



**CITY OF DOVER, DELAWARE  
PLANNING COMMISSION - SESSION 2  
Monday, November 18, 2024 at 7:00 PM**

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

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**AGENDA – SESSION 2**

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](mailto:CompPlan@dover.de.us).

**IN-PERSON and VIRTUAL MEETING NOTICE**

The Planning Commission Meeting - Session 2 for November 18, 2024 will be held at City Hall in City Council Chambers at 7:00 P.M. The public is welcome to attend. The Meeting Session 2 will also be provided as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. See participation information below to join by phone or computer.

**PUBLIC PARTICIPATION INFORMATION**

**City of Dover Planning Commission Meeting - SESSION 2 of November 18, 2024 at 7:00 P.M.**

Join by Phone: Dial +1-650-479-3208  
Access Code: 253 152 08547  
Password from Phones: 36837722

Join Online: <https://bit.ly/PCMeeting211182024>  
Webinar Number: 2531 520 8547  
Webinar Password: DoverPC2

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**

**COMMUNICATIONS & REPORTS**

**Meeting Reminder:** The next Planning Commission regular meeting date is December 16, 2024 at 7:00 P.M.

**OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS****OLD BUSINESS****NEW APPLICATIONS**

1. MI-24-09 Text Amendments: Recreational Marijuana Land Uses and Related Zoning Regulations - Public Hearing and Review for Recommendation to City Council of a series of Text Amendments to the *Zoning Ordinance* for establish provisions for recreational marijuana land uses and related zoning regulations.

A. Ordinance #2024-29: Text Amendments to the Zoning Ordinance pertaining to recreational marijuana land use and zoning for cultivation, manufacturing, and testing facilities and compassion centers by amending Dover Code of Ordinances, Appendix B – Zoning: Article 3 - District Regulations Section 19 - Manufacturing Zone (M), Section 20 - Industrial Park Manufacturing Zone (IPM), and Section 23 - Agricultural Zone (A); Article 5 - Supplementary Regulations adding new Section 24 - Marijuana Related Businesses; and Article 12 - Definitions. These amendments add definitions for marijuana related businesses, allow these business types to operate as permitted uses within certain zones, and add supplementary regulations by which these businesses must abide.

B. Ordinance #2024-30: Text Amendments to the Zoning Ordinance pertaining to recreational marijuana land use and zoning for retail marijuana stores and provisions for compassion center conversions by amending Dover Code of Ordinances, Appendix B – Zoning: Article 3 - District Regulations Section 16 - Highway Commercial Zone (C-4); Article 5 - Supplementary Regulations adding new Section 24 - Marijuana Related Businesses; and Article 12 – Definitions. These amendments add the definition of retail marijuana stores and allow recreational marijuana stores to operate as permitted uses in the C-4 zone, and add supplementary regulations by which these businesses must abide.

**NEW BUSINESS****ADJOURN SESSION 2**

**Posted Agenda:** November 8, 2024

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



### PETITIONS TO AMEND TEXT of Zoning Ordinance

Applicant Development Advisory Committee Meeting of November 6, 2024

Report to the Dover Planning Commission for November 18, 2024

Proposed Changes: Text Amendments to the following:

- *Dover Code of Ordinances*, Appendix B: Zoning (*Zoning Ordinance*)
  - Article 3 – District Regulations, Section 19 – Manufacturing Zone (M)
  - Article 3 – District Regulations, Section 20 – Industrial Park Manufacturing Zone (IPM)
  - Article 3 – District Regulations, Section 23 – Agricultural Zone (A)
  - Article 3 - District Regulations, Section 16 – Highway Commercial Zone (C-4)
  - Article 5 – Supplementary Regulations (Add Section 24)
  - Article 12 – Definitions

### Summary of Amendments:

This is a series of text amendments to the *Zoning Ordinance* to address the passage of the Marijuana Control Act by the Delaware General Assembly. Under the statute, municipalities can regulate where and how the marijuana-related land uses addressed by the law are permitted within the municipal limits. Municipalities can also prohibit marijuana-related land uses. The proposed Ordinance #2024-29 addresses marijuana cultivation, product manufacturing, and testing. The proposed Ordinance #2024-30 addresses marijuana retail stores. Together, the Ordinances would allow marijuana cultivation, product manufacturing, and testing facilities in the IPM and M Zones; marijuana cultivation facilities in the A Zone; and marijuana retail stores in the C-4 Zone. They would also add supplementary regulations (Section 24) for the marijuana-related uses in Article 5 and definitions for the marijuana-related uses in Article 12.

File Number: MI-24-09 Text Amendments: Recreational Marijuana Lands Uses and Related Zoning Regulations

Ordinance Numbers: **#2024-29**  
 Proposed Ordinance #2024-29 – Amending Appendix B-Zoning, Article 3 – District Regulations, Section 19 – Manufacturing Zone (M), Section 20 – Industrial Park Manufacturing Zone (IPM), Section 23 – Agricultural Zone (A); Article 5 Supplementary Regulations; Section 24 – Marijuana Related Businesses, Article 12 – Definitions

**#2024-30**  
 Proposed Ordinance #2024-30 – Amending Appendix B- Zoning, Article 3 – District Regulations, Section 16 – Highway Commercial Zone (C-4); Article 5 – Supplementary Regulations, Section 24 – Marijuana Related Businesses; Article 12 - Definitions

## I. BACKGROUND ON DEVELOPMENT OF TEXT AMENDMENTS

### **Introduction**

Recreational marijuana became legal in the state of Delaware on July 5, 2023, when [the Delaware Marijuana Control Act](#) went into effect. This means that adults (ages 21+) may legally possess personal use quantities of marijuana in Delaware. Adults may also legally consume marijuana on private property.

The Delaware Marijuana Control Act allows municipalities to regulate (including prohibit) land uses relating to cultivation, manufacturing, testing, and retail sale of marijuana within their jurisdiction through local ordinance. The *Zoning Ordinance* does not currently define or otherwise address the uses regulated under the Marijuana Control Act. The proposed ordinances would provide the framework for the uses established within the Marijuana Control Act in the City of Dover.

### **Background**

The Dover City Council Committee of the Whole – Legislative, Finance and Administration Subcommittee (CCW-LF&A) first discussed the Marijuana Control Act and how the City might address the regulated uses at a meeting on September 26, 2023. In a subsequent meeting on April 9, 2024, the CCW-LF&A discussed the matter again and directed the staff to develop an ordinance permitting marijuana cultivation, manufacturing, and testing in the M and IPM Zones and permitting marijuana retail stores in the C-4 Zone, with regulations such as distancing requirements and other measures intended to protect neighboring uses from any potential adverse effects of these new uses.

Working with a consultant, the staff developed an ordinance that was presented to the CCW-LF&A on June 11, 2024. In response to public comment, the CCW-LF&A requested that the staff provide additional research. An informational webpage on the topic of Marijuana Regulations was added to the City's website; see <https://www.cityofdover.com/marijuanaregulations>. Several of the research and background documents are attached for reference including the Recreational Marijuana White Paper and Marijuana Ordinance Q&A.

In July 2024, the City Council enacted a moratorium on all marijuana-related land uses through December 31, 2024, to ensure that no licenses would be issued for Dover locations while the matter was being deliberated. (See attached Moratorium as Council Resolution #2024-11)

In July 2024, a Survey to assess public opinion on how the City should address marijuana-related uses was made available online, at City buildings, and mailed with all utility bills. Survey respondents generally favored allowing marijuana-related uses in Dover with restrictions. The Summary of City of Dover Marijuana Survey (Report) is attached.

After discussing potential ordinances to address marijuana-related uses in Dover in seven public meetings, on October 15, 2024, CCW-LF&A recommended forwarding draft ordinances to City Council for First Reading. Four Ordinances to address business licensing and zoning of marijuana-related businesses were forwarded to begin the formal review process (identified as Ordinance #2024-24 and #2024-25 for business licensing; #2024-29 and #2024-30 for zoning regulations). First Reading of the Ordinances took place at the City Council meeting on October 28, 2024, at which time City Council set public hearings before the Planning Commission on November 18, 2024, and before the City Council on December 9, 2024.

### State of Delaware Regulations and Licenses

The Delaware Office of the Marijuana Commissioner (OMC) developed state regulations to govern the new recreational marijuana industry. The regulations were finalized in July 2024 and effective September 2024. The OMC office began accepting license applications on August 19, 2024. The first public license lottery was held by the Office of the Marijuana Commissioner on October 24, 2024. The State expects the first retail marijuana stores to open in spring 2025.

Also in 2024, the Delaware General Assembly passed a bill that allows medical marijuana facilities (compassion centers) to obtain a conversion license to convert to recreational facilities regulated under the Marijuana Control Act. In Dover, there is one compassion center that is retail only. This facility applied for a conversion license through the Office of the Marijuana Commissioner.

### Proposed Ordinances

Two Ordinances proposed are text amendments to the *Zoning Ordinance*. These are described below with copies of the Proposed Ordinances attached. Also provided are excerpts from a map series (Map 1, 2, 3, and 4) which depict zoning district locations and the regulations (buffers) as proposed.

**Ordinance #2024-29** – (Previously #2024-25A) This proposed Ordinance #2024-29 would permit marijuana cultivation, manufacturing and testing facilities in the Manufacturing (M) and Industrial Park Manufacturing (IPM) zones and would allow marijuana cultivation in the Agricultural (A) zone. The proposed Ordinance #2024-29 would classify State-licensed compassion centers as a retail use (consistent with current practice). It would also establish the standards by which such businesses would be required to operate, including:

- Confirming that compassion centers (retail only) are permitted in all commercial zones where retail uses are permitted;
- Requiring the building footprint for marijuana cultivation facilities or marijuana product manufacturing facilities be at least 750 feet away from any residential zone, the lot line of any private or public K-12 school, hospital, college or university, child day care center, or State of Delaware licensed substance abuse disorder treatment facilities;
- Requiring that the building footprint of marijuana product testing facilities be at least 750 feet away from any residential zone, the lot line of any private or public K-12 school, hospital, child day care center, or State of Delaware licensed substance abuse disorder treatment facilities;
- Requiring that marijuana cultivation facilities and marijuana product manufacturing facilities install odor control technology and that all openings, windows and entryways for such facilities be covered to prevent view into the interior from any public or semipublic area;
- Requiring that applicants for marijuana cultivation and marijuana product manufacturing uses comply with the provisions of the water, wastewater and electric handbooks, and that any the cost of utility upgrades required to support the utility demand for these facilities would be the responsibility of the applicant.
- The draft ordinance would also establish definitions for the marijuana land uses that are consistent with the State definitions.

**Ordinance #2024-30** – (Previously #2024-25B) This proposed Ordinance #2024-30 would permit marijuana retail stores in the Highway Commercial (C-4) zone, establish a definition for

“retail marijuana store” consistent with the State regulations, and establish the standards by which such businesses would be required to operate, including:

- Requiring that the building footprint for retail marijuana stores be at least 500 feet away from the lot line of any private or public K-12 school, child daycare center, State of Delaware licensed substance abuse disorder treatment facility, hospital, college, or university and at least 250 feet from any residential zone;
- Requiring that the building footprint for a retail marijuana store be at least one (1) mile from the lot line of any other marijuana retail store within the City of Dover;
- Requiring that that all openings, windows and entryways for retail marijuana stores be covered to prevent view into the interior from any public or semipublic area;
- Allowing for a compassion center licensed by the State before January 1, 2024, to be permitted to convert to a retail marijuana store exempt from the distancing requirement.
- The draft ordinance would also establish definitions for the marijuana land uses that are consistent with the State definitions.

### **Other Ordinances**

In addition to these two proposed ordinances related to zoning/land use for recreational marijuana facilities there are two companion ordinances related to business licensing. Proposed Ordinances #2024-24 and #2024-25 are proposed amendments to the *Dover Code of Ordinances* to establish the business license fees for marijuana cultivation, manufacturing, and test facilities, marijuana retail stores, and compassion centers. These are not subject to review by the Planning Commission as they do not amend the *Zoning Ordinance*.

## **II. TEXT AMENDMENT REVIEW PROCESS**

Because these are Text Amendments proposed to the *Zoning Ordinance*, a Public Hearing and Recommendation by the Planning Commission is required. This review process began when the proposed Ordinance was submitted to the City Council for First Reading on October 28, 2024. The City Council has referred Ordinances #2024-29 and #2024-30 to the Planning Commission for a Public Hearing and consideration on November 18, 2024 (Planning Commission SESSION 2). Then it is scheduled for Final Reading, Public Hearing and Final Action by Council on December 9, 2024. At the meeting the City Council may act to adopt the whole Ordinances, to reject it, or to adopt the Ordinances with amendments. Legal Advertisements were published in the Daily State News on Sunday, November 3, 2024 giving notice and participation information for the Public Hearings as scheduled.

## **III. RECOMMENDATION OF PLANNING STAFF:**

### **Review and Recommendations:**

As part of the process outlined in *Zoning Ordinance*, Article 10 Section 5, the City Planner must evaluate the following factors when preparing a report on the text amendment request:

Article 10 § 5.22 *City planner report*. For each proposed zoning text amendment, the city planner shall issue a report to the planning commission and city council, including comments from other reviewing agencies, that evaluates the following factors:

(A) Whether such change is consistent with the aims and principles embodied in the ordinance as to the particular zones concerned; and;

(B) Whether proposed amendment is consistent with the aims of the comprehensive plan of the city.

The City of Dover developed the subject Ordinances in response to the State’s legalization of recreational marijuana through the Delaware Marijuana Control Act. In developing the Ordinances, the principles and aims of the *Zoning Ordinance* and the *2019 Comprehensive Plan* were considered.

Marijuana cultivation, product manufacturing, and testing are consistent with the types of uses permitted withing the M (Manufacturing Zone) and IPM (Industrial Park Manufacturing Zone) Zones, as these zones permit manufacturing and industrial processing of goods and research and testing labs. Marijuana Cultivation is consistent with other uses permitted within the A (Agricultural Zone), including crop harvesting. Marijuana retail stores are consistent with other permitted uses in the C-4 Zone including retail, and the C-4 Zone is intended for high-intensity, auto-dependent uses. Additionally, in response to concerns regarding this new category of uses, the Ordinances provide distancing requirements from incompatible uses and other protections that municipalities are allowed to control (time and place).

The *2019 Comprehensive Plan*, Chapter 12: Land Development Plan discusses goals for various land use types (Land Use Categories). Relative to the proposed Ordinances, the following sections apply. In relation to Commercial – High Intensity Areas, specifically US Route 13/DuPont Highway and Bay Road Corridors, the Plan’s recommendation states (page 12-13):

*The US Route 13/DuPont Highway and Bay Road corridors are dominated by highway focused commercial development, as free-standing buildings, strip commercial centers, and formal shopping centers and mall spaces. For the most part, the Land Development Plan proposes to continue US Route 13/DuPont Highway and Bay Road as the major commercial corridors in Central Delaware.*

In relation to Employment Centers, the Plan includes the following policy (page 12-17):

*Provide sufficient land area for industrial purposes to enable the expansion of existing industries, the establishment of new facilities, and revitalization of underutilized older industrial sites.*

The Planning Office finds that the proposed Ordinances are consistent with the aims and principles of the *Zoning Ordinance* and the zones specifically addressed, as well as with the aims of the *2019 Comprehensive Plan*.

Additionally, the following advisory items are noted.

- 1) The Planning Office provided an opportunity to Development Advisory Committee (DAC) members to comment on the proposed Text Amendments at their meetings on October 30, 2024 and November 6, 2024. Several Departments/Agencies which participate in the DAC process provide comments of “no objection” with regard to the proposed Text Amendments. It is noted that some of these Departments participated in the research into the development of the proposed ordinances.
- 2) The Proposed Ordinances are also subject to Legal Review by the City Solicitor, which may identify additional clarifications or corrections.
- 3) The approval of these Text Amendments does not authorize the establishment of the

regulated uses at any specific location. Prior to the establishment of a use, a State license through the Office of the Marijuana Commissioner and the appropriate applications for site development activity plan review, Building Permits, and other construction activity Permits, Business and Occupancy Licensing, etc. of the City of Dover are required.

#### V. PLANNING COMMISSION REVIEW FOR RECOMMENDATION

This is a request for a zoning text amendment which revises the text in the *Zoning Ordinance*. The Planning Commission as part of their public hearing and review process will provide a recommendation on the zoning text amendment request to City Council. As part of the process outlined in *Zoning Ordinance*, Article 10 Section 5, the Planning Commission must evaluate the following factors when considering the request:

Article 10 § 5.23 *Report of the planning commission*. Regarding each proposed amendment to the ordinance text, the planning commission shall provide a report to the city council stating a recommended action with regards to the proposed amendment, along with the commission's evaluation of the following factors:

- (A) Whether such change is consistent with the aims and principles embodied in the ordinance as to the particular zones concerned; and
- (B) Whether such proposed amendment is consistent with the aims of the comprehensive plan of the city.

A Recommendation Report from the Planning Commission will be forwarded to the City Council for their consideration of the Text Amendment Application.

#### **Attachments:**

- Development Advisory Committee Comments
- Proposed Ordinance #2024-29 (Zoning Regulations for Cultivation, Manufacturing, and Testing Marijuana Facilities and Compassion Centers)
- Proposed Ordinance #2024-30 (Zoning Regulations for Retail Marijuana Stores and Compassion Centers)
- Council Resolution #2024-11 for Moratorium on Recreational Marijuana Related Uses
- Recreational Marijuana White Paper (updated September 9, 2024)
- Marijuana Ordinance Q&A
- Summary of City of Dover Marijuana Survey (Report)
- Maps 1-4 (Excerpt of Map Series):
  - Map 1 - Based on Ordinance #2024-29 (zoning for cultivation, manufacturing, and testing) as proposed
  - Map 2 - Based on Ordinance #2024-30 (zoning for retail) as proposed
  - Map 3 – Zoning: A, IPM, M parcels
  - Map 4 – Zoning: C-4 parcels



## CITY OF DOVER

### DEVELOPMENT ADVISORY COMMITTEE

### APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: OCTOBER 30, 2024



Item 1.

**APPLICATION:** Text Amendments: Recreational Marijuana Land Uses and Related Zoning Regulations

**FILE #:** MI-24-09

**REVIEWING AGENCY:** City of Dover Department of Public Works and Water & Wastewater

**CONTACT PERSON:** Jason A. Lyon, P.E., Director of Water & Wastewater / Engineering Services

**CONTACT PHONE #:** 302-736-7025

**CONTACT EMAIL:** jlyon@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

#### ORDINANCE #2024-29

##### CITY AND STATE CODE REQUIREMENTS

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. Our office has no objections to the proposed text amendments

##### RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

##### ADVISORY COMMENTS TO THE APPLICANT

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

#### ORDINANCE #2024-30

##### CITY AND STATE CODE REQUIREMENTS

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. Our office has no objections to the proposed text amendments

##### RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

##### ADVISORY COMMENTS TO THE APPLICANT

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

**CITY OF DOVER ELECTRIC**  
**DEVELOPMENT ADVISORY COMMITTEE**  
**APPLICATION REVIEW COMMENTARY**  
**STAFF D.A.C. MEETING DATE: OCT 30, 2024**

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**APPLICATION:** Text Amendments: Recreational Marijuana Land Uses and Related Zoning Regulations

**FILE #:** MI-24-09

**REVIEWING AGENCY:** City of Dover Electric Department

**CONTACT PERSON:** Shawn Burgett, Engineering Services & System Ops Superintendent

**CONTACT PHONE #:** 302-674-7568

**CONTACT EMAIL #:** sburgett@dover.de.us

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

**CITY AND STATE CODE REQUIREMENTS**

**ELECTRIC**

1. The Electric Department has no objections to the amendment text of Ordinance #2024-29 and Ordinance #2024-30.

**RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES**

1. None

**ADVISORY COMMENTS TO THE APPLICANT**

1. None

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER  
DEVELOPMENT ADVISORY COMMITTEE  
APPLICATION REVIEW COMMENTARY  
D.A.C. MEETING DATE: 11/6/2024

**Dover/Kent  
County  
Metropolitan  
Planning  
Organization**

MI-24-09 Text Amendments: Recreational Marijuana Land Uses and Related Zoning Regulations

FILE # MI-24-09

REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob

PHONE #: (302) 387-6030

Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

**City of Dover Planning Commission**  
Text Amendment Review

**MI-24-09 Text Amendments: Recreational Marijuana Land Uses and Related Zoning Regulations**

Dover Kent MPO does not typically provide comments on text amendments, unless it pertains directly to transportation planning. The only suggestion from the MPO is to consider the impact of the regulations on access to retail facilities. Many of Dover's residents do not own a personal vehicle, which makes it harder for them to reach and travel along US13. Because the "equity focus areas" identified by DelDOT are more likely to have zero-vehicle households, the MPO recommends looking at the Equity Analysis Tool to better understand which neighborhoods may have impaired access to the new retail facilities. This is important in terms of employment along the US13 corridor, particularly for those who cannot drive to work. Referring to DART's existing and future bus networks, and the most recent US Census Bureau data, can also help in studying these access gaps. Please see the link below for the Equity Analysis Tool.

