

January 11, 2023

Town of Bridgeville  
Attn: Bethany DeBussy, Town Manager  
101 N. Main Street  
Bridgeville, DE 19933

**RE: PODS of Bridgeville (S. Main St)  
Tax ID No. 131-15.00-1.01  
Final Development Plan Review**

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the Final Development Plan for the above-referenced project, consisting of the following components:

- Final Development Plan prepared by Axiom Engineering, LLC (September 16, 2022)
- Site Photometric Plan (June 1, 2021)
- Status Update Letter prepared by Axiom Engineering, LLC (January 4, 2022)
- Agency Review Letters

#### **GENERAL COMMENTS**

The subject application is the Final Development Plan for the PODS of Bridgeville development, located within the Town limits on the northeast corner of South Main Street (US 13B) and Rifle Range Road. The Applicant is proposing to develop the 5.828-acre parcel as a PODS Storage Warehouse in two phases. Phase 1 consists of a 60,092 sf storage warehouse; Phase 2 consists of a 16,600 sf expansion of the warehouse. Other site improvements include parking area, landscaped berm, utility, and other site improvements. The Applicant received conditional approval of the Preliminary Development Plan from the Planning and Zoning Commission on June 21, 2022 and approval of the Minor Subdivision from the Town Commissioners on August 8, 2022. The parcel is zoned C-1 Commercial.

We have not provided detailed utility, right-of-way, or detail/specifications review as this will be completed by the Town's engineering consultant.

We have reviewed this submission against the requirements identified in the Final Development Plan Review Checklist. **This submission is not in compliance with the Final Development Plan Review Checklist due to the missing information as stated in the "Not in Compliance" column and any additional information noted on the form (see attachment). These include missing signatures/seals (to be completed for final signature sets), zoning schedule lacking required standards, and missing preliminary architectural plans and elevations.**

For this Final Development Plan Review, we have only provided comments regarding new or outstanding items. For an overall review of the inclusion of required content, please refer to the WM Preliminary Development Plan Review Letter dated June 16, 2022. The application has not met several Town Code requirements, including a number of comments identified as part of the WM June 16, 2022 review letter. We *reserve the right to provide additional comments once all requirements have been met and submitted for review*. Comments identified in **red text** should be addressed as appropriate.



## REGULATORY AGENCY APPROVALS

The Applicant is required to submit and obtain approvals from several regulatory agencies prior to the Town approving a Final Development Plan or issuing a Building Permit. Approvals from these agencies are noted in the table on the next page.

Agency	Date	Status
DNREC—NOI for Stormwater Discharges (ID# 6851)	2022-10-19	Issued
DelDOT—Subdivision Construction/Entrance	2022-12-15	Approved
DelDOT—Letter of No Objection to Recordation	2022-08-26	Issued
DHSS ODW—Water Connection (#22W18Rev1)	2022-12-14	Approved
State Fire Marshal (2022-04-210465-MJS-02)	2022-06-16	Approved
Sussex Conservation District—Sediment & Stormwater	2022-12-21	Approved
Sussex County—Sanitary Sewer District	2023-01-03	Approved

## PLANNING/TECHNICAL

### 1. Property Development Standards

§234-33C identifies the following applicable Property Development Standards.

Standard	Required	Proposed
Min. Lot/Tract Area:	2,500 sq. ft.	5.5.828± ac.
Lot Width:	25 ft.	25+ ft.
Setbacks:		
Side Yard/Adjoining Nonresidential Zone:	0 or 10 ft.	10+ ft.
Rear Yard:	20 ft.	20+ ft.
From Abutting Street:	10 ft.	10+ ft.
Max. Building Height:	45 ft.	41.5 ft.
Max. Building Coverage:	70% of lot	Not Identified

**A schedule of required and proposed standards is not shown/is incomplete. Final plans should contain the full schedule of required and proposed standards. Note: This comment was initially provided in the WM June 16, 2022 Preliminary Development Plan review letter.**

### 2. Fences, Walls, Hedges & Shrubbery

§234-51 limits hedges/shrubbery to a height to 6.5 feet; however, the PZC may allow these to be higher than stated if it finds that exceeding height limitations is necessary due to the type of use, security concerns, or protection of adjacent properties. The Landscape Plan (Sheet L-1) includes a planting schedule with sizes (caliper and height) at time of planting; however, each of the species chosen can grow to be well over 6.5 feet in height. A Site Section has not been included in the current submission; however, the Site Section submitted during Preliminary Development Plan Review also indicated the planted berm would have trees that are 18 feet tall at time of maturity atop a 4-foot-high planted berm that would screen outdoor storage areas from view from US 13.

**The Applicant should confirm the height of proposed trees at maturity and confirm that their height and density will provide this screening as intended.**



**It is recommended that an approval of the Final Development Plan should acknowledge the increased height and findings that exceeding the height limitations of §234-51 is necessary due to the type of use and desire to protect adjacent properties.**

3. Signage

The Applicant is subject to the regulations outlined within the *Town Code* Article XVIII Signs. No signage information has been included with the Final Development Plan application package, so the Applicant will need to submit all pertinent information as part of a Building Permit application.

**The Applicant should clarify whether proposed signage is intended to be a freestanding, supported, or ground sign (see §234 Attachment 2). If a freestanding or ground sign, it is recommended that location(s) should be indicated on plans. Regardless of signage type, Building Permit approval will be required prior to signage construction/erection.**

4. Parking & Loading

§234-87 does not specifically define a minimum number of spaces for warehouse or storage use. The plans identify 2,100 sq. ft. of office space as part of the development, at 1 space per 200 sq. ft. of floor area. This would yield a minimum of 11 parking spaces, 1 of which must be an accessible parking space that is van accessible. Interior drive aisles must be a minimum of 25' wide, per §234-87E(2).

The plan shows 12 diagonal standard spaces (10' x 20') and 1 diagonal accessible space (8' x 20') with associated hatched area (8' x 20') for a total of 13 parking spaces. Interior drive aisles are dimensioned as being 24' wide.

**Interior drive aisles should be revised to be 25' wide. Note: This comment was initially provided in the WM June 16, 2022 Preliminary Development Plan review letter.**

5. Structures/Elevations

A "Proposed Site Section & Line of Site Study" was included in the Preliminary Site Plan package reviewed by the Planning Commission on June 21, 2022; however, elevations have not been included as part of the current Final Development Plan submission package.

**As noted in WM's June 16, 2022 Preliminary Development Plan review letter, elevations should be submitted for review as part of the Final Development Plan review package.**

**CONCLUSION**

Based on the above and *Town Code* requirements, if the Planning and Zoning Commission agrees, we recommend approval with the modifications outlined in this letter and acknowledgement of the increased height of hedges/shrubbery as noted under "Fences, Walls, Hedges & Shrubbery."

Once again, we reserve the right to provide additional comments once the application requirements or approval conditions have been met and all required information has been provided to the Town.

If you have any questions, comments, concerns, or would like to discuss our review further, please do not hesitate to contact me at 302.232.6965 or lgood@wallacemontgomery.com.

Sincerely,

**WALLACE, MONTGOMERY & ASSOCIATES, LLP**

Town of Bridgeville Development Plan Review  
Final Development Review: PODS of Bridgeville  
WM No.: 221033.0001  
January 11, 2023



A handwritten signature in blue ink that reads 'Lauren E. Good'. The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Lauren E. Good, AICP  
Project Manager

cc: Darren O'Neill, Wallace Montgomery VP of Delaware Operations & Contract Manager  
File

LEG

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