

**HAMPSTEAD PLANNING & ZONING COMMISSION**  
**PUBLIC HEARING**  
**June 24, 2020**  
**7:00 P.M.**

The public hearing for the **Discussion of Concept Site Plan for Dollar General Store – 834 S. Main Street** was held on Wednesday June 24, 2020.

Commission Chair Sharon Callahan called the hearing to order at 7:00 p.m. The following Commission Members were present: Diane Barrett, Kevin Malinowski and Deborah Painter. Staff Members present were: Town Manager Tammi Ledley; Assistant Zoning Administrator Jim Roark; Mayor Chris Nevin and Hampstead Police Chief David Snyder.

Guests present: Tracy Horstmann, Ashley Weinman, Judy Reed, Melissa Brooks, Jeff Harman, Holly Oertel, Ginger Collins, Rich Sarbu, Barb Yeager and Charles Bevard.

Commission Chair Sharon Callahan introduced the Discussion of Concept Site Plan for Dollar General – 834 S. Main Street. Ashley Weinman introduced herself as the Assistant Vice President of Real Estate at Pentex Ventures, Preferred Developers of Dollar General in Pennsylvania, Maryland, and Delaware. She introduced her associate Tracy Horstmann and civil engineer, Jeff Harmon of Becker Morgan Group. Ms. Weinman presented a brief description of their planned reintroduction of Dollar General to Hampstead. Jeff Harmon briefly presented the Concept Plan for Dollar General at the 834 S. Main Street Address.

Commission Chair Callahan opened the floor for public comments. Melissa Brooks introduced herself as a Hampstead resident. Ms. Brooks introduced and asked to submit a petition with signatures and comments opposing the building of a Dollar General on Main Street Hampstead. She shared concerns around the services provided, the products available and how the presence of this store may affect local business in the Main Street community.

Charles “Charlie” Bevard introduced himself as a Hampstead resident. Mr. Bevard posed a question about the entrance of the proposed Dollar General location. Mr. Bevard advised looking at the traffic in that area since he has observed high speeds and low visibility entering the road from his property across the street from the proposed development. An additional concern was the schedules of deliveries to the business. Dunkin Donuts, the adjacent business, currently accepts deliveries at a very early hour. Ms. Weinman advised that Dollar General only accepts deliveries during business hours.

Holly Oertel introduced herself as a Hampstead resident. Ms. Oertel shared her experience with the Dollar General that once stood where the Goodwill is now in Hampstead. She found it to be unkept. She requested that the petition presented earlier in the evening be considered by the Commission when making the final decisions.

Rich Sarbu introduced himself as a Hampstead resident. Mr. Sarbu shared the history of the proposed Dollar General location and the desire for it not to be developed by a corporate entity.

He asked the Commission to consider how this store will affect local employment, the impact on local retail establishments, and how this business will support the local community. He expressed concern on home property values and how they would be affected by a Dollar General in the vicinity. Mr. Sarbu shared that he himself made an offer to purchase the property with the intent to keep the property as a restaurant.

Holly Oertel posed an additional question. Has consideration been taken of what could go into the building to be constructed if the Dollar General should fail? Ms. Callahan responded that has not been discussed.

Charles Bevard posed additional questions. What is the general construction timeframe from start to finish for a Dollar General? Ms. Weinman responded that the construction timeframe is 120 to 150 days. Mr. Bevard asked for clarification on how the proposed Dollar General façade would be different from the “standard” Dollar General. Ms. Weinman clarified with pointing out the differences. Mr. Harmon clarified the storm water management plan for the property.

Judy Reed introduced herself as a Hampstead resident. Ms. Reed shared that she likes dollar stores. She prefers being able to visit a general store over making her way through a big store trying to find something. She appreciates how quick, easy, and convenient they are. Her concern is the staffing of the store. Ms. Weinman advised that once construction is completed, Dollar General Corp. would staff the store with managers and employees. Ms. Reed shared that quality employees are necessary; she is not against the store and would like to see it succeed.

Ms. Brooks shared an additional comment on employment for Dollar General. She shared that Dollar General staffs part time employees and promotes to manager positions to not have to pay overtime to an hourly employee.

Mr. Sarbu shared an additional comment on convenience of the location. He advised that there are other locations in town that provide the quick convenience services already.

Commission Member Diane Barrett posed a question about the estimated cost of demolition of the current structure on the property and the building costs. Ms. Weinman responded that total project costs of the demolition, construction, and purchase of the land is 1.5 million dollars.

Commission Chair Sharon Callahan adjourned the Public Hearing at 8:03 p.m.

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**ATTEST**

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**CHAIR**