<https://deldot.maps.arcgis.com/apps/webappviewer/index.html?id=e051d6e4313142dfb8b03205e511f661>

**If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.**





## CITY OF DOVER PROPOSED ORDINANCE #2024-29

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:**

That Appendix B – Zoning, Article 3 – District Regulations, Section 19 – Manufacturing Zone (M) be amended by inserting the text indicated in bold, blue font as follows:

### **Section 19. – Manufacturing Zone (M).**

**19.1 Uses permitted.** No building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following, and in accordance with performance standards procedure as set forth in article 5, section 8 and subject to the site development plan approval as set forth in article 10, section 2:

19.17 Railroad yards, sidings, and storage facilities.

**19.18 Marijuana cultivation facilities, marijuana manufacturing facilities, and marijuana testing facilities subject to the requirements outlined in article 5, section 24.**

~~19.18~~ **19.19** Accessory uses:

(a) On-site offices, clinics, food service facilities, recreation facilities and child day care services collocated within the permitted use and limited to exclusive use by employees, and such other accessory uses and structures clearly incidental to, and customary to and associated with the permitted use.

(b) The following uses may be permitted as conditional uses if approved by the planning commission in accordance with the provisions and procedures set forth in article 10, section 1 and any specified requirements set forth below:

(1) Associated retail uses in conjunction with and accessory to a permitted use, provided that the associated retail uses do not occupy more than 30 percent of the gross floor area of the building or group of buildings on a lot. Parking shall be provided at a rate of one parking space per 300 square feet of retail space for the exclusive use of retail customers in addition to the bulk parking requirements of this zoning district for a particular use.

- (2) Outside storage which is incidental to the primary uses on the lot, within a completely enclosed and secure area appropriately screened from public view and not in any required setback from property lines.

**BE IT FURTHER ORDAINED:**

That Appendix B – Zoning, Article 3 – District Regulations, Section 20 – Industrial Park Manufacturing Zone (IPM) be amended by inserting the text indicated in bold, blue font as follows:

**Section 20. – Industrial Park Manufacturing Zone (IPM).**

20.1 *Uses permitted.* No building or premises shall be used and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following, and in accordance with performance standards procedure as set forth in article 5, section 8, and subject to site development plan approval as set forth in article 10, section 2:

**20.19 Marijuana cultivation facilities, marijuana manufacturing facilities, and marijuana testing facilities, subject to the requirements outlined in Article 5, Section 24.**

**BE IT FURTHER ORDAINED:**

That Appendix B – Zoning, Article 3 – District Regulations, Section 23 – Agricultural Zone (A) be amended by inserting the text indicated in bold, blue font as follows:

**Section 23 - Agricultural Zone (A).**

23.1 *Uses Permitted.* In an agricultural zone (A), no land or building shall be used and no building or part of a building shall be erected or altered which is arranged, intended or designed to be used, in whole or in part, for any uses except the following:

**23.17 Marijuana cultivation facilities, subject to the requirements outlined in Article 5, Section 24.**

**BE IT FURTHER ORDAINED:**

That Appendix B – Zoning, Article 5 – Supplementary Regulations, be amended by inserting the text indicated in bold, blue font as follows:

**Section 24. Marijuana Related Businesses.**

**24.1 Purpose. The purpose of this section is to protect public health and safety by applying standards under which marijuana related businesses may operate within the City of Dover, Delaware.**

84 24.2 A compassion center is classified as retail use and is permitted in all commercial  
85 zones where retail uses are permitted.

86  
87 24.3 Where permitted in accordance with Article 3, marijuana cultivation facilities  
88 are subject to the following restrictions:  
89

90 24.31 The building footprint within which a marijuana cultivation facility is to  
91 be located shall be at least 750 feet away from any residential zone, and any  
92 private or public K-12 school, hospital, college or university, child day care  
93 center, or State of Delaware licensed substance abuse disorder treatment  
94 facility.

95  
96 24.32 All marijuana cultivation facilities shall install odor control technology,  
97 as necessary, to control ventilation at the establishment in such a manner that  
98 no odor from cannabis products can be detected outside the building on the  
99 same property or on adjacent properties or in public rights-of-way, or within  
100 any other unit located within the same building. The facility owner/operator  
101 shall properly maintain all odor mitigation equipment to ensure maximum  
102 efficiency. An application for a certificate of occupancy shall be accompanied  
103 by a certification by a Professional Engineer, Certified Industrial Hygienist, or  
104 other equivalently qualified professional that proposed odor control measures  
105 will effectively eliminate outdoor odors associated with the cultivation of  
106 marijuana.

107  
108 24.33 An application for a certificate of occupancy shall be accompanied by a  
109 photocopy of a valid license as required by Chapter 13, Title 4 of the Delaware  
110 State Code.  
111

112 24.34 All building openings, entries and windows shall be located, covered or  
113 screened in such a manner as to prevent a view into the interior from any public  
114 or semipublic area.  
115

116 24.35 The applicant is responsible for complying with the Code of Ordinances  
117 of the City of Dover, Delaware including all provisions in Chapter 110, Article  
118 II, Sec. 110-31 and Chapter 110, Article III, Sec. 110-63.  
119

120 24.36 The applicant is responsible for all costs associated with infrastructure  
121 upgrades, alterations, changes, or extensions required to provide adequate  
122 water, wastewater, and electric utility service, including off-site upgrades  
123 required to support the demand for water, wastewater, and electric utility  
124 service.  
125

126 24.4 Where permitted in accordance with Article 3, marijuana product  
127 manufacturing facilities are subject to the following restrictions:  
128

129 24.41 The building footprint within which a marijuana product manufacturing

130 facility is to be located shall be at least 750 feet away from any residential zone,  
131 and from the lot line of any private or public K-12 school, hospital, college or  
132 university, child day care center, or State of Delaware licensed substance abuse  
133 disorder treatment facility.

134  
135 24.42 All marijuana product manufacturing facilities shall install odor control  
136 technology, as necessary, to control ventilation at the establishment in such a  
137 manner that no odor from cannabis products can be detected outside the  
138 building on the same property or on adjacent properties or in public rights-of-  
139 way, or within any other unit located within the same building. The facility  
140 owner/operator shall properly maintain all odor mitigation equipment to  
141 ensure maximum efficiency. An application for a certificate of occupancy shall  
142 be accompanied by a certification by a Professional Engineer, Certified  
143 Industrial Hygienist, or other equivalently qualified professional that proposed  
144 odor control measures will effectively eliminate outdoor odors associated with  
145 the manufacturing of marijuana.

146  
147 24.43 An application for a certificate of occupancy shall be accompanied by a  
148 photocopy of a valid license as required by Chapter 13, Title 4 of the Delaware  
149 State Code.

150  
151 24.44 All building openings, entries, and windows shall be located, covered, or  
152 screened in such a manner as to prevent a view into the interior from any public  
153 or semipublic area.

154  
155 24.45 The applicant is responsible for complying with the Code of Ordinances  
156 of the City of Dover, Delaware including all provisions in Chapter 110, Article  
157 II, Sec. 110-31 and Chapter 110, Article III, Sec. 110-63.

158  
159 24.46 The applicant is responsible for all costs associated with infrastructure  
160 upgrades, alterations, changes, or extensions required to provide adequate  
161 water, wastewater, and electric utility service, including off-site upgrades  
162 required to support the demand for water, wastewater, and electric utility  
163 service.

164  
165 24.5 Where permitted in accordance with Article 3, marijuana testing facilities are  
166 subject to the following restrictions:

167 24.51 The building footprint upon which a marijuana testing facility is to be  
168 located shall be at least 750 feet away from any residential zone, and from the  
169 lot line of any private or public K-12 school, hospital, child day care center, or  
170 State of Delaware licensed substance abuse disorder treatment facility.

171  
172 24.52 An application for a certificate of occupancy shall be accompanied by a  
173 photocopy of a valid license as required by Chapter 13, Title 4 of the Delaware  
174 State Code.

**BE IT FURTHER ORDAINED:**

That Appendix B – Zoning, Article 12 – Definitions, be amended by inserting the text indicated in bold, blue font in proper alphabetical order as follows:

**Article 12. – Definitions.**

*Compassion center* means an entity registered pursuant to § 4914A of Title 16 of the Delaware State Code that acquires, possesses, sells, supplies, or dispenses marijuana, paraphernalia, or related supplies and educational materials to registered qualifying patients who have designated the dispenser to cultivate marijuana for their medical use and the registered designated caregivers of these patients.

*Marijuana cultivation facility or cultivation facility* means an entity licensed by the State of Delaware to cultivate, prepare, and package marijuana and sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers. A marijuana cultivation facility may not produce marijuana concentrates, tinctures, extracts, or other marijuana products.

*Marijuana product manufacturing facility* means an entity licensed by the State of Delaware to: purchase marijuana; manufacture, prepare, and package marijuana products; and sell marijuana and marijuana products to other marijuana product manufacturing facilities and retail marijuana stores, but not to consumers.

*Marijuana testing facility* means an entity licensed by the State of Delaware to test marijuana for potency and contaminants.

ADOPTED: \*

**SYNOPSIS**

This ordinance amends Appendix B- Zoning of the Dover Code by adding definitions of marijuana-related businesses (with the exception of retail stores), allowing these businesses to operate as permitted uses in certain zones, and adding supplementary regulations, by which these businesses must abide.

(SPONSORS: ANDERSON and NEIL)

**Action History**

10/28/2024 – Scheduled for First Reading – City Council (Ordinance number changed from #2024-25A to #2024-29)

10/15/2024 – Introduction – Council Committee of the Whole/ Legislative, Finance, and Administration Committee (Split into 25A)

09/24/2024 – Council Committee of the Whole / Legislative, Finance and Administration

222 Committee  
223 08/05/2024 – Deferred from 06/11/2024 – Special Legislative, Finance, and Administration  
224 Committee (Split into two parts)  
225 06/11/2024 – Introduction – Council Committee of the Whole/Legislative, Finance, and  
226 Administration Committee.

DRAFT



## CITY OF DOVER PROPOSED ORDINANCE #2024-30

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Appendix B – Zoning, Article 3 – District Regulations, Section 16 – Highway Commercial Zone (C-4) be amended by inserting the text indicated in bold, blue text as follows:

### Section 16. Highway Commercial Zone (C-4).

16.1 *Uses permitted.* In a highway commercial zone (C-4), no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purpose, except the following:

**(q) Retail marijuana stores, subject to the requirements outlined in Article 5, Section 24.**

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 5 – Supplementary Regulations, be amended by inserting the text indicated in bold, blue font as follows:

**24.6 Where permitted in accordance with Article 3, retail marijuana stores are subject to the following restrictions:**

**24.61 The building footprint upon which a retail marijuana store is to be located shall be at least 500 feet away from any private or public K-12 school, child daycare center, State of Delaware licensed substance abuse disorder treatment facility, hospital, and at least 250 feet away from any residential zone, and from the lot line of any college or university.**

**24.62 The building footprint within which a retail marijuana store is to be located shall be at least 1 mile away from the lot line of any other retail marijuana store within the City of Dover.**

**24.63 An application for a certificate of occupancy shall be accompanied by a photocopy of a valid license as required by Chapter 13, Title 4 of the Delaware State Code.**

**24.64 All building openings, entries, and windows shall be located, covered, or screened in such a manner as to prevent a view into the interior from any public**

39 or semipublic area.

40 24.7 A Compassion Center licensed by the State of Delaware on or before January 1,  
41 2024, that obtains a conversion license under the State of Delaware Marijuana  
42 Regulations, must comply with the requirements of Article 3 District Regulations, and  
43 shall be exempt from distancing requirements detailed in Appendix B- Zoning,  
44 Article 5- Supplementary Regulations, 24.61 and 24.62.

45  
46 **BE IT FURTHER ORDAINED:**

47  
48 That Appendix B – Zoning, Article 12 – Definitions, be amended by inserting the text indicated in  
49 bold, blue font in proper alphabetical order as follows:

50  
51 **Article 12. – Definitions.**

52  
53 *Retail marijuana store means an entity licensed by the State of Delaware to purchase*  
54 *marijuana from marijuana cultivation facilities; to purchase marijuana and marijuana*  
55 *products from marijuana product manufacturing facilities; and to sell marijuana and*  
56 *marijuana products to consumers.*

57  
58  
59 **ADOPTED: \***

60  
61  
62 **SYNOPSIS**

63 This ordinance amends Appendix B- Zoning of the Dover Code by adding the definition of retail  
64 marijuana store, allowing retail marijuana stores to operate as permitted uses in certain zones, and  
65 adding supplementary regulations, by which retail marijuana stores must abide.

66  
67 (SPONSORS: ANDERSON and NEIL)

68  
69  
70 Action History

71 10/28/2024 – Scheduled for First Reading – City Council (Ordinance number changed from  
72 #2024-25B to #2024-30)

73 10/15/2024 – Introduction – Council Committee of the Whole/ Legislative, Finance, and  
74 Administration Committee (Split into 25B)

75 09/24/2024 – Council Committee of the Whole / Legislative, Finance and Administration  
76 Committee

77 08/05/2024 – Deferred from 06/11/2024 – Special Legislative, Finance, and Administration  
78 Committee (Split into two parts)

79 06/11/2024 – Introduction – Council Committee of the Whole/Legislative, Finance, and  
80 Administration Committee.



## MAYOR AND COUNCIL

### COUNCIL RESOLUTION NO. 2024-11

#### **A RESOLUTION TO ENACT A MORATORIUM ON RECREATIONAL MARIJUANA RELATED USES IN THE CITY OF DOVER, DELAWARE**

**WHEREAS**, the Mayor and City Council seek to preserve, protect, and promote the general health, safety, and welfare of the citizens of the City of Dover, Delaware through the enactment of certain codes, ordinances, and other regulatory tools and policies that are necessary, and good to achieve that end; and

**WHEREAS**, recreational marijuana became legal for adult use in the State of Delaware on July 5, 2023, when the Delaware Marijuana Control Act went into effect; and

**WHEREAS**, the Delaware Marijuana Control Act allows municipalities to enact ordinances or regulations prohibiting the operation of recreational marijuana related establishments within their jurisdiction or governing the time, place, manner, and number of recreational marijuana establishment operations; and

**WHEREAS**, the Council Committee of the Whole, Legislative, Finance, and Administration Committee discussed options on regulating recreational marijuana within the City of Dover at their meetings on September 26, 2023, and April 09, 2024, and directed city staff to draft an ordinance permitting recreational marijuana establishments within certain zones; and

**WHEREAS**, the Council Committee of the Whole, Legislative, Finance, and Administration Committee discussed Proposed Ordinance #2024-24 relating to recreational marijuana business licenses, and Proposed Ordinance #2024-25 relating to zoning regulations on June 11, 2024; and

**WHEREAS**, during this meeting, several public commenters raised concerns about the provisions outlined in these proposed ordinances; and

**WHEREAS**, following this discussion, the Council Committee of the Whole, Legislative, Finance, and Administration Committee and City Council requested that more research and community outreach be conducted and ultimately deferred the issue to a Special Legislative, Finance, and Administration Committee meeting; and

**WHEREAS**, the State of Delaware Office of the Marijuana Commissioner will begin accepting applications for all recreational marijuana business license types on September 1, 2024, and will begin issuing licenses on November 1, 2024; and

**WHEREAS**, the City of Dover, Delaware is actively working to determine the best way to regulate land uses related to the recreational marijuana industry.

**NOW THEREFORE BE IT RESOLVED:**

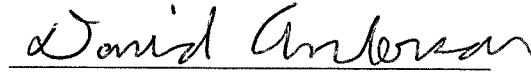
The City Council does hereby enact a moratorium on recreational marijuana related uses within the City of Dover, Delaware, subject to the following stipulations and conditions:

1. This moratorium shall become effective immediately upon adoption by the City Council of the City of Dover, Delaware; and
2. This moratorium shall apply to all recreational marijuana establishments licensed by the Delaware Office of the Marijuana Commissioner, which are defined as follows:
  - a) “Marijuana cultivation facility” means an entity licensed to cultivate, prepare, and package marijuana and sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers. A marijuana cultivation facility may not produce marijuana concentrates, tinctures, extracts, or other marijuana products.
  - b) “Marijuana product manufacturing facility” means an entity licensed to purchase marijuana, manufacture, prepare, and package marijuana products, and sell marijuana and marijuana products to other marijuana product manufacturing facilities and retail marijuana stores, but not to consumers.
  - c) “Marijuana testing facility” means an entity licensed to test marijuana for potency and contaminants.
  - d) “Retail marijuana store” means an entity licensed to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities, and to sell marijuana and marijuana products to consumers.
3. It shall be understood that the purpose of this moratorium is to afford the City Council a reasonable due diligence period to consider alternative courses of action relative to the governing of recreational marijuana uses within the city including, but not limited to, adoption of an amendment to the Dover Code of Ordinances, regulating the time, place, manner, and number of marijuana establishment options; and
4. This moratorium shall remain in effect until December 31, 2024, unless rescinded by City Council or unless City Council adopts ordinances related to recreational marijuana related uses/establishments at an earlier date.

ADOPTED: July 22, 2024



ROBIN R. CHRISTIANSEN  
MAYOR



DAVID L. ANDERSON  
COUNCIL PRESIDENT

Actions History

07/22/2024 – Final Reading – City Council

07/09/2024 – Introduction – Council Committee of the Whole/Legislative, Finance, and  
Administration Committee

# Recreational Marijuana White Paper

## Problem Statement

Recreational marijuana became legal in the state of Delaware on July 5, 2023, when [The Delaware Marijuana Control Act](#) went into effect. This means that adults (ages 21+) may legally possess personal use quantities of marijuana in Delaware. Adults may also legally consume marijuana on private property.

The Delaware Marijuana Control Act allows municipalities to regulate land uses relating to cultivation, manufacturing, testing, and sale of marijuana within their jurisdiction through local ordinance. The City of Dover needs to determine a path forward to best manage the presence of this industry through local zoning ordinance.

## What can an ordinance accomplish?

| CAN                                                                                                      | CANNOT                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A municipal ordinance may prohibit the operation of marijuana establishments within their jurisdiction.  | A municipal ordinance may not prevent marijuana establishments from opening outside of City limits in Kent County or in unincorporated areas.                                                                                |
| A municipal ordinance may regulate the time, place, or manner in which marijuana establishments operate. | A municipal ordinance may not prevent adults from legally purchasing recreational marijuana at a licensed establishment, possessing marijuana within City limits, or using marijuana within City limits on private property. |
|                                                                                                          | A municipal ordinance may not create a specific marijuana licensing fee or tax, though they may collect uniformly imposed fees and taxes.                                                                                    |

## Why is an ordinance needed?

The City Code does not currently define, zone land uses, or dictate regulations for marijuana related businesses. It is important that the City of Dover pass an ordinance to provide the public, business owners, City staff, and the Office of the Marijuana Commissioner (OMC) with clear guidance on whether, where, and under what conditions marijuana establishments are permitted within City limits.

## When is an ordinance needed?

The Office of the Marijuana Commissioner will begin to accept applications for recreational marijuana business licenses on September 1, 2024. It is important for the City to have an ordinance in place soon, as licensees will begin selecting business locations as early as November 2024.

