

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting March 18, 2025**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Commissioners Mike Doyle and Ken Madara, Town Administrator Stacey Long, and Building Inspector/Code Enforcement Official Tony Merollini. Councilman Chris Snader and Commissioner Bill Kirsch were absent.

The meeting was properly posted.

The first item on the agenda was consideration of the preliminary site plan approval for Auto Zone located at 38166 DuPont Blvd, TMP #533-16.00-42.00. Chairman Murray turned the floor over to Brett Hammonds, an engineer with Bowman, to present the preliminary site plan for Auto Zone. The site of the proposed store will be just south of the Royal Farms store. There is currently an entrance on DuPont Blvd for the Royal Farms store, and Auto Zone will be utilizing this existing entrance/exit for this store. Royal Farms will be giving Auto Zone an access easement, and both stores can be accessed off DuPont Blvd and Cemetery Road. The site is approximately 0.80 acres, and the building will be approximately 7,380 square feet. The code requires 20 parking spaces for this project; however, they are providing 38 parking spaces. The stormwater management pond was originally constructed to handle the full build out for the entire Royal Farms site and future buildings. Auto Zone will be utilizing the existing stormwater management pond that is on site, and they have had discussions with the Soil Conservation District to ensure compliance with their regulations. The water and sewer connections will be connected to the existing lines that were installed when Royal Farms store was constructed. The connections will be at the rear of the building. Natural gas and electricity are readily available to service this project as well. Mr. Hammonds provided elevations of the proposed store and stated that the roof line is 17 feet high. This will be a painted concrete building with the same colors as all Auto Zone stores. Todd Hamula of Zarembo Group, who represents Auto Zone stores, stated that the purchase of the property is all conditioned upon receiving the approvals from the town, county, and state to develop the property. The dumpster will be placed behind the building and will not be seen by the highway traffic. The typical store hours range from 8am-9pm Monday through Saturday and will open at 10am on Sundays. Some store hours may vary; however, these are the most typical hours of operation for Auto Zones. One delivery is scheduled weekly by a semi-truck, and they have provided adequate unloading space, and most deliveries are not during business hours. There will be approximately 12 employees for this store, ranging anywhere from 3-5 employees per shift. The project is proposed to begin late summer, early fall, dependent upon all regulatory approvals being received. During this process, this parcel will be partitioned off the existing Royal Farms parcel. He acknowledged that they are aware that there are 3 other auto parts stores in the town limits of Selbyville already. He stated that market studies have been conducted to see what businesses will be successful in certain areas, in which Auto Zone is certain they can be profitable in this area.

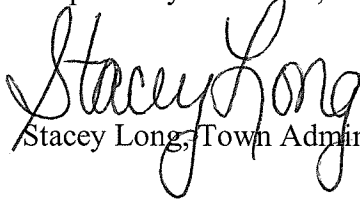
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Chairman Murray stated that the town has received a letter from the Town's Engineer, Jason Loar of Davis, Bowen & Friedel, recommending approval of the preliminary site plan for Auto Zone.

Ken Madara made a motion to approve the preliminary site plan as presented. The motion was seconded by Mike Doyle and carried by all. **It was the recommendation of the Planning & Zoning Commission for the Mayor & Council to approve this request.**

There being no further business to discuss, Ken Madara made a motion to adjourn the meeting. The motion was seconded by Mike Doyle and carried by all. A Power Point Presentation is attached to these minutes.

