

**Planning & Zoning Minutes**  
**January 7, 2026**  
**6:30pm**

Chairmen Scott Thornton called the meeting to order at 6:30pm and in attendance were the following:

Planning and Zoning Commissioners: Chairman Scott Thornton, Randal Beers. Kathy Thornton and Jacqueline Sudler.

Staff: Town Manager, Amy Thomas and Town Clerk, Tracey Thompson.

Citizens: Steven Fortunato & Ashley McCaa (Bohler Engineering), Fred Wittig and Robert Wittig (DSM Commercial) and Kevin Nyamumbo (KCI Engineering).

**MINOR SUBDIVISION PLAN REVIEW**

S DuPont Highway - (Tax Map #SM-8-07-139.05-01-08.00/000)

Each Commissioner reviewed the paperwork for the request. The request is for Minor Subdivision Plan approval for the Quick Serve Restaurant and Retail Space.

**RECOMMENDATION: The Planning Commission recommends the Council approve the Minor Subdivision Plan. The request falls within the guidelines of the Planning and Zoning Ordinance and with KCI's comment letter.**

**PRELIMINARY SITE PLAN REVIEW**

**Quick Serve Restaurant & Retail Space**

S DuPont Highway - (Tax Map #SM-8-07-139.05-01-08.00/000)

Each Commissioner reviewed the paperwork for the request. The request is for Preliminary Site Plan Approval for a Quick Serve Restaurant and Retail Space.

Ashley McCaa presented the Preliminary Site Plans for the Quick Serve Restaurant and Retail Space. The first set of plans is for the Quick Serve Restaurant which will be a 3,694 sq ft building for a McDonald's with two drive thru lanes that will wrap into a single lane.

Ashley presented the plans for the Retail Sites which will be for two tenants, one building is 10,000 sq ft and the other is 3,600 sq ft. There will be parking in the front and rear.

When Wawa plans were presented last month, they showed a stormwater pond which will also be utilized by these two sites.

**RECOMMENDATION: The Planning Commission recommends the Council approve the Preliminary Site Plan for the Quick Serve Restaurant and Retail Space on S DuPont**

**Highway. The request fell within the guidelines of the Planning and Zoning Ordinance and with KCI's comment letter.**

The meeting was adjourned at 6:45pm. These minutes were prepared by Amy Thomas.

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Amy Thomas, Town Manager                      Date