

Planning and Zoning Commission
June 4, 2026
Town of Selbyville

Chairman Jay Murray called the meeting to order at 4:00 p.m. at Selbyville Town Hall.

Those in attendance included Commissioner Mike Doyle, Commissioner Ken Madara, Councilman Bill Kirsch, Town Administrator Stacey Long, Code Enforcement and Building Inspector Tony Merolini, and Administrative Assistant Mackenzie Culley.

Councilman Chris Snader was absent.

The first item on the agenda was consideration of lot line adjustment for TMP#'s 533-17.00-111.02 & 111.03 located at 65 Lighthouse Rd, owned by Howard Bunting. The proposed lot line adjustment would increase the size of the parcel containing his residence to provide additional space for a garden. The adjustment would also allow him to market the remaining parcel for sale. Staff confirmed that the proposed adjustment complies with all applicable Town codes and requirements.

Commissioner Ken Madara made a motion to recommend approval of the lot line adjustment for the properties located at 65 Lighthouse Road and forward the recommendation to Mayor and Council for final consideration. The motion was seconded by Commissioner Mike Doyle and carried unanimously.

The second item on the agenda was consideration of preliminary site plan approval for the Selbyville Store project, located at the southeast corner of Dupont Boulevard and Cemetery Road, Tax Map Parcel Nos. 533-16.11-1.00 and 533-16.11-4.00, owned by 16 Victory Investments, LLC. A recommendation letter from Verdantas was submitted for the Commission's review. Representatives in attendance included Zach Crouch and Brandon Mace of Davis, Bowen & Friedel; Mike Willey of Silicato Development/16 Victory Investments, LLC; and Fred Wittig of DSM Development. Mr. Wittig presented the proposed development plans, explaining that the existing Rite Aid building would be demolished and replaced with a new Wawa convenience store and fueling station. The project also includes a separate retail building consisting of approximately 6,500 square feet of commercial space. While specific retail tenants have not yet been identified, the applicant indicated that tenant recruitment would begin following project approvals. The proposed Wawa will consist of approximately 6,372 square feet and include six fueling islands with a total of twelve fuel dispensers located along U.S. Route 113. The site plan provides 50 parking spaces for Wawa customers and an additional 38 parking spaces for the future retail building. Mr. Wittig stated that the development team has met with DelDOT regarding traffic improvements. DelDOT has approved the continued use of the existing right-turn lane on Cemetery Road. In addition, the entrance along Cemetery Road will be relocated farther east to improve traffic flow and reduce congestion. The applicant discussed the site's stormwater management plan, noting that the existing Rite Aid property utilizes an underground stormwater system. A new on-site stormwater management system will be incorporated into the redevelopment. The property lies within the 100-year floodplain; however,

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the existing site elevation is approximately 34.7 feet, and the proposed building elevation will be approximately 38 feet, resulting in no anticipated flood elevation concerns. The project will utilize existing Town water and sewer infrastructure. Additional equivalent dwelling units (EDUs) will be required to serve the future retail building. Mr. Wittig explained that the site has been designed to accommodate large truck and tractor-trailer access without requiring U-turn movements. He also noted that this location is proposed to be the first Wawa in Delaware to offer drive-thru service. The drive-thru will operate exclusively through Wawa's mobile ordering application and will not include a speaker or on-site ordering system. The applicant stated that this feature is intended to improve customer convenience and reduce parking demand. Additional site features include a trash enclosure, a fueling canopy over the fuel dispensers, parking surrounding the building, and access to the rear of the site. No modifications are proposed to the existing entrance from U.S. Route 113. Landscaping and buffering are proposed along Cemetery Road, and portions of the property are already fenced. The applicant also stated that Wawa maintains a commitment to regularly cleaning and monitoring surrounding areas to control litter. Councilman Kirsch inquired about proposed signage. Mr. Wittig explained that signage plans have not yet been finalized and will be submitted separately for review. He indicated that standard Wawa building signage and fuel price signage are anticipated. The applicant further stated that the retail building may be established as a separate parcel in the future. Construction is expected to occur in phases, with the Wawa store being constructed first, followed by the retail building. Town Administrator Stacey Long asked whether the applicant anticipated any challenges in obtaining the necessary approvals. The applicant responded that the approval process has progressed smoothly thus far and that discussions with DeIDOT have been more favorable than initially anticipated. Town Administrator Long also inquired about the anticipated construction timeline. The applicant stated that construction would begin as soon as all permits and approvals have been secured. Councilman Kirsch asked why Wawa selected this location for development. The applicant responded that the decision was based on the continued growth and future potential of the Town of Selbyville and the surrounding area. Chairman Jay Murray commented that he believed the project would be a positive addition to the community.

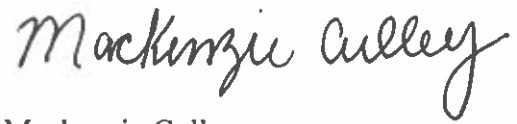
Following discussion, Councilman Bill Kirsch made a motion to recommend approval of the preliminary site plan and forward the application to Mayor and Council for final

consideration. The motion was seconded by Commissioner Ken Madara and carried unanimously.

There being no further business, Councilman Kirsch made a motion to adjourn the meeting. The motion was seconded by Commissioner Madera and carried unanimously. The meeting was adjourned.

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Respectfully submitted,

A handwritten signature in black ink that reads "Mackenzie Culley". The signature is written in a cursive style with a large initial 'M' and a long, sweeping tail on the 'y'.

Mackenzie Culley

Administrative Assistant