

**MINUTES OF THE TOWN OF SELBYVILLE
SPECIAL MEETING OF THE MAYOR AND COUNCIL
AUGUST 11, 2022**

Mayor Murray called the Special Meeting to order at 4:30 p.m. Councilmembers Richard Duncan, Frank Smith, Carol Cary and Clarence Tingle were in attendance.

The meeting was properly posted.

Mayor Murray stated that the purpose of the