Four license types will be issued based on the following schedule mandated by The Delaware Marijuana Control Act:

| License Type                   | License Description                                                                                                                                                                     | Date Licenses Begin Being Issued | Number of Licenses Issued Statewide |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|
| Marijuana Cultivation Facility | Cultivation facilities will grow marijuana plants indoors, prepare and package marijuana, and sell to cultivation or product manufacturing facilities. They are NOT open to the public. | 11/1/2024                        | Up to 60                            |

|                                 |                                                                                                                                                                                      |           |          |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|
| Marijuana Product Manufacturing | Manufacturing facilities will manufacture, prepare, and package marijuana products and sell to manufacturing facilities or retail marijuana stores. They are NOT open to the public. | 12/1/2024 | Up to 30 |
| Retail Marijuana Store          | Retail stores will purchase marijuana products from manufacturing facilities and sell to consumers. They ARE open to the public.                                                     | 3/1/2025  | Up to 30 |
| Marijuana Testing Facility      | Testing facilities will test for potency and contaminants to ensure that products meet State safety standards. They are NOT open to the public.                                      | 3/1/2025  | Up to 5  |

## Ordinance Options

| OPTION 1                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Prohibit all recreational marijuana businesses within the City of Dover                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                 |
| PROS                                                                                                                                                                                                                                               | CONS                                                                                                                                                                                                                                                                                                                                                            |
| This is a straightforward policy to administer and enforce.                                                                                                                                                                                        | Prohibition would not address common concerns related to marijuana legalization such as odors, possession or usage on private property.                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                                    | Marijuana businesses may open in the County just outside of Dover City limits or in enclave areas surrounded by Dover.                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                    | Prevents the existing compassion center from converting to a retail license at their current location.                                                                                                                                                                                                                                                          |
| OPTION 2                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                 |
| Allow marijuana related businesses to open as permitted use within certain zones in the City of Dover.                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                 |
| PROS                                                                                                                                                                                                                                               | CONS                                                                                                                                                                                                                                                                                                                                                            |
| This option gives the City control over elements of these uses (i.e. time and place).                                                                                                                                                              | Lack of community consensus about where and if uses should be allowed in Dover.                                                                                                                                                                                                                                                                                 |
| Retail establishments provide access to legal marijuana products that meet State safety standards.                                                                                                                                                 | Retail marijuana establishments generally operate in cash, making them potential targets for crime.                                                                                                                                                                                                                                                             |
| The public will have an opportunity to object to the issuance of a license near their property as there is a public notice process mandated by the State.                                                                                          | Marijuana cultivation and manufacturing facilities may produce a strong odor and be large consumers of water and energy.                                                                                                                                                                                                                                        |
| OPTION 2a                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                 |
| Allow marijuana related businesses only with additional restrictions to regulate the time, place, or manner in which businesses operate.                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                 |
| PROS                                                                                                                                                                                                                                               | CONS                                                                                                                                                                                                                                                                                                                                                            |
| Distancing requirements could be utilized to prevent a marijuana facility from opening too close to other uses such as K-12 Schools or residential zones.                                                                                          | Spatial evaluation will be needed to ensure that proposed facility locations meet distancing requirements in place.                                                                                                                                                                                                                                             |
| Additionally, the City <b>may</b> : limit hours of operation, require additional odor control technology, implement standards in terms of architectural design, signage, and outdoor lighting, and require regular removal of litter and graffiti. | Extensive buffering requirements and zoning restrictions create administrative challenges for staff and confusion among the public. Each additional requirement adds to the administrative burden of executing the ordinance. For example, the City does not maintain a comprehensive list of some types of facilities, which makes applying buffers difficult. |

## **Additional Considerations**

[The Office of the Marijuana Commissioner \(OMC\)](#) is the agency responsible for regulating the recreational marijuana industry in Delaware. The OMC has developed regulations for the recreational marijuana industry that address the application and licensing process, specific facility requirements, staffing, safety and security, product tracking, health standards, packaging and labeling requirements, advertising, product testing, taxation, policy enforcement, and more. Regulations are finalized and in effect as of September 11, 2024. Meanwhile, information regarding the most recent Proposed Marijuana Regulations is available here: [Office of the Marijuana Commissioner \(delaware.gov\)](#)

## **Q&A**

### **Can existing compassion centers be ‘grandfathered in’ at their current location?**

HB408 became effective on 7/17/2024. This bill creates a temporary conversion license for existing medical marijuana compassion centers to operate for recreational marijuana purposes. The OMC will start the licensing process in August. Businesses will be converted by 10/31/2024 with adult use sales beginning no sooner than April 2025.

The proposed ordinance would add the definition of a compassion center to City Code and allow compassion centers as a permitted use in all zones. Adding a ‘grandfather’ clause to the ordinance COULD allow the existing compassion center located on Route 13 in Dover to convert to a retail license at their existing location IF recreational marijuana retail uses are permitted in the C-4 Highway Commercial Zone. To do this, language would be added to the proposed ordinance that would exempt compassion centers operating prior to the passage of the Marijuana Control Act from buffering requirements in converting to a marijuana retail store, provided that the facility is located in a zone that allows marijuana retail stores.

### **Can existing shops that sell smoke, vape, and CBD products be ‘grandfathered in’ at their current location?**

‘Grandfathering’ is typically used when a use was once permitted but is no longer permitted in a certain zone.

‘Grandfathering’ provisions allow for existing uses that operated legally prior to a change in code to continue operation. In the case of compassion centers, while the use is different, it is similar to the marijuana retail store in that the product is the same and that these compassion centers operate under a license issued by the State. This is not the case for shops that sell smoke, vape, and CBD products.

Neither State nor City Code provides a definition of a shop selling smoke, vape, or CBD products, nor maintains a list of these facilities. These establishments are currently treated as retail use within the City’s Zoning Ordinance. This means that there is not an easy way to differentiate between shops selling smoke, vape, and CBD products and any other retail use (i.e. a gas station that sells cigarettes), making it difficult to draft code language to grandfather these uses. Shops that sell vape, smoke, and CBD products are markedly different uses from marijuana retail stores as defined by the Marijuana Control Act, which further complicates efforts to ‘grandfather’ these facilities. Additionally, there are several shops selling smoke, vape, and CBD products throughout commercial zones in Dover, potentially in areas where marijuana retail uses would not be permitted in whatever ordinance is approved by City Council.

# Marijuana Ordinance Q&A

## Compassion Centers & Conversion Licenses

### What is a compassion center?

Delaware's [Medical Marijuana Act](#) created the state's [Medical Marijuana Program](#), which has been operated by the Office of Medical Marijuana within Delaware Health and Social Services (DHSS) Division of Public Health. Under State code, municipalities may regulate but may not prohibit compassion centers from operating within their jurisdiction.

Title 16 § 4902A of the Delaware Code defines a *Registered Compassion Center* as a “not-for-profit entity registered pursuant to §4914A of this title that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies, or dispenses marijuana, paraphernalia, or related supplies and educational materials to registered qualifying patients who have designated the dispenser to cultivate marijuana for their medical use and the registered designated caregivers of these patients.”

[The Delaware Marijuana Control Act](#) created a new recreational marijuana program to be operated by the [Office of the Marijuana Commissioner](#) within the Department of Safety and Homeland Security (DSHS).

[House Bill 425](#) became effective in July 2024. This bill moves the Office of Medical Marijuana from DHSS to the Office of the Marijuana Commissioner within DSHS.

There are currently [12 open compassion centers](#) in the state of Delaware, one of which is located within the City of Dover on Jefferic Boulevard. Some compassion centers, such as Best Buds, operate as dispensaries that simply sell medical marijuana products to medical cardholders. Others grow, manufacture, and sell medical marijuana.

### What is a conversion license?

[House Bill 408](#) became effective July 2024. This bill creates a conversion license for existing medical marijuana compassion centers to operate for recreational marijuana purposes. The Office of the Marijuana Commissioner plans to begin the conversion license process in early August and have all businesses converted before October 31<sup>st</sup> of this year. Converted companies will be able to expand growing and manufacturing operations once the license is awarded, though no adult use sales will occur prior to April of 2025, which is when the recreational marijuana retail establishments will open.

### Will conversion license holders retain not-for-profit status?

No. According to Delaware State Code, a Compassion Center must have not-for-profit status. When medical companies convert to dual use, retaining not-for-profit status will no longer be a requirement, though license holders will be required to certify that they will continue to support medical patients. With conversion, the recreational marijuana retail stores will also sell medical marijuana to medical cardholders.

### What will happen to compassion centers?

The Office of the Marijuana Commissioner expects the demand for medical marijuana compassion centers to decline as recreational marijuana retail stores open. As such, they expect all medical locations to request conversion licenses. If an existing compassion center is issued a conversion license by the state, but local code does not allow a

recreational marijuana business to operate at the existing location, the business would have to relocate to utilize the conversion license.

It is expected that medical marijuana cardholders will utilize recreational retailers. The advantage of having a medical card is that these patients will not have to pay the tax levied on recreational marijuana, and those who are not eligible to purchase recreational marijuana would still have access (i.e. a person under 21 years of age with medical need).

## Water and Energy Consumption

### How much water and energy does a marijuana cultivation facility utilize?

#### Water Use

##### *Local Examples*

After reaching out to existing operations in Delaware, which include both cultivation and manufacturing activities, we learned that water use varies significantly depending on the cultivation method used. On the lower end, there is a facility of about 10,000 SF that uses an amount of water comparable to 5-6 houses. There is another facility of approximately 100,000 SF whose peak use was 75,000 gallons of water in a month.

##### *Additional Research*

Studies have found that cannabis requires significantly more water than other crops such as wheat, corn, soybeans. A commonly referenced statistic on water usage within cannabis grow operations comes from a 2021 study from the Journal of Cannabis Research, which found that on average, one cannabis plant needs 6 gallons of water per day (**Source:** [How much water does it take to grow cannabis? | Cannabis | Tucson Weekly](#))

[The Cannabis Control Commission for the Commonwealth of Massachusetts](#) provides information on Best Management Practices for Water Usage. They note that water usage may differ between indoor marijuana cultivation facilities depending on the plant cultivation method used. Additionally, water recycling systems may be used to clean and filter used water back into irrigation, reducing the amount of freshwater input into the system. That said, medical marijuana studies estimate that a 250 SF grow room would generally require 98 inches of water per year, or 40 gallons of water per day.

##### *Dover Water System Analysis*

The City of Dover Water and Wastewater Department completed an analysis to determine the sufficiency of the water system to support marijuana cultivation in the IPM, M and A zones. Based upon the modeling, the system could support the water demand associated with a 100,000-square-foot cultivation facility in most areas where the current draft ordinance proposes allowing cultivation facilities. In some areas, an increase in the size of the water main might be required to meet fire flow requirements. City staff ran the model using water demand at 108 Thousand gallons (Tgal) per day and also at 75 Tgal per month. The higher number is based on industry research, and the lower number is based on the actual water demand for a cultivation and manufacturing facility in Delaware. The modeling identified several areas where the required fire flow could not be supported even with a water main upgrade. Language could be added to the draft ordinance that specifies that off-site upgrades, including water main replacement to support demand, would be the responsibility of the applicant.

For revenue projection, using the conservative estimate of the 75 Tgal per month demand for the Delaware example, the water revenue would be approximately \$275 per month or \$3,300 annually.

## Electric Consumption

### *Local Example*

After reaching out to existing operations in Delaware, which include both cultivation and manufacturing activities, we learned that water use varies depending on the cultivation method used. There is a facility of about 10,000 SF whose demand for electricity is roughly equal to 30 houses in the area. There is also a warehouse of approximately 100,000 SF whose monthly electric use peaked at 536,000 kWh in a month.

**Newark:** To address the variability in water and energy use, Newark ensured that their code allows them to deny plans if they would exceed the capacity of existing utility infrastructure, with the option for the developer to pay for necessary upgrades to move the project forward.

### *National Examples*

**Oregon:** Within the state, cannabis cultivators are generally required to forecast their energy needs before beginning operation and must also submit annual energy use reports.

**Oak Creek, Colorado:** This is a small town of about 1,000 people with public power. They have a one block industrial area, which now houses a number of cannabis businesses including four grow operations. Their town administrator said that the business brought a 26% increase in load, leading to \$800,000 in revenues in 2016. They were projecting \$1 million in revenues the following year but invested \$460,000 in electric system upgrades. Upgrades were supported, in part, by annual licensing fees as well as plant investment fees collected from cannabis businesses.

**Boulder, Colorado:** Requires commercial growers to pay \$2.16 per kilowatt hour or use renewable energy systems to reduce their loads. Source: [Putting the 'Green' in Renewable Energy at Cannabis Grow Facilities: Pullman & Comley \(pullcom.com\)](#)

### *Additional Research*

A [2018 report from the American Public Power Association](#) notes that there is a need for more data regarding marijuana cultivation and energy consumption. It is known that growing cannabis indoors requires the use of lighting, venting, and air conditioning, which all require electricity. However, it has been a challenge for utilities to establish a baseline energy consumption rate for this industry. Based on interviews with medical marijuana growers in California, one utility came up with a rough standard:

- A single 1,000-watt high density discharge light consumes 1,100 watts per four foot-by-four foot area. That averages out to 68.8 watts per square foot. However, it is possible to use more energy efficient lighting implements, such as LED's.
- The report also references a 2012 study by Evan Mills published in the journal Energy Policy, which found that it takes about 13,000 kWh a year to operate a four-by-four-by-eight foot grow area.
- An account manager from a Public Utility in Washington is quoted in the report comparing a cannabis grow operation with the load profile of a data center or a hospital.

The [National Conference of State Legislatures \(NCSL\)](#) reported on average electricity consumption in Boulder County Colorado in 2015.

- The average electricity consumption of a 5,000-square-foot indoor marijuana cultivation facility was 41,808 kWh per month. By comparison, the average household in the county used about 630 kWh per month.

### *Dover Electric System Analysis*

The City of Dover Electric Department determined that based on a 100,000-square-foot cultivation facility, with an electric demand of 5.36 kWh per square foot per month, the annual demand would be about 6.4 Megawatts. Such a facility would be the fourth largest electric customer in Dover. The Department determined that the system could support this demand. This hypothetical customer would pay approximately \$462,500 for electricity in a year, \$100,000 - \$150,000 of which would go to purchase of power.

## How much water and energy does a marijuana manufacturing facility utilize?

There is very little available research on this subject. The bulk of literature addressing heavy water and energy consumption in the marijuana industry focuses on cultivation. Manufacturing marijuana may be similar to other manufacturing uses in terms of water and energy use. The demand for water and energy would vary depending on the size of the facility and equipment and practices used.

## Sustainable Practices

There are practices that can help cannabis grow facilities to reduce water and energy consumption. Solar power generation, use of LED light bulbs, and drip water irrigation are some examples. Generally, water and energy standards are handled at the state level. Most states where cannabis is legal, including Colorado, do not require cultivation facilities to meet specific energy standards, though Illinois and Massachusetts do. The Office of the **Marijuana Commissioner's Draft Regulations require that marijuana cultivation facilities have an environmental and sustainability plan** that includes efforts the facility will take to minimize the environmental impact of its operations and plans to minimize water usage.

## Odor Mitigation

Unlike sustainable practices, odor mitigation is more often handled at the local level. For example, nearly every county in Colorado has a strict odor ordinance. Ordinances generally require the use of some kind of filtration system. The most common type is Carbon Filtration, though biofilters, ozone generators, and other methods are also used.

The National Cannabis Industry Association Policy Council issued a [publication](#) addressing industry impacts, best management practices, and policy considerations in 2020. The section titled 'Best Management Practices: Air Quality' on page 40 includes a detailed summary of odor control technology used. They note that **Carbon Filtration is the most commonly used and recommended technology for reducing odor emissions** as they are effective and reliable when properly maintained.

Canada has federal requirements for odor filtration. Before obtaining a commercial license for indoor production of cannabis, applicants need to demonstrate that they have an [adequate air filtration system](#). Health Canada's [Good production practices guide for cannabis](#) contains the requirements for filtration and ventilation systems and proper maintenance is required (Section 5.1.5.1). Some ordinances require that the applicant hire a specialist (such as HVAC technician) to help them comply with local odor control requirements.

According to an [article in Chemical and Engineering News](#), Byers Scientific is an example of a company working to create emerging odor-mitigation technology. They combine "Carbon Scrubbers" and vaporizers to mitigate odors caused by the venting process, which is when roof vents are opened to control temperature and humidity. The carbon scrubbers absorb odors before air passes through a waterless vapor emitted along the base of each top vent. The vapor neutralizes the odors before they are released into the environment, according to Byers Scientific.

## Cultivation within Agricultural Preservation Districts

### Are Marijuana Cultivation Facilities permitted within Agricultural Preservation Districts?

Agricultural Preservation Districts are administered by the State's Department of Agriculture. The Department of Agriculture does not have clear guidance to answer this question at this time, although they raised two major considerations.

First, according to the Department of Agriculture, agricultural buildings are permitted within Agricultural Preservation Districts, which might allow for cultivation operations. However, ancillary uses, such as offices, laboratories, and processing areas, would not be permitted within an Agricultural Preservation District. The existing cultivation facilities in Delaware also include associated/ancillary uses, including manufacturing, testing, and retail. Any uses other than cultivation would clearly not be permitted (as either a principal or accessory use) within Agricultural Preservation Districts.

Second, some Agricultural Conservation Easements were purchased with a combination of State and Federal funds. Marijuana remains illegal under federal law, so this would also need to be considered if a request came forward.

Further review and consultation with the Department of Agriculture would be necessary if the City received a request to allow a cultivation facility on a property within an Agricultural Preservation District.

## Summary of City of Dover Marijuana Survey

Following several discussions before the City Council Committee of the Whole (CCCW) regarding marijuana legalization and whether and where marijuana-related land uses should be permitted within the City of Dover, City Administration and Rossi Group developed an online survey to gauge public opinion. The survey (attached at the end of this document) was published through *Constant Contact* on July 2, 2024, and the link to the survey was shared with City Council, through social media outlets, and on the City's website. At a CCCW meeting on July 9, 2024, the Committee discussed the survey and requested that paper copies be made available and the survey be inserted in City utility bills beginning on July 15, 2024. Further, the closing date for the survey was extended from July 21, 2024 to August 31, 2024.

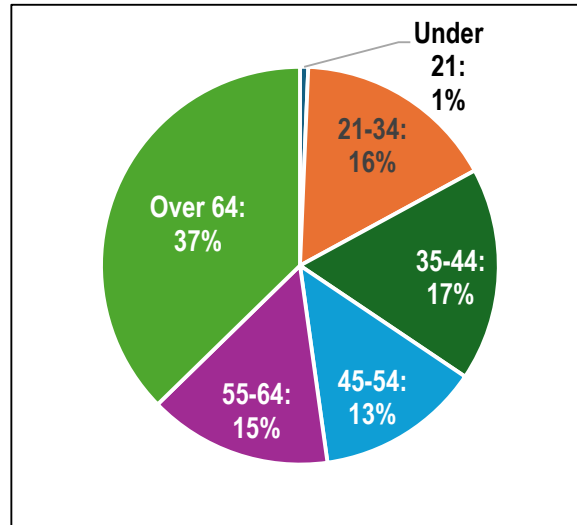
In accordance with this direction, City staff placed paper surveys and drop boxes at City buildings, including Customer Service (5 E. Reed Street), City Hall Inspections Counter, the John W. Pitts Center, and the Dover Public Library. When the survey closed, the City had received a total of 2,228 surveys. Of these 831 were paper surveys and 1,409 surveys were completed online. The following is a summary of both the paper and online surveys received.

Not all respondents completed every question, so the number of respondents for each question is indicated a "N=". For some questions, there were open-ended questions where the respondent could provide a comment. These responses are captured at the end of this document. With the exception of correcting spelling errors and fixing characters that exported from the survey platform incorrectly, the responses documented in this report are verbatim as submitted by the respondents.

