

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting April 11, 2023**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Chris Snader, 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 Plan Approval for Advanced Auto Parts store located on South Route 113, Dupont Blvd., District 5-33 Map 16.00 Parcel 39.00. Alan Decktor of Pennoni Associates was in attendance representing Zig MCM Selbyville LLC, owners of the property. He stated that the 1.73 acre property, north of Cemetery Road, was recently annexed into town. The owners are proposing a one-story, 6,889 square foot Advanced Auto Parts store with associated parking. Mr. Decktor stated that they have obtained a Letter of No Objection from DelDOT for a proposed entrance off of Route 113. They will connect to town water and sewer services along the frontage of the property. For storm water purposes, the site would be managed by proposed infiltration basins so everything on the property would be infiltrated into the ground with nothing flowing offsite. Mr. Decktor stated that they are expecting Fire Marshall approval any day and that they are currently addressing the few minor changes from the town's engineer. He confirmed that the store will be the standard design and color scheme of all Advanced Auto Part stores. Chairman Murray stated that the town likes to see new businesses. Mike West made a motion to accept the Preliminary Plan Approval for Advanced Auto Parts store as presented. Motion seconded by Ken Madara and carried by all. **It is the recommendation of the Planning and Zoning Commission that the Mayor and Council approve this request.**

The second item on the Agenda was the consideration of Preliminary Plan Approval for a new/used car dealership for Holly Kia located at 39020 and 38070 Dupont Blvd., District 5-33 Map 16.00 Parcels 37.00 and 38.00. Chairman Murray stated that the property is directly across the highway from the existing Holly Kia dealership. Bob Palmer from Beacon Engineering was in attendance representing JELE LLC and Jim Ehrler, owner of the property. Mr. Palmer stated that the Preliminary Site Plan being requested consists of shared facilities as well as the development of an approximately 6.5 acre new Holly Kia dealership. He stated that the Service Department has reduced the number of service bays from 14 to 12 which will have a minor effect on parking. Mr. Palmer stated that they're now proposing an entirely closed collection system for stormwater which will be routed back to an infiltration pond with an overflow to the tax ditch. He went on to explain the two different line types for parking. The hard white parking lines represent customer parking and the gray lines represent parking for inventory storage and overnight service storage. Sewer and water services would come from the main along Route 113. Referencing his earlier comment about shared facilities, Mr. Palmer stated that in order to seek a Letter of No Objection from DelDOT, they proposed closing the four existing driveways along Route 113 in favor of creating one central spine road. He stated that the Dance Studio is in favor of making the connection. He added that DelDOT requires a right turn lane so there will be highway improvements. Mr. Palmer stated that the property is partly within one of the town's

well head protection areas and that they have been coordinating with the town engineer on how to mitigate it. In conclusion, Mr. Palmer stated that the plan complies with all the conditions set by the Council for the Conditional Use. Mr. Palmer confirmed that the dealership is going to abandon the leased location across the street. Mike West suggested that all cars should be parked on black-topped surfaces. In response, Mr. Palmer asked that they be able to pave up to the limit of what the source water protection ordinance allows. The commission discussed fencing to screen overflow vehicles. Mike Doyle made a motion to require white vinyl privacy fencing to screen storage of vehicles. Motion seconded by Mike West and carried by all. Mr. Palmer added that he received no comments from the town engineer's review. Mike Doyle made a motion to accept the Preliminary Plan Approval for Holly Kia as presented. Motion seconded by Chris Snader and carried by all. **It is the recommendation of the Planning and Zoning Commission that the Mayor and Council approve this request.**

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