



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Tuesday, January 20, 2026 at 6:00 PM**

City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware

AGENDA

Written comments are accepted via mail to City of Dover – Planning Commission, P.O. Box 475 Dover DE 19903 and via email at CompPlan@dover.de.us.

IN-PERSON AND VIRTUAL MEETING NOTICE

The Planning Commission Meeting for January 20, 2026 will be held at City Hall in City Council Chambers at 6:00PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend. See participation

PUBLIC PARTICIPATION INFORMATION

City of Dover Planning Commission Meeting of January 20, 2026 at 6:00PM

Join By Phone: 1-650-479-3208
Access Code: 253 801 08831
Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting01202026>
Webinar Number: 2538 010 8831
Webinar Password: DoverPC

If you are new to Webex get the app now at <https://www.webex.com/> to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Meeting Minutes of December 15, 2025

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is Tuesday, February 17, 2026.

Update on City Council Actions

Department of Planning & Inspections Updates

2. Schedule of Deadlines and Meetings for 2026

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request Extension of Planning Commission Approval

NEW APPLICATIONS

3. S-26-01 Bayhealth Medical Center, Inc. - Kent Campus: Master Plan Phases 1-3 – Public Hearing and Review of the Site Development Master Plan and Parcel Consolidation Plan for the Bayhealth Medical Center – Kent Campus. The Master Plan outlines three (3) phases (with subphases) of construction as follows: Phase 1A – Emergency Department 2-story Expansion (Overbuild) and Central Services Building 6,000 SF Addition; Phase 1B - Bed Tower 6-story Overbuild; Phase 2A – New 5-story Parking Garage (500 spaces) and Main Entry Addition with Drop-off Area; Phase 2B – Demolition of Existing Parking Garage and a Podium Expansion as 3-story Surgical Pavilion; Phase 2C - Emergency Department 3-story Expansion; and Phase 3 - Demolition of Existing Legacy Building. The properties involved consist of a total land area of 22.55 acres ±. The properties are zoned IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The project is generally located in the block created by South State Street, Hope Street, South Governors Avenue, and South Street with additional project area located on the north side of South Street. The main property address is 640 South State Street. The owner of record is Bayhealth Medical Center Inc. Tax Parcels: ED-05-077.13-01-52.00-000, ED-05-077.13-01-48.00-000, ED-05-077.13-01-18.00-000, ED-05-077.13-01-18.01-000, ED-05-077.13-02-01.00-000, ED-05-077.13-01-02.00-000, and ED-05-077.13-02-12.00-000. Council District 2. *Waiver Request: Reduction of Bicycle Parking Requirement, For Consideration: Parking Adequacy Statement/Reduction of Parking Requirement. The Board of Adjustment on October 15, 2025 granted approval of variances for the front yard setback and to allow a building height of 175 feet (V-25-05).*
4. S-26-02 R.E. Pierson Regional Headquarters (Office, Garage and Contractors yard) at 30 Lafferty Lane – Public Hearing and Review of a Site Plan Application to permit the construction of R. E. Pierson Regional Headquarters to consist of a 9,900 SF Office Building, a 9,600 SF Garage with a fenced Contractors Work Yard (laydown and equipment storage) area, and associated site improvements. The project development area is 5.284 acres of the overall parcel of 29.6135 acres. The property is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Accident Potential Zone I (APZ I) and Noise Zone A. The property is located on the south side of Lafferty Lane between Bay Road and Horsepond Road. The owner of record is Richard E. Pierson Construction, Co. Property Address: 30 Lafferty Lane. Tax Parcel Number: ED-05-077.00-01-28.03-000. Council District 2. *Waiver*

Requests: Partial Elimination of Sidewalk, Partial Elimination of Upright Curbing. For Consideration: Performance Standards Review Application.

5. S-26-03 The Enclave Apartments: Revised Walker Road Apartments – Public Hearing and Review of a Site Development Application for the construction of two (2) three story, garden style apartment buildings consisting of twenty-four (24) units each for a total of 48 units. Also proposed are a Clubhouse, parking lot improvements, and four (4) outdoor recreation areas. The property is zoned RM-2 (Medium Density Residence Zone). The subject site consists of one parcel totaling 6.08 acres +/- located on the north side of Walker Road and west of Independence Boulevard. The owner of record is Dover Synergy Group, LLC. Property Address: unaddressed parcel on Walker Road. Tax Parcel: ED-05-067.18-01-71.00-000. Council District 4. *Waiver Request: Partial Elimination of Upright Curbing. For Consideration: Active Recreation Area Plan. The project was previously reviewed as S-23-22 Walker Road Apartments in December of 2023; that plan is being superseded.*
6. S-26-04 DuPont Plaza at 747 N. DuPont Highway: Revised Master Plan – Public Hearing and Review of a Revised Site Development Master Plan with Minor Subdivision Plan to permit phased construction of a retail center known as DuPont Plaza. The center consists of four buildings totaling 44,366 SF and is to be constructed in phases. The buildings proposed include a 7,440 SF Building A - Retail; 12,950 SF Building B - Retail; 2,046 SF Building C – Restaurant; and 21,930 SF Building D – Retail (Tractor Supply). The property consists of 9.954 acres and is proposed to be subdivided into multiple lots. The property is zoned SC-2 (Community Shopping Center Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located on the east side of North DuPont Highway and south of Leipsic Road. The owner of record is Rojan 15 DD, LLC. Property Address: 747 North DuPont Highway. Tax Parcel: ED-05-068.05-01-15.00-000. Council District 3. PLUS #2018-02-02. *Waiver Requests: Subdivision Waiver – Lots without Public Street Frontage. This site was subject to S-19-03 Retail Center at 747 N. DuPont Highway: Master Plan reviewed by Planning Commission in 2019 with its Final Plan approval issued in 2021 along with Administrative Site Plan S-19-18 DuPont Plaza: Phase 1; the plans are expired. A proposed Revised Master Plan S-22-12 DuPont Plaza did not complete the review process.*

NEW BUSINESS

PUBLIC COMMENTS OPPORTUNITY

ADJOURN

Posted Agenda: January 9, 2026

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING