The Town Of
Bridgeville
If You Lived Here, You Would Be Home Now

PLANNING AND ZONING
MINUTES
APRIL 19, 2022 – 6:00 P.M.
BRIDGEVILLE PUBLIC LIBRARY & ZOOM

A regularly scheduled meeting of the Planning and Zoning Commission was held on April 19, 2022, at 6:00 PM, at the Bridgeville Public Library, and via Zoom. The following were present:

Present:	Clint Whaley	Planning and Zoning Chairman
	Kelly Davis	Planning and Zoning Secretary
	Patricia Correll	Planning and Zoning Commissioner
	Jack Cannon	Planning and Zoning Commissioner
	Cliff Oliver	Planning and Zoning Commissioner
	Matt Davis	Planning and Zoning Commissioner
	Bethany DeBussy	Town Manager
	Melissa Cassimore	Town Financial Manager
	Dennis Schrader	Town Solicitor
Absent:	Jay Mervine	Planning and Zoning Commissioner

CALL TO ORDER:

The meeting was called to order by Chairman Whaley

QUORUM PRESENT:

Chairman Whaley reported that a quorum was present.

APPROVAL OF MINUTES:

Motion to approve December 21, 2021, Planning and Zoning Minutes– M. Oliver; 2nd – M. Davis; motion carried (6-0).

Commissioner Correll-Yes	Commissioner Cannon-Yes
Commissioner K. Davis-Yes	Commissioner Oliver-Yes
Commissioner M. Davis-Yes	Chairman Whaley-Yes

Motion to approve January 18, 2022, Planning and Zoning Minutes– M. Correll; 2nd – Oliver; motion carried (6-0).

Commissioner Correll-Yes	Commissioner Cannon-Yes
Commissioner K. Davis-Yes	Commissioner Oliver-Yes
Commissioner M. Davis-Yes	Chairman Whaley-Yes

NEW BUSINESS

Market Street Mini Storage Expansion – 100 Market Street
The applicant pulled the request.

NEW BUSINESS

Old Jimmy's Grill/Blue Hen Crossroads Redevelopment – Concept Plan -18541 S. Main Street (Discussion Only)
Casey Rauch of Rauch Inc. provided a brief history of the property since 2019. Mr. Rauch stated this plan includes four parcels with the first concept plan including a strip mall, several restaurants, an office building, and Phase 2 as shown. Mr. Rauch discussed during the initial meeting with DelDOT, that members of the Town Council discussed the infrastructure needed for the plan is significantly more than what is in place and to scale back the project. Mr. Rauch stated because of the insecurity in the hospitality industry the revised concept plan consists of two phases; Phase 1 includes conditioned and unconditioned storage units and Phase 2 includes two restaurants. Mr. Rauch stated the property is zoned C-1 and this concept would only be permitted by Special Exception. Mr. Davis asked if this property is located next to the proposed PODS storage facility. Chairman Whaley clarified the location of the proposed PODS storage facility. Mr. Oliver asked if the applicant was aware of the proposed PODS storage facility. Mr. Rauch confirmed the applicant is aware. Mr. Whaley asked if this project has been discussed with the Fire Marshall. Mr. Rauch answered it has not been. Ms. Davis asked if there is one or two restaurants proposed in Phase 2. Mr. Rauch answered the vision is to have a restaurant with another drive-thru business. Chairman Whaley asked if the phases would all be constructed at once. Mr. Rauch stated the phases may be built in stages depending on demand. Ms. Correll stated she was hopeful the old buildings would not be demolished and be used as a restaurant. Mr. Rauch stated the insecurity in the restaurant industry has influenced the applicant to change the previous concept plan and all current buildings would be demolished for this project. Mr. Oliver stated his initial reaction to this is incredibly disappointing and negative to the property being used for self-storage and stated the community needs convenience commercial. Mr. Oliver is concerned with the zoning issues and the lack of space for an extensive landscape screening. Mr. Schrader asked if there would be fencing to secure the buildings. Mr. Rauch stated there would be remote-operated gates unless fencing is required. Mr. Schrader asked if the stormwater management pond is large enough for the project. Mr. Rauch discussed both stormwater management ponds would need to be expanded as shown on the plan. Lauren Good of Wallace Montgomery discussed her review of this concept plan and the Town Code about a "Self-Storage Facility". Ms. Good discussed the future development plans would need to provide details for a perpetual access easement for Lot 2, buffers, dimensioned parking spaces, lighting and landscaping for the parking area, off-street loading spaces, and a queuing lane area.

NEW BUSINESS

BKK Firearms – Conditional Use – 3 Elm Street
The item has been rescheduled for the May 17th Meeting.

ADJOURNMENT:

The meeting was adjourned at 6:31 P.M.

Respectfully submitted, Melissa Cassimore
Melissa Cassimore, Transcriptionist