



CITY OF DOVER 2008 COMPREHENSIVE PLAN

City Council Public Hearing
January 5, 2009

EXHIBIT #1
Special Council Meeting of 01/05/2009

The Process

- March 2008 – Public Workshops
- April 2008 – Joint Workshop – City Council, Planning Commission, Council Committees, Historic District Commission
- May/June 2008 – Presentation of Early Drafts to Planning Commission and Council Committees
- June 2008 – Public Workshops
- July 22, 2008 – Planning Commission
- October 31, 2008 – Presentation of Final Draft to Planning Commission and Council Committees
- December 2, 2008 – Public Hearing before Planning Commission





Changes from 2003 Dover Plan

- New Chapters:
  - Economic Development Chapter
  - Public Utilities & Infrastructure
  - Community Services & Facilities
  - Housing & Community Development
- Enhanced Goals and Recommendations
- Timeline Implementation
- Documented Comprehensive Plan Amendment Process

Overview of Goals/Recommendations

- Preserve & Protect the Natural Environment & Historic Resources
- Encourage Green Development
- Enhance & Expand Infrastructure as needed
- Provide System of Interconnected Open Space Areas/Recreation
- Develop/Expand Alternate Modes of Transportation
- Attract/Retain High-Paying, Quality Jobs
- Preserve Existing Housing Stock

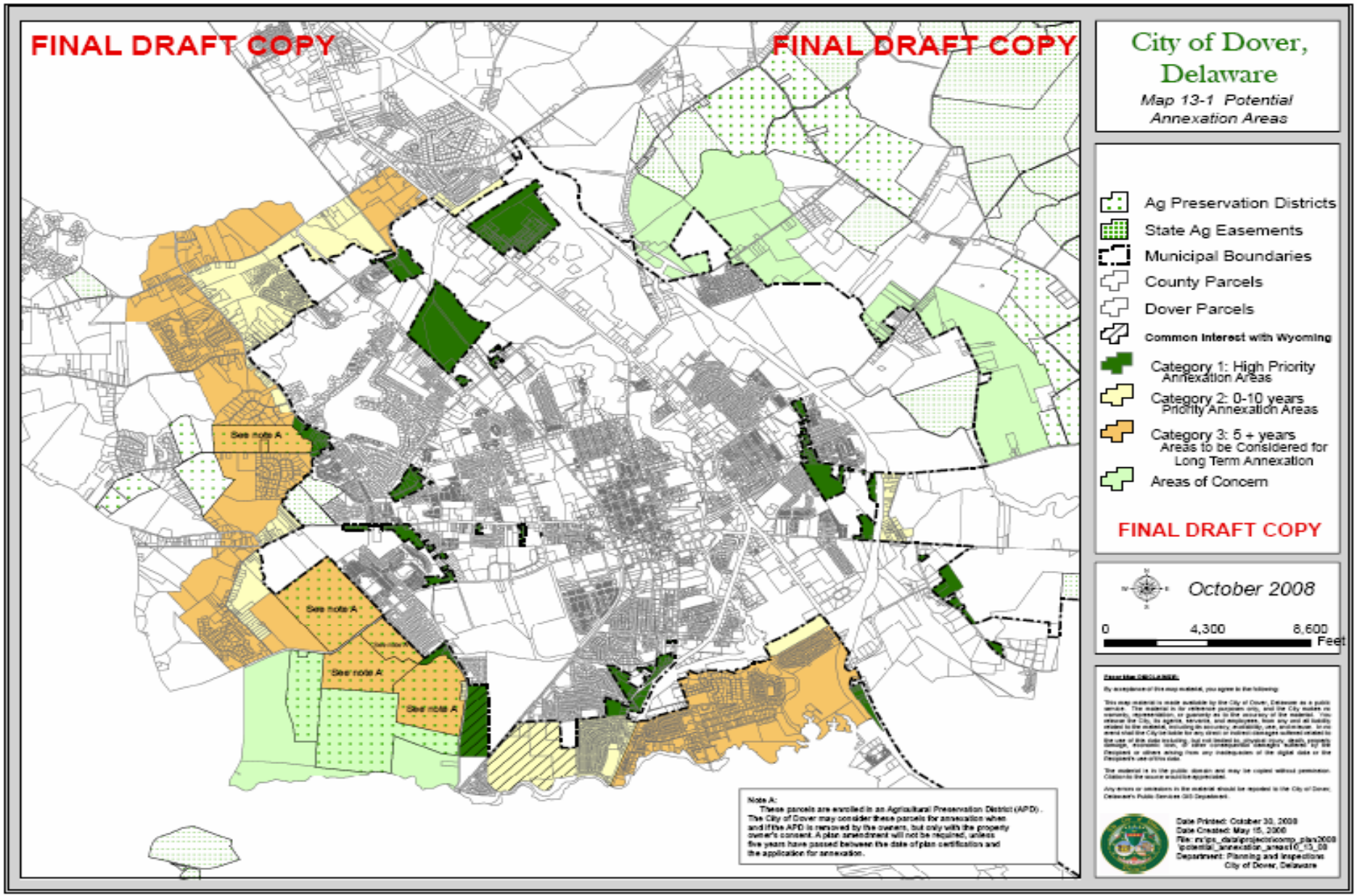
Overview of Goals/Recommendations Cont'd

- Revitalize Downtown Dover
- Ensure Zoning Encourages Uses Desired
- Market Garrison Oaks
- Encourage Balance Housing Opportunities for All Income Levels and Lifestyles