## Summary of Marijuana Survey Results

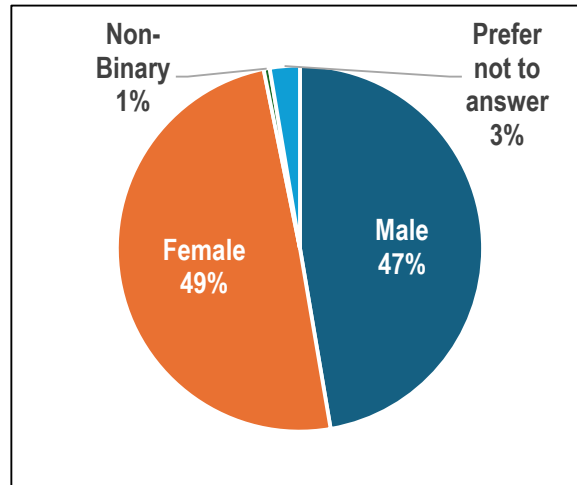
### 1. What is your age?

| Options   |             |     |
|-----------|-------------|-----|
| Under 21: | 15          | 1%  |
| 21-34:    | 365         | 16% |
| 35-44:    | 387         | 17% |
| 45-54:    | 298         | 13% |
| 55-64:    | 332         | 15% |
| Over 64:  | 831         | 37% |
| <b>N=</b> | <b>2228</b> |     |



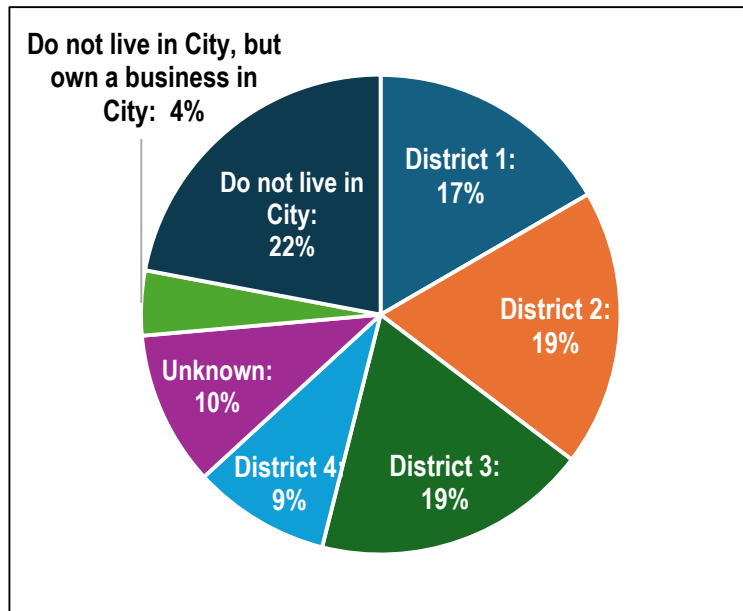
### 2. What is your gender?

| Options              |             |     |
|----------------------|-------------|-----|
| Male                 | 1053        | 47% |
| Female               | 1102        | 50% |
| Non-Binary           | 12          | 1%  |
| Prefer not to answer | 59          | 3%  |
| <b>N=</b>            | <b>2226</b> |     |



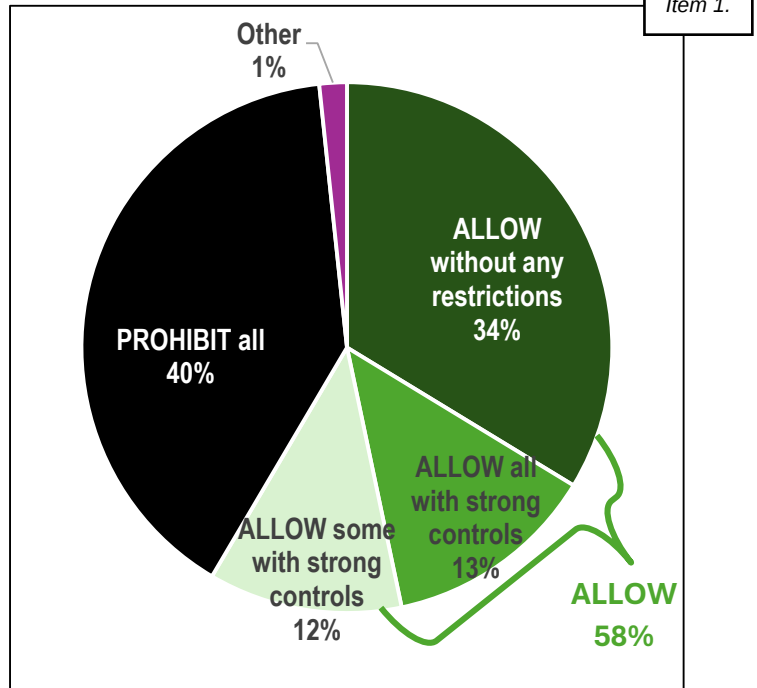
### 3. What Council District do you live in?

| Options                                          |             |     |
|--------------------------------------------------|-------------|-----|
| District 1:                                      | 345         | 17% |
| District 2:                                      | 388         | 19% |
| District 3:                                      | 386         | 19% |
| District 4:                                      | 192         | 9%  |
| Unknown:                                         | 216         | 10% |
| Do not live in City, but own a business in City: | 91          | 4%  |
| Do not live in City:                             | 457         | 22% |
| <b>N=</b>                                        | <b>2075</b> |     |



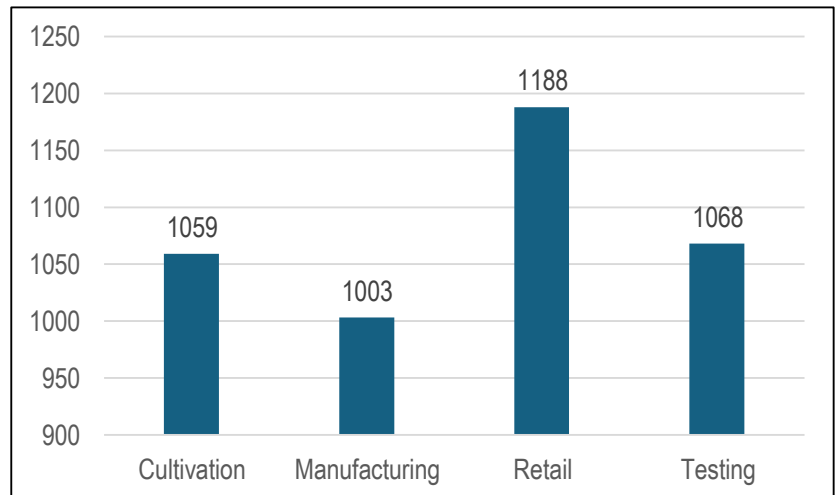
4. Which of the following policy options do you support?

| Options                                                                                                |             |     |
|--------------------------------------------------------------------------------------------------------|-------------|-----|
| Dover should ALLOW recreational marijuana businesses within the City without any special restrictions. | 749         | 34% |
| Dover should ALLOW recreational marijuana businesses within the City with strong controls.             | 289         | 13% |
| Dover should only ALLOW some recreational marijuana businesses within the City with strong controls.   | 262         | 12% |
| Dover should only PROHIBIT all recreational marijuana businesses from opening within City limits.      | 886         | 40% |
| Other                                                                                                  | 37          | 2%  |
| <b>N=</b>                                                                                              | <b>2223</b> |     |



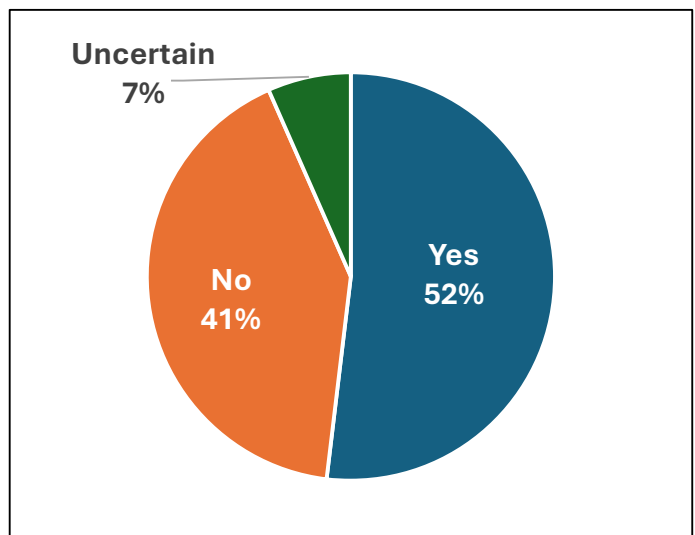
5. Do you support allowing any of the following marijuana related uses in the City? (You can choose multiple responses)

| Options                |             |     |
|------------------------|-------------|-----|
| Cultivation            | 1059        | 48% |
| Manufacturing          | 1003        | 45% |
| Retail                 | 1188        | 53% |
| Testing                | 1068        | 48% |
| <b>All Respondents</b> | <b>2228</b> |     |



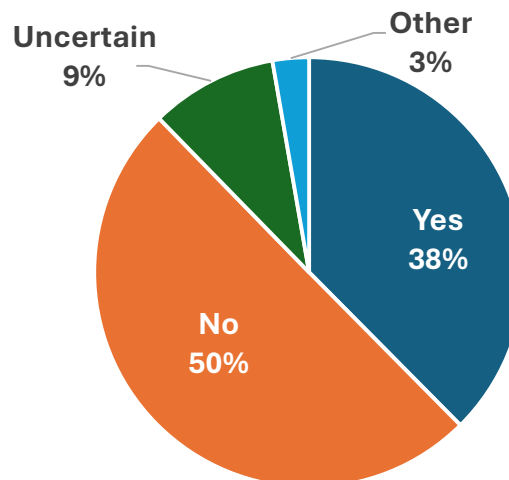
6. Do you support allowing marijuana cultivation, manufacturing, and testing facilities in Industrial and Manufacturing zones within the City of Dover?

| Options   |             |     |
|-----------|-------------|-----|
| Yes       | 1148        | 52% |
| No        | 917         | 41% |
| Uncertain | 146         | 7%  |
| <b>N=</b> | <b>2211</b> |     |



7. Do you support allowing marijuana cultivation, manufacturing, and testing facilities in other locations within the City of Dover? If "yes" please list possible locations in "other"

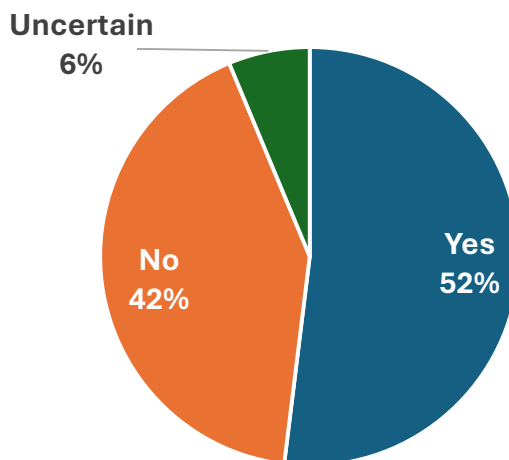
| Options   |             |     |
|-----------|-------------|-----|
| Yes       | 837         | 38% |
| No        | 1117        | 50% |
| Uncertain | 213         | 10% |
| Other     | 61          | 3%  |
| <b>N=</b> | <b>2228</b> |     |



Item 1.

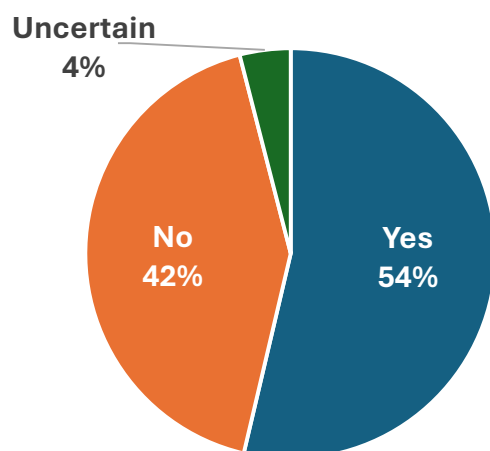
8. Do you support allowing marijuana cultivation facilities in Agricultural zones within the City of Dover? Note: Agricultural zones appear in green on the map.

| Options   |             |     |
|-----------|-------------|-----|
| Yes       | 1151        | 52% |
| No        | 926         | 42% |
| Uncertain | 139         | 6%  |
| <b>N=</b> | <b>2216</b> |     |



9. Do you support allowing retail marijuana stores along the Route 13/Bay Road Corridor within the City of Dover?

| Options   |             |     |
|-----------|-------------|-----|
| Yes       | 1192        | 54% |
| No        | 940         | 42% |
| Uncertain | 89          | 4%  |
| <b>N=</b> | <b>2221</b> |     |

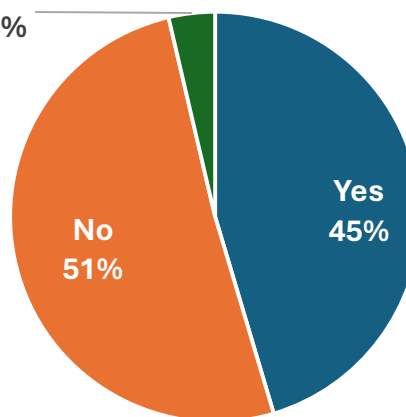


10. Do you support allowing retail marijuana stores in Downtown Dover?

| Options   |             |     |
|-----------|-------------|-----|
| Yes       | 1008        | 45% |
| No        | 1131        | 51% |
| Uncertain | 81          | 4%  |
| <b>N=</b> | <b>2220</b> |     |

Uncertain

4%



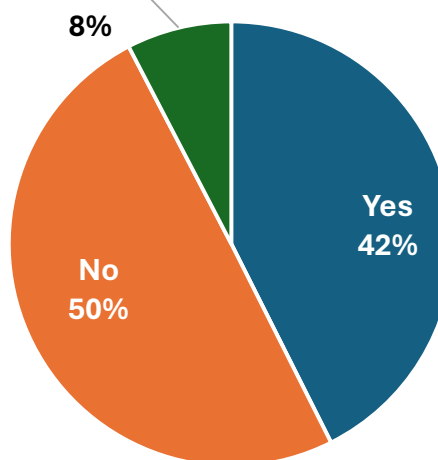
Item 1.

11. Do you support allowing retail marijuana stores in other locations within the City of Dover? If "yes" please respond where in "other" section.

| Options   |             |     |
|-----------|-------------|-----|
| Yes       | 976         | 43% |
| No        | 1141        | 50% |
| Other     | 175         | 8%  |
| <b>N=</b> | <b>2292</b> |     |

Other

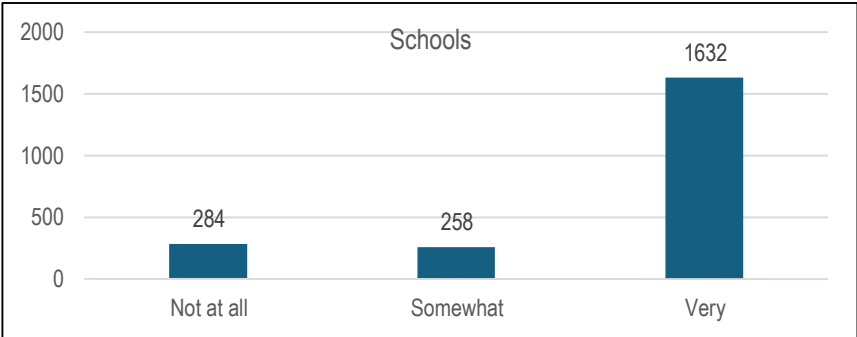
8%



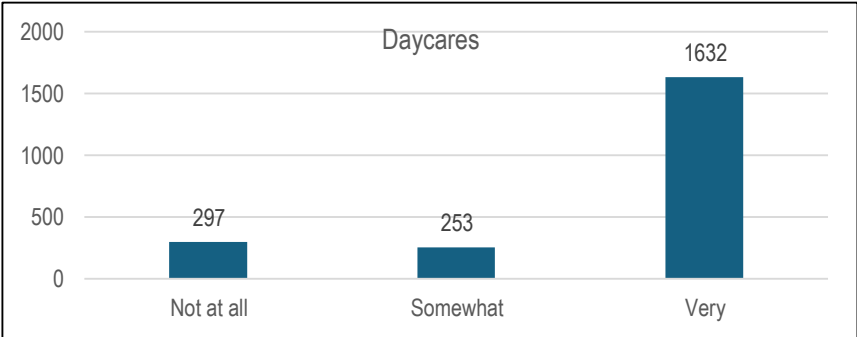
Item 1.

12. How important is it that there be a buffer or minimum distance required between marijuana cultivation, manufacturing and testing facilities and the following types of places?

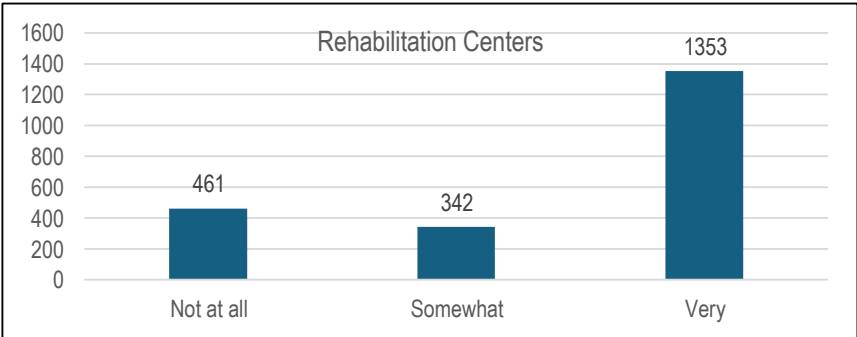
| Schools    |      |     |
|------------|------|-----|
| Not at all | 284  | 13% |
| Somewhat   | 258  | 12% |
| Very       | 1632 | 75% |
| N=         | 2174 |     |



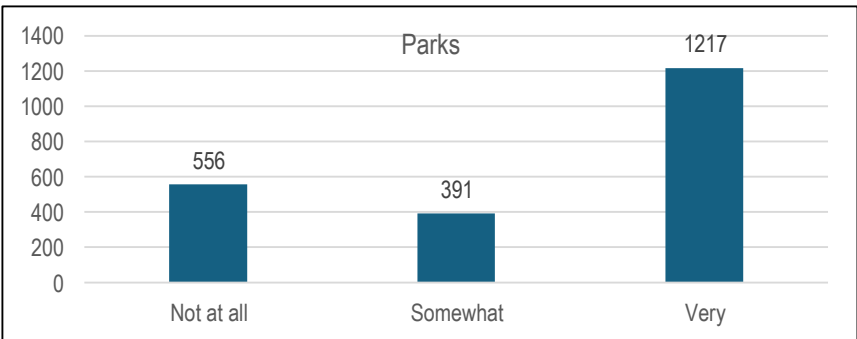
| Daycares   |      |     |
|------------|------|-----|
| Not at all | 297  | 14% |
| Somewhat   | 253  | 12% |
| Very       | 1632 | 75% |
| N=         | 2182 |     |



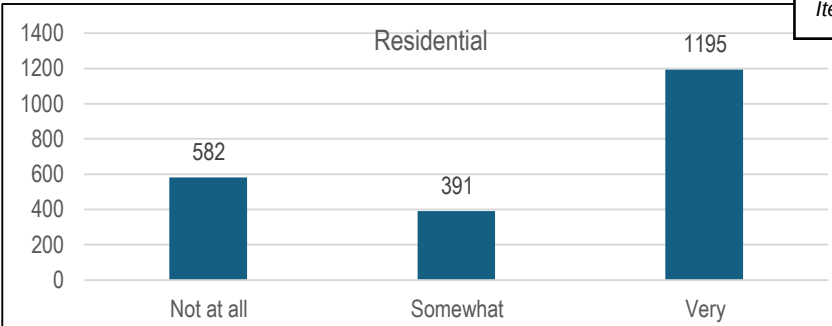
| Rehabilitation Centers |      |     |
|------------------------|------|-----|
| Not at all             | 461  | 21% |
| Somewhat               | 342  | 16% |
| Very                   | 1353 | 63% |
| N=                     | 2156 |     |



| Parks      |      |     |
|------------|------|-----|
| Not at all | 556  | 26% |
| Somewhat   | 391  | 18% |
| Very       | 1217 | 56% |
| N=         | 2164 |     |

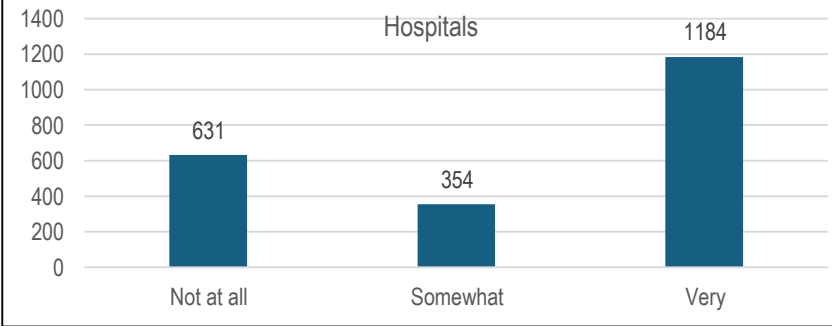


| Residential |      |     |
|-------------|------|-----|
| Not at all  | 582  | 27% |
| Somewhat    | 391  | 18% |
| Very        | 1195 | 55% |
| N=          | 2168 |     |



Item 1.

