



MEMORANDUM

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

DATE: September 23, 2026
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, September 30, 2026

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, September 30, 2026 at 9:00 AM** will be held both In-Person in the City Council Chambers of City Hall, 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.

Public Participation Information

To Attend City of Dover Staff Development Advisory Committee (D.A.C.) Meeting of September 30, 2026

Join by Phone: 1-650-479-3208

Access code: 253 386 79320 (Password: 36837322)

Join Online: <https://bit.ly/StaffDAC09302026>

Webinar Number: 2533 867 9320

Webinar Password: DoverStaffDAC

The Planning Office will be providing the submitted Application to our Department and Agency reviewers (by paper copy and/or electronic copy) for technical review. Comments should be submitted electronically via email to the Planning Office.

The Applicant Development Advisory Committee (D.A.C.) will also be held as an In-Person Meeting and a Virtual Meeting on Wednesday, October 7, 2026 at 10:00 AM with participation information to be released in the future. This Application is anticipated to be scheduled for public hearing and review at the Planning Commission Meeting of Monday, October 19, 2026 at 7:00 PM.

APPLICATION FOR REVIEW:

1. S-26-15 Tidewater Utilities: Office, Storage and Equipment Facility at 1100 S. Little Creek Road – Site Development Plan Review to permit the construction and expansion on a 10.71-acre parcel for Business Offices, Material Storage, and Equipment Storage. The property includes two Office Buildings. The project proposes the construction of a 17,572 SF Office/Storage Building and a 7,200 SF three-sided Equipment Garage on the southern portion of the property, and other site improvements. Additional site improvements also include the

installation of a 6-foot-high chain-link security fence with barbed wire and two north gate entrances located behind the existing front office building. The property is zoned IPM (Industrial Park Manufacturing Zone). The property is located on the south side of South Little Creek Road and west of State Route 1. The owner of record is White Marsh Environmental Systems Inc. c/o Tidewater Utilities, Inc. Property Address: 1100 S. Little Creek Road, Dover DE. Tax Parcel: ED-05-077.12-01-03.00-000. Council District 2. *Waiver Requested: Partial Elimination of Upright Curbing.*

CC: Planning Staff
Inspections Staff
Fire Marshal
City Manager
Mayor
City Clerk
City Council
City Comptroller
Jason Lyon
Kate Mills

Electric Department
Parks & Recreation
Tax Assessor
Police Chief
Patricia Marney
Mark Nowak
Dover Fire Chief
Jared Adkins
Elaine Webb

Kevin Hickman
Malcolm Jacob
Kent County Mapping
Rachel Yocum
Robert Ehemann
Cathy Smith
Jared Hughart
Sarah Keifer

Matt Jordan
Milton Melendez
Todd Stonesifer
Office of State Planning
State Historic Preservation Office
Capital School District
Caesar Rodney School District
Joan Denney