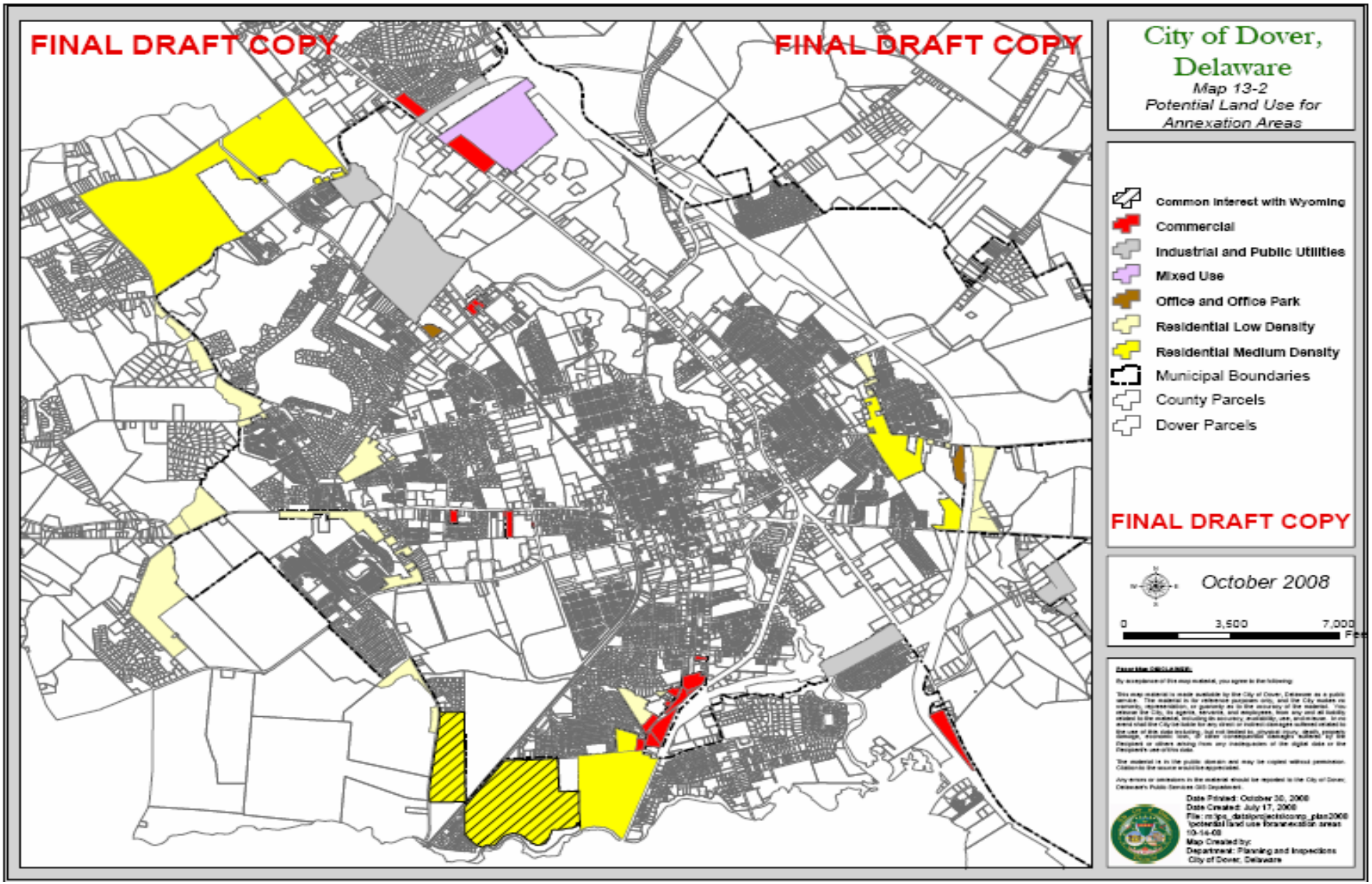
Growth and Annexation

- Goals
  - Prioritize annexations that fill in enclaves, or holes, within the City.
  - Prioritize annexation areas that round out the City boundaries and provide logical extensions of the boundary and utility services.
- Annexation Categories
  - Category 1 – High Priority (immediate annexation)
  - Category 2 – Priority Annexation (0-10 years)
  - Category 3 – Long Term Annexation Areas (5+ years)

Growth & Annexation



Growth & Annexation



Growth & Annexation: East of SR 1

- State Department of Agriculture Comment:

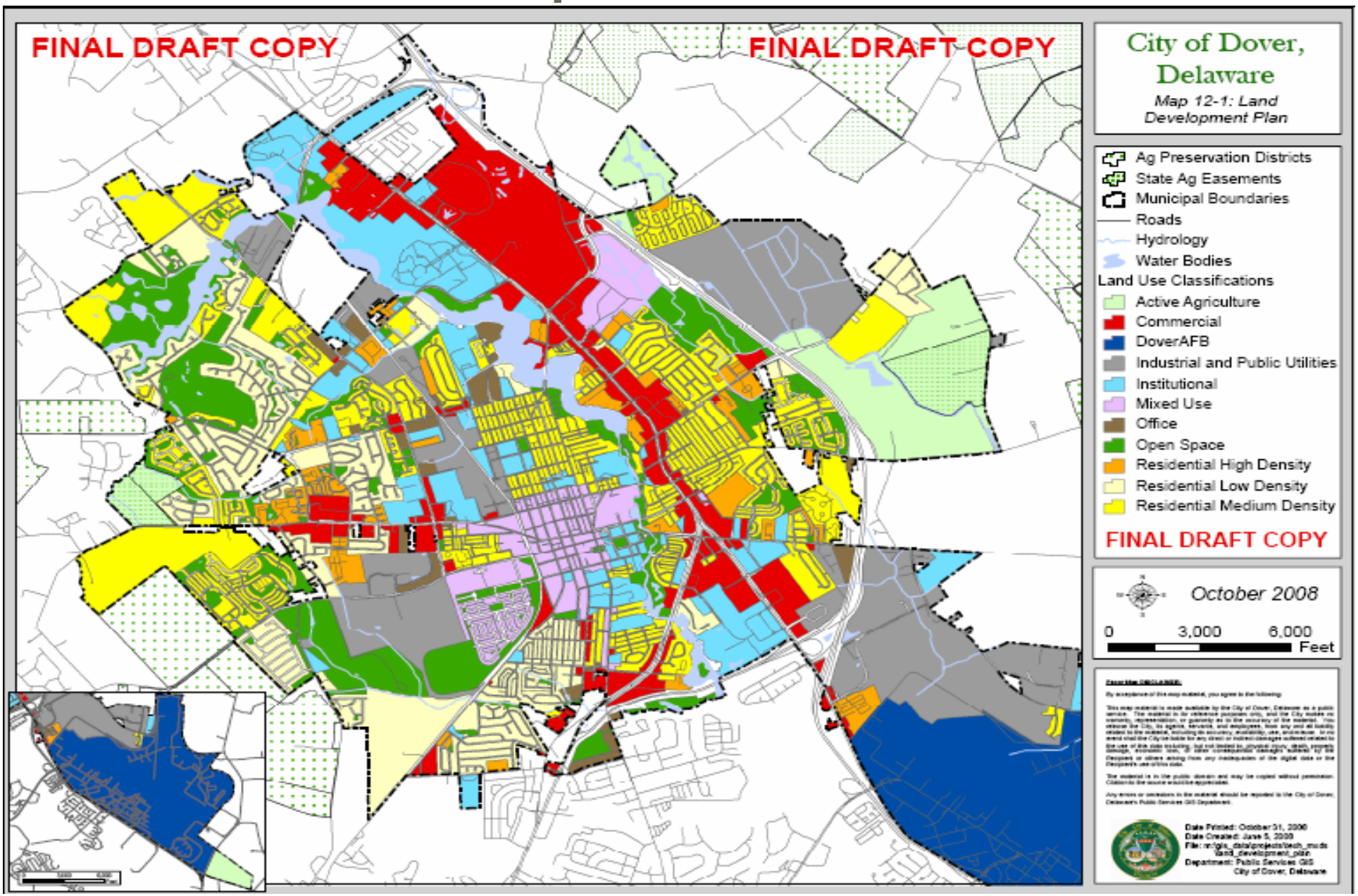
  The Department objects to the annexations east of SR1 because this area has been **designated for agriculture preservation, open space, and wildlife habitat**. In accordance with that designation, the Agricultural Land Preservation program has spent over **6.3 million dollars to permanently preserve 5,713 acres of farmland east of SR1 and Dover**. In addition, there are currently 1,591 acres enrolled in the program as Agricultural Districts, with the potential to become permanently preserved in the future (please see accompanying map).