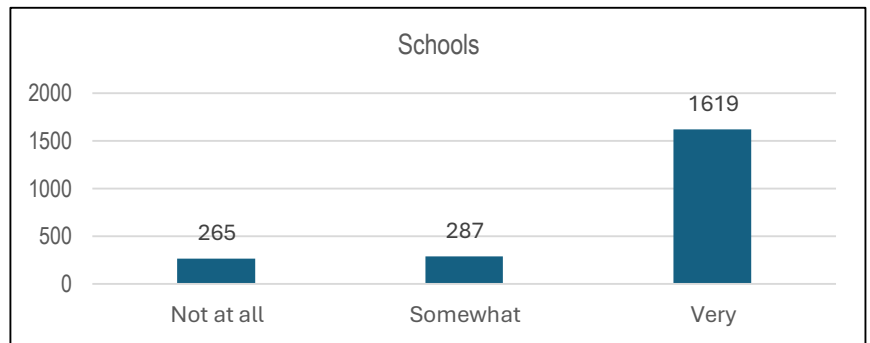
| Hospitals  |      |     |
|------------|------|-----|
| Not at all | 631  | 29% |
| Somewhat   | 354  | 16% |
| Very       | 1184 | 55% |
| N=         | 2169 |     |



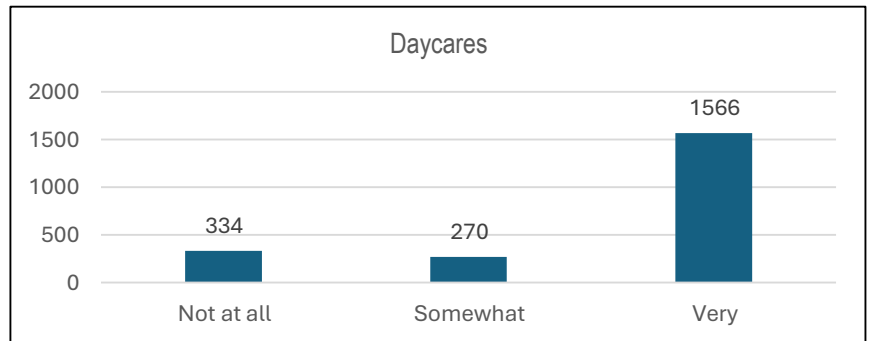
13. How important is it that there be a buffer or minimum distance required between marijuana retail stores and the following types of places?

Item 1.

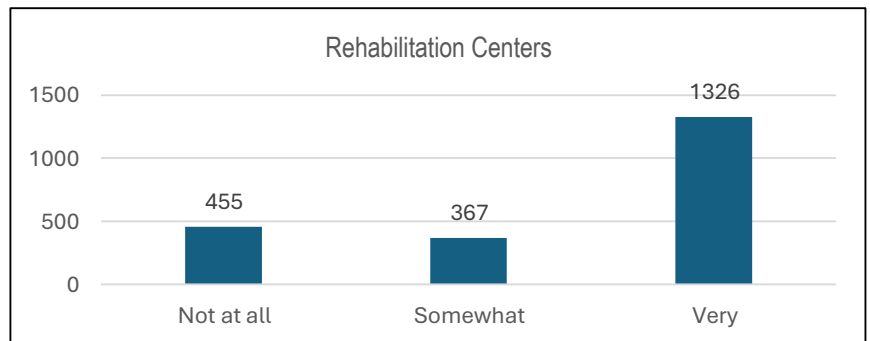
| Schools    |             |     |
|------------|-------------|-----|
| Not at all | 265         | 12% |
| Somewhat   | 287         | 13% |
| Very       | 1619        | 75% |
| <b>N=</b>  | <b>2171</b> |     |



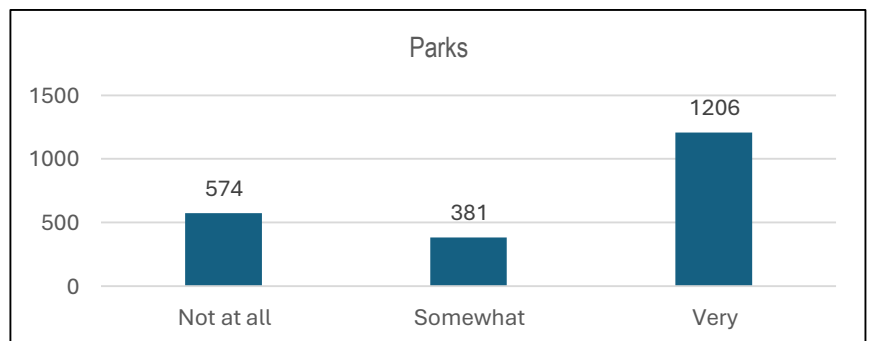
| Daycares   |             |     |
|------------|-------------|-----|
| Not at all | 334         | 15% |
| Somewhat   | 270         | 12% |
| Very       | 1566        | 72% |
| <b>N=</b>  | <b>2170</b> |     |



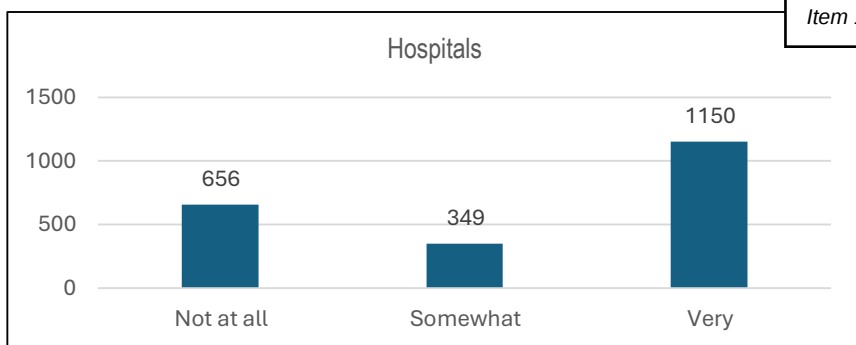
| Rehabilitation Centers |             |     |
|------------------------|-------------|-----|
| Not at all             | 455         | 21% |
| Somewhat               | 367         | 17% |
| Very                   | 1326        | 62% |
| <b>N=</b>              | <b>2148</b> |     |



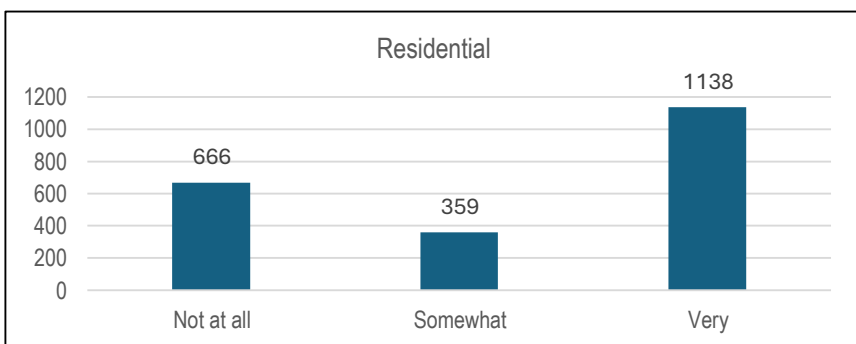
| Parks      |             |     |
|------------|-------------|-----|
| Not at all | 574         | 27% |
| Somewhat   | 381         | 18% |
| Very       | 1206        | 56% |
| <b>N=</b>  | <b>2161</b> |     |



| Hospitals  |             |     |
|------------|-------------|-----|
| Not at all | 656         | 30% |
| Somewhat   | 349         | 16% |
| Very       | 1150        | 53% |
| <b>N=</b>  | <b>2155</b> |     |

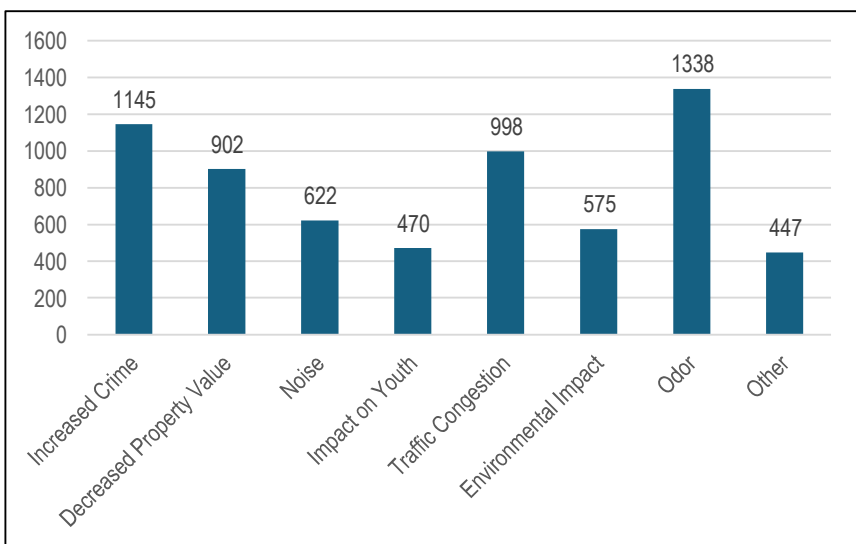


| Residential |             |     |
|-------------|-------------|-----|
| Not at all  | 666         | 31% |
| Somewhat    | 359         | 17% |
| Very        | 1138        | 53% |
| <b>N=</b>   | <b>2163</b> |     |



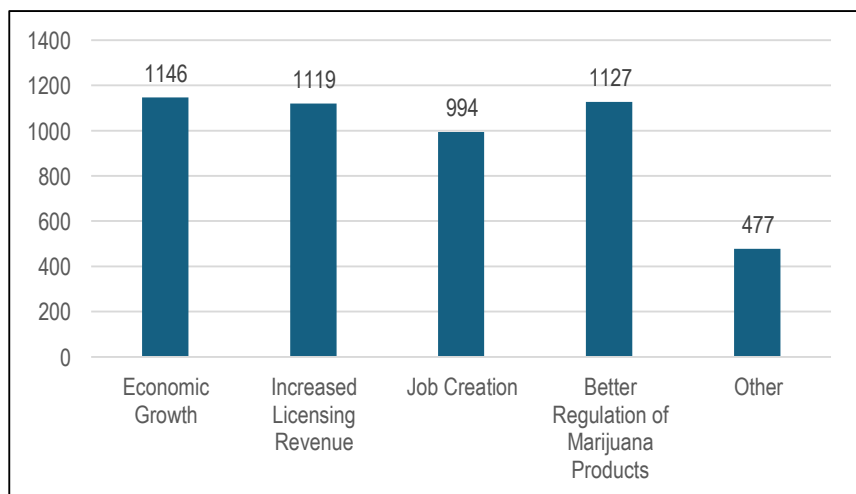
**14. What concerns do you have about allowing marijuana related facilities in the City of Dover? (You can choose more than one)**

| Options                  | Total |
|--------------------------|-------|
| Increased Crime          | 1145  |
| Decreased Property Value | 902   |
| Noise                    | 622   |
| Impact on Youth          | 470   |
| Traffic Congestion       | 998   |
| Environmental Impact     | 575   |
| Odor                     | 1338  |
| Other                    | 447   |



**15. What potential benefits do you see in allowing marijuana related facilities in the City of Dover? (You can choose more than one)**

| Options                                 | Total |
|-----------------------------------------|-------|
| Economic Growth                         | 1146  |
| Increased Licensing Revenue             | 1119  |
| Job Creation                            | 994   |
| Better Regulation of Marijuana Products | 1127  |
| Other                                   | 477   |



**“Other” responses to Question 4: Which of the following policy options do you support?**

- Dover should prohibit marijuana businesses, tobacco businesses, alcohol businesses, and vaping businesses. All things that can cause harm.
- One retail store in Midtown Loockerman to bring customers to shop. No other businesses
- It stinks keep it out of town
- Regulate the same as alcoholic beverages
- just like alcohol, if not within the law, prosecuted as any criminal act
- Please do not introduce more addiction to anyone. We have enough addicts now.
- Our city has too much trash, addicts, homelessness, hungry people and negative ways of living within the City of Dover. Enough is enough! Drugs are no good anywhere!
- Medical only
- No sales within the city
- I don't live in the city therefore I shall not answer.
- Allow within the city but must not allowed near schools
- It should be prohibited in the entire state!
- Same as alcohol policies
- Dover should allow recreational marijuana businesses within the City of Dover following Liquor Store controls
- Please join the beach towns, Middletown, Dagsboro, Millsboro. Ban growing, sales of this in our CITY!
- Only for medicinal purposes
- It just creates more crime and criminal activity.
- There is NO valid reason to encourage public use of ANY drug. Such use is deleterious to public safety and participation to public events.
- Against marijuana
- My doctor recommends it and I cannot afford a medical card, just move forward and stop waiting on what is everyone else doing. Make a decision for once, Dover!
- We have enough crime in Dover
- Does alcohol have special restrictions?
- Democratize the recreational marijuana industry!
- Neighbor always high and don't feel safe
- This will allow more drug related issues for the state! Should never have been allowed at all only for medical issues. I hope they are being treated the same as someone driving drinking same fines!
- Dover should only allow minimum number (2) of marijuana businesses within city limits and in close surveillance by security authorities. Police state & federal monitoring
- Do not allow at all unless medically prescribed by a Doctor MD
- None Every
- Dover need to deal with current homeless and fentanyl use. Marijuana smell already in Dover. No one, obeying laws already.
- We need law and order for our citizens. Drivers today are bad enough without it (marijuana) . With it---scary. Let people find moral recreation as we did-it's free!
- Marijuana makes people numb and dumb and us a gateway to other illegal drugs.
- normal restrictions like age.
- Dover needs to deal with current homeless and fentanyl use. Marijuana smell already in Dover. No one obeying laws already.
- Allow recreational marijuana businesses within the city with strong controls - as well as creating a maximum cap on the total number of rec marijuana businesses within the city to preclude the exclusion of other business types
- Dover and the state need to ban Marijuana. It not good. No store can't sell it in DE
- DOVER SHOULD ALLOW RECREATIONAL MARIJUANA BUSINESS WHERE EVER ALCOHOL AND TOBACCO IS. SOLD .
- Dover should allow recreational marijuana only in the business districts with minimum requirements to open.
- Dover should only ALLOW some recreational marijuana businesses within the City with SOME controls.
- Dover should PROHIBIT all use of marijuana, recreationally and medicinally. It is a gateway drug, even when used medicinally, and the dangers and harms FAR outweigh any possible helps. We do NOT want to be the next Colorado.
- I believe that Dover should allow recreational use but just like alcohol there should be some controls
- I feel it should be handled as alcohol is .
- Make legal to certain age
- Same restrictions as on alcohol and cigarettes
- Should allow recreational marijuana business within city limits within control and restrictions
- They should be allowed but I'm wondering exactly what "strong controls" means. I believe that marijuana should be treated very similarly to alcohol.
- What exactly is strong control?

**“Other” responses to Question 7: Do you support allowing marijuana cultivation, manufacturing, and testing facilities in locations within the City of Dover? If "yes" please list possible locations in "other"**

Item 1.

- 100% for growing the industry within our town
- agriculture zones
- All above items should be allowed in any area within the Dover city limits.
- All locations everywhere should allow legal activities. More government equals more taxes and less rights.
- All manufacturing should be treated as though it is a hazard to human health.
- Any commercial zone
- Any current industrial parks for manufacturing and testing labs
- Any farm in Dover should be allowed to grow marijuana
- Any location
- ANY location within the City is fine. These facilities pose no threat to local citizens.
- Any manufacturing, cultivation, and testing should only exist within industrial/manufacturing or agricultural zones and regulated as such.
- Any place where alcohol would be allowed.
- Any where we currently allow alcohol.
- Any. These are business owners with employees. We should not make it hard for them to do business in the city.
- Any/all locations.
- Anywhere
- Anywhere alcohol is allowed.
- Anywhere available.
- anywhere besides on school property
- Anywhere business can go they should be allowed to go.
- Anywhere other than near schools
- Anywhere other then downtown.
- Anywhere plausible for the resources required for the business to function.
- Anywhere that isn't next to a school
- Anywhere with available space. Possibly a mutually beneficial agreement with local colleges like Del Tech to use their labs for testing in exchange for educating students on the process.
- Anywhere!
- Anywhere, it's not a dangerous substance or process.
- Camden
- Controlled facilities and with regulations.
- Cultivation on agricultural properties.
- Do not care where these locations are stationed.
- Downtown, small business
- Everywhere
- Farm land up for sale
- Farm land. Do not build more homes!
- Farm/Agriculture, fields that have been for sale.
- Home cultivation
- In a safe monitored low crime area
- In areas commercially zoned that do not directly abut a residential area
- In other cities in Delaware
- In the southern part of Dover and western parts of Dover
- Make use of current unused buildings?
- Marijuana is a plant not a crime! Promoting access to safely produced marijuana reduces the risk of use and harm associated with purchasing from illegal vendors. This is also a very profitable industry that should be accessible to all.
- Need information on what is involved in manufacture, cultivation, and testing but generally any zone which allows similar activities should allow this
- Not in the downtown area
- On the outskirts of town with distance from residential area and schools.
- Outside incorporated limits
- Outskirts of Dover/country
- Plaza where buffalo wings is at.
- Plenty of unused fields and plants in the Dover area
- Possibly around the old Playtex apparel area or out around Horsepond Rd
- Yes – Any
- To support low income are
- Yes – Wherever
- Yes – RT 8 further west plenty of industrial zoned properties
- Yes – Farms
- Yes – Industrial Parks only
- Yes – any and all must be fenced in
- Yes – non-residential areas
- Yes – Industrial Parks (Testing facilities)
- Yes – Business District
- Yes – West of Dover
- Yes – Where open spaces are
- Yes – Any – Why prohibit taxpayers
- Yes – in a controlled pace!!!
- Yes – Don't know
- Yes – Areas designated for such use
- Yes – Any
- Yes – All
- Yes – Nonresidential
- No – None – Stop
- Yes – Home Grown for personal use only
- Yes – Prive residence
- Yes – Dover Mall
- Yes – in vacant spaces, in empty buildings/stores, old sears, Macys, post office
- Yes – I do not see a need to limit
- Yes – Any rural (open air) areas
- Yes – West Dover
- Yes – unknown
- Yes – DSU – U.D. Cooperative Extension (Perdue Building)
- Yes – outside district limits
- not in the city
- Yes – with limits in scope
- Yes – Lots of farmland here
- Preferably @ current (existing) I&M Parks/locations
- RT. 8 West Dover
- Places with space
- Yes – Same as alcohol locations
- Yes – Select Business Zones (indoor)
- Near other factories
- Empty existing built stores, strip malls, business/retail locations

- Not sure of feasible locations
- Garrison Park
- As long as there is strong control.
- Commercial and Residential
- Map too small
- Industrial, manufacturing, and agricultural zones
- Very limited locations, not near school, etc,
- In commercial area
- In retail areas
- Empty warehouses
- Little Creek
- No restrictions
- Everywhere
- Enterprise business park
- Nearby fields there are enough around
- Repurpose empty buildings
- Any available locations
- Carrol's Corner
- South/North State Street
- There's plenty if empty warehouses and buildings all over the City.
- Where ever the business owner wishes to locate their business
- Wherever tobacco is allowed

- South/North Governors
- West Dover
- Near open fields by packing company/the many vacant plazas.
- Where feasible
- Hamlet Shopping Center
- Possibly the area where General Foods is located
- Private dwellings
- Safe areas where there is not any type of chemical runoff that gets absorbed into the material and now you're taking in something that is a natural product that's going to poison your body
- Same locations as alcohol and tobacco cultivation, manufacturing and testing, if any
- Seaford, Milford, Harrington, Rehoboth beach, Bethany
- Should have similar regulations as breweries, pubs, and liquor stores when it comes to locations.
- The agricultural zones, the industrial and manufacturing zones are too close to my home and I'm afraid marijuana infrastructure would further deteriorate the safety in my neighborhood.

