

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting July 23, 2025**

Chairman Jay Murray called the Planning & Zoning Commission meeting to order at 4 p.m. Councilmember Chris Snader, Commissioners Ken Madara, Mike Doyle, and Bill Kirsch were in attendance. Also in attendance were Town Administrator Stacey Long and Building Inspector/Code Enforcement Official Tony Merollini.

The **first item on the agenda** was consideration of a subdivision application for Auto Zone located at 38166 DuPont Blvd., TMP #533-16.00-42.00 currently owned by Two Farms, Inc. Town Administrator Long informed the commissioners that Auto Zone will be purchasing the property from Two Farms to be placing an Auto Zone store which also went through preliminary site plan approval and will be requesting final site plan approval on the next item on the agenda. There being no questions or comments, Ken Madara made a motion to approve the subdivision request as presented. The motion was seconded by Councilman Snader and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve this subdivision.**

The **second item on the agenda** was consideration of conditional approval of the final site plan for Auto Zone located at 38166 DuPont Blvd., portion of TMP #533-16.00-42.00. Brett Hammonds with Bowman and Todd Hamula of Zaremba Group, on behalf of Auto Zone introduced themselves. Mr. Hammonds presented a PowerPoint presentation to the commissioners (attached). The parcel is located just south of the Royal Farms store. They have obtained the DelDOT Letter of No Contention. They will be utilizing the existing entrance shared with Royal Farms, and they will also be sharing the stormwater management pond (SWP) that was installed by Two Farms. The SWP was sized adequately when the Royal Farms was built to handle additional businesses on the parcel. They have two cross access easements between Royal Farms and Auto Zone so that both places can be accessed by the same road. Two items have changed since the preliminary plan was approved. One is that the monument sign has moved to the southern portion of the site to avoid the sewer utility lines and a fire hydrant. The second change is they have provided another cross-access easement to the southern part of the site to allow access to the undeveloped site on the south side of the Auto Zone store. That site is also owned by Two Farms and any future development there would have the same entrance and exit as the Auto Zone and Royal Farms. They are working with Sussex Conservation District and are

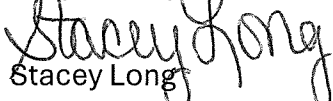
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working on a few minor comments received from them. They are also working with the town's engineer to get sewer elevations to be sure the sewer connection will work as planned. The façade will mimic typical Auto Zone stores with white, orange and black. If all approvals are received in time, they plan to start construction prior to Labor Day. Councilman Snader made a motion to conditionally approve the final site plan as presented and as soon as the minor comments are addressed, the plans could be signed. The motion was seconded by Ken Madara and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve this final site plan with conditions noted.**

**The third item on the agenda** was consideration of a conditional use for a food truck located at Marleyz Smoke Shop, 38472 DuPont Blvd, TMP #533-16.00-21.00, owned by Penco. Travis Moore was in attendance to request the food truck at this location. He is part owner of the Smash Burger food truck and he would like to park it beside the smoke shop. The items for sale will be smash burgers and fries. He already has the inspection from the state, and he also has approval from both the smoke shop and Penco to park the truck at this location. He stated the food truck would be stationed there most of the time. He presented a sketch of the location where the truck would be positioned. There will not be any onsite food consumption. They will be utilizing a generator, and the water and grease disposal will be taken off site to another business he operates. They will be open 12pm-6pm with 1-2 employees on site. There are approximately 10 parking spaces onsite so parking will not be a problem. Bill Kirsch made a motion to approve the conditional use for the food truck as requested. The motion was seconded by Councilman Snader and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve the conditional use.**

There being no further business, Ken Madara made a motion to adjourn the meeting. The motion was seconded by Mike Doyle and carried by all.

