

Posted: 10/18/17 @ 2:15pm



Georgetown

Town Council Meeting Agenda

Meeting Date: Wednesday, October 25, 2017

Location: Town Hall, 39 The Circle, Georgetown, DE

Time: 6:45 PM Public Hearing

Regular Meeting Immediately Following Public Hearing

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6:45 PM PUBLIC HEARING

Case #2017-08 Georgetown Storage Facility Conditional Use Application

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A. [Case #2017-08 Georgetown Storage Facility Conditional Use Application](#)

1. PLEDGE OF ALLEGIANCE

2. INVOCATION

3. ADOPTION OF AGENDA

4. APPROVAL OF OCTOBER 11, 2017 TOWN COUNCIL MINUTES

A.

5. PUBLIC COMMENT

6. ADJOURNMENT



Town of Georgetown Review Application



	Check Type of Review Requested	Copies
<input type="checkbox"/>	Category II Plan Review	5
<input type="checkbox"/>	Category I Site Plan - Preliminary	11
<input type="checkbox"/>	Category I Site Plan - Final	8
<input checked="" type="checkbox"/>	Conditional Use	18
<input type="checkbox"/>	Historic Review	8
<input type="checkbox"/>	Subdivision/RPC Review - Conceptual	11
<input type="checkbox"/>	Subdivision/RPC Review - Preliminary	18
<input type="checkbox"/>	Subdivision/RPC Review - Final	18
<input type="checkbox"/>	Utility Review	2
<input type="checkbox"/>	Zoning Amendment	18
<input type="checkbox"/>	Other:	

All packages to include number of copies shown:

- Review Application
- Plans / Prints
- Supportive Materials
- One PDF of Site Plan

Note: One 11 x 17 copy of complete site plan to be provided with application packages.

Property Information	
Sussex County Tax Map/Parcel:	135-23.00-10.01, 135-23.00-10.03
Project Location:	533 S Bedford Street
Property Size/Dimension:	11 Acres
Project Title/Name:	Georgetown Storage Facility
Current Zoning District:	UB3
Proposed Zoning (if applicable):	UB3
Current Property Use:	Agriculture
Proposed Property Use:	Mini Storage Units

Current Property Owner Information	
Current Owner Name:	Mr. Bruce O'heir
Phone Number:	(410) 494-8989
Fax Number:	
Email Address:	bgoheir@aol.com
Mailing Address:	606 Bosley Ave
City, State, Zip Code:	Towson, MD 21204

Engineer / Surveyor Information	
Company Name:	Pennoni Associates, Inc
Contact Name:	Brian Turner
Phone Number:	(302) 684-6211
Fax Number:	(302) 684-8054
Email Address:	bturner@pennoni.com
Mailing Address:	18072 Davidson Drive
City, State, Zip Code:	Milton, DE 19968

Supplemental Site Plan Narrative –Georgetown Storage Facility

Per §230-211, Para C, Supplemental site plan narrative

(1) Site Data Summary Chart

Tax Map & Parcel Number	135-23.00-10.01 (Dwelling/Office Space)
Tax Map & Parcel Number	135-23.00-10.03 (mini-storage area)
Planning Commission Case Number	Not Currently on Agenda
Board of Adjustment Case Number	N/A
Zoning Classification	UB-3 Professional Business District
Proposed Zoning	UB-3/Conditional Use (§ 230-231) ¹
Allowable Density	N/A
Proposed Density	N/A
Total Site Area	11.16 Acres
Flood Zone	Not located in Flood Zone
Source Water Protection Area	N/A
Wetlands (state and federal)	0.00 Acres
Number of Proposed Lots	N/A
Number of Proposed Units	N/A
Availability of Utilities	Electric (Delmarva Power)/Water & Sewer
Zoning Front Yard Setback Requirements	25 Feet
Zoning Side Yard Setback Requirements	10 Feet
Zoning Lot Size Requirements	7,500 Square Feet per Building
Maximum Building Height	35
Proposed Building Height	9
Required Common Open Space	0.66 acres
Provided Common Open Space	1.75 acres
Required Parking per Zoning	4 spaces (1,000 s.f. of office floor area)
Proposed Parking per Zoning	6 spaces