**“Other” responses to Question 11: Do you support allowing retail marijuana stores in other locations within the City of Dover? If “yes” please respond where in “other” section.**

- ?
- A more rural store
- All above items should be allowed in any area within the Dover city limits.
- All locations everywhere
- Allowing a store downtown would drive much needed business to the area but really anywhere in Dover would be acceptable
- Along 13
- Along Bay Rd near AFB
- Along Rt 8, Salisbury Road, New Burton Road
- Along the highway
- Any area
- Any area.
- Any dormant shopping location
- Any location except the Downtown Dover area.
- Any location where businesses are allowed, with consideration for possible traffic & parking issues
- Any place where alcohol would be allowed.
- Any place where businesses are
- Any property that would allow a tobacco store or liquor store.
- Any where like vape or liquor stores are currently
- Any where that is zoned for commercial use
- Any zone where similar retail activity is permitted
- Any.
- Any/all locations
- Anyplace a liquor store is allowed
- Anyplace other than downtown.
- anywhere
- Anywhere
- ANYWHERE
- Anywhere
- Anywhere

- Anywhere
- Anywhere
- Anywhere
- Anywhere
- Anywhere
- Anywhere a vape store is permitted
- Anywhere available.
- Anywhere business can go they should be allowed to go.
- Anywhere but in immediate downtown main streets
- Anywhere in city limits with same zoning as liquor stores.
- Anywhere in Dover we absolutely need more marijuana retail stores everywhere here, this state is too underdeveloped as it is, the retail stores will give us something new
- Anywhere liquor can be sold
- Anywhere not next to a school
- Anywhere plausible for the resources required for the business to function.
- Anywhere that isn't residential but regulated per Delaware laws
- Anywhere that it is appropriate to have a retail store. We have liquor stores throughout Dover, in and out of Downtown, so I am okay with rec. marijuana as well.
- Anywhere where a liquor store could/is located
- Anywhere with available space, maybe the mall
- Anywhere you currently allow a liquor or tobacco store.
- Anywhere!
- Anywhere, as long as buffers are given for schools, and medical facilities.
- Anywhere.
- Anywhere. It's not a dangerous product.
- As previously stated
- Away from downtown but still in Dover. For example

- Away from schools and daycare centers where space is available. Separate from medical Marijuana store. Some mm patients like privacy.
- CAMDEN
- Commercial zones 250 feet from schools
- Depends. You do not want to create a target for crime. A cultivation or processing facility may attract those with criminal intent. The retail stores are usually fortified much like the dispensaries.
- Doesn't matter
- Dover does not limit the presence of liquor stores, so there should be no greater limit on retail marijuana stores.
- Dover Mall
- Downtown
- Downtown
- Downtown, Loockerman Street
- Empty business on Governors Ave, Rt. 8, and Rt. 13.
- Everywhere
- Everywhere
- Everywhere n[redacted]a. F[redacted]k the white man
- Everywhere!
- Forrest Avenue, Walker Road, Salisbury Road. Pretty much anywhere where there are businesses.
- I do not see any reason to restrict their physical location. So anywhere other businesses are allowed is fine
- I don't have anywhere particular in mind, but we have a lot of vacant storefronts throughout the City.
- I support the growth of the cannabis industry.
- If it is just a retail store it can exist within retail areas. I would not want retail stores in residential areas.
- In a low crime area
- In all locations where liquor stores are permitted.
- In all places alcohol is sold.
- In certain business areas, mostly away from biz that typically cater to children and families.
- Industrial and Manufacturing zones
- Industrial and manufacturing zones.
- Industrial areas away from schools
- It's hard enough to get parking in the city. Most medical Marijuana places have lines, but have parking. Keep the lines off the sidewalks and in front of other retailers then ok.
- Local bakeries or coffee shops could work to mutually benefit cannabis retail stores akin to culture in early 21st century Netherlands.
- Location regulations should be similar to breweries, pubs, and liquor stores
- Loockerman street
- Mall
- Malls/strip malls
- Malls, pretty much anywhere.
- Manage, permit and license like you do for liquor stores.
- Marijuana is a plant not a crime! Promoting access to safely produced marijuana reduces the risk of use and harm associated with purchasing from illegal vendors. This is also a very profitable industry that should be accessible to all.
- Marijuana retail stores should be allowed in any commercial district in the city.
- Marijuana retailers should be treated differently than liquor stores and cigarette stores. They are legal products for adults and

should not be restricted further than the others two types stores.

- Maybe. Not certain
- Milford, seaford, rehoboth beach, bethany
- Must be a certain amount of miles away from schools or parks.
- Near other retail locations
- Near route 13 or Forest Ave
- Neutral
- Not in Downtown Dover. Downtown attracts too much homeless and violent crime offenders.
- not near schools
- Not near schools or colleges
- Not the main roads, I believe those types of facilities attract negative behavior in the surrounding area.
- On duPont Highway
- Other major streets with business such as parts of South State ST and Governors Ave and Forrest.
- Other shopping areas
- out side the city sure
- Outside city limits in rural farm land
- Possibly on Forrest Ave, somewhere on the westside
- Puffster's!
- Retail locations outside of downtown and office/industrial parks work well. I hope that members of council will visit recreational facilities in neighboring states before making a decision. There is on in Centerville, Annapolis and Elkton.
- Retail marijuana is good for everyone , Delaware will profit from it , create more jobs, and if marijuana is legal , it hurts drugs dealers!!!
- Rodney village shopping center, gas stations/ stores that sell tobacco and marijuana related products
- Route 13
- Route 13 corridor
- Route 8 and route 15.
- Route 8, 15. Wherever other business can exist
- RT 8
- Rt 8 business area
- Rt. 8
- RT. 8 commercial zones
- Same as alcohol.
- Same locations where alcohol and tobacco retail sales are allowed
- Same or similar where smoke shops/CBD stores are located
- service commercial areas
- Shopping Centers, Office complexes.
- Shopping centers.
- Shopping plazas or industrial parks
- Should be kept along the main strip and out of residential neighborhoods where there might be stores.
- Similar to liquor stores
- Somewhere off the main roads. Set up shop in remote, unpopulated, low traffic and volume areas
- South Dover in the mostly unused shopping center across from the Blue Hen mall that houses the gym and Dollar Tree
- stand alone stores, strip malls, etc.
- Strip mall/pad sites
- Strip malls/plaza like the smoke shops.

- The building south of South street on RT 13 that is on the split before the car sales lot is always empty as well as the old diner next to hibachi
- The mall
- The outlying edges of north and south dover.
- The stores should be allowed anywhere any other stores are allowed.
- There are quite a few little shopping centers/strip malls along route 8 and route 10.
- They are a legitimate business, they should be allowed anywhere any others are.
- They should be allowed anywhere a liquor store is allowed to be
- Unsure of area
- Walker Rd
- west dover area
- West Dover
- West Dover, RT 8.
- West side of dover off rt 8. Near or in the dover mall, lot near the old L & D parts store
- Where ever liquor stores are allowed
- Wherever
- Wherever liquor stores are allowed.
- Wherever makes sense. Marijuana should be treated the same as alcohol.
- Wherever there's a tobacco store.
- Wherever tobacco is allowed
- Wherever you can have liquor stores, have marijuana stores.
- White oak
- Why not regulate it as you do for retail sales of alcohol?
- With medical marijuana store near hospital
- Woodside and cheswold
- Yes
- Yes – Males
- Yes – Wherever
- Yes – Rt 13
- Yes – Strip mall store fronts
- Yes – near police station
- Other – Dover Mall & Shopping centers
- Yes – Not near school
- Yes – All
- Yes – Where possible!
- Yes – Any
- Yes – Wherever they feel like it

- Yes – Anywhere but near high schools
- Yes – Rural
- Other – Outside of designated Gov's council target block neighborhoods that are suppose to restore peaceful, traditional life.
- Yes – Malls
- Yes – walker square
- Yes – Any place other than downtown
- Other – Unknown
- Other – Anywhere that is safe
- Yes – Dover Downs/Dover Mall
- Yes – on the outskirts of the city
- Other – Limited
- Other – Industrial Park
- Other – just not in the city
- Yes – Anywhere not close to schools or daycares
- RT. 8 West Dover
- Regulated same as alcohol stores
- Yes – Other major road corridors example RT 8 & RT 10
- Selected business parks
- The old KFC & A&W on RT 8
- Eastside
- Outside city limits
- Other commercial locations
- Dover mall, 1 or 2 shops
- Anywhere zoned ok
- Anywhere zoning will allow
- Any location is ok
- Any legal place
- City Perimeter
- Everywhere in Dover
- No limits
- Uncertain
- It will lead to other drug use
- No
- Blue Hen Corporate Center
- Rt 13 & Alt 113
- West Dover, South Dover
- Strip Malls
- Any business should be allowed as long as they follow laws.
- All business areas should be allowed to obtain a license.

**“Other” responses to Question 14: What concerns do you have about allowing marijuana related facilities in the City of Dover?** Item 1.

- Accidents
- Affects Health problems and unsafe environment.
- Alcohol have the same affects. Ban that too
- Allowing drivers to drive under the influence. Drivers around them have to be exposed to this as well.
- Already smell it where ever I go. Clean Dover up with the trash being thrown on the ground. Dover should be ashamed of there self letting Dover look like it does. Start informing these people littering or put up cameras to start fining them.
- Already the smell of Marijuana is overwhelming in Dover. In your car, grocery store, retail store, fitness facilities, schools, you can't escape it. Intoxicated in public and while driving. This will only make matters worse.
- Always concerned about crime not necessarily related to marijuana .
- Any new business can bring traffic etc It is ridiculous to think everyone will not drive a mile outside of Dover to get it and bring it home. Not allowing it here isn't going to keep it from being here, it is legal.
- Attracts a population that is not conducive to support those businesses that advocate the history and tourism of the capital.
- Bad idea supporting any Marijuana related activities in or around the city. Marijuana is a proven health concern and addictive substance.
- Black business owners seeking to get into the marijuana business will be shutout and excluded because the current medical marijuana facilities will have a monopoly on the industry. They're being allowed to supply retailers before new distributors.
- Cannot think of anything
- Crashes, bad behavior
- Crazy impaired drivers
- crime
- Decrease in the quality and standards of our living environment
- developmental status of impaired/handicapped
- Distracted driving, DWI, bad attitudes and panhandling
- Don't want Dover to become a Kensington, Philadelphia disaster.
- Dover already smells half the time and there are too many damn pan handlers
- Dover will not be seen as family-friendly.
- Driving impairment in City of Dover
- Driving safety
- Driving under the influence! Same as alcohol and drugs! Yet I smell it from lots of cars. I had one rear end my work vehicle and the police did nothing!!!!
- DUI
- DUIS.
- Everything and anything about it. We have little children and don't want them expose to these paraphernalia. Please do not pass this bill as this is detrimental to the betterment of our societies and will have a negative overall impact.
- Gateway drug leading to other drug issues
- Gateway drugs.
- general degradation of society. Number of folks using it will likely increase. Impact on teens is inevitable. Comparing marijuana's benefits as compared to alcohol is like comparing a small sin to a larger one. That said, its use is ubiquitous.
- Health impact, DWIs second hand smoke
- Heath hazards potentially related to all manufacturing
- Heath impact on the people.
- I despise the fact that if I am driving or walking and am near someone smoking or vaping, I become the second hand receiver of the smell and smoke exhaust.
- I do not have a concern about the impact on it surrounding areas.
- I do not have concerns. Council members need to visit facilities in other states to see what they are like. They are not at all what some make them out to be.
- I Don't have any concerns.
- I don't have any concerns. I think it will make the state a lot of money
- I don't have any concerns as long as it is located in the proper place. I'm assuming you can't use the product in the property.
- I feel this is a great step in improving the economy of Dover!
- I have literally no concerns. Bars already do all the above with the exclusion of "increased crime".
- I have multiple examples of people in my own life who started with marijuana and moved on to harder drugs, even when used medicinally because the felt benefit diminishes over time and something stronger is required to achieve the same baseline.
- I have no concerned considering the way the laws wrote it should be handle like alcohol sales .
- I have no concerns. If you understand how the businesses run you will understand how many of these worries are not realistic & are based in fear.
- I have no concerns. The city will improve economically and it will bring in more tax revenue
- I have none at all
- I have zero concerns.
- I imagine it would be similar to having a liquor store in an area.
- I live right outside of Dover on Cheswold. This will affect us all negatively. Do not bring a marijuana facility to Dover.
- I suggest that the Council take the time to read Alex Berenson's book entitled
- I think it would be beneficial, decreased crime, if people can buy Marijuana legally, no need for weed dealers. Less chance of it being laced with other drugs.
- I think this will be an issue with the older residents. In other States where it's been legalized, the economy has been boosted and crime has decreased. Lawful access to marijuana could also dampen the opioid crisis we all see in downtown Dover.
- I would not care
- I'm concerned that it hasn't been allowed sooner
- If they are not permitted, illicit market sales will flourish.
- If treated to the same standards as alcohol and tobacco sales there should be no impact to our youth. None of these should really be an issue if handled properly.
- I'm concerned about a boom-and-bust cycle that is expected for any state launching a new marijuana market. Dover is struggling to improve its downtown. Opening marijuana stores will not enhance the appearance or safety of our historic Capital city.
- I'm more worried about how licenses will be handled, will business get more help than people. Our state has a track record

*Item 1.*

- [illegible]

- No concerns it should be no different than liquor stores
- No concerns what so ever. Have the powers that be visit Maryland, Nevada, New York or New Jersey. Dover currently has Medical Marijuana facilities and no one really pays any attention to them. Dover is making a big deal about nothing.
- No concerns! It would make Delaware a lot of money! We could build a local solar powered /wind powered train in Delaware with the money it brings to the state ! Marijuana is a healing herb please treat it like one !
- No concerns
- No more than the ones created my alcohol related facilities
- No negative impacts...
- No problems. It's neither a dangerous product nor process. If alcohol is ok, cannabis should be even more acceptable.
- None
- None
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  - None hopping it helps crime lower
  - None I think it would do good for the city if placed in the right spots.
  - None if they are properly controlled.
  - None it's legal and should be available. Taxes from it could go to our schools.
  - none of the above
  - None of the above
  - None of the above. We have multiple liquor stores, bars & breweries & we know cannabis is safer than alcohol.
  - None of them
  - None of these options are a concern to me
  - None!
  - None! Alcohol is way worse.
  - NONE! It'd be nice if we could have retail stores in place during my lifetime, especially since it's LEGAL.
  - None, it's happening all over now... Pot heads are mellow, low crime alcohol have potential to be mean and reckless
  - None, just like alcohol, you have to be of legal age to purchase.
  - None.
  - None.
  - None.
  - None.
  - none. alcohol is worse.

- NONE. Everyone has been smoking weed before recreational - this will just help limit the black market. Marijuana is a beautiful plant that helps many ailments so limiting resources to medical patients & ppl that can't afford a card is cruel.
- None. I hope the people making this decision will visit retail sites in other communities to understand that a dispensary is really no different than a liquor store or pharmacy
- None. Let people do what they want as long as they are not causing harm to others.
- None. They can help drive business, economic development, and tourism.
- None. This is a very biased survey. The only choices you're suggesting here are either no restrictions at all, or heavy restrictions or outright banning it. For once, City of Dover, do the right thing and stop standing in the way of progress.
- Not being able to identify and enforce D.U.I. Issues in regard to Marijuana intoxication.
- Nothing
- Nothing
- nothing
- Nothing
- Nothing at all
- Nothing it's a plant
- Nothing only positive will come from this
- Nothing really
- Nothing, I think small crimes would go down with people 21+ allowed to enjoy bud in the safety of their own home and think about all that school money you can use with all the weed income.
- Once again it should be treated the same as alcohol.
- Only benefit
- Only concern is we will need more facilities. And not just Dover.
- Over- population of marijuana businesses excluding other types of businesses. A smoke shop every other store front is off putting
- Parking congestion and also congestion of crowds may be unsafe do to increase of foot traffic it may bring. To keep foot traffic moving along safely we need more sidewalks for around and leading up to retail areas.
- Promoting drug use
- Regulations on crops, size, transportation between states, trafficking, security at these facilities.
- Short and long term health consequences. Encouraging drug use will not end well in many ways. This is not pleasing to God and will destroy the mind, body, and spirit of the user
- Slippery slope, opens us up to further crime activities, organized or otherwise. How about the lynching just outside of town last week, cartel, drug dealing related. Wake the hell up. This should not even be under consideration.
- Spiritual and moral weakening of our population in light of security challenges from without and within our country state city
- stagnation of humans desire to be motivated to grow in jobs, knowledge, and community.
- Stop trying to act like it's going to be any worse than the liquor and cigarette stores that are on every street corner.
- That there won't be enough of them and concerned the government won't put the money back into the community to help the people
- The city is already facing significant issues around homelessness, drug abuse and an increase in prostitution. Petty crime, theft and issues around trash are at a too high of a level.
- The city losing HUNDREDS OF THOUSANDS of money they are passing up because of this survey.
- The city needs to fix other major issues before even looking at this
- The City of Dover is in chaos and you want input on where the best place to manufacture drugs would be in our city? You must be joking? These new laws are the reason for all the crime, the run down businesses and boarded up homes.
- The City's downtown is already almost unlivable and impossible to do business in. Drug peddling, prostitution and vagrancy have quickly increased. Establishing centers that attract legal users will destroy shopping, family and tourist activities.
- The facility staff kept safe during business hours and facility kept safe after business hours
- There isn't any concerns
- There should be no foundation upon which allowing these operations to exist in Dover. Just like alcohol, it's risks of impairment is high and likely to impact the safety of motorists and pedestrians alike.
- There will be an increase in trafficking
- There would be less zombies walking around
- This is a bogus question. There is no evidence that this is so.
- This is bad all the way around
- This proposal in no way would assist the multi million dollar revitalization efforts! The odor alone would be so off putting (just drive down State college road with your windows down!) Other than obvious \$ gains, I see NO benefit for Dover!
- This question seems inappropriate as the state of Delaware has approved the sale. Most people grow it in their basements and gummies are more preferable.
- This should have never been passed in the first place. Do you want someone high on MJ on the highway with you? Teaching or daycare-tending your children?
- This will flip the city of Dover upside down. There is already so much crime. Please do not bring any marijuana facilities to Dover.
- Too available to youth
- Totally against use of marijuana. Would open a can of worms.
- Traffic issues -- accidents. Accessibility by substance addicts.
- Travel and tourism will be adversely affected.
- Violence and increased black market products
- Violent crimes will increase
- We are already dealing with a drug addiction surge, if this isn't adding any financial gain to the City, we do not need to carry the expenses that having this added activities will bring
- We are having a drug addiction problem as it is so adding drugs to an already problematic situation is ludicrous. We already have serious crime so let's not add more folks with skewed judgement. Our youth should not have yet another free choice to drug
- We need to revitalize downtown. More retail can be one way to do it.
- Route 13 is already loaded with vape stores. Please, no more.
- Whether some of the revenue will go back to communities
- Worried there won't be enough of them
- You have no parking now let alone when you sell Marijuana. If you want sell smoking pieces there fine. But your going to have a line to check IDs. Having a open door policy is not going to work.