  The Department believes that **if additional expansion is permitted in this area, it will provide little incentive for new landowners to participate in the program**. In addition, landowners already in the program are unlikely to sell a permanent preservation easement to the state knowing that their farm will eventually be surrounded by new residential subdivisions and businesses, and all the conflicts and inconveniences that will bring.

Land Development Principles

- Encourage infill and redevelopment
- Encourage a mix of housing styles within new residential developments
- Provide appropriate areas for business development through master-planned business zones.
- Encourage and support redevelopment of the downtown target area with a mix of residential, commercial and office uses.

Land Development



Implementation

- Immediate
- Short-Term (2009 – 2010)
- Intermediate (2010-2013)
- Long- Term (2012-2014)

Immediate Implementation

- Adoption of the 2008 Comprehensive Plan
  - Planning Commission
  - City Council
- Zoning Map Revisions
  - Land Development Map is the basis
  - Must be completed within 18 months of plan adoption

Short Term Implementation (2009-2010)

- Projects & Studies:
  - Work with DNREC on Silver Lake/St. Jones River Revitalization Project
  - Evaluate Historic District Design Standards & Guidelines
  - Obtain CLG* through National Park Service
  - Encourage Citywide Recycling Practices
  - Update/Implement City Emergency Operations Plan
  - Develop Master Plans:
    - Garrison Oak
    - Downtown Dover
  - Incentivize Annexation of Category 1 Areas

*CLG- Certified Local Government status for historic preservation

Short Term Implementation (2009-2010) cont'd

- Code Amendments:
  - Evaluate/Update Environmental Standards within Zoning Ordinance
    - Re-write portions of Zoning Ordinance which no longer adequately address environmental concerns
    - Develop Open Space Zone to be applied to public & private open space areas
    - Revise City's definition of "Wetlands"
  - Update Sign Regulations within Zoning Ordinance
  - Amend Zoning Ordinance to require Bicycle Parking

Intermediate Implementation (2010-2013)

- Projects & Studies:
  - Evaluate Process/Procedures for Architecture Review Certification within Historic District Zone
  - Determine Feasibility of Stormwater Utility within City
  - Encourage and Possible Require Green Technology for Stormwater Management in New Development Projects
  - Develop Open Space and Parks Master Plan
  - Develop/Construct New Public Library
  - Evaluate the Maintenance of Active Recreation & Common Open Space Areas within Residential Developments
  - Update Bicycle & Pedestrian Plan
  - Work with DelDOT & Dover/Kent MPO to Conduct East/West Routes Study

Intermediate Implementation (2010-2013) cont'd

- Code Amendments:
  - Review & Realign Existing Industrial, Office & Commercial Zones
  - Review/Amend Residential Zoning Districts
  - Update Agriculture Zone
  - Review Building/Zoning Code Requirements to Encourage Green Building Practices

Long Term Implementation (2012-2014)

- Develop Transfer Development Rights (TDR) Program
- Evaluate Appropriate Areas for Expansion of Historic District Zone
- Explore Options to Restores Piped Streams in Natural Channels

Comprehensive Plan Amendments

Amendment Submission Schedule

Milestone	Date
Application Deadline	December 15th
Submission to	1st Working Day of January
PLUS Meeting	Late January
DAC Staff Meeting	Late January/February
DAC Applicant Meeting	February
Planning Commission Hearing	February
City Council Hearing & Action	March

Next Steps

- January 12, 2009 – Final Reading/Council Action on Ordinance to Adopt Comprehensive Plan
- Following Council Adoption – Submission to Office of State Planning Coordination for Adoption

*Dates subject to change based on comments by City Council, Planning Commission, and/or State of Delaware

Comments/Questions?

