

Town of Odessa
MINUTES FROM THE PUBLIC HEARING
MONDAY, APRIL 4, 2022 - 6:00 PM
OLD ACADEMY BUILDING

Those present at 6:00 PM:

Mayor: Harvey C. Smith, Jr.

Council Member: John Freeman

Council Member: Betts Jackson (arrived at 6:07)

Council Member: Ed Pollard

Town Secretary: Barbara Roberts

Council Member: Lionel Hynson asked to be excused

Other Attendees: William Russell-Wye Realty Advisors, Pam Scott-Saul Ewing, Tucker Robbins-Odessa Commons, Councilman Dave Carter

I. Call to Order

- Meeting was call to order at 6:05 pm

II. Roll Call

III. Public Comments

- Mayor Smith opened the presentation and comment section of the meeting, explaining the ordinances that were being discussed and asked Mr. Russell to review the plans and discuss Ord. 2022-01 Establishing a Business Park Zoning District.
- Mayor Smith also noted that after several months of meetings, the Planning Commission voted to move the ordinances to Mayor & Council for their first reading..
- a. Ordinance 2022-01 Establish the “BP” Business Park Zoning District, attached hereto as attachment A (*11 page ordinance*)
 - The Odessa Commons property was annexed into the Town in 2009. In 2020 the owners approached the Town about the possibility of changing the use for the property.
 - Mr. Russell presented several concept plans and charts explaining potential layouts of buildings, traffic patterns, berms that will be built to shield the adjoining properties.
 - DELDOT traffic counts were also discussed showing minimal traffic relating to a business park versus the current PND use.
 - There was also a real estate tax analysis done on the property comparing the two types of zoning.
 - This new zoning could provide possible zoning for not only the 45 acre Odessa Commons property west of Town, and other properties that might fall into the guidelines and approval by Town Council.
 - It was decided during Planning Commission meetings that the New Castle County Unified Development Business Park template would be used and modified for Odessa needs and concerns.
 - Members of Town Council asked questions concerning:
 - Building heights and building square footage
 - Berms would be approximately 10 to 12 feet with trees and fencing

- This is a concept plan the owners would sell the property to someone else to develop
 - There would be two points of access at Rt. 299
 - The Town or the developer could request a traffic survey to add traffic lights.
 - Restrictions could be set by the Town concerning number and building size.
 - Fire Company water and square footage should also be considered.
 - Mayor Smith spoke on the increase tax advantages to the town with a business park, and the town would not be responsible for road repairs, snow removal or street lighting with a business park. Where as developing the property as residential would add costs to the town concerning road maintenance, snow removal and street lighting.
 - Business Park traffic would be 90% less compared to residential/retail.
 - Mayor Smith noted he has not calculated the tax increase to residents to cover lighting, roads and snow removal for the PND (residential/retail) zoning, if the property remained and was developed as a PND.
 - Mr. Russell noted the setbacks from Main Street and residential properties is 120 ft. and 90 ft. from Rt. 1 with 70% open space.
 - Questions were asked about noise levels; the current ordinance does not address noise. It was determined that the Town needs to address either the current or a new noise ordinance that would apply throughout the Town.
 - The BP ordinance only allows light manufacturing, not heavy.
- b. Ord. 2022-02 Establish the “I” Institutional Zoning District, attached hereto as attachment B (4 page ordinance)
- This zoning was developed to assist the Town concerning renting available 2nd floor space in the Old Academy building to low impact tenants other than non-profits. Several non-profits had been contacted and no one was interested in the site.
 - Revenue is needed to support the building.
 - The 2nd floor would be rented and tenants could use the first floor Council area if needed.
 - Intuitional zoning could apply to other non-profits such as Police, Fire, etc.
- c. Ord. 2022-03 Rezone 315 Main Street from Single Family (R1) to Institutional (I), attached hereto as attachment C (2 page ordinance)
- This ordinance would rezone the property known as Old Academy Building 315 Main Street to Institutional.

III. Adjournment

MOTION BY BETTS JACKSON, SECONDED BY JOHN FREEMAN TO ADJOURN THE PUBLIC HEARING AT 6:55 PM

MOTION CARRIED: 4 AYE, 0 NAY

Minutes Submitted: 4/11/22

Secretary

Approved: _____
J:agendaminutes/2022