

August 15, 2024

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

**RE: Dollar General – PTV 1309, LLC
Tax ID No. 131-15.00-3807
Minor Development Plan Review**

Dear Ms. DeBussy:

At the Town’s request, Wallace Montgomery (WM) has reviewed the Minor Development Plan for the above-referenced project, submitted by PTV 1309, LLC., dated 1-25-2024. We offer the following comments:

General Comments

The Applicant is proposing to develop the 1.87-acre parcel into a Dollar General store. The site is located along Route 13, south of Town, identified as parcel 131-15.00-38.07 and is currently zoned C-1.

We have reviewed this submission against the requirements identified in the Minor Development Plan Review Checklist as per §234-22A (7) of the Town Code. This submission is **NOT IN COMPLIANCE** with the Minor Development Plan Review Checklist due to the missing information as stated in the “Not in Compliance” column, details of which are given in the details below.

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 commercial. The proposed development is in compliance with the comprehensive plan.

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 Details

1. Property Development Standards

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

<i>STANDARD</i>	<i>REQUIRED</i>	<i>PROPOSED</i>
Min. Lot/Tract Area:	<u>2,500 sqft</u>	<u>87,479 sqft</u>
Front yard:	10'	10'
Lot Width:	25'	>25'
Setbacks:		



Side Yard/Adjoining Nonresidential Zone:	0'	10'
Rear Yard:	20'	20'
From Abutting Street:	10'	>10'
Max. Building Height:	45'	18'
Max. Building Coverage:	70%	Less than 70%

2. General Requirements

a. §234-56

The location and descriptions of all permanent **survey monuments are not included in the plan.**

3. Easements

a. §234-58

All subdivision lots shall have five-foot-wide easements along all lot lines. **These easements have not been included in the plan.**

4. Sidewalks

a. §234-63

The Applicant is proposing concrete sidewalk to connect the entrance of the retail store with the parking lot.

5. Utilities

a. Lighting §234-68

A detailed lighting plan is not included. General construction notes (G12) on sheet C-201 refer to "Proposed site lighting (see M.E.P. plans associated with this project for detailed lighting layout + details)". These plans must be provided and meet all requirements prior to approval of the proposed site plan (See §234-68).

6. Sensitive Areas

a. Wetlands §234-71

The general notes (6) indicate that "A wetlands delineation was completed by Duffield associates, 5400 limestone road, Wilmington Delaware 19808 and is based on a site delineation performed in august 2008. The delineation determined that there are wetlands existent on the subject site." Location of wetlands and supporting documentation is not included in the submission. As per §234-71 in the town code, **the wetlands and associated buffers must be shown in the site plan.**

7. Signage §234-76:85

Separate permits will be required for signs.

8. Parking and Loading §234-86:88

a. Parking spaces are included, however, **the number of spaces proposed are NOT IN COMPLIANCE** with §234-87 for retail sale establishments. The site data (item 17) on the plan indicates that a variance will be required. 50 parking spaces are proposed, however, based on the sales floor area of 10,189 square feet, section §234-87B of the Town Code requires 51 parking spaces to be provided with additional spaces for the peak number of employees, which applicant indicates would be 3 more spaces. Prior to seeking a variance, the applicant must demonstrate that all reasonable attempts to reconfigure the parking plan are exhausted.



- b. As per section §234-87E of the town code, site plan must indicate the dimensions of the parking spaces which would be 10 feet by 20 feet for vertical parking. **The applicant has proposed dimensions of 9' by 20' per parking space which is NOT COMPLIANT with the Town code §234-87E.**
 - c. As per section §234-88B of the town code, at least two loading spaces are required for lots between 10,000 – 20,000 square feet. The plan notes also indicate these requirements, however, **the site plan includes only one loading space and is therefore NOT COMPLIANT with the Town code.** As per section §234-88E, dimensions of the loading space should be 12 feet wide, 40 feet deep with a vertical clearance of 14.5 feet. The dimensions of the loading space follow the code requirements.
9. Landscaping and Screening §234-91:92
The cover sheet lists a Landscape Plan L-001, however, this is not included in the submission packet. **These plans must be provided and meet all requirements prior to approval of the proposed site plan (See §234-91C).**
10. Other
- a. The plan indicates that the applicant will need to apply for a variance for lack of adequate parking spaces (See also point 10 above). The plan, as currently proposed, is 3 spaces short of the required number. However, **the applicant has not provided an official application for a variance in conjunction with this proposed site plan (See §234-23).**
 - b. List of required regulatory approvals or permits are needed for final approval. **Approval from Delaware Department of Transportation and Sussex Conservation District are not provided.**
 - c. **Preliminary architectural plans and elevations are not included.**

Based on the above and *Town Code* requirements, we DO NOT recommend approval of this site plan until the required items are submitted.

Once again, we reserve the right to provide additional comments once the application requirements 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 776.231.1353 or nwalls@wallacemontgomery.com.

Sincerely,

WALLACE, MONTGOMERY & ASSOCIATES, LLP

A handwritten signature in black ink, appearing to read 'Nick Walls'.

Nick Walls, AICP, GISP
Associate Vice President

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