



**CITY OF DOVER, DELAWARE
REGULAR CITY COUNCIL MEETING
Monday, March 09, 2026 at 6:30 PM**

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

AGENDA

THIS AGENDA HAS BEEN REVISED TO REMOVE ITEM #1 – THE MAYOR’S BLUE RIBBON OPIOID USE DISORDER (OUD) TASKFORCE COMMITTEE UPDATE AND BY ADDING ITEM #1 IRISH HISTORY MONTH, ITEM #2 - AMERICAN RED CROSS MONTH, ITEM #3 – CERTIFICATE OF RECOGNITION – KAY SASS, AND ITEM #21 – FEBRUARY 25, 2026, CONSENT AGENDA ITEM #14. ANIMAL CONTROL OFFICER BRIEFING (CAITLYN SMITH, ANIMAL CONTROL OFFICER, AND SERGEANT CHRISTOPHER PEER

VIRTUAL MEETING NOTICE

This meeting will be held in the City Hall Council Chambers with electronic access via WebEx. Public participation information is as follows:

Dial: 1-650-479-3208

Link: <https://shorturl.at/1Wv26>

Event number: 2530 334 6454

Event password: DOVER (if needed)

If you are new to WebEx, get the app now at www.webex.com/ to be ready when the meeting starts.

The meeting can also be viewed on Comcast Channel 14, Verizon Channel 20, and on the City's Streaming Player located at www.cityofdover.com under "Quick Links".

OPEN FORUM - 15 Minutes Prior to Official Meeting (6:15 p.m.)

The “Open Forum” segment is provided to extend the opportunity to the general public to share their questions, thoughts, comments, concerns, and complaints. Discussion of any item appearing on the agenda as a public hearing is prohibited during the Open Forum as an opportunity will be provided during consideration of that item. Citizen comments are limited to three (3) minutes. Council is prohibited from taking action since they are not in official session; however, they may schedule such items as regular agenda items and act upon them in the future.

INVOCATION - Elder Ellis B. Louden

PLEDGE OF ALLEGIANCE - Councilman Anderson

ADOPTION OF AGENDA

ADOPTION OF CONSENT AGENDA

All Consent Agenda items are considered routine and non-controversial and will be acted upon by a single roll call vote of the Council. There will be no separate discussion of these items unless a member of Council so requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item.

PROCLAMATIONS

- 1. Irish History Month**
- 2. American Red Cross Month**

PRESENTATIONS

- 3. Certificate of Recognition - Kay Sass**

ANNUAL REPORTS

- 4. Downtown Dover Partnership**

PUBLIC HEARING

ANNEXATION/REZONING REQUESTS - PUBLIC HEARING/FINAL READING - The First Reading of the Proposed Ordinances were accomplished during the Council meeting of **December 08, 2025**. The ordinances are available at the entrance of the Council Chambers and on the City's website at www.cityofdover.gov under "Government."

- 5. Annexation/Rezoning of Property Lands of Lupe N. Fuller at 7 Nixon Lane**

A. Public Hearing - Zoning Classification

Property located at 7 Nixon Lane, consisting of 41,526 SF +/- (0.9533 acres +/-), owned by Lupe N. Fuller. This property is currently zoned RS-1 (Residential Single Family Zone) (Kent County Zoning Classification) and the proposed zoning is R-8 (One Family Residence Zone)(City of Dover Zoning Classification) (Tax Parcel: ED-00-068.19-01-28.00-000; Planning Reference: AX-26-01; Third District Council)

B. Adoption of Annexation Resolution No. 2026-03

C. Final Reading/Adoption of Rezoning Ordinance #2025-23

The First Reading of the Proposed Ordinance was accomplished during the Council Meeting of December 08, 2025. The ordinance is available at the entrance of the Council Chambers and on the City's website at www.cityofdover.gov under "Government."

(1) An Ordinance Amending the Zoning Ordinance and Zoning Map of the City of Dover by Changing the Zoning Designation of Property Located at 7 Nixon Lane.

- 6. Annexation/Rezoning of Property Lands of United Worldwide Express, LLC at 1624 N. Little Creek Road**

A. Public Hearing - Zoning Classification

Property located at 1624 N. Little Creek Road, consisting of 5.12 acres +/- and two unaddressed parcels of 3.15 acres +/- and 0.48 acres +/-, owned by United Worldwide Express, LLC. This property is currently zoned IL - Limited Industrial Zone and RHM - Residential Manufactured Home Zone (Kent County Zoning Classification) and the proposed zoning is IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II (City of Dover Zoning Classification) (Tax Parcel: ED-00-068.20.01-15.00-000; Planning Reference: AX-26-02; Second District Council)

B. Adoption of Annexation Resolution No. 2026-04**C. Final Reading/Adoption of Rezoning Ordinance #2025-24**

The First Reading of the Proposed Ordinance was accomplished during the Council Meeting of December 08, 2025. The ordinance is available at the entrance of the Council Chambers and on the City's website at www.cityofdover.gov under "Government."