- Other – None
- Other – Decrease crime
- Other – None
- Other – No type DUI safeguards or regs in place
- Other – increase behavioral health demands on limited facilities
- Other – gateway to other drugs, fentanyl, etc. I love all of my brothers and sisters
- Other – groups of people hanging out
- Other – Intrastate crime and interstate crime
- Other – gateway drug
- Other – drug dealers increase
- Other – Do we have enough water & electric. Zoning impact and growth
- Other – precursor to addiction – impacts brain cells especially in adolescents
- Other – We have enough people hanging downtown
- Other – None!
- Other – Addicts
- Other – Traffic accidents due to impaired drivers
- Other – Increase water usage
- All of the above
- Other - impaired drivers
- Other – Addicts come into Dover
- Car Base
- Other – Parking
- Other – Negative impact on our law enforcement officers and citizens
- Other – causes addiction to the use of it and other drugs
- Other – Schizophrenia put weeds living on my property
- Other – People with respiratory problems
- Other – I see no reason that this is a good idea.
- Other – Increase of drug addicts migrating into the city and surrounding areas
- Other – Acceleration drug use
- Other – Where will the money go?
- Other – Looks Trashy
- Other – Crime
- 
- Other – Totally against legal marijuana for recreational use.
- Other – since dispensaries are necessarily a cash only business, there are a lot of robberies
- Other – Potential for “Stoner” culture to grow
- Other – Impaired driving risk due to increase use
- Other – Not at all
- Other – Quality of life
- Impact on youth – Marijuana use in children (10-12) and teens in dover is already out of control. My kids go to Dover High School, and it is used heavily daily by probably the majority of students. A large reason for all of the behavior issues at Dover High School. If it is easier to get this will be worse.
- Odor – Also the smell when driving around town & on RT 13 is awful – guaranteed people are smoking and driving. My kids are about to be driving on their own so it is a major concern for us that they will drive high or encounter others who are.

- DUI
- Other – Will lead to more drug use and vagrancy issues for business and police.
- Just moved from MD to DE none for the above even remotely happened. Just very large tax revenues.
- Health Impact
- It is addictive
- Other – Unforeseen issues in regulated policies
- Stupidity!
- Deaths
- Other – Cause mental health issue
- Contact wanting money to purchase week
- None. I live less than a mile from a retail store and have seen zero impact besides increase of traffic.
- No concerns
- N/A
- Quality of people
- None
- Impaired driving
- Dangerous drivers. Too many ignore stop signs and red lights. We have too many drug and alcohol addicts driving now.
- Health
- N/A
- Control
- Attracts wrong element
- Trash
- Driving under influence
- Panhandlers
- Need odor control
- None
- Increase in intoxicated customers in my place of business
- Increased need for police management
- Not important
- Not important
- Increased traffic and possibly introduction to area of other drugs & paraphernalia.
- None exist
- 
- People high and driving
- No weed
- Will only have good benefits
- No Drugs
- Do you want your children to stand at night on the street buying and/or smoking 1 & 2? No
- Gateway Drug
- All nuts if you do
- Fear
- Impaired activity, Driving, Walking and Common sense
- Operating cars/equipment under the influence
- None, kids get much more dangerous, legal are resale it.
- People driving while high, promotes lazy lifestyle.
- mental problems, homelessness
- illegal at federal level.
- old post office location.

**“Other” responses to Question 15: What potential benefits do you see in allowing marijuana related facilities in the City of Dover?** Item 1.

- Marijuana related facilities will benefit recovering addicts. Science has shown that individuals addicted to hard drugs have used marijuana to combat withdrawals and associated side effects.
- A decrease in racialized policing in which non-white individuals can no longer be falsely targeted related to "marijuana crimes." The "War on Drugs" was an effort to increase racialized policing and needs to be repaired, starting with industry access
- Absolutely no benefit at all
- Absolutely NO benefits whatsoever
- ABSOLUTELY NO POTENTIAL BENEFITS AT ALL!!!
- Absolutely none!
- ABSOLUTELY NONE!!!!
- Absolutely none.
- Access for those who need it for rehab or medical needs.
- Access to alternative medicines for those who qualify.
- Accessibility to the public
- All of the above
- All of the above. Let people do what they want as long as they are not causing harm to others.
- All short term benefits for long term decline.
- Assisting in the breaking of out dated and unfair stigma and stereotypes placed against cannabis consumers
- Beneficial
- Better access for eligible residents.
- Better medically graded product accessible to those who need it
- Better quality of life!
- Better than alcohol
- can enhance public health by ensuring safe access to cannabis, reduce illicit market activity, attract tourism, create community programs funded by cannabis revenue, and promote social equity through inclusive business opportunities.
- Cheaper prices for medical Marijuana if we increase supply
- collect a sales tax
- Contribution to taxes
- Creating a legitimate market for a product that people will use regardless allows for users to source that product from a reputable business as opposed to taking chances with laced or incorrectly cured flower.
- Crime and criminal activity will increase. Our communities would run down quickly. The city is too small for all of this activity.
- Crime Decrease
- Death Growth. Undergraduate students, more sexual assault and more delinquent, etc.
- Decrease in crime (perhaps) because it would be legally accessible
- Decrease in taxes due to increased revenue from marijuana and more support for community with this revenue
- Decrease of opioid use.
- Decreased crime
- Decreased Crime
- Decreased crime due to more availability, decreased citizens in jail for marijuana, increased awareness of benefits of marijuana / a shift in public perception about marijuana / decreased stigma surrounding marijuana
- Decreased crime.
- Decreased criminalization of non-dangerous substances, better personal freedom to control and treat ailments and mental health, as well as increased revenue and removing the necessity of having people selling it illegally.
- Definite revenue booster to offset City and County Property Taxes....
- Don't see a benefit to ends justifying the means.
- Dover can't even control the crime, speeding and homelessness that you currently have. Allowing this in Dover is an issue to monitor & something that you will never be able to put back in Pandora's box. The "personal use" odor is horrible in Dover
- Dover needs to address other issues first such as crime, drugs, prostitution, and homeless. Just drive downtown and open your eyes.
- Dover was listed as the 5th most dangerous city in Delaware.
- Downtown Dover needs to be marijuana free. The people that come and purchase are likely those with the funds to purchase, however, are unlikely to spend time supporting local businesses. Congestion for this purpose makes little sense.
- Extra economic revenue can open opportunities for or creating funding for reforming capital School District. Reading levels are embarrassingly low as a whole and we have little resources to support students one on one.
- Finally, decriminalization for the possession of marijuana. Fairness matters!
- Find another way!
- For some people help with mental health issues
- Freedom
- Freedom to medicate the way you want
- Generally relaxed and friendlier demeanor.
- Gives people access to safe marijuana so they don't have to buy off the street
- Go visit San Francisco and ask the residents there how things are going.
- Grants given to local business owners from minority groups that were unfairly and overly policed for marijuana related crimes would be a step towards transformative justice. These shops should not have large scale corporate ownership if possible.
- Happiness
- Happy & Healthy citizens!!!
- Healthier citizens and lower healthcare costs
- Help keep the money in our country and keep organized crime families
- Help people with anxiety, food disorders and medicinal purposes like cancer patients
- Help the city & state get out of debt like the state of Colorado did.
- Hey, it's Michael. Ohio is nice, but it's wild that since I've moved here they've legalized marijuana and are going to beat Delaware to retail, given the head start we had. I think it's a great idea for Dover, especially downtown. Wishing you the best
- I believe Marijuana retail stores should require a membership for customers to shop there. Membership fees could help maintain the facility and security. Also, membership allows stores to enforce a code of conduct from members, may help with behavior
- I do NOT believe there will be any benefits

- I do not see any benefit having anything marijuana related in the City of Dover. Other cities that have allowed it, regret it. We are working so hard to make Dover a true capital city. We do not need marijuana in any fashion being part of that.
- I do not see any benefits to allowing marijuana facilities within the city of Dover or the greater Dover area. Marijuana is a mind-altering drug, and will not have positive effects in the community.
- I do not see any benefits whatsoever to the city in allowing Marijuana related facilities to be established.
- I do not support marijuana facilities
- I don't know
- I don't live in Dover, but I work in Dover. There wasn't an option for me to put that so I am putting it here.
- I don't see any benefits allowing marijuana sale in city of Dover.
- I don't see any benefits.
- I don't see any economic benefits outweighing the increased use of marijuana, increased crime, attraction of lower class to the area, and the ultimate negative impact on our youth. There isn't a trade-off.
- I don't support any marijuana activities in Dover
- I really don't see an overall benefit. Yes there will be job creation, increased licensing revenue and economic growth from the new industry but the costs to society outweigh any economic benefit.
- I SEE A NO BENEFITS IN ALLOWING MARIJUANA ANYWHERE. OUR SON WAS ADDICTED WHEN HE WAS ABOUT SEVENTEEN AND IT LED TO ANOTHER ADDICTION, OFF THE STREET PAIN PILLS. THIS IS NOTHING MORE THAN GREED AND THE LOVE OF MONEY WHICH IS THE ROOT OF ALL EVIL.
- I see no benefit
- I see no benefit at all. If this decision goes ahead it will destroy our youth. Also increase motor vehicle accidents. Please say no!!!
- I see NO BENEFIT of any kind in promoting drug use.
- I see no benefits at all.
- I see none but a further downgrading if the city.
- I see that there is benefits in marijuana business but only if you don't need a medical card especially if we allow Delta 9 percentage to be higher like 29% or higher but They will be less weed related crime Plus we allow alcohol that kills people
- I see ZERO benefit to allowing marijuana-related facilities in the City of Dover. We are already the armpit of the State! Sussex county is growing as is the Middletown area while Dover continues to deteriorate. Say NO to allowing this in our city!
- If were to have a limited amount of retail stores, we could reap benefits of potential tax revenues. 13 corridor would present a negative image for city, most areas would be in close proximity of residential/school/hospital/daycares. Limited Venues
- Income from marijuana. People buy it anyway, so at least the city can collect additional revenue & taxes. Plus it will regulate how people buy it instead of buying it illegally on the street.
- Increase in visitors, for purposes of making purchases will trickle down to other stores in the area. EC growth
- Increased agricultural growth
- Increased foot traffic in downtown Dover to support other businesses and justify the parking garage the city is building.
- Increased job security for specific agencies
- It will be a lot of problems here in Dover, too many Crimes an Killing here for an Family, I'm surely against the Marijuana being here in Dover, DE
- It will better the city as a whole ! Dover doesn't have much offer as it is now , malls are closed or empty Festivals were taken away. All events in town, profit doesn't go to benefit of the city. Dover needs some type of revenue.
- It will send more cars into the junk yard or to a repair place increasing their businesses profits.
- It's important marijuana is controlled because of fentanyl in street drugs. To protect the public the government needs to assure that the marijuana is pure just like any other pharmaceutical.
- It's all positive
- I've been wanting Dover Delaware to open your doors to the future though marijuana for example I don't like drinking but I wish they would be another option like smoking marijuana and options from California growers
- Keeping the \$\$\$ that Delawareans spend on cannabis here in Delaware - and believe me, they do instead of sending it to Maryland and NJ
- Leave people alone and let em smoke. They'll be nicer.
- Less Black men getting arrested for non violent crimes
- Less crime
- Less crime (a safe access point)
- Less crimes related to Marijuana
- Less dependency on pharmaceutical companies.
- Less to buy off streets
- Let police focus on more serious crime. Marijuana use is NOT a positive for society but its use shouldn't be criminalized any more so than alcohol use.
- Marijuana is a stepping stone for worse drugs. However, I do think people in severe pain or cancer should be able to use this drug.
- More peaceful
- Na
- Na
- No benefit
- No benefit
- No benefit
- no benefit
- No benefit at all. The sale and production of marijuana should be illegal.
- No benefit at all. I would hope people would move out of Dover and leave it to the ones who want drugs and homeless people making Dover a haven for crime and all kinds of ungodliness. It amazes me that I am even filling this out about allowing this.
- No benefit to the City of Dover. This will only harm our youth and minority communities. We have seen this throughout our country. Please do not make a deal with the devil for money. It never works.
- No benefit! Do the research on long-term impact in CO/etc not just quick tax revenue.
- No benefit! It is failing in other states/cities. Do the research on long-term usage not just quick tax revenue.
- No Benefit!!!
- no benefit.
- No benefit.
- No benefit.
- No benefits
- No benefits
- No benefits
- No benefits

- [illegible]

- Item 1.

  - None
  - None
  - none
  - None
  - None
  - None
  - None
  - None
  - None
  - None
  - None
  - None
  - NONE
  - None
  - none
  - none
  - None-
  - None The shorter term \$\$\$\$ is so not worth it! Price too high for current and future Dover residents!
  - None NO BENEFITS what so ever
  - None above
  - None at all. Brings nothing but trouble to city & towns.
  - None crime will rise
  - None more trouble and crime and trash and accidents
  - None of the above
  - None of the above!
  - None see enclosed responses!
  - None that make it worth while for the burden that will come as a result of allowing it.
  - None this is a gate way drug. And drug dealers will have to make their Marijuana more potent by mixing other drugs with it to keep there users. The state is now a drug dealer, and you want the city to be a dealer. The whole population at risk
  - None whatsoever
  - None!
  - NONE!
  - NONE!
  - None!
  - None!
  - None! I expect the health care costs to exceed the benefits.
  - None! It should be illegal! It is a gateway drug!
  - None! People under the influence of any substance is so easy to control! Lack of judgement and increased social issues. Marijuana is just the first step towards a life of addiction. If it is not allowed to smoke regular cigarettes, how come this is?
  - None! Robin - fire that idiot police Commissioner and get someone who's serious about combating crime. You allow this, the door is open for further infiltration, penetration of the cartels, street gangs. Clean this city up or leave office.
  - None!
  - None, as stated above.
  - NONE, Just a huge Liability
  - None, opening up the use of marijuana very dangerous. What drug would be next.
  - None.
  - None.
  - NONE. I SEE THE DESTRUCTION OF OUR WAY OF LIFE.

- None. It's sad you can't go anywhere anymore with people driving and smoking just because it's legal. Unless we are policing our people this is not the way to go.
- None. Marijuana is still a federally controlled substance. Drugs are drugs. Ban guns and constitutional rights but allow legal sale of weed to make a buck...
- None. There are no benefits only problems.
- None. Zero. It will only bring down our state's capital
- NONE. DONT SMOKE!
- None. I am originally from Delaware and have worked as a social worker for many years. I currently work in Dover. Increased drug use always has a negative effect on children and results in more crime. Please keep these facilities out of Dover.
- None. I have seen how marijuana has impacted youth and young adults. It began as occasional use, then more regular use, finally leading to narcotics.
- None. Increase Crime, decrease property values, and destroy lives.
- None. It will only cause more problems and attract stoners to our city. Who will take responsibility for the increase in DUIs? And an increase in traffic fatalities?
- None. Whoever is in office during the allowance of such establishments I will be sure to rally to vote out next election
- Not a benefit
- not a benefit
- Not a dam thing
- Nothing
- Nothing !
- Nothing good can or will come from recreational Marijuana legalization.
- Nothing good will become of this.
- nothing positive can benefit from this
- one of the many potential benefits of uplifting marijuana related businesses is the dissolution of the local stigma against medical and recreational users.
- Only benefit will be to the city for the revenue not worrying about public safety and teen age exposure
- Only plant for creating jobs; but not having stores around
- Out compete the illicit market, and thereby decrease related crime ; increase property value; etc.
- Perhaps an end to the fear mongering we've lived with all of my life?
- Possible health benefits for those that weren't able to access it before.
- Put the street dealers out of business, and maybe fewer people will drink alcohol.
- Recreational marijuana should be taxed same as tobacco products. It will cause as many health issues as regular smoking. Plus law enforcement needs to be able to pull cars over from the smell of pot. Smoking pot/drinking driving should be treat same.
- Reduce illegal black market that is thriving today.
- Reduced crime
- Reduction in crime and violence, increased property values, fewer empty storefronts downtown, reduced opioid consumption and reductions in overdose deaths. Life and vitality to the city. City is more attractive to Millennials and Gen-Zers.
- Regulated controls
- Safer communities, reduced access by minors, reducing the illicit market, safer products, less burden on law enforcement.
- Safer options for pain management.
- Social areas
- Social equity in existing industry
- Some kind of control. If you decide to ban these facilities they will end up right at the city line where you have no control and will see none of the benefits listed above. It's legal now. Nothing council does will change that fact.
- Stoned morons will not need to drive to locations elsewhere in the county.
- Tax revenue
- Tax revenue increase.
- THC has been used for addiction treatment and has been proven to be successful. An ME once told me THC does not hold the same mode of addiction as heroin does (it's psychological, not physical). This will improve the community all around.
- The benefits do not out way the damage it will do to the city
- The city can collect sales tax
- The downtown is already not very friendly for the public, so any other business that is questionable is not a good idea.
- The government should not be allowed to assign licenses for any legal activity. Making a license for a right is abhorrent to the constitution, any government entities that do so should be immediately terminated.
- The number one benefit in my opinion is medicinal related without the use of medical cards that hinder people from certain things
- The only benefit would be profit, but it's not worth the damage done.
- The top dogs get rich and the under privileged are offered yet another substance to create an issue that could be life changing and hinder the growth of a successful determination to better themselves. Please don't do this. Please.
- There are no benefits
- There are no benefits
- There are no benefits
- There are no benefits other than increasing crime, violence and mental health issues.
- There are NO potential benefits to having marijuana facilities anywhere in Delaware. We already have gang/crime issues with limited police protection. All this does is bring more of the shady characters from New York and PA to Delaware.
- There are none.
- There is no benefit
- There is no benefit
- There is no benefit refer back to question 14
- There is no benefit to the citizens of Dover
- There is no benefits
- There is no benefits. I fully disagree and reject any and all marijuana usage.
- there might be economic and financial benefits in the short term but in my view, having marijuana products, facilities etc in the city, though legal is a bad idea in the long term in my view.
- There should be no potential benefit for marijuana facilities in the City of Dover.
- There would be no good benefit, only increased problems. Please do not let this destroy our great little city.
- Tourist Dollars
- We don't need any of this within the City limits.

