



MAYOR AND COUNCIL

COUNCIL RESOLUTION NO. 2026-09

A RESOLUTION APPROVING THE INCLUSION OF AN AREA WITHIN THE LIMITS OF THE CITY OF DOVER.

WHEREAS, the Charter of the City of Dover authorizes Council to extend the boundaries of the said City in accordance with Title 22, Chapter 1, Section 101 of the Delaware Code (22Del.C.§ 101); and

WHEREAS, the Mayor and Council deem it to be in the best interest of the City of Dover to include an area contiguous to the present City limits, and hereinafter more particularly described, within the limits of the City of Dover; and

WHEREAS, the Charter of the City of Dover provides that if an annexation is petitioned by all owners of all property considered for annexation, no election shall be required. For an annexation petition not requiring an election, such petition shall be processed in accordance with procedures established for amendments to the zoning map, specified in Dover Code, Appendix B – Zoning. All annexation petitions shall be processed concurrently with the rezoning of the property considered for annexation and shall be subject to public hearing before City Council. Public notice shall be completed in accordance with the provisions of the Dover Code relating to amendment of the zoning map.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

1. That the following described area, situated in East Dover Hundred, Kent County, State of Delaware, along with all adjacent paths, sidewalks, roadways, and rights-of-way in their entirety, shall be annexed to and included within the limits of the City of Dover:

ALL that certain lot, piece or parcel of land with the improvements erected thereon, situated in East Dover Hundred. Kent County and State of Delaware, lying on the south side of Fox Hall Drive, a short distance west of Kenton Road, being bounded on the north by Fox Flail Drive, on the east by lands of Clifton A. and Marie F. 1 Hutton. on the south by Mallard Pond Subdivision, on the west by the residue of Lot #4, being all of Lot #2, Lot #3 and the easterly half of Lot #4 of the Esther and Morris Zurkow Subdivision and being more particularly described in accordance with a recent survey by Earl D. Smith, Inc., Professional Land Surveyors dated August 14, 1996 as follows to wit:

BEGINNING at a found iron rod in the south line of Fox Hall Drive at a corner for this lot and lands of Clifton A. and Marie F. Hutton; said point of beginning commencing from the intersection of the centerline of Kenton Road with the south line of Fox Hall Drive in a southwesterly direction with the south line of Fox Hall Drive a distance of 441.80 feet: thence running from said point of beginning with lands of Clifton A. and Marie F. Hutton, South 26 degrees 25 minutes East 335.20 feet to a found pipe in the centerline of a ditch in line of Mallard Pond Subdivision: thence running with the centerline of said ditch and Mallard Pond Subdivision, South 69 degrees 06 minutes West 243.80 feet to a set pipe at a corner for this lot and the residue of lot 144; thence running with said residue of Lot #4, North 26 degrees 25 minutes West 247.49 feet to a set pipe in the south line of Fox Hall Drive; thence running with said south line of Fox Hall Drive on the following two (2) courses: (1) North 47 degrees 05 minutes East 161.05 feet to a set pipe: thence (2) running in a northeasterly direction with a 573.70 foot radius curve to the right an arc distance of 90.29 feet having a chord bearing North 51 degrees 43 minutes 34 seconds East 90.18 feet to the point and place of beginning and containing 1.6390 acres of land be the same more or less.

2. That the above-described property shall be annexed into the City of Dover with a zoning classification as set by City Council and in accordance with the zoning map and environs then in force, effective upon such lands being included within the limits of the City of Dover.
3. That the certified copy of this resolution of annexation, together with a plot of the area annexed, shall be filed for record with the Recorder of Deeds of Kent County.
4. That the effective date of this resolution shall be the 11th day of August 2026, at 12:01 a.m.

ADOPTED: August 10, 2026


ROBIN R. CHRISTIANSEN
MAYOR


FRED A. NEIL
COUNCIL PRESIDENT

Action History

08/10/2026 - Introduction – City Council