(1) An Ordinance Amending the Zoning Ordinance and Zoning Map of the City of Dover by Changing the Zoning Designation of Property Located at 1624 N. Little Creek Road.

REZONING REQUEST - PUBLIC HEARING/FINAL READING - The First Reading of the Proposed Ordinance was accomplished during the Council meeting of **January 28, 2026**. The ordinance is available at the entrance of the Council Chambers and on the City's website at www.cityofdover.gov under "Government."

7. Proposed Ordinance #2026-07 - Lands of United Worldwide Express, LLC at 1600 North Little Creek Road and an Adjacent Parcel at 0.509 AC North Little Creek Road

Ordinance #2026-07 Review of a Rezoning application for a parcel of land consisting of 1.77 acres +/- and the adjacent parcel to the east, consisting of 0.52 acres +/- . The properties are zoned C-PO (Commercial and Professional Office Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II. The proposed zoning for both properties is IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II. The properties are located on the south side of North Little Creek Road between Fairfax Lane and State Route 1.

(The owner of record is United Worldwide Express, LLC. Property Address: 1600 North Little Creek Road and an Adjacent Parcel at 0.509 AC North Little Creek Road, Dover DE. Tax Parcel: ED-05-068.20-01-61.00-000. Planning Reference: Z-26-01. Council District 2.)

CONSENT AGENDA**ADOPTION OF MINUTES****8. Regular City Council Meeting of February 25, 2026****COMMITTEE REPORTS**

9. Council Committee of the Whole meeting of February 26, 2026**PRESENTATIONS**

- 10. Future Trends in Zoning and Economic Development (Linda Parkowski, Executive Director, Kent Economic Partnership)**
- 11. Proposed Audio and Visual Upgrades for the City Council Meetings (Joe Simmons, Information Technology Director, and AJ Rahman, Assurance Media)**

Safety Advisory and Transportation Committee

- 12. Request for Waiver – Appendix A - Subdivisions, Article VI - Subdivision - General Requirements and Design Standards, Section E – Lots, Item 5. (Site Development Master Plan for Dupont Plaza Master Plan): Waiver to allow creation of lots without Public Street frontage with the associated Subdivision Plan to subdivide the proposed shopping center into multiple lots. (Dawn Melson-Williams, Principal Planner) (Property Owner: Rojan DD 15 LLC. Property Address: 747 N. DuPont Highway. Tax Parcel: ED-05-068.05-01-15.00-000. Planning Reference: S-26-04)**

(Committee Recommendation: Approval of the subdivision waiver as recommended by the Planning Commission.)

Legislative, Finance, and Administration Committee

- 13. Review of The People's Community Center Economic Development Fund Application (Councilwoman Hall and David S. Hugg, III, City Manager)**

(Committee Recommendation: Denial of the application submitted by the People's Community Center located within the People's Church for Economic Development Funds.)

- 14. Training, Conference, and Travel Policy Updates (Tammy Kelledees, Assistant Controller/Treasurer)**

(Committee Recommendation: Approval of the staff recommendation to accept the Training, Conference, and Travel Policy as amended.)

MONTHLY REPORTS - January 2026

- 15. City Council's Community Enhancement Fund Report**
- 16. City Manager's Report**
- 17. Fire Chief's Report**
- 18. Police Chief's Report**

REAPPOINTMENTS

- 19. Reappointment Recommended by Council - Board of Assessment Appeals - Douglas M. Doyle - Four-Year Term Expiring March 2030**

ITEMS NOT ON THE CONSENT AGENDA

- 20. Setting of Property Assessment Appeals**

(Staff Recommendation: June 1, 2026 - June 5, 2026 from 9:00 a.m. until 4:00 p.m.; and one evening (if needed). The hearing times are subject to change.)

- 21. February 25, 2026, Consent Agenda Item #14. Animal Control Officer Briefing (Caitlyn Smith, Animal Control Officer, and Sergeant Christopher Peer)**

(Committee Action Not Required)

(Clerk's Office Note: On February 25, 2026 this item was removed from the Consent Agenda and requested to be brought back for further discussion.)

ORDINANCES

FINAL READING - The First Reading of the Proposed Ordinance was accomplished during the Council Meeting of **February 25, 2026**. The ordinance is available at the entrance of the Council Chambers and on the City's website at www.cityofdover.com under "Government."

- 22. Proposed Ordinance #2025-14 - Amending Chapter 22 - Buildings and Building Regulations, by inserting Article XIII - Lemon Housing**

CITY MANAGER'S ANNOUNCEMENTS**MAYOR'S ANNOUNCEMENTS****COUNCIL MEMBERS' ANNOUNCEMENTS****ADJOURNMENT**

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