Respectfully submitted,


Stacey Long, Town Administrator

Store #10571

Selbyville, DE

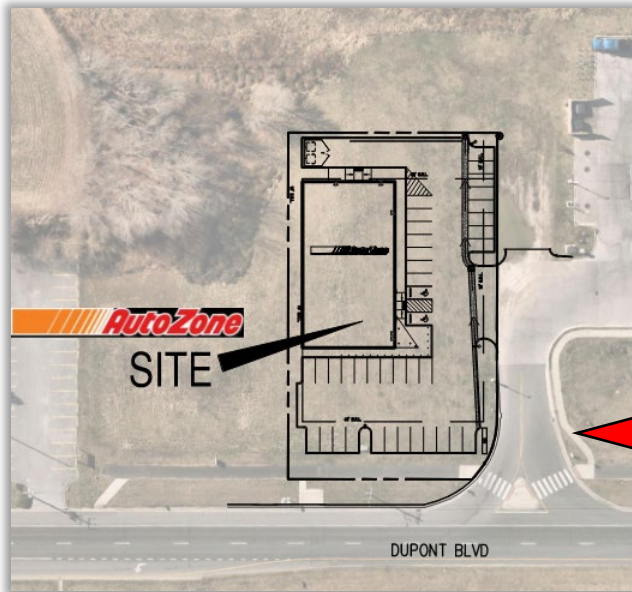


Bowman

ZAREMBA GROUP

NATIONAL REAL ESTATE DEVELOPMENT

Project Aerial



Detailed Site Plan

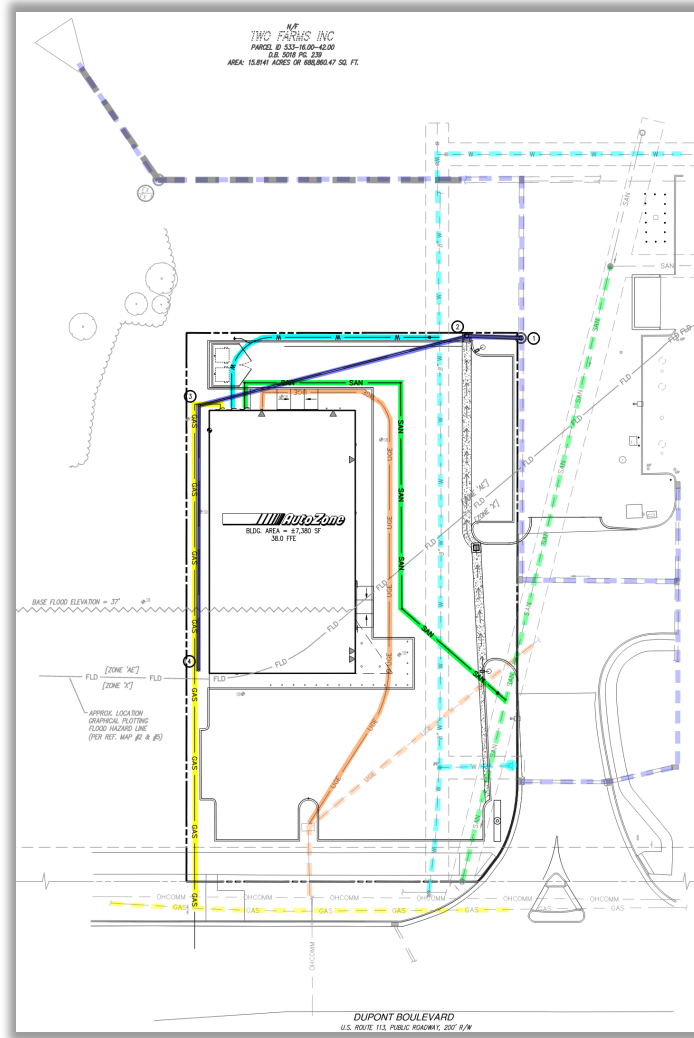
- 0.80 Ac site
- 7,380 SF, 17' HT bldg
- 38 parking spaces (20 req'd)

REGULATION	REQUIRED	PROPOSED
FRONT YARD	40' MIN.	107.17'
SIDE YARD	10' MIN.	10.19'
REAR YARD	30' MIN.	42.39
MAXIMUM BUILDING HEIGHT	35' MAX.	—'
LOT WIDTH	75' MIN.	157.39'
LOT DEPTH	100' MIN.	265'
LOT AREA	10,000 S.F. MIN.	41,000 S.F.



Detailed Utility Plan

- 4" Sanitary
- 1" W with 5/8" WM
- 15" Storm
- Natural gas, electric, and comm



TWO FARMS INC.
PT. IN SECT-16-05-42-00
D.B. SURF PG=239
1" OF OVERALL PARCEL
ACRES ON 39.536-02 SQ. FT.