Respectfully submitted,

  
Stacey Long  
Town Administrator

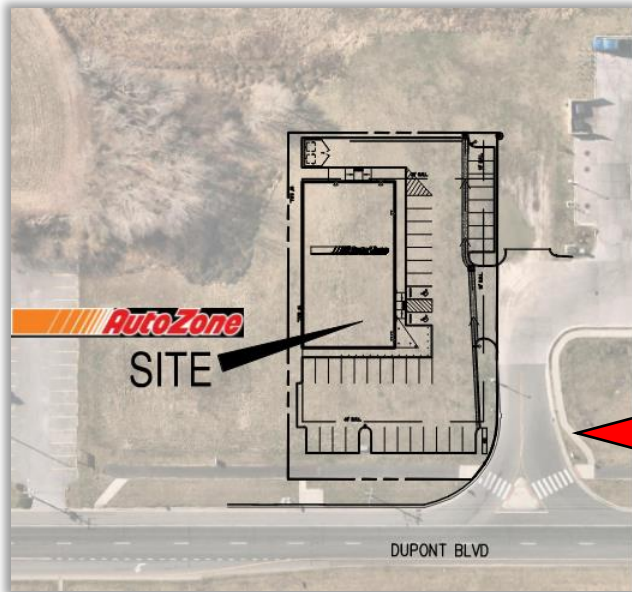
# Store #10571

Selbyville, DE

Final Site Plan – 7/23/25 P&Z Meeting



# Project Aerial





- Preliminary approved 4/11
- Final submitted 6/9
- 2 created changes from Preliminary:
  - Monument Sign
  - Pavement
- Approvals:
  - DelDOT (4/16)
  - State Fire Marshal (6/18)

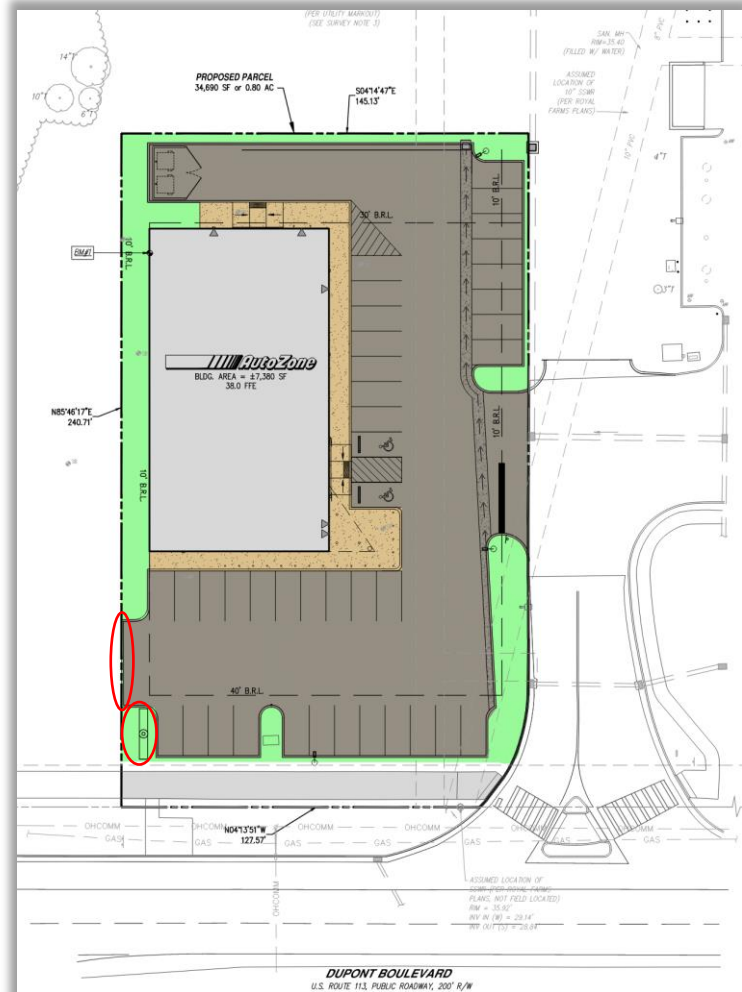


**SUBJECT:** Letter of No Contention Approval  
AutoZone #10571 - Selbyville DE (LONC)  
Tax Parcel # 533-16.00-42.00  
DUPONT BOULEVARD (SCR 113)  
Selbyville, Baltimore Hundred, Sussex



**SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION**

**Tax Parcel Number:** 5-33-16.00-42.00  
**Date:** 06/18/2025



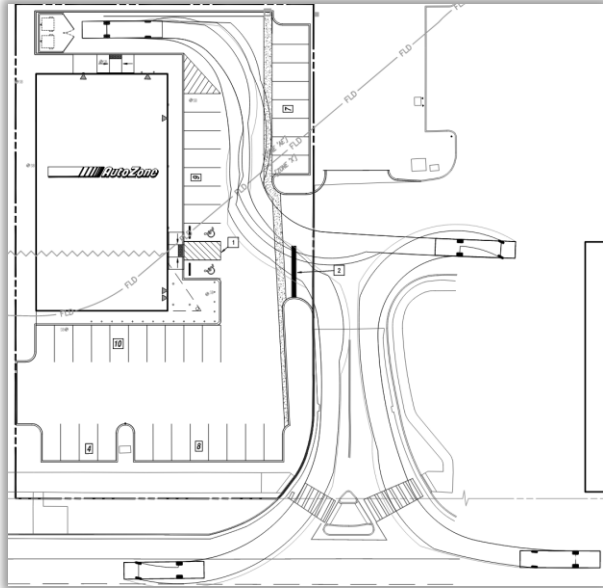
# Review Comments

Received 6-30-25

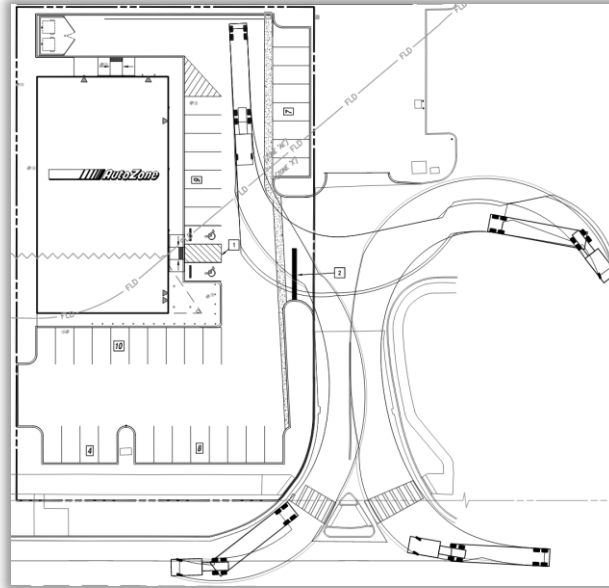
- **Green** are addressed
- **Yellow** in-progress

Distribution: P & Z _____ Town Mgr _____ X _____ DPW _____ Town Engineer _____ X _____ Other _____			
Name of Reviewer: <u>Jason Loar, P.E. / Charles Kulp</u>		Office: <u>DBF Salisbury, MD</u> <u>410-543-9091</u>	
Documents Reviewed: <u>AutoZone Store No. 10571 Final Site Plan – June 6, 2025</u>			
DWG/SHEET NO.	COMMENT NO.	PROJECT REVIEW COMMENTS	REVIEWER RESPONSE
<b>Construction Plans</b>			
General	1	Provide written response to all comments on subsequent submittals.	Complete
General	2	Provide revised plans for final approval and signatures without redlines or clouds.	Complete
General	3	Additional comments will be provided upon Final Site Plan review.	Complete
General	4	Prior to Final Site Plan approval by the Town, proof of project approval from <b>State Fire Marshal's Office</b> , <b>Sussex Conservation District</b> , and any other applicable regulatory agency must be received.	
General	5	Prior to Final Site Plan approval by the Town, full execution of the Town's Developer's Agreement or written verification that all Town expenses will be reimbursed to the Town.	
General	6	Provide Rendering/Elevations of proposed building prior to Final Site Plan approval.	Complete
General	7	Provide Town "General Construction Plan Notes", attached for you use; completely fill in Notes 1, 2, and 3.	Complete
General	8	Provide Town signature blocks, attached for your use.	Complete
General	9	Final approved plans shall show the seal and signature of a registered Delaware engineer and/or land surveyor.	Complete
C3.0	10	Design Engineer to confirm turning radius of emergency vehicles entering the site and accessibility of dumpsters in the southwest corner of the property.	Complete
C4.0	11	Provide field verified information for invert elevation of existing western most sanitary sewer.	
C4.0	12	Provide applicable Town of Selbyville Construction Standard details and update plans as required.	Complete
C4.0	13	Confirm grease trap is not warranted and that no vehicle maintenance will be performed onsite.	Complete
C4.0	14	All sewer laterals for building connections shall be a minimum of 6-inches.	Complete
C4.0	15	All water service connection for building connections shall be a minimum of 1-inch tap with 1" SDR9 PE service pipe.	Complete

