



# MEMORANDUM

Department of Planning & Inspections  
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DATE: December 1, 2017  
TO: Applicants to the Planning Commission  
FROM: Planning Office  
SUBJECT: D.A.C. Meeting of WEDNESDAY, December 6, 2017

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The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **WEDNESDAY, December 6, 2017 at 10:00 AM** in the **City Hall Conference Room of City Hall** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of Monday, December 18, 2017.

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

Applicants: Please review DRAFT Development Advisory Committee (D.A.C.) Report provided for your project and be prepared to discuss any questions or concerns.

- 1) C-17-06 Pride of Dover Elks Lodge at 217 North Kirkwood Street – Application for Conditional Use Review to allow an existing one-story structure to be utilized as an annual membership club serving members and their guests. The property consists of 0.15 +/- acres. The property is zoned RG-1 (General Residence Zone). The property is located on the east side of North Kirkwood Street, between Cecil Street and Mary Street. The owner of record is Pride of Dover Elks Lodge 1125. Property Address: 217 North Kirkwood Street. Tax Parcel: ED-05-076.08-05-02-20.00-000. Council District 4.
- 2) US-17-02 Chesapeake Utilities Dover Campus Unified Comprehensive Sign Plan – Review of a Unified Comprehensive Sign Plan for the campus of Chesapeake Utilities and Eastern Shore Natural Gas consisting of a series of freestanding signs, wall signs, and canopy signs to identify the various aspects of the campus. The campus consists of an office building, warehouse building, vehicle and material storage areas, compressed natural gas dispensers and associated site improvements of parking and landscaping. The property consists of 20.57 +/- acres and is located on the south side of Krisko Circle between Bay Road and State Route 1. The property is zoned IPM (Industrial Park Manufacturing Zone) and is partially subject to the SWPOZ (Source Water Protection Overlay Zone). The owner of record is Eastern Shore Natural Gas. Property Addresses: 500 and 600 Krisko Circle. Tax Parcel: ED05-077.00-03-06.00-000. Council District 2. *The campus is currently under development as per Site Plan S-16-11. Also under review is a Request for a Street Name Change (MI-17-07) which seeks to have the name of Krisko Circle changed to Energy Lane.*

Please be advised that the Planning Commission meeting agenda will include other items in addition to the items above. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report.

CC:     Dover Elks Lodge No. 1125 c/o Ms. Jane Downs  
          Gregg Moore, Becker Morgan Group, Inc.  
          Jonathan Street, Becker Morgan Group, Inc.  
          Aaron C. Baker, Esq., Baird Mandalas Brockstedt  
          Eastern Shore Natural Gas c/o Mark Parker, P.E.  
          Sean Goodrick AIA, Tevebaugh Architecture  
          Kim Diehl, Kent Signs