- What is the difference between liquor stores everywhere? As an employee in downtown dover, I am in support of retail marijuana stores. Other drugs and alcohol are the problem down here.
- WHEN SHOPPING IN STORES I DO NOT LIKE THE SMELL OF THOSE USING MARIJUANA
- Will begin to stop the stigma against the use of the plant. Hopefully, people will hear about all the medical properties it has.
- Zero benefits
- Zero benefits. All this will do is make more people sell it illegally.
- Other – None
- Other – I do not see any potential benefits but medical marijuana for patients with terminal conditions
- Other – Less alcohol consumption
- None of the above! (No benefits)
- Other – Do not see any benefits
- Other – I don't think it is good around for the city and in residential or the economics.
- Other – decreasing putting people in jail for possession of drugs or smoking it.
- Other – No benefits
- Other – property tax increase. Bring people downtown to spend money in all retail shops.
- Other – None! These facilities should be on the agricultural areas of Dover. Not in or close to the City of Dover!
- Other – I am not sure
- Other – There are not any benefits.
- Other – Taxes!
- Other – Keep drug dealers off the street?
- Other – There are no benefits
- Other – None on a cost/benefit basis
- Other – No benefit to citizens
- Other - Don't see any benefit
- Other – No Benefit
- Other - N/A
- Other – Unknown
- Other – None should be allowed
- Other – Stop helping cultivate addicts
- Other – Making it more like alcohol regulations
- Other - Zero
- Other – Less government involvement in our lives
- 
- Other – Employment
- Other – Lower residential homeowner's taxes, lower property taxes, school/city/county tax reform for Dover residents. Share your wealth with us.
- Other – Tourism
- Other – There are no benefits to this drug
- Other – No benefits in our beloved city!
- Other – Crime increase
- Other – Absolutely none!
- Other – Marijuana that is regulated & sold is safer than what people can buy on the streets! I'd much rather have people buying marijuana legally in a location that is only sells marijuana than supporting a drug dealer who may have other dangerous drugs.
- Other – Crime increase
- Other – Panhandlers employment
- Other – I don't see how marijuana can make a community better!
- Other – Hopefully it would prevent users from buying from & getting marijuana "laced" with something stronger (Fentanyl) for example.
- Other - Zero Benefits
- Other – None
- Other – Crime
- Other – Neg. Social Impact
- Other - There are no benefits that will offset the negatives
- Other – Fewer street dealers. You don't know the quality/safety of street weed.
- Other – The city needs to oversee these retail stores and all other aspects of legalizing marijuana.
- Other – Just as liquor needs moderation so does this.
- Other – and for health reasons that are not terminal like sleeping
- Other – none of the above. While working I have witnessed poor job performance, bad forces. Keep marijuana out of Dover, City has enough problems, crime as it is & a bad reputation for crime. Devils workshop. Be cautious!
- Other – no benefits/use in crime. Marijuana is a pathway for the use of more dangerous drugs.
- Other – Test have proven that marijuana inhibits one's mind, particularly while driving a vehicle.
- Better Regulation of marijuana products – The only plus is that it would hopefully not be laced with other worse drugs. Overall, our children are suffering because they do not see the harm they are doing to themselves and one it is a habit, they do not have the maturity yet to be able to stop. This is going to be a major problem as this generation goes into adulthood with substance issues.
- No Benefits!
- Do not allow these facilities at all! What do not you understand about the word NO! No marijuana at all!
- None – Do not approve of recreational marijuana use but our astute legislature made this into law.
- Freedom to make choices in a human right
- Other – Usage of already constructed empty buildings
- 
- Crime – the destroying of downtown dover same as parking garage. Please note my vehicle never got fixed or pay to fix it!
- None whatsoever
- None
- None
- More medical use
- None
- None
- None, find another way to grow the economy in and around the City of Dover.
- None that I know of.
- None
- None – more addicts
- None
- None
- Do not see benefits – if there were some, would be offset by negative results.
- None
- None of the above
- No potential benefits
- Better regulations
- Safer product

- None
- Avoid illegal sales
- Put illegal sellers out of business
- None
- None
- None
- None – no positive benefit
- This should've been started in the Nixon Admin instead the DEA was formed! Crazy!
- Against
- Absolutely against
- Being able to purchase a safe product
- Increase tax revenue
- I don't see any potential benefits
- Reduced fentanyl and methadone use
- Within the old city, none
- Absolutely none. I do not support any type of drugs! Next you will want to make heroin legal! I was born and raised here it used to be a quiet place to live and raise a family now it has gone to HELL with no respect for police officers who risk their life
- All the Above reasons sound good however, eventually the bad will outweigh the good.
- More harm than good.
- Against any drugs in City of Dover
- None
- Dope City
- None at all than higher crimes
- None, will lead to more drugs, crime and disorder
- None Are you guys \$\$ hungry & could care less about our youth?
- Culture, Quality of Life
- Negative impacts make this question completely irrelevant.
- 
- safe marijuana free from other drugs mixed in that could harm users.
- Marijuana is being widely used by our youth @ the HS Level. Major Issues!
- Absolutely "NO" benefits marijuana anything will only further decline positive growth in Dover. Citizens of Dover are tired of seeing Dover run into the ground. Have some pride. We are supposed to be the capital of the first state Act like it! Choose better! Drugs destroy lives + families! ENOUGH!
- The potential benefits don't outweigh the cost of what having it will do the city.
- Don't be hypocrites! I never got one of these for alcohol. We voted it in, now just get out of the way!
- Let's be like Cali, stop with being dumb.
- Other - Death
- Never needed in my lifetime till now.
- Absolutely "no" benefits marijuana anything will only further decline positive growth in Dover. Citizens of Dover are tired of seeing Dover run into the ground. Have some pride. We are supposed to be the capital of the First State. Act like it! Choose better! Drugs destroy lives and families. ENOUGH!
- I have seen and smelled. No potential benefits. Kindness, goodness, patience, consideration, respect. People helping people.
- What is happening to our morals? The state is taken over all the vices, etc. Is prostitution next?
- it has already shown how good it has been, people have been good with compliance. Just let it go as is, no need to be in the middle of everything everyone does.
- Don't see any benefits. "They" must want to see the city to go "downhill".



## Dover Marijuana Regulations Survey

The City of Dover is actively engaging with its residents to gather valuable input. With the legalization of marijuana in the State of Delaware, it is important to establish a comprehensive ordinance that outlines if and where marijuana businesses will be permitted in the City. Your participation in this process is important to ensure that the regulations are fair, just, and reflective of the community's wishes. Your input matters, and together, we can shape a better and more inclusive future for Dover.

1. What is your age?

- ☐ Under 21    ☐ 21 - 34    ☐ 35 - 44  
☐ 45 - 54    ☐ 55 - 64    ☐ Over 64

2. What is your gender?

- ☐ Male    ☐ Female  
☐ Non-Binary    ☐ Prefer not to answer.

3. What Council District do you live in?

- ☐ District 1    ☐ District 2    ☐ District 3  
☐ District 4    ☐ I do not live in the City, but I own a business in the City.  
☐ I do not live in the City.

4. Which of the following policy options do you support?

Note: if prohibited, it would still be legal for adults (21+) to possess marijuana within Dover City limits and use marijuana on private property. Prohibition would NOT apply to medical marijuana facilities.

☐ Dover should ALLOW recreational marijuana businesses within the City without any special restrictions.

☐ Dover should ALLOW recreational marijuana businesses within the City with strong controls.

☐ Dover should *only* ALLOW *some* recreational marijuana businesses within the City with strong controls.

☐ Dover should PROHIBIT all recreational marijuana businesses from opening within City limits.

☐ Other: \_\_\_\_\_

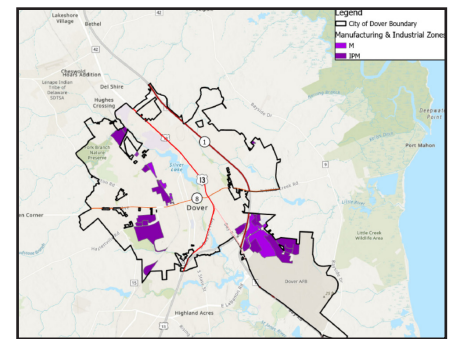
5. Do you support allowing any of the following marijuana related uses in the City?

(You can choose multiple responses)

- ☐ Indoor Cultivation Facility    ☐ Product Manufacturing  
☐ Retail Store    ☐ Testing Facility

6. Do you support allowing marijuana cultivation, manufacturing, and testing facilities in Industrial and Manufacturing zones with the City of Dover?

- ☐ Yes  
☐ No  
☐ Uncertain

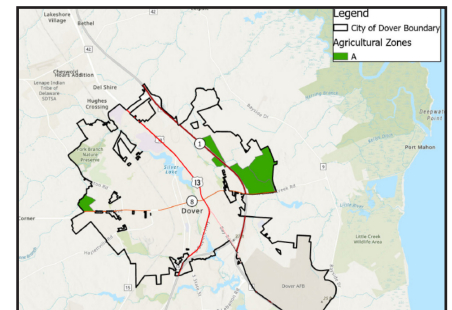


7. Do you support allowing marijuana cultivation, manufacturing, and testing facilities in other locations within the City of Dover? If yes, please list possible locations.

- ☐ Yes: \_\_\_\_\_  
☐ No

8. Do you support allowing marijuana cultivation facilities in Agricultural zones with the City of Dover?

- ☐ Yes  
☐ No  
☐ Uncertain



9. Do you support allowing retail marijuana stores along the Route 13/Bay Road Corridor within the City of Dover?

☐ Yes ☐ No ☐ Uncertain

10. Do you support allowing retail marijuana stores in Downtown Dover?

☐ Yes ☐ No ☐ Uncertain

11. Do you support allowing retail marijuana stores in other locations within the City of Dover? If "yes" please respond where in other section.

☐ Yes ☐ No ☐ Other: \_\_\_\_\_

12. How important is it that there be a buffer or minimum distance required between marijuana **CULTIVATION, MANUFACTURING, and TESTING FACILITIES** and the following types of places?

(Please denote with an 'X' under the appropriate column)

| Type of Place          | Not at all Important | Somewhat Important | Very Important |
|------------------------|----------------------|--------------------|----------------|
| Residential            |                      |                    |                |
| Schools                |                      |                    |                |
| Daycares               |                      |                    |                |
| Hospitals              |                      |                    |                |
| Parks                  |                      |                    |                |
| Rehabilitation Centers |                      |                    |                |

13. How important is it that there be a buffer or minimum distance required between marijuana **RETAIL STORES** and the following types of places?

| Type of Place          | Not at all Important | Somewhat Important | Very Important |
|------------------------|----------------------|--------------------|----------------|
| Residential            |                      |                    |                |
| Schools                |                      |                    |                |
| Daycares               |                      |                    |                |
| Hospitals              |                      |                    |                |
| Parks                  |                      |                    |                |
| Rehabilitation Centers |                      |                    |                |

14. What concerns do you have about allowing marijuana related facilities in the City of Dover?

(You can choose multiple responses)

- ☐ Increased Crime ☐ Traffic Congestion
- ☐ Decreased property values ☐ Environmental Impact
- ☐ Noise ☐ Odor
- ☐ Impact on Youth ☐ Other: \_\_\_\_\_

15. What potential benefits do you see in allowing marijuana related facilities in the City of Dover?

(You can choose multiple responses)

- ☐ Economic Growth ☐ Job Creation
- ☐ Increased Licensing Revenue ☐ Better Regulation of Marijuana Products
- ☐ Other: \_\_\_\_\_

Mail to:

City of Dover - Marijuana Survey  
PO Box 475  
Dover, DE 19903

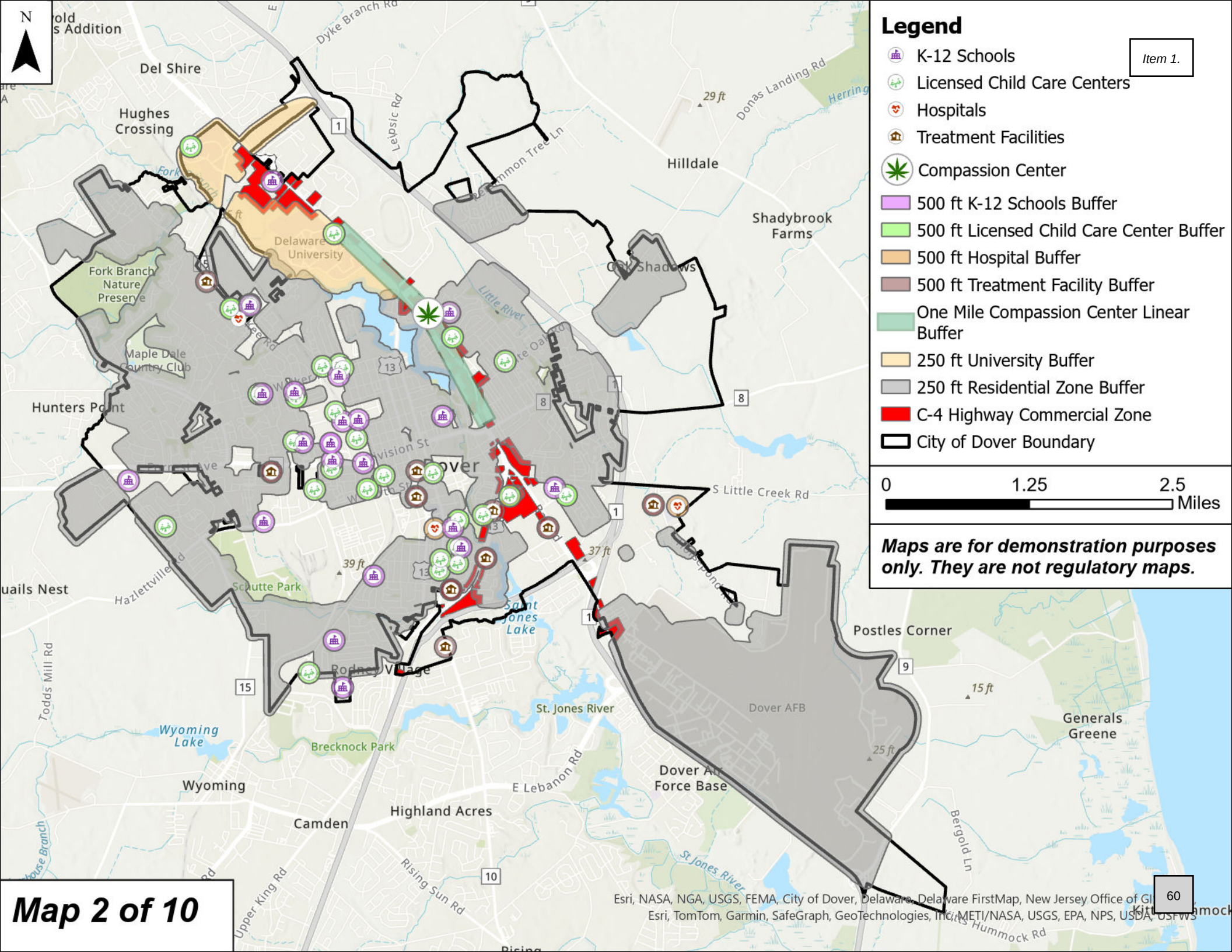
Or drop off at:

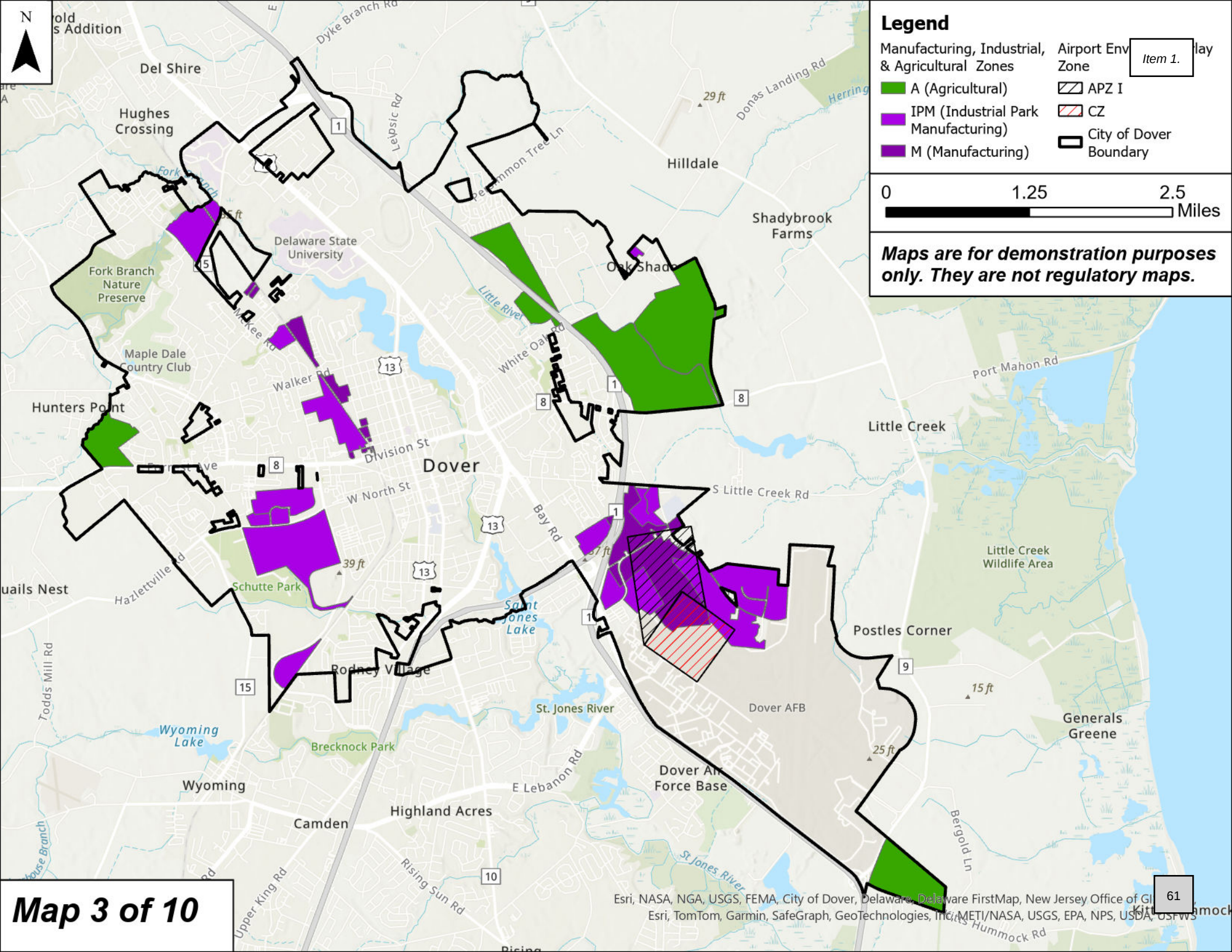
- Dover Public Library
- Customer Services (Weyandt Hall)
- City Hall lobby
- John W. Pitts Rec Center.

Scan to complete online:









## Legend

Manufacturing, Industrial,  
& Agricultural Zones

A (Agricultural)

IPM (Industrial Park  
Manufacturing)

M (Manufacturing)

Airport Env  
Zone

APZ I

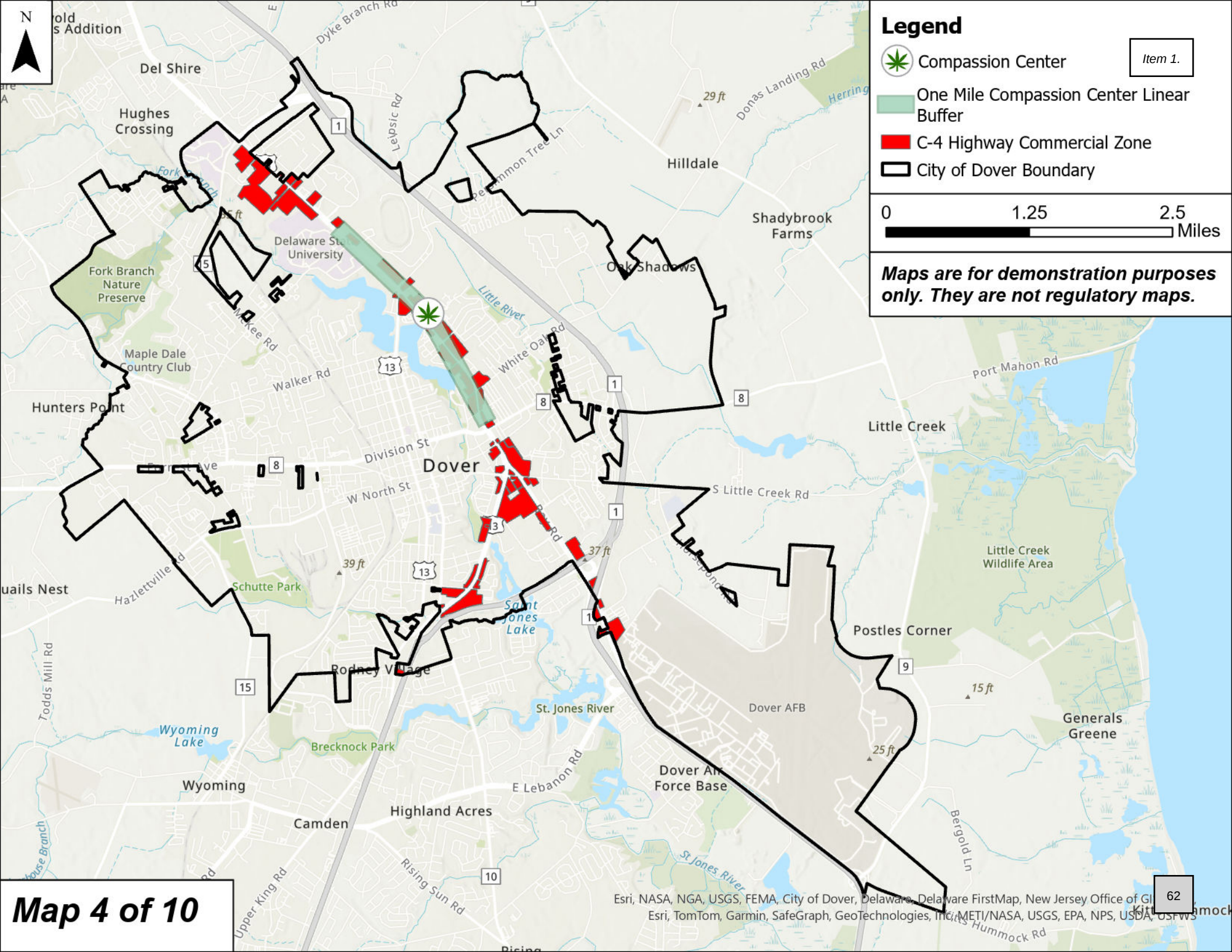
CZ

City of Dover  
Boundary

Item 1.

0 1.25 2.5  
Miles

**Maps are for demonstration purposes  
only. They are not regulatory maps.**



## Legend



Compassion Center

Item 1.



One Mile Compassion Center Linear Buffer



C-4 Highway Commercial Zone



City of Dover Boundary

0

1.25

2.5

Miles

**Maps are for demonstration purposes only. They are not regulatory maps.**