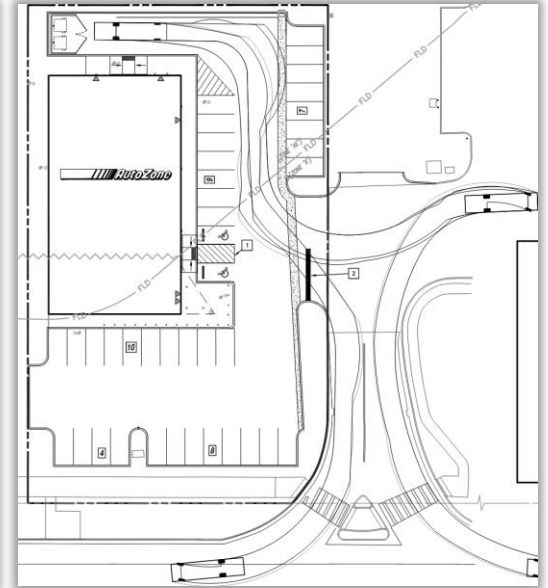
# Truck Turning



- Emergency Vehicle

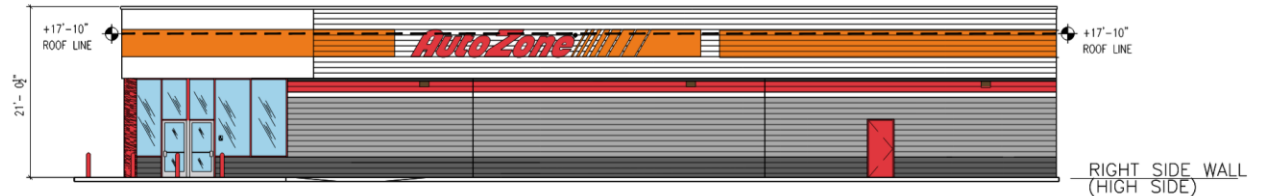
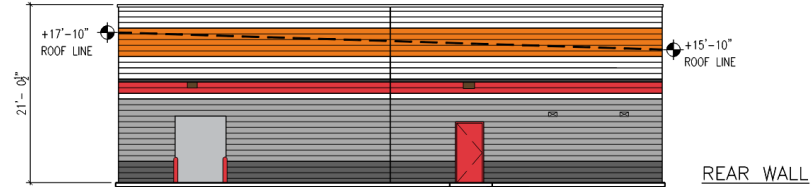
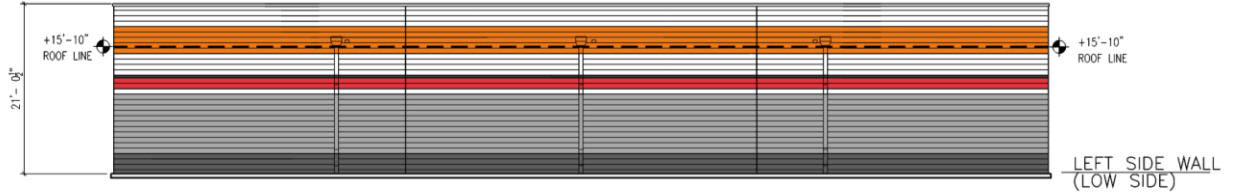
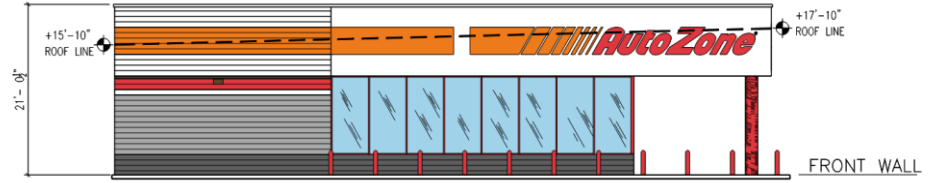
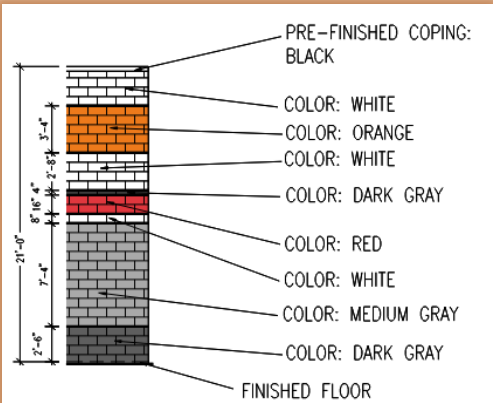


- WB-67



- Garbage Truck

# Building Elevations





# Building Renderings



7N2 - Split Face Gray - Left Elevation #1



7N2 - Split Face Gray - Left Elevation #2