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September 15, 2021

Town of Bridgeville
101 N. Main Street
Bridgeville, Delaware 19933

Attn: Ms. Bethany DeBussy
Town Manager

Re: PODS Storage Facility
Town of Bridgeville
Sussex County, Delaware
Tax Map/Parcel 131-15.00-1.00
Sketch Plan Submission Review Comments
DBF# 372F001.012

Dear Ms. DeBussy:

Upon the Town of Bridgeville's (Town) request, Davis, Bowen & Friedel, Inc., (DBF) has completed our review of the PODS Storage Facility Sketch Plan Submission submitted to the Town on September 2, 2021 by GED S Main Dist., LLC. Per the Town's Code Section 234-22 B the project is considered a Minor Development. Minor Development Plan Application Form 3A provides the opportunity of a Sketch Plan Submission to provide guidance to the Developer prior to Final Development Plan Submission.

Proposed Development Application:
The proposed development is considered a Minor Development consisting of one (1) 60,100 square foot (sf) building containing a 1,100 sf office and 59,000 sf warehouse along with off-site parking and outdoor container storage area.

The property is located on the northeast corner of South Main Street and Rifle Range Road. Per Sussex County mapping the parcel, 131-15.00-1.00, totals 13.74 acres although only five (5) acres is proposed to be developed at this time. The parcel is zoned C-1 Commercial.

Regulatory Jurisdictional Authority:
The proposed development will be required to submit and obtain approvals from several regulatory agencies outside of the Town's jurisdiction. Approvals from these agencies is required prior the Town approving the Final Development Plan or issuing a Building Permit and include the following:

- Office of State Fire Marshal (OSFM)
- Delaware Department of Transportation (DelDOT)
- Sussex Conservation District (SCD)
- Sussex County – sanitary sewer service
- Electric/Telephone/Internet/Etc

Zoning and Land Use:
Per the Town's Comprehensive Zoning Map 10-4 Amended August 2019 the proposed development is zoned C-1 Commercial.

Per Town Code 234-33 Commercial District (C-1) Warehouse is a permitted use. The proposed development is identifying exterior storage of containers stacked three (3) high of unknown total height of which the containers will be empty. Yard for storage and distribution of building materials when properly enclosed within a solid fence no less than six (6) feet high is a permitted use however since the stored containers will be empty, consideration of a variance with possible height restrictions will be required to allow this use.

Potential Variances:
Per the attached Sketch Plan the applicant has stated no variances will be required.
As stated above, storage of empty containers is not a permitted use and thus a variance will be required with possible restrictions.
Need for additional variances, if deemed necessary, will be further verified during the Final Development Plan review.

General Sketch Plan Comments:
The follow comments are for discussion purposes and consideration only during the Planning Commission Meeting to provide guidance and clarification should the applicant move to Final Development Plan submission. The applicant will be required to design to the standards/requirements of the Town and applicable regulatory agencies previously mentioned.

I. **DISCUSSION POINT** - Sheet SP.1 of the Sketch Plans identifies a 5-acre parcel to be developed and remainder of parcel vacant. This would imply two (2) separate lots however per Sussex County mapping only one (1) lot currently exists. A record plan subdividing the parcel into two (2) distinct lots will be required.

II. Commercial District (C-1) requirements – 234-33:
   A. Minimum tract area: 2,500 square feet.
   B. Lot width: 25 feet.
   C. Setbacks:
      a. From each abutting street: 10 feet.
      b. Side
         i. Adjoining residential zone: 10 feet.
         ii. Adjoining non-residential zone: 0 or 10 feet.
      c. Rear: 20 feet.
   D. Maximum building height: 45 feet.
   E. Maximum building coverage: 70% of lot

III. Access – 234-50:
   A. Street access. Lots on which new structures are built or to which a structure is relocated shall be adjacent to a public street or have access to an approved private street.
   B. Utility access. Structures shall be placed on lots in a manner that provides safe and convenient access for utility servicing, fire protection, and required off-street

parking.

DISCUSSION POINT – Only one access is shown off South Main Street on the northern portion of the property. Based on this location, it could be assumed that truck traffic to the property may come through Town.

IV. Fences; walls; hedges and shrubbery – 234-51:
   A. Setbacks. Fences, walls, hedges, and shrubbery may be placed anywhere on a residential lot as long as they comply with the height limitations stated in this section and § 234-52.
   B. Height limitations.
      a. Front property line: three feet.
      b. Side property line: 6 1/2 feet.
      c. Rear property line: 6 1/2 feet.

DISCUSSION POINT – No fences are shown, only planted berms on the southerly side and rear property lines for screening. Suggest same on northerly property line as well as fencing.

V. Height limit exceptions – 234-53:
   A. The height limitations of this chapter do not apply to appurtenances usually required to be placed above the roof level and not intended for human occupancy. Such appurtenances include, but are not limited to, the following.
      a. Belfries.
      b. Chimneys.
      c. Cupolas.
      d. Flagpoles.
      e. Ornamental towers.
      f. Public monuments.
      g. Radio and television antennas for residential use.
      h. Smokestacks.
      i. Spires.
      j. Water towers.

VI. Water facilities – 234-66
   A. Each lot and each principal use in the Town shall be connected to the Town's water supply and distribution system.

VII. Sanitary sewer facilities – 234-67:
   A. Each lot and each principal use in the Town shall be connected to the sanitary sewage collection and disposal system.

VIII. Other utilities – 234-69:
   A. General requirement. Provision shall be made for each lot and principal use in the Town to be connected to utility services, including, but not limited to, gas, electricity, telephone, fiber optic, and cable television.

IX. Signs – Article XVIII

A. Applicant will be subject to the regulations outlined within Article XVIII Signs of the Town Code. Review for compliance will occur during the Final Development Plan review.

X. Parking – Article XIX Off-Street Parking and Loading

A. Applicant will be subject to the regulations outlined within Article XIX Off-Street Parking and Loading of the Town Code. Review for compliance will occur during the Final Development Plan review which shall provide applicable computations for determination of parking spaces and loading area.

DISCUSSION POINT – Off-street loading for a proposed warehouse of this size would require four (4) loading spaces but only two (2) are shown with understanding that all loading/offloading associated with the warehouse will be within the warehouse. Loading/offloading of the proposed exterior storage will be adjacent to the storage itself and not within an identifiable loading space.

XI. Screening and landscaping – 234-90

A. Applicant will be subject to regulations outlined within this section and review for compliance will occur during the Final Development Plan review.

XII. Architectural Elevations

A. Elevations have been provided with the Sketch Plan of which will be further reviewed for compliance with the Final Development Plan review.

XIII. Miscellaneous

A. Dumpsters/Trash Collection – to be provided on the Final Development Plan, properly placed away from structures with adequate trash truck access and detailed screening.

The above represent DBF's Sketch Plan review comments however we reserve the right to provide additional comments associated with future submissions. Recommendations made by the Planning and Zoning Commission on the Sketch Plan will be reviewed during the Final Development Plan submission. Should you have any questions, comments, concerns, or would like to discuss this further, please feel free to call at your convenience.

Sincerely,
DAVIS, BOWEN AND FRIEDEL, INC.

Jason P. Loar, P.E.
Principal

Enclosures

JPL
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