PROPOSED PARCEL
34,906 SF or 0.80 AC

SIDEWALK
14.5 FT

Auto Zone
B.L.C. AREA = 27,360 SF
30 FT

NBS W/TYPE
240 FT

ELEVATION = 57'

[ZONE "X"]
[ZONE "Y"]

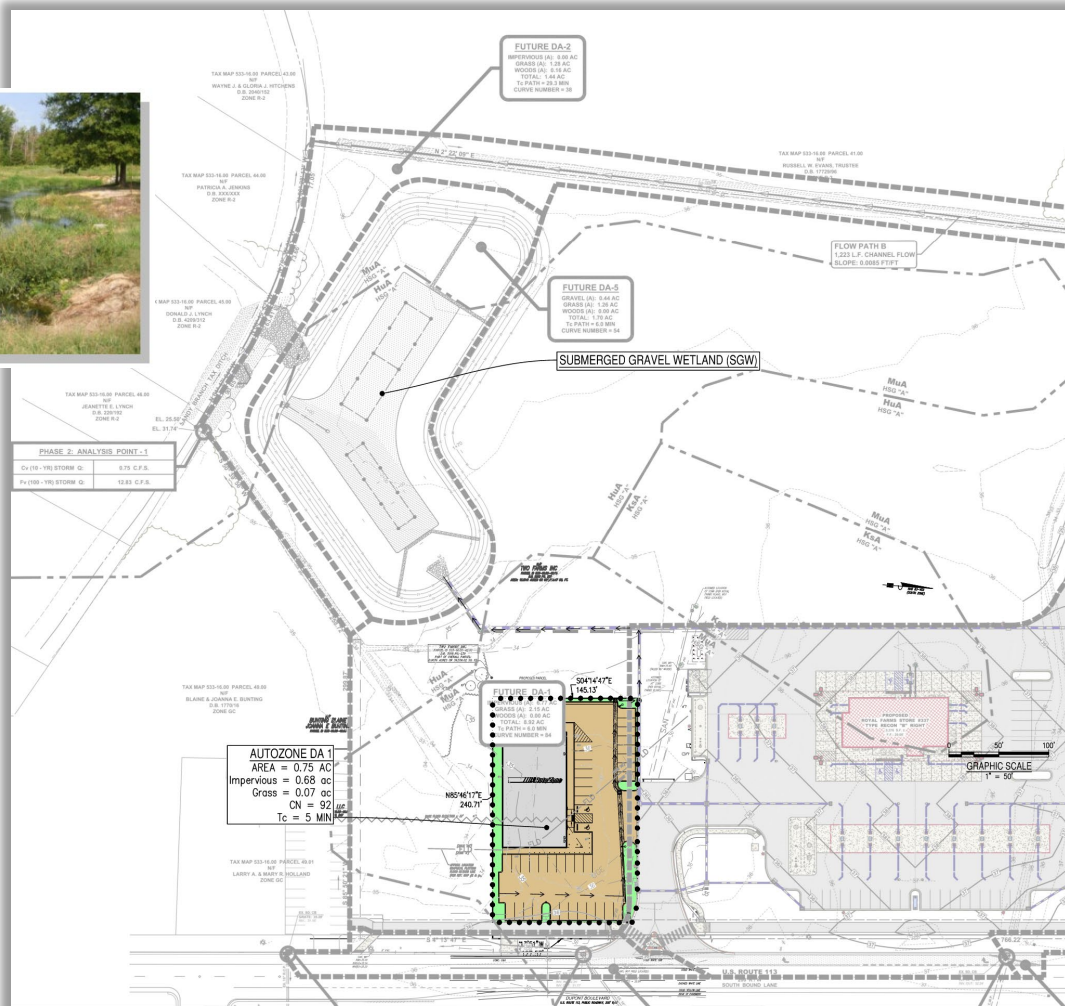
APPROX. LOCATION GRAPHICAL PLOTTING FLOODED HAZARDOUS LINE (PER REF. MAP #2 & #5)