¹ ARTICLE XXVIII Conditional Uses, § 230-231 Purpose and criteria:



A. The presence of adjoining or nearby similar uses:

The proposed site is currently surrounded by a variety of commercial businesses along with a few State agencies' which provide a range of public services. The private commercial businesses that are located within the immediate area of the proposed site are Bedford Street Motors (used car sales), Carmean Appraisal Services, Nickle Electrical Companies, Redi-Call Communications and Patty's Deli. The Division of Motor Vehicles is located to the immediate west of the proposed site and also borders the westerly property line. The Thurman Adams State Service Center and DelDOT's South District office are also located 0.2 miles from the proposed storage facility property. The Nutter D. Marvel Carriage Museum and the 16 Mile Brewing Company are located north of the proposed site. The proposed Georgetown Storage Facility project will be a low intensity commercial business when compared to the existing public service and private businesses that are located in the immediate area.

B. A need for the use in the area proposed:

Our client, Bruce O'Heir, owns and operates the existing Georgetown Self-Storage facility located on Route 113 and currently has a waiting list for new customers. The growing demand for secure and reliable storage within the Town of Georgetown has prompted the development of this project.

C. Minimal effect on neighboring properties:

Overall the proposed project will produce a minimal amount of traffic and noise for neighboring properties. DelDOT is requiring a standard entrance and the site will have limited hours of operation thereby preventing customers from accessing the storage units between the hours of 7 pm and 7 am. The proposed entrance design includes the design of a new 5' wide concrete sidewalk across the frontage of the site thereby providing safe pedestrian travel along the frontage of the site.

D. Imposition of Sufficient safeguards, such as traffic control, parking, lighting, screening, hours of operation, number of occupants, and similar conditions, to protect property values and enjoyment.

The storage facility will be a gated complex that will only be accessible to customers between the hours of 7:00 am and 7:00 pm seven days a week. The office hours are Monday through Friday 8:30 am to 5:00 pm, Saturday 8:30 am to 2:00 pm and will be closed on Sunday and holidays. The existing single family dwelling will be remodeled and operate as the managers dwelling and the site office. It has been estimated that at total buildout that the maximum number of customers that will visit the site during the peak hour will be 4 customers. Therefore the project will have minimal impact on the existing traffic volumes on South Bedford Street. As a result of the low traffic projections DelDOT is only requiring a standard entrance with no requirements for a left or right turn lane. A new 5' wide concrete sidewalk across the frontage of the property will also be provided with the construction of the new entrance. All lighting located within the gated complex will meet the Town of Georgetown's minimum foot-candle standards and will be

building mounted, thereby limiting the opportunity for light bleed onto neighboring properties. We are also proposing vegetative landscape screen using a combination of both evergreen and deciduous plantings along the south and southeast boundary's which border residential lots/dwellings.

Per our Conditional Use request of Article XIV, UB3 Professional Business District we are hereby requesting a waiver from meeting the following subsections:

§230-96 Exterior appearances of structures requires that the exterior appearance of the structure shall be that of a single-family dwelling house preserving the character of the surrounding dwellings, and there shall be no external alteration in contrast with the exterior appearance of the structure of the dwelling house. Per the enclosed colored architectural drawings the proposed storage units will be approximately 9 feet in height and have a metal exterior and be beige in color with brown trim. Non-climate controlled units will be accessed through garage doors that will be orange in color. The mini storage units will not resemble that of a single-family dwelling therefore we are requesting a waiver from this subsection requirement.

§230-97 Accessory buildings, para B New accessory buildings may be erected, to be used solely for storage purposes, and not exceeding 180 square feet in area. All accessory buildings shall reflect the design characterizes of the main building. The proposed storage unit buildings will have a total square footage of 2,400 sf therefore we are requesting a waiver from minimum building square footage of 180 sf.

