

January 10, 2024

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

**RE: 18116 Sussex Highway / Bridgeville Self-Storage Addition
Tax ID No. 131-10.00-83.00
Minor Development Plan Review
1st Submittal**

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the Minor Development Plan for the above-referenced project, prepared by Merestone Consultants, Inc., dated February 12, 2017 and last revised July 25, 2023. We offer the following comments:

General Comments

The Applicant is proposing additional development on the subject site, the front (eastern) portion of which is already developed with an existing one-story automated car wash/coin-operated laundry, five one-story self-storage buildings, and associated parking and stormwater management areas (total of 19,570 sq. ft. existing buildings). The proposed addition consists of five one-story self-storage buildings totaling 11,600 sq. ft. (four 2,400 sq. ft. buildings and one 2,000 sq. ft. building), stormwater management area, and associated pavement to the rear/western side of the site. The site is located within the Town limits and is currently zoned C-1 Commercial. Access to the addition is proposed to utilize the site's existing entrance on Sussex Highway.

We have reviewed this submission against the requirements identified in the Minor Development Plan Review Checklist. **This submission is not in compliance with the Minor Development Plan Review Checklist due to the schedule of zoning district standards only showing required standards (not proposed/provided), missing detailed landscaping plan and preliminary architectural plans/elevations as stated in the "Not in Compliance" column and any additional information noted on the form (see attachment).**

The application is missing several plan requirements and we *reserve the right to provide additional comments once all requirements have been met and submitted for review*. This is a review based on the limited plan submission; this increases the professional fees that may be passed to the applicant as an additional submittal is required due to the lack of requirements being met.

Comprehensive Land Use Plan

The Future Land Use Map, Map 10-3, in the *2018 Town of Bridgeville Comprehensive Plan* designates the site as "Vacant Developable."

Procedural/Administrative

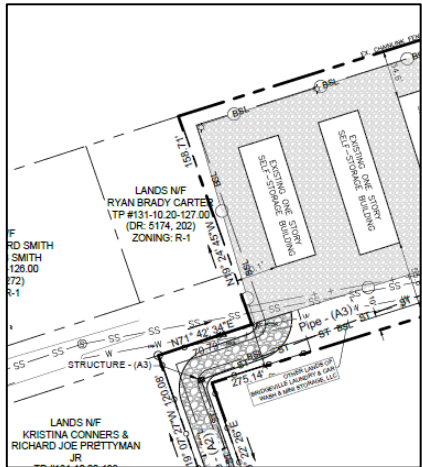
We reviewed the submitted application/plan for compliance with the requirements outlined in the *Code of the Town of Bridgeville Chapter 234—Land Use and Development*.



Planning/Technical

1. General

Comparing the submitted site plan to an aerial photograph and the Sussex County Online Mapping feature, there appears to be a discrepancy with the lot area/boundary near the westernmost existing building, the eastern end of the Elm Street right-of-way, and the distance between 5 Elm Street and the actual adjacent development. See screenshots below.



2. Property Development Standards

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

STANDARD	REQUIRED	PROPOSED
Min. Lot/Tract Area:	2,500 sq.ft.	227,045 sq. ft.
Lot Width:	25 ft.	Varies
Setbacks:		
Side Yard/Adjoining Residential Zone:	10 ft.	10 ft. +
Rear Yard:	20 ft.	n/a (double frontage lot)
From Abutting Street:	10 ft.	10 ft. +
Max. Building Height:	45 ft.	<25 ft.
Max. Building Coverage:	70%	13.7%

3. Access

a. The subject parcel has frontage on two State maintained roadways: US 13/Sussex Highway and US 13A/South Main Street. The Applicant is proposing to utilize the existing entrance on US 13/Sussex Highway to access the rear of the parcel/area where additional buildings are proposed. No access (commercial or emergency) is proposed from South Main Street. At the rear of the existing development (near the eastern termination of the Elm Street right-of-way) is a proposed 20 ft. wide access drive with three 90° turns connecting the existing development to the proposed addition development area. **There is a concern that this single limited access drive will pose complications for access to the proposed self-storage buildings via automobile/private vehicles, U-haul-type moving vans, larger commercial moving vans/tractor trailers, and emergency access vehicles (particularly fire engines). Standard interior drive aisle width is 25'. Town Engineer should address this concern from a technical standpoint.**



4. Utilities

- a. Water: The Applicant is proposing to provide water to the proposed building area of the site by connecting the existing water line within South Main Street via a proposed 8" water service line at the southwest corner of the property, which ends in a plug for future extension. A new fire hydrant is proposed along this service line to the south of Building C. The water line is located within a 20' utility easement.
- b. Sanitary Sewer: No connection to the existing sanitary sewer system is proposed for the addition.
- c. Lighting: Site lighting is proposed via a number of light structures along the access drive from the existing developed part of the site and around the proposed buildings. Per §234-68, such lighting shall be provided in accordance with applicable Town standards. **To the extent practical, it is recommended that shields are used to limit light trespass beyond the subject property.**
- d. Electricity: **Will electricity need to be extended to the proposed buildings for lighting, security, temperature control, etc.? If yes (and for site lighting), per §234-68B, service lines shall be placed underground.**

5. Drainage & Stormwater Management

- a. **We have heard anecdotal information that this and the residential properties to the north are subject to flooding. Applicant will need to ensure that additional development/impervious surfaces will not contribute to this issue and will instead hopefully decrease this phenomenon.**

6. Landscaping and Screening

§234-91B identifies the need for screening along the north side of the property, to provide a visual barrier between the proposed addition and the residential district. A 6' chain link fence with opaque screen/privacy slats is proposed along this property line. **In addition to the proposed fence, §234-91B(4) requires the screen to be 15' in width and contain evergreen shrubs (at least 2' tall at planting and spaced at intervals not more than 5' on center). This screening area and associated plantings should be shown on the Landscaping Plan.**

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

Sincerely,
WALLACE, MONTGOMERY & ASSOCIATES, LLP

A handwritten signature in blue ink that reads "Lauren E. Good".

Lauren E. Good, AICP
Project Manager

cc: Nick Walls, AICP, GISP - Wallace Montgomery VP & Contract Manager
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