AM will be held both as an In-Person Meeting in the City Hall Conference Room at 15 Loockerman Plaza, Dover DE and as a Virtual Meeting using Webex, an audio/video conferencing system. Regular DAC member participants will receive a specific invitation to attend meeting as a Panelist; see email for participation information.

Participation in the D.A.C. meetings is limited to agency reviewers and project applicants. While the public is welcome to attend, public comment on the Applications will not be accepted. The opportunity for public comment will be available at the Planning Commission Meeting.

**Public Participation Information To Attend City of Dover
Applicant Development Advisory Committee (D.A.C.) Meeting of October 08, 2025**

Join by Phone: 1-650-479-3208
Access code: 253 712 87146 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC10082025>
Webinar Number: 2537 128 7146
Webinar Password: DoverAppDAC

The Planning Office provided the submitted Application to our Department and Agency reviewers and the Applications are on file in the Planning Office. This meeting will focus on any questions regarding the DRAFT DAC Report & Comments that are expected to be released to the Applicants on October 3, 2025.

APPLICATIONS FOR REVIEW:

1. Z-25-01 Lands of Bayhealth Medical Center, Inc. at 600 South State Street: Rezoning RGO/SWPOZ to IO/SWPOZ - Review and Recommendation of a Rezoning application for a parcel of land consisting of 1.0053 acres +/- . The property is zoned RGO (General Residence and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The proposed zoning for the property is IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located at the southwest corner of South State Street and South Street. The owner of record is Bayhealth Medical Center, Inc. Property Address: 600 South State Street. Tax Parcel: ED-05-077.13-01-

48.00-000. Council District 2. Ordinance #2025-15. *The First Reading of the Proposed Ordinance occurred on September 22, 2025 and Public Hearings are scheduled for Planning Commission on October 20, 2025 and City Council on November 10, 2025.*

2. S-25-14 LivSmart Extended Stay Hotel at 530 and 540 Bay Road – Review of Site Development Plan for new 5-story hotel of 113 rooms as a Hilton LivSmart Extended Stay Hotel and with associated parking lot and site improvements. The project will involve the consolidation of two parcels totaling 2.20 acres +/- . The properties are zoned C-4 (Highway Commercial Zone) and are located at the southwest corner of Miller Road and Bay Road with Martin Street to the west. The owners of record are Bay Road Four, LLC and Bay Road Three, LLC and the equitable owner is Weathervane Capital Partners. Property Addresses: 530 Bay Road and 540 Bay Road. Tax Parcels: ED-05-077.00-01-45.00-000 and ED-05-077.10-01-10.02-000. Council District 2. *Waiver Requests: Reduction of Arterial Street Buffer and Elimination of Loading Berth. The most recent application was S-21-05 Bay Road Office Park Master Plan (Revised) granted conditional approval by the Planning Commission in May 2021; it is expired.*

3. S-25-15 7-Eleven with Fuel Pumps at 736 and 738 N. DuPont Highway and 1021 & 1027 N. State Street – Review of Site Development Plan for redevelopment of four parcels (to be consolidated) for a 4,816 SF convenience retail store with fuel pumps under a canopy and associated site improvements. The existing buildings on the properties will be demolished. The properties are located on the east side of North State Street and west of DuPont Highway. The properties are zoned C-4 (Highway Commercial Zone). The owner of record is Harrington Four Seasons, LLC and the equitable owner is Dover DuPont State, LLC. Property Addresses: 736 N. Dupont Highway, 738 N. DuPont Highway, 1021 N. State Street and 1027 N. DuPont Highway. Tax Parcels: ED-05-068.09-01-07.00-000, ED-05-068.09-01-06.00-000, ED-05-068.09-01-04.01-000 and ED-05-068.09-01-04.00-000. Council District 3. *Waiver Requests: Reduction of Arterial Street Buffer and Partial Elimination of Upright Curbing.*

It is noted that Application S-25-12 Blue Hen Corporate Center Pad Sites Master Plan was previously reviewed by the Development Advisory Committee in September, but at the request of the Applicant was postponed to the Planning Commission Meeting of October 20, 2025.

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on Monday, October 20, 2025 at 7:00 PM with participation information to be released in the future.

Please be advised that the Planning Commission meeting agenda will include other items in addition to the items above. Applicants will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report. The Meeting Agenda and Packet will be posted on the City's website <https://www.cityofdover.gov> one week prior to the meeting.

CC to Applicants:
Gregg Moore, PE, Becker Morgan Group
Mike Reed, Becker Morgan Group
Mike Metzger, Bayhealth Medical Center, Inc.
Michael Murchie, Weathervane Capital Partners,
Christopher Wubbe, Weathervane Capital Partners
Francis X. Smyth, Bay Road Three, LLC
James Curran, PE, Century Engineering
Dana Dunphy, Century Engineering

Michael Harrington, Sr.
Michael Harrington, Jr.
Michael Carp, Dover DuPont State, LLC
Mike Kaszyski, PE, Atwell, LLC