- The project will be constructed in three (3) phases. Phase I will consist of the construction of the paved entrance and parking area, the perimeter fence, the Stormwater management pond, and the first twelve (12) storage unit buildings. Phase 1 will disturb approximately 4 acres of ground and will also include the renovation of the existing dwelling. Phase II will include the construction of nine (9) new storage buildings and will disturb approximately 1.75 acres. The final future phase will include the construction of the remaining 19 storage unit buildings and will entail the disturbance of approximately 5.25 acres. Once complete the site will have forty (40) storage buildings with each building having an area of 2,400 sf.

(2) Economic Impact Statement:

- The anticipated building and site construction costs at total buildout will be \$4.00 million dollars.
- The estimated tax revenue will be approximately \$20,000 at total buildout.
- Initially there will be 1 full-time employment opportunity. Once the project is completely built there will be a possible opportunity to employ a 2nd full-time employee

- The following is a list of fee's that are associated with the development of this project:

Town of G'town Site Plan & Conditional Use Fee	\$3,800 (Paid)
Town of Georgetown Hydrant Flow Test Fee	\$200 (Paid)
Town of Georgetown Engineer Review Fee	\$3,000 (Estimated)
Town of Georgetown Building Permit Fee	\$20,800 (Estimated)
Town of Georgetown Water Connection Fee	\$600 (Estimated)
Town of Georgetown Emergency Services Fee	\$20,000 (Estimated)
Town of Georgetown GREAT Fund Fee	\$20,000 (Estimated)
Town of Georgetown Inspection Fee	\$500 (Estimated)
Town of Georgetown General Business License	\$78
DelDOT Plan Review Fee	\$6,050 (Paid)
Fire Marshal Site Plan Review Fee	\$150 (Paid)
Sediment and Stormwater Review Fee	\$2,000 (Paid)
Sediment and Stormwater Maint Fee	\$4,250 (Due after plan approval)
DNREC, NOI Fee	\$195 (Paid)
Fire Marshal Building Review Fee	\$16,000 (Due after plan approval)
TOTAL	\$97,623

(3) Ability to serve (utilities, emergency, fire and ambulance):

- The property is currently served with electric by Delmarva Power and communication and internet services are provided by Verizon. The property is located in the Georgetown Fire Department - Fire District and will also be served by the Town of Georgetown Police Department for law enforcement services. Water and sewer is provided by the Town of Georgetown Department of Public Works.

(4) Georgetown Comprehensive Land Use Plan and Design Standards compliance statement:

- Per the Comprehensive Plan Map, which shows the future zoning of the property as Medium High Density Residential (with some Neighborhood business allowed), which is in line with the current zoning classification of UB3 Professional Business District which allows for any use permitted in the UR1 Urban Residential District, UR2 Medium Residential District, and the UR3 Neighborhood Residential District. Both the current and future zoning classifications allow for a mixed use of both residential and business uses. The current UB3 Professional Business District zoning specifically permits professional offices for the use of physicians, optometrists, dentists, attorneys, surveyors, engineers, and accountants, etc. The proposed Georgetown Storage Facility (mini-storage) project has been submitted to the Town of Georgetown Planning Department as a Conditional Use request. Approximately 50% of the proposed storage units will be climate-controlled self-storage units. Having these storage services within Town limits will provide convenient and direct support to nearby professional offices and residential areas that are in need of storing legal and professional documents in a controlled environment. Similar to professional complexes the proposed Georgetown Storage Facility will be a gated and secure complex with limited hours of operation. The

proposed Georgetown Storage Facility project is a needed use that directly supports the professional businesses and public service agencies that are located nearby.

