

Kent County



Department of Planning Services Division of Planning

SARAH E. KEIFER, AICP
Director of Planning Services

Phone: 302/744-2471
FAX: 302/736-2128

KRISTOPHER S. CONNELLY, AICP
Assistant Director

STAFF RECOMMENDATION REPORT February 7, 2019

Application Number	:	C-19-02
Present Zoning District	:	BG (General Business)
Present Use	:	Second Hand Store
Proposed Use	:	Pawn Shop
Property Identification Number	:	NM-00-094.15-04-24.00-000

I. STAFF RECOMMENDATION:

The staff recommends **APPROVAL** based on the information submitted, as the application demonstrates compliance with conditional uses outlined in Section §205-170 (Pawn Shops.) Additionally, the application demonstrates compliance with the requirements of Section §205-251 of the Kent County Code, General guidelines and standards for conditional use approval:

- a. The location is appropriate and not in conflict with the Comprehensive Plan;
- b. That the public health, safety and general welfare will not be adversely affected;
- c. That adequate off-street parking facilities will be provided;
- d. That necessary safeguards will be provided for the protection of surrounding property and persons; and
- e. That the additional standards of Section §205-251 of the Kent County Code are met.

Staff recommends that no outside storage be permitted on the subject site. Outdoor display of store merchandise shall be allowed only during business hours and may not encroach on any designated parking spaces. Additionally, items may not be displayed within the 75 ft. front setback.

II. BACKGROUND INFORMATION:

- The subject parcel contains two buildings. The pawn shop is proposed in the building closest to S. DuPont Hwy., consisting of approximately 3,128 sq. ft. The building is currently used as a second hand store. The one-story metal building along the rear property line is a multi-use

commercial structure, currently approved for auto sales and repair, pursuant to application C-93-11. Any additional uses on the parcel will require pre-approval by the Department of Planning Services.

- A pawn shop is a conditional use in the BG zoning district, however does not have specific conditions to the use listed in Article XXI of the Kent County Code.
- The Kent County Comprehensive Plan (2018) calls for Highway Commercial uses in the surrounding area along S. DuPont Hwy. Therefore, the use of a pawn shop is compliant with the comprehensive plan.
- The character of the surrounding area is predominately commercial along S. DuPont Hwy. The adjacent parcel to the north has a commercial strip center and the adjacent parcel to the south appears to be a commercial/industrial use. The subject site is located approximately 500 ft. north of the Camden Town Center. Briar Park subdivision consisting of 159 single-family homes is adjacent to and behind the subject parcel. Located across the four-lane highway is the Palmer Park subdivision consisting of 36 multi-family units.
- Existing signage does not comply with Kent County Code §205-236 Signs on Divided Highways in the General Business District. Applicant has been advised that signage must meet the following requirements:
 - One single-faced wall mount sign for each business which fronts on a state or county road. Such sign shall be no larger than 15% of the area of the building front which each business occupies.
 - The site has an existing sign which appears to be located five to 15ft. away from the property line; therefore, this sign may be no more than 48 sq. ft in area. If in the future, the owner determines to put in a new sign, they must adhere to maximum size dimensions as outlined in §205-236 Signs on Divided Highways in the General Business District of the Kent County Code.
 - Sign height shall not exceed 35 ft.
 - A sign permit must be obtained from the Division of Inspections and Enforcement.
- The owner shall be aware of and be prepared to comply with all comments regarding this project stated in this report. All comments must be addressed prior to obtaining any building permits.

This recommendation was made without the benefit of public testimony and is based on the information presented when the application was received by the Department of Planning Services. The Regional Planning Commission shall give considerable weight to public testimony received during public hearing in considering its recommendation to Levy Court in this matter.

ENC: Data Sheet
Exhibit A – Location and Zoning Map
Exhibit B – Plot Plan