

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting September 7, 2022**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Richard Duncan, Mike Doyle, Mike West, Ken Madara, and Town Manager Stacey Long.

The meeting was properly posted.

The first item on the Agenda was consideration of Preliminary Site Plan approval for Royal Farms for construction of a 10,726 square foot retail center with a drive through section located south of 38166 Dupont Boulevard, District 5-33 Map 16.00 Parcel 42.00. Two Farms, the owner of Royal Farms, was represented by Jonathan Richard from Becker Morgan Group. Mr. Richard provided

a rendering for the committee's review. He stated that Two Farms is currently looking at national retailers to be an anchor in the larger proposed space and at fast food restaurants for the drive through space. He stated that the parcel is currently zoned GC – General Commercial, that it meets all setback requirements and that they have an additional six parking spaces beyond what is required by code. Storm water management for the property was designed during the first phase of the Royal Farms project. Additionally, the entrance was built to maximum DelDOT capacity in the first phase so there will be no further improvements to the property in that regard as well. Mr. Richard anticipates four stores in the retail center but stated that it is subject to change depending on the anchor store. He stated that future plans for the remaining property have not been determined at this time. Chairman Murray stated that the town has received a letter from Davis, Bowen and Friedel, the town's engineer, recommending approval for this project, pending three minor items that need to be addressed on the Final Site Plan. Mr. Richard confirmed that those comments will be satisfied. He acknowledged that they have obtained all other agency approvals. Councilman Duncan made a motion to approve the Preliminary Site Plan approval for the construction of a 10,726 square foot retail center with a drive through section located south of 38166 Dupont Boulevard as presented. Motion seconded by Ken Madara and carried by all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council approve this request.**

The second item on the Agenda was consideration of Preliminary Site Plan approval for Selbyville Textile Printing for combination of two parcels and construction of a 7,750 square foot building located at 38177 and 38183 Dupont Boulevard, District 5-33 Map 16.11 Parcels 22.00 and 23.00. Ray Blakeney from Plitco LLC represented the applicant, Manolo, LLC Property. Mr. Blakeney provided a site plan for the committee's review. He stated that the parcel is north of Manlove Auto Parts and south of Rite Aid. The property is currently zoned CG – General Commercial. Mr. Blakeney stated that the applicant proposes to build a 7,750 square foot building to be used primarily for fabric and textile printing. Most of the orders will be received online but they are proposing a small customer service area. He stated that they plan to use one of the existing curb cuts for the entrance while the second curb cut, on the northern parcel, will be closed. They are proposing 15 parking spots, enough to accommodate employee and customer parking. Mr. Blakeney also referenced a loading dock and screened dumpsters on

the side of the building. As far as storm water management, they anticipate underground storage, beneath the southern portion of the parking lot, that will outfall to a ditch on the north side of the property, all of which will be planned and reviewed by the Sussex Conservation District. They will also provide a site plan for the Fire Marshall's office. The business will be serviced by town sewer and water. Mr. Blakeney stated that the odd shaped rear proposes limitations but that he believes it's a good use for the property. Aleksejs Buinovskis, owner of Manolo, LLC Property, stated that the showroom would be open Monday through Friday, 8 a.m. to 5 p.m., but that there would be two employee shifts with the second shift ending at 10 p.m. It is his intention to have approximately 40 types of fabrics and to establish a working relationship with other businesses that would purchase these fabrics for banners, furniture and other home décor. Online orders would be shipped via UPS. Mr. Buinovskis confirmed that he has experience with this type of business. Mr. Blakeney stated that they have not made any decisions about the actual construction of the building at this time. He anticipates screening the property from any residential neighbors and he does not anticipate any site lighting. Chairman Murray stated that the town has received a letter from Davis, Bowen and Friedel, the town's engineer, recommending approval for this project, pending comments. Mr. Blakeney stated that all comments will be addressed on the Final Site Plan. The committee agreed that it would be a new type of business for the town. Mike West made a motion to approve the Preliminary Site Plan for Selbyville Textile Printing for the combination of two parcels and construction of a 7,750 square foot building located at 38177 and 38183 Dupont Boulevard as presented. Motion seconded by Mike Doyle and carried by all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council approve this request.**

There being no further business to discuss, Mike Doyle made a motion to adjourn the meeting. Motion seconded by Mike West and carried by all.