(5) Traffic access overview statement:

- The property has access to South Bedford Street which is classified by DeIDOT as a Major Collector road. South Bedford Street is an asphalt paved road that is in good condition and has an overall road width of 29 feet. South Bedford Street is a two-lane road with each travel lane being 12 feet in width. There is no curb or shoulder that currently exists along the road frontage of the proposed Georgetown Storage Facility. We had the pre-application meeting with DeIDOT and made a formal entrance plan submission to DeIDOT on July 13, 2017. It was determined at the pre-application meeting that the project will not require a Traffic Impact Study. Once the project has been completely built the projected number of daily trips will be 84 (42 vehicles entering/42 vehicles exiting each day). The proposed entrance will be a standard hammerhead entrance 25' wide with 35' radius'. Per our pre-application meeting with DeIDOT we've also dedicated an additional 20' of right-of-way along with a 15' wide easement to DeIDOT. The additional 20' of right-of-way will accommodate the proposed 5' wide concrete sidewalk and the new 15' easement will accommodate a new drainage swale on the south side of the proposed sidewalk. The existing right-of-way width is 60', 30' on the southern half of S. Bedford Street. After the site plan has been approved and recorded the new right-of-way width on the south side of the S. Bedford Street will be 50' along with the 15' easement.

END OF SUPPLEMENTAL SITE PLAN NARRATIVE

Exhibit A

Waiver Requests for Tax Map 135-23.00 Parcel 10.01

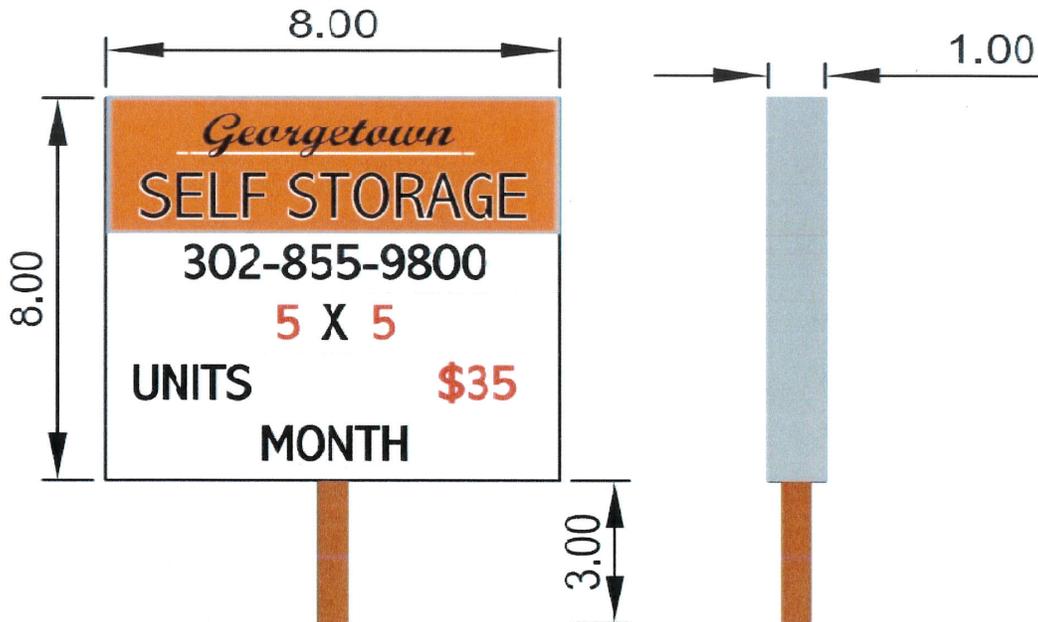
**I/We believe the Planning Commission should approve this request because:
(Please state hardship. Economic hardship alone is not a valid reason for granting a
variance. If an interpretation is requested, state grounds for interpretation.)**

Waiver Item #1

§230-169 Signs permitted in UB3 District

Per §230-169, Para A, any sign permitted in a UR1 Urban Residential District, UR2 Medium Residential District or UR3 Neighborhood Residential District. Per code section §230-165 (Signs permitted in UR1, UR2 and UR3 Districts) signs are not permitted to be illuminated.