DUPONT BOULEVARD
U.S. ROUTE 113, PUBLIC ROADWAY, 200' R/W

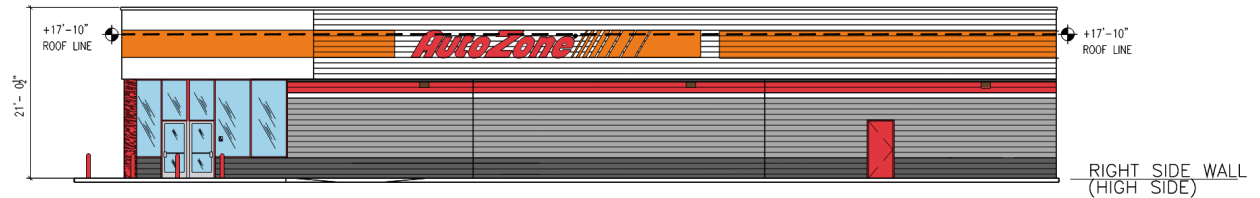
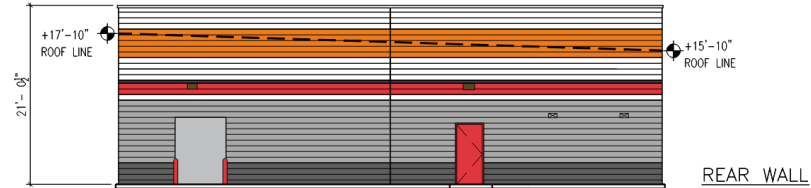
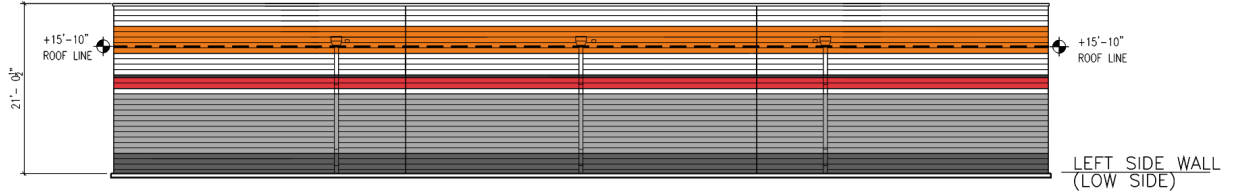
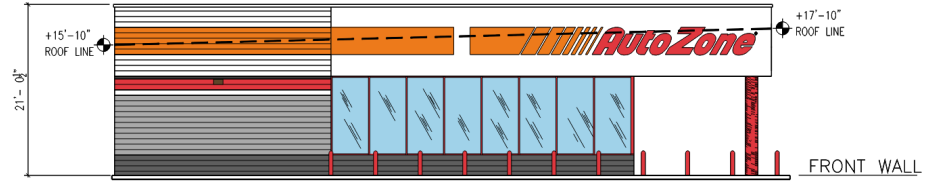
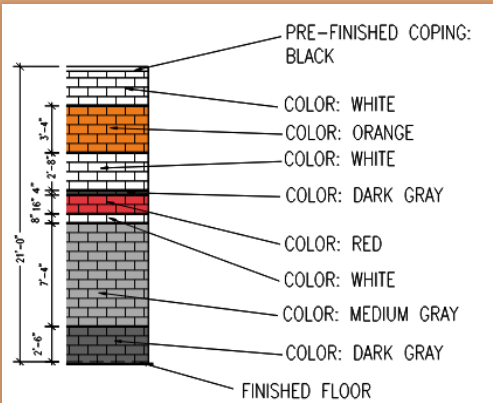
A photograph of a pond in a park-like setting. The pond is surrounded by lush green grass and various trees, including tall deciduous trees in the background and some smaller shrubs in the foreground. The water is calm, reflecting the surrounding greenery. The sky is clear and blue.



SCALE : 1" = 20' HORIZONTAL



Building Elevations





Thank you!