- E-mail – compplan@dover.de.us
- Mail – Dover Planning Office, P.O. Box 475,
  Dover, DE 19903
- Phone – (302) 736-7196
- http://www.cityofdover.com/departments/planning/compplan/

From: McDowell, Traci [tmcdowell@dover.de.us]
Sent: Thursday, January 08, 2009 8:11 AM
To: Janice Green
Subject: FW: 514-516 Loockerman Street

For 1/5/09 Special Council

From: capeescape11@comcast.net [mailto:capeescape11@comcast.net]
Sent: Sunday, January 04, 2009 6:37 PM
To: Gene Ruane; McGlumphy, William; McDowell, Traci
Subject: 514-516 Loockerman Street

We expect that the property owners on the 500 & 400 block East loockerman Street should be informed when a major change is in the process of consideration. This is a residential neighborhood and we intend for it to stay that way. If we wanted to live in a commercial area we would have bought homes in the industrial Park area of Dover. Downtown Dover is an eyesore because of the City's poor planning and management . The lack of Public information by "officials" until the 11th hour is a disgrace. We live here in Dover. We pay our taxes and we take care of our homes and you want to destroy that? Look Downtown and see what your lack of planning has created.

Please, make it part of the record that the property owners William C & Patricia K Coughlin at 529 East Loockerman will oppose any plans to turn the nusience properties "Fridays Restaurant" and the "Comfort Inn Motel" and the "Residential Home" into a huge Commercial Complex . The Comfort Inn and Fridays is a non conforming property which causes flooding problems in the neighborhood and is in violation of the Square footage and lot size requirements. The Restaurants lack of security and inability to control the drunks coming out of there at all hours of the night already creates an unfavorable residential neighborhood environment that often results in calls to the police at all hours. We are suppose to have even more of that. The Restaurant has no concern of the Buses that idle endlessly and the car alarms at all hours and the screaming patrons in the lot they care about the money they make. When you call the restaurant to c omplai n they do nothing. When we tell them we are neighbors and could they attend to the problems in their parking lots it is us who have to call the police.

I will try to inform as many of our neighbors and friends as possible to stop the destruction of the neighborhood known as Eastover Hills.

William C & Patricia K Coughlin

EXHIBIT #3
Special Council Meeting of 01/05/2009

"I am apposed to changing the Land Use of the property at 617 East Loockerman Street to "Commercial-C1-A".

1/2009

1.	Patricia A Darlington	783 E. Loockerman St
2.	Michael A. Wolf	731 E. Loockerman St
3.	Lisa M. Frano	761 E Loockerman St
4.	Vito F. Frano	761 E. Loockerman St.
5.	Mike Connelly	756 " "
6.	Catherine Connelly	" "
7.		745 E. Loockerman St
8.	Kristy K. Mierzcy	" "
9.	Veronica Balcerak	728 E. Loockerman St.
10.	David J. Balcerak	728 E. Loockerman St.
11.	James R. John	780 E. LOOKERMAN ST.

12. Edward Monismith — 706 East Loockerman ST

13. Pauline Monismith — 706 E. Loockerman St. Dover

I am apposed to changing the Land Use of the property at 617 East Loockerman Street to " Commercial - C1-A". 1/2009

14. Mark Vitanza — 705 E. Loockerman St.

15. Walter Lynch — 810 E Loockerman ST

16. Jane L. Hamilton — 802 E Loockerman St

17. Bill Hamilton — 802 E Loockerman St

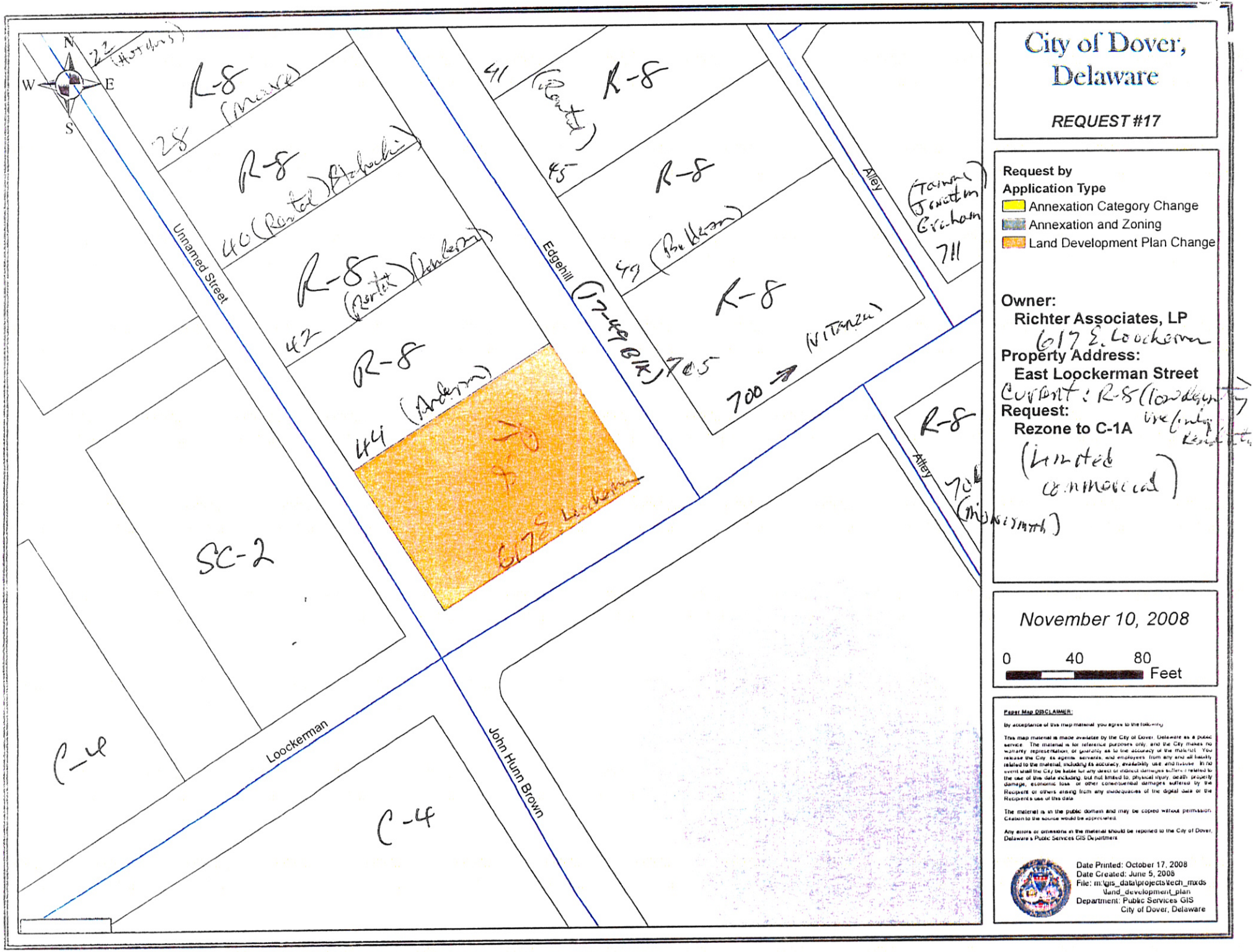
18. G. Roland Everett Jr — 797 E. LOOCKERMAN ST

19. Connie Everett — 797 E. Loockerman St.

20. [signature] for Doris M. Hill (POA) — 748 E Lockerman St.