- **We are proposing an 8' x 8' (64 s.f.) illuminated sign that will be the identical sign that is currently located at Mr. O'Heir's existing mini-storage business on Rt. 113. The sign will be internally illuminated and be mounted on a 3' pedestal. A detail of the sign is provided below.**



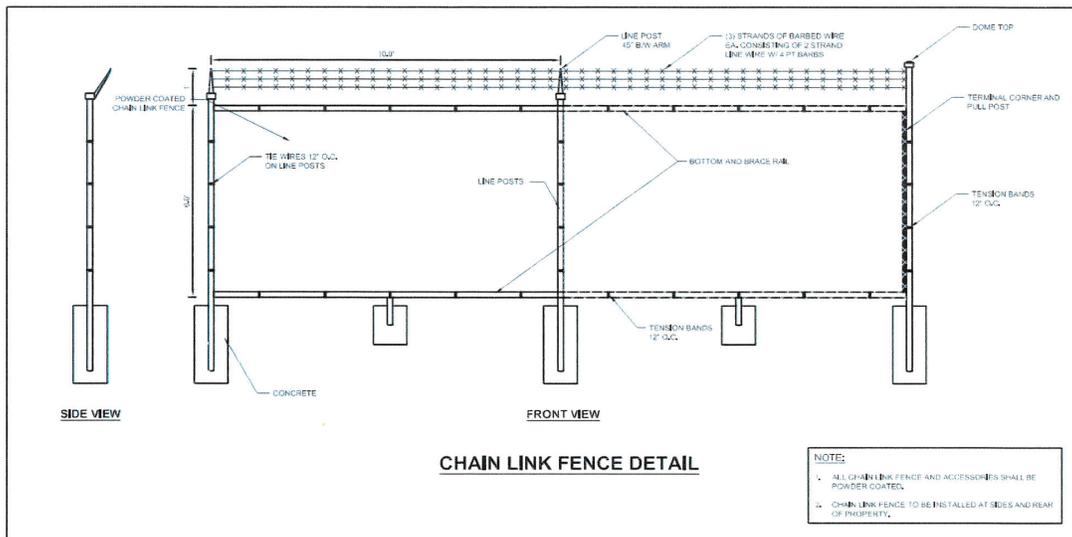
WAIVER ITEM #1

Based on the above, we look forward to your consideration of a waiver from the illuminated sign restriction in the UB3 District.

Waiver Item #2

§230-22 Screening required near residential districts See also Georgetown Design Standards, Parking Lot Screening Section, Page 25.

- When commercial, business or industrial development is proposed near a residential district or any lot upon which there is a dwelling as a permitted use, the Planning Commission may require the installation of a continuous visual screen consisting of a compact evergreen hedge, trees, foliage screening, landscaping, a louvered wall and/or fence of a size and design approved by the Planning Commission.
- Per the Town of Georgetown Design Standards, Chain link fencing without vinyl cladding, powder coating or similar coating over the galvanized metal coating shall not be permitted to be used to screen or enclose parking along a public sidewalk. In addition, the use of razor ribbon or barbed wire shall be prohibited.
- **For added security we are proposing a chain link fence to be installed on the east, south and west sides of the storage complex. The proposed chain link fence will be 6' in height and will also include three (3) strands of barbed wire. A detail of the fence is provided below.**



WAIVER ITEM #2

Based on the above, we look forward to your consideration of a waiver from the barbed wire restriction in the UB3 District.

Wavier Item #3

Per Review Comment (SP-2) No. 3 on Page 2 of the 08/15/17 plan review comments states “Stone surface for internal roadways prohibited”.

- **Industry wide the typical surface material used in mini-storage sites is almost always stone. The purpose of the internal drive isles are to access the individual storage units along with allowing emergency service vehicles to access the site. There will be a limited number of vehicles driving through the site during the business day. Therefore the extremely low volume of traffic within the site does not warrant the need for paved drive isles. Also, we recently received approval for the Site Plan Approval for the State Fire Marshal’s office which included the use of the stone material along the internal drive isles.**

Based on the above, we look forward to your consideration of a waiver from the stone surface restriction in the UB3 District.

END OF EXHIBIT A

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