

January 15, 2026

Town of Bridgeville
Attn: Bethany DeBussy, Town Manager
101 N. Main Street
Bridgeville, DE 19933

**RE: AutoZone
Tax ID No. 131-14.00-44.05
Final Site Plan Review**

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the Final Site Plan submittal for the above-referenced project submitted by AutoZone Development, LLC. and prepared by Rauch, Inc., submitted January 12, 2026. We offer the following comments:

General Comments

The Applicant is proposing to subdivide an existing lot into one lot of 1.3 acres to develop an AutoZone store. The site is located within the Town limits and is currently zoned Commercial District (C1).

We have reviewed this submission against the requirements identified in the Final Site Plan Review Checklist as per §234-22A (7) of the Town Code. This submission is **IN COMPLIANCE** with the Final Site Plan Review Checklist and has addressed comments previously provided on November 17, 2025.

Comprehensive Land Use Plan

The Future Land Use Map, Map 10-3, in the *2018 Town of Bridgeville Comprehensive Plan* designates the site as Commercial. The proposed use is consistent with the future land use plan.

Regulatory Agency Approvals

The Applicant was required to submit and obtain approvals from several regulatory agencies prior to the Town approving the Final Development Plan or issuing a Building Permit. **All required approvals have been acquired and copies of those approvals have been received by Wallace Montgomery.**

At this time, Wallace Montgomery recommends approval of this plan. We reserve the right to provide additional comments if a revised version of the plan is submitted by the applicant. If you have any questions, comments, concerns, or would like to discuss our review further, please do not hesitate to contact me at 302-388.0177 or smarichicgoudy@wallacemontgomery.com.

Sincerely,

WALLACE, MONTGOMERY & ASSOCIATES, LLP



Sonia Marichic-Goudy, PE
Vice President