21. _____ _____

22. _____ _____



City of Dover, Delaware

REQUEST #17

Request by

Application Type

- Annexation Category Change
- Annexation and Zoning
- Land Development Plan Change

Owner:
Richter Associates, LP

Property Address:
East Loockerman Street

Request:
Rezone to C-1A

November 10, 2008

0 40 80 Feet

Paper Map DISCLAIMER:

By acceptance of this map material you agree to the following:

This map material is made available by the City of Dover, Delaware as a public service. The material is for reference purposes only, and the City makes no warranty, representation, or guaranty as to the accuracy of the material. You release the City, its agents, servants, and employees from any and all liability related to the material, including its accuracy, availability, use, and misuse. In no event shall the City be liable for any direct or indirect damages suffered related to the use of the data including, but not limited to, physical injury, death, property damage, economic loss, or other consequential damages suffered by the Recipient or others arising from any inadequacies of the digital data or the Recipient's use of the data.

The material is in the public domain and may be copied without permission. Citation to the source would be appreciated.

Any errors or omissions in the material should be reported to the City of Dover, Delaware's Public Services GIS Department.

Date Printed: October 17, 2008
Date Created: June 5, 2008
File: m:\gis_data\projects\tech_mxds\land_development_plan
Department: Public Services GIS
City of Dover, Delaware

I am opposed to changing the land use of this property at 617 E. Loockerman St. to Commercial - C1-A

NAME	Address	DATE	
James T. Anderson	44 So. Edgehill Ave	1-3-09	
Rina Balderson	49 So Edgehill Ave	1-3-09	
Dayle Cober	41 S. Edgehill ave	1-3-09	
Rick Mon-	28 S. EDGEHILL AVE	1-3-09	
Harold Ormsbee	16 S. Edgehill Ave	1-3-09	Harold Ormsbee
Roger Hutchins	225. Edgehill Ave	1-3-09	Roger D Hutchins
Mark Ultanza	705 E. Loockerman	1-3-09	

Mrs. Mongiardi
Mrs. DiFabio
1/04/05

Richter Associates LP
C/o John E. Richter, Property Manager
733 Oak Drive
Dover, DE 19904

March 10, 2008

RECEIVED
MAR 11 2008
CITY OF DOVER
PLANNING & INSPECTIONS

Ms. Ann Marie Townshend, AICP
Director, Planning and Inspections
The City of Dover
PO Box 475
Dover, DE 19903

Dear Ms. Townshend;

Richter Associates LP requests that their lot at the corner of East Loockerman Street and South Edgehill Avenue be rezoned from the current zoning of R-8 to C-1A. We ask that you designate this change in zoning when you update the City of Dover Comprehensive Plan later this year.

You may recall our meeting on this subject in your office on February 15, 2008.

Enclosed with this letter is an 8 ½ x 11 aerial photo map of the Edgehill Shopping Center and environs identifying the lot, and a 1" = 20' scale sketch which gives more specific details of the lot. On this sketch we also outline our intended use which would be parking to serve our existing adjacent commercial enterprises.

This change in the Plan is consistent with the "Land Development Plan Goals" of The 2003 Dover Plan update:

-Residential Land Uses: This "Limited Commercial Zone" will provide a buffer and transition between the remaining R-8 zone and the existing SC-2 and C-4 zones the south and west.

-Downtown Dover: Not applicable.

-Traditional Neighborhood Design: This change will enhance the pedestrian friendly environs and possibility for future transit.

-Commercial Land Uses: The change will enhance the exiting commercial center (Edgehill Shopping Center) which serves both transients and the neighborhood.

-Government and Institutional Land Uses: Not applicable.

-Employment Centers: Not Applicable.

-Dover Air Force Base: No impact.

-Public Open Space: Not Applicable.

-Private Open Space: Not Applicable.

-Agricultural Land Uses: Not Applicable.

-Environmentally Sensitive Areas: Not Applicable.

We hope that we have supplied you with sufficient information and justification, and I request that you advise as of your decisions and actions.

Sincerely,

John E. Richter

City of Dover

November 14, 2008

John E. Richter
Richter Associates, LP
733 Oak Drive
Dover, DE 19904

Dear Mr. Richter,

Thank you for submitting your request for changes to the 2008 Draft Dover Comprehensive Plan. The Final Draft Plan has been posted on the City of Dover's website for public view at http://www.dover.de.us/departments/planning/compplan.

The Draft Plan is scheduled for a public hearing before the City Planning Commission on December 2, 2008 at 7:00 PM in the City Hall Council Chambers and before the City Council on January 5, 2009 at 6:00 PM in City Hall Council Chambers. I invite all members of the public to attend the public hearings and submit any comments at that time.

You had requested that parcel ED05-077.06-02-71.00 be rezoned from Residential (R-8) to Limited Commercial (C-1A) in the Land Development Plan. The final draft reflects the recommendation of Planning Staff to accept your request and, therefore, has been included in the Final Draft Plan. If you have concerns regarding Staff recommendations on your requests, I encourage you to attend the Planning Hearings or submit those concerns to the Planning Commission and City Council in writing.

The Planning Staff is available for concerns and/or questions. You may contact the staff by email at compplan@dover.de.us or by telephone at 302-736-7196.

Regards,

Ann Marie Townshend

Ann Marie Townshend, AICP
Planning Director

cc: Comprehensive Plan Correspondence File

STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET

December 30, 2008

The Honorable Kenneth L. Hogan
City Council President
City of Dover
P.O. Box 475
Dover, DE 19903

RE: City of Dover 2008 Comprehensive Plan

Dear President Hogan,

I would like to commend your staff on preparing a very thorough comprehensive plan that should work well to guide Dover's growth and development for the next five years. The Department of Planning and Inspections has worked diligently with my staff to respond to the certification issues and recommendations found in our PLUS letter dated September 30, 2008, which is much appreciated. Your responses demonstrate the City's commitment to collaborate with the State and its agencies.

I am, however, extremely disappointed that the Planning Commission chose to recommend the inclusion of lands East of Route 1 as an annexation area. As you are aware, the inclusion of these lands for annexation is strongly opposed by the Delaware Department of Agriculture. The plan can not be forwarded to the Governor for certification until this issue is resolved.

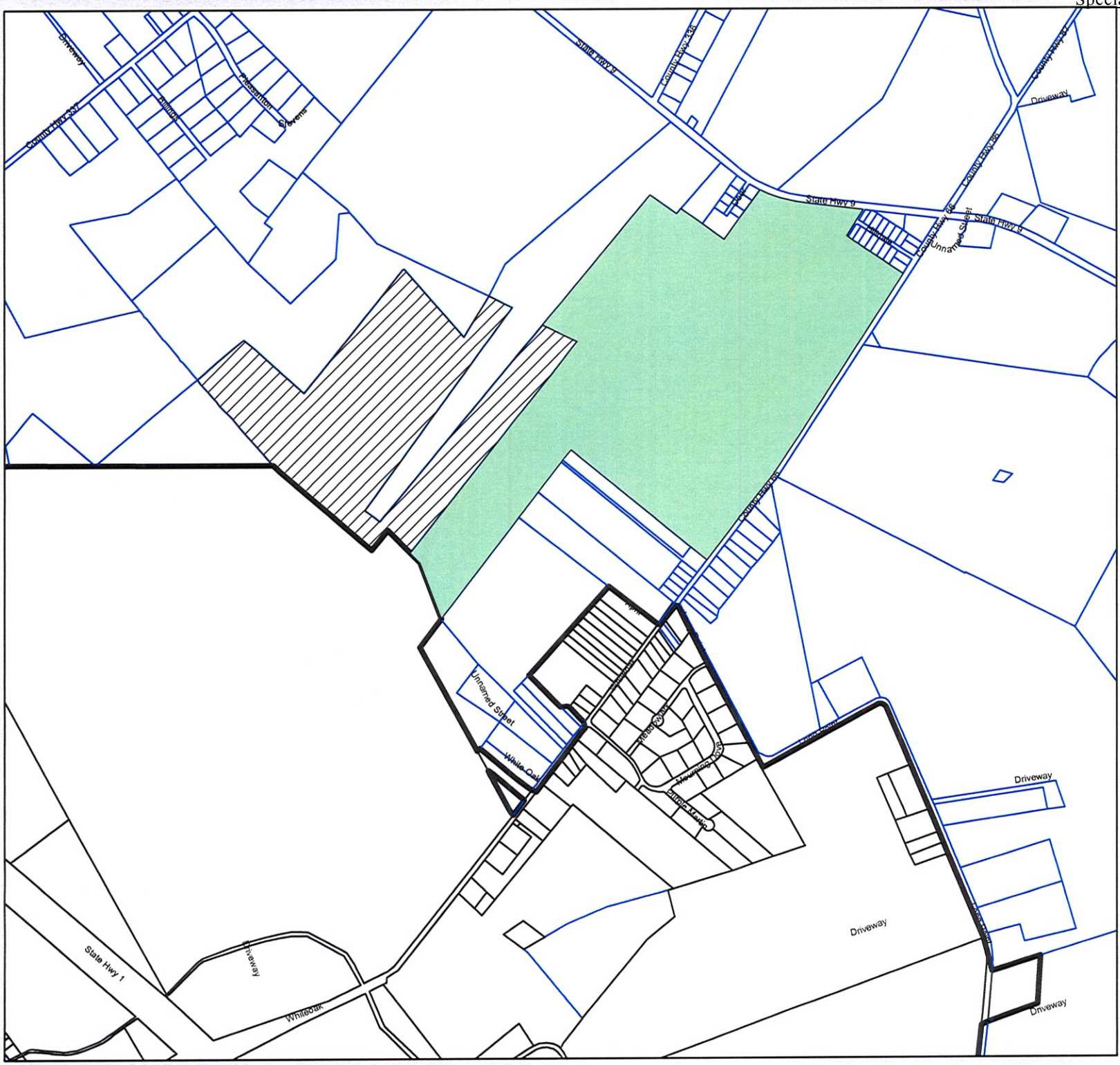
I would like to respectfully request that the City Council table the comprehensive plan to allow my office time to work with the property owners, the Department of Agriculture, and your staff to resolve this issue. I am hopeful that by invoking the 45 day negotiation period specified in Title 29, §9103d of the Del. C. we will be able to find a solution that is acceptable to all of the affected parties. Thank you in advance for your consideration, and I look forward to our continued collaboration on planning issues.

Sincerely,

Constance C. Holland, AICP
Director

cc: David Edgell
Dover Mayor and City Council
Ann Marie Townshend
Tony DePrima

BUDGET DEVELOPMENT, PLANNING AND ADMINISTRATION
STATE PLANNING COORDINATION
122 WILLIAM PENN STREET• THIRD FLOOR • DOVER, DE 19901
PHONE: (302) 739-3090 • FAX: (302) 739-6958 • WWW.OMB.DELAWARE.GOV



City of Dover, Delaware

Request #15 with Planning Commission Recommendation

Parcels in Request

- Areas of Concern
- Request rescinded
- Dover Parcels
- Kent County Parcels
- City of Dover Boundary

Owner:
Harmon Brothers, LLC

Property Address:
White Oak Road

Request:
Annexation Consideration
IPM-2 Zoning

Planning Commission Recommendation:
Areas of Concern for
Parcel LC-00-00-058.00-02-48.000

N W E S

January 5, 2009

0 910 1,820 Feet

Paper Map DISCLAIMER:

By acceptance of this map material, you agree to the following:

This map material is made available by the City of Dover, Delaware as a public service. The material is for reference purposes only, and the City makes no warranty, representation, or guaranty as to the accuracy of the material. You release the City, its agents, servants, and employees, from any and all liability related to the material, including its accuracy, availability, use, and misuse. In no event shall the City be liable for any direct or indirect damages suffered related to the use of this data including, but not limited to, physical injury, death, property damage, economic loss, or other consequential damages suffered by the Recipient or others arising from any inadequacies of the digital data or the Recipient's use of this data.

The material is in the public domain and may be copied without permission. Citation to the source would be appreciated.

Any errors or omissions in the material should be reported to the City of Dover, Delaware's Public Services GIS Department.

Date Printed: January 5, 2009
Date Created: January 5, 2009
File: m:\pd data\comp plan 2008\
Request map 15_Areaofconcern
Department: Planning and Inspections
City of Dover, Delaware

Special Council Meeting of 01/05/2009
EXHIBIT #5

DELAWARE STATE UNIVERSITY

DEPARTMENT OF HISTORY, POLITICAL SCIENCE AND PHILOSOPHY

January 5, 2009

To the Dover City Council:

Thank you for the opportunity to comment on the final draft of the updated Comprehensive Plan for the City of Dover. My interest, and that of the Graduate Program in Historic Preservation at Delaware State University, is specifically with Chapter 6 of said plan, titled Historic Preservation Plan.

As part of the final exam in the Introduction to Historic Preservation and Museum Studies course offered last Fall, graduate students were asked to identify strategies for increasing the role of the DSU Historic Preservation Program in local preservation efforts in the Dover area. Following are among the ideas identified:

(1) Create a History class on Local History, with the purpose of educating students about the development of preservation initiatives in Dover;

(2) Offer services to local preservation groups, including (a) studies which could suggest ways to preserve and protect resources, (b) grant writing, (c) placement of student interns, and (d) presenting workshops on new trends in the preservation area;

(3) Collaborate with local groups and government to assess the impact of Historic Districts and how changes in population, zoning, and other areas have impacted them;

(4) Partner with local and regional preservation organizations to save endangered properties, advocate for restoration, and to inform the public of preservation priorities.

In the recent past, DSU's Graduate Program in Historic Preservation has been recognized by the Delaware Governor's Office for its role in the Save our Sculptures Program; signed a Memorandum of Understanding

Delaware State University is an equal opportunity employer and does not discriminate because of race, creed, national or ethnic origin, sex or disability.

with Kent County Levy Court for a long-term educational program related to the Hunn Property and its place in Delaware's Underground Railroad legacy; and assisted the City of Bowers in developing a plan for restoration of the Bowers Beach Maritime Museum. Given DSU's location, tradition, and expertise, there is every reason to believe that our program can benefit Dover in the manner described herein. Accordingly, we request that the City's Comprehensive Plan reflect this potential and that City Council reciprocate our aspiration for an affiliation associated with historic preservation.

Further information about DSU's Graduate Program in Historic Preservation is attached to this correspondence. Thank you for your attention and consideration.

Sincerely,

Samuel B. Hoff, Ph.D.
Director of Graduate Program in Historic Preservation
Director of Graduate Programs, CAHSS
(302) 857-6633/shoff@desu.edu

DELAWARE STATE UNIVERSITY

DEPARTMENT OF HISTORY, POLITICAL SCIENCE AND PHILOSOPHY

The Department of History, Political Science, and Philosophy at Delaware State University encourages applications from qualified senior History majors for admission into our Graduate Program in Historic Preservation. Please find enclosed a general description of the program and a curriculum sheet listing the courses. Below are some advantages of our Master's Program in this area:

--Scholarships available to cover tuition and other expenses;

--Qualified faculty, including several who are practicing professionals in the preservation area and whose research focuses on preservation issues;

--An exciting curriculum, including the unique Historic Preservation Law course;

--Convenient scheduling of courses, many of which are on weekends for those working full-time;

--Studying in a program accredited by the National Council for Preservation Education;

--Exciting internship opportunities throughout the Delmarva Pennisula;

--A strong record of successful placement of program graduates;

--A rolling admission process which allows students to join the program during the Fall, Spring, or Summer sessions.

For an application, please write Office of Admissions, Delaware State University, 1200 N. DuPont Highway, Dover, DE. Students may secure applications online by accessing DSU's web site at www.desu.edu or by calling (302) 857-6351. For further information about the program, call or email Dr. Samuel B. Hoff, Director of the Graduate Program in Historic Preservation, at (302) 857-6633 or shoff@desu.edu.

Delaware State University is an equal opportunity employer and does not discriminate because of race, creed, national or ethnic origin, sex or disability.

DELAWARE STATE UNIVERSITY

DEPARTMENT OF HISTORY, POLITICAL SCIENCE AND PHILOSOPHY

GRADUATE PROGRAM IN HISTORIC PRESERVATION

Dr. Samuel B. Hoff, Director

Objectives: The Master of Arts degree in Historic Preservation has an emphasis in broadening knowledge of America's heritage. The program seeks to provide students with the necessary training and preparation for professional employment in their chosen fields.

Admission Requirements: Students must have earned a bachelor's degree from an accredited undergraduate institution, with a 3.00 minimum average in their major field and overall. All students applying to the Graduate Program in Historic Preservation must submit an official transcript, results from the Graduate Record Examination (GRE), and three letters of recommendation. The final decision on admission rests with the Department of History, Political Science, and Philosophy.

Curriculum: The curriculum includes a concentration in African American heritage presentation (see attached sheet). A total of 36 credit hours is required to earn the degree, which includes 27 hours of course work and a required 9 credit internship in the field. Students must present the results of the internship placement in a minimum 20-page paper. If the paper and presentation are approved, the Graduate Committee for Historic Preservation recommends conferral of the Masters degree to the Department of History, Political Science, and Philosophy, which in turn recommends the student's passage to the Dean of the College of Humanities and Social Sciences.

1200 N. DUPONT HIGHWAY • DOVER, DELAWARE 19901-2277 • (302) 857-6621 • FAX (302) 857-6623

Delaware State University is an equal opportunity employer and does not discriminate because of race, creed, national or ethnic origin, sex or disability.

Curriculum Sheet Master of Arts in Historic Preservation

Option II African American Heritage Preservation Emphasis

YEAR I

First Semester

34-603	Introduction to Historic Preservation & Museum Studies	3*
34-601	American Historical Contexts to 1865	3*
34-606	Research Methods	3*
Total	**Credits**	**9**

Second Semester

34-602	American Historical Contexts since 1865	3*
34-600	American Architectural History	3*
34-604	Historic Preservation Law & Policy	3*
Total	**Credits**	**9**

YEAR II

First Semester

34-632	African-American Historic Contexts since 1865	3**
34-631	African-American Historic Contexts to 1865	3**
34-633	Survey and Evaluation of African-American History Resources	3**
Total	**Credits**	**9**

Second Semester

34-608	Historic Preservation Internship	9***
Total	**Credits**	**9**

* Core Courses
** Emphasis Courses
*** Internship

From: McDowell, Traci [tmcdowell@dover.de.us]
Sent: Thursday, January 08, 2009 8:12 AM
To: Janice Green
Subject: FW: Comprehensive Plan

For 01/05/09 Special Council

From: Bernice Biddle [mailto:bkbiddle1@yahoo.com]
Sent: Monday, January 05, 2009 4:38 PM
To: Townshend, Ann Marie; McDowell, Traci
Cc: Ruane, Eugene B.
Subject: Comprehensive Plan

Ms. Anne Marie Townshend:

It has come to my attention today - - I was called to work and have just had an opportunity to respond - - that the comprehensive plan for the city of Dover will be reviewed this evening. Unfortunately, I cannot be in attendance but want my comments known.

I realize there was a very vague, generic notice in the paper which did not give any details and that upon "digging" into the internet can review the map.

My concern is in CH12, Land Development 1 (pg 153) dealing with South State Street and South Governors Avenue between Hope Street and Wyoming Avenue and the wording "the RGO zoning classification is appropriate for these two areas of the city."

I am concerned about the effect this could have on the South Bradford Street area between Hope and Wyoming where there is a large residential-zoned area. As you are aware, there is a temporary agreement with Dr. Halpern for the temporary driveway in the rear of his office on a R-8 lot that exits onto Bradford Street

There was a verbal agreement with Mr. Koenig, you and Dr. Halpern that his driveway is temporary and will revert to its original status when the construction on South Governors Avenue has been completed past his business; that the driveway will not be used until construction is begun in the vicinity of his office; and further that he would erect a barrier across this driveway to be closed until its use is necessary and off hours when it is not in use to prevent "cut through" traffic. This last agreement has not been met and he has had since early September to get that achieved. The driveway is being used both as an entrance and exit and a cut through from time to time.

Additionally, the property on which the Grange is located is listed to be rezoned to commercial and a part of that property abuts South Bradford Street. The area is currently blocked off but that could change if the property is rezoned.

I am greatly concerned about and opposed to these changes to South State and South Governors and the Grange property and how they could affect the South Bradford Street neighborhood.

As Mrs. Gillis has already informed you there is also concern about the rezoning of a house at 975 S. Governors Avenue which backs up to her property.

Thank you for taking my comments into consideration

Bernice K. Biddle

From: McDowell, Traci [tmcdowell@dover.de.us]
Sent: Thursday, January 08, 2009 8:11 AM
To: Janice Green
Subject: FW: Address Clarification 975 South Governors Avenued The Property Located on Governor's Avenue behind 1086 S. Bradford Street

For 01/05/09 Special Council

From: Townshend, Ann Marie
Sent: Monday, January 05, 2009 3:29 PM
To: City Clerks Office
Subject: FW: Address Clarification 975 South Governors Avenued The Property Located on Governor's Avenue behind 1086 S. Bradford Street

Ann Marie Townshend, AICP
Director, Planning & Inspections
City of Dover
P.O. Box 475
Dover, DE 19903
(302) 736-7196
(302) 736-4217

This e-mail, including attachments, is confidential and intended only for the designated recipient(s). If you are not an intended recipient, please delete this e-mail. The unauthorized use, dissemination, distribution or reproduction of this e-mail, including attachments, is prohibited and may be unlawful.

From: Toni.Gillis@comcast.net [mailto:Toni.Gillis@comcast.net]
Sent: Monday, January 05, 2009 2:53 PM
To: Townshend, Ann Marie
Cc: Ruane, Eugene B.
Subject: Re: Address Clarification 975 South Governors Avenued The Property Located on Governor's Avenue behind 1086 S. Bradford Street

----- Original Message -----
From: "Toni Gillis" <Toni.Gillis@comcast.net>
To: "Ann Townshend" <ATownshend@dover.de.us>
Cc: "Gene Ruane" <generuane@verizon.net>
Sent: Monday, January 5, 2009 2:09:07 PM GMT -05:00 US/Canada Eastern
Subject: The Property Located on Governor's Avenue behind 1086 S. Bradford Street

Dear AnnMarie,
I would be present at the meeting tonight but I take care of my mother who has onset alhzeimers and cannot be left alone. Unfortunately she is currently very agitated and it would not be good to take her into a crowded meeting, nor advisable to have her out of her normal routine.
I have heard that the property owned by Dr. Halpern at 975 Governor's Avenue that is directly behind my property at 1086 S. Bradford Street is once again being proposed for rezoning in the comprehensive plan. I strongly object to the continued expansion of the commercially zoned lots on South Governors avenue. The property should remain residential. The South Bradford neighborhood is being surrounded by commercial properties and one can only imagine that the City's intention is to change our neighborhood to commercial in the future. Please do not continue to change the zoning of the residential properties on South State Street, South Governors Avenue, and South Bradford Street. Let our community continue to be residential.
I also want to voice the concern I have that the proposed rezoning is being handled in a very secretive manner

that precludes the notification of the the neighbors by making it part of the comprehensive plan. I think this practice needs to be reviewed and discontinued. Homes within 200 yards should be notified directly and residents should be given time to voice their objects. I first learned of this proposal last night giving me no opportunity to speak with my neighbors and discuss any neighborhood objections.

Thank you.

Toni K. Gillis
1086 S. Bradford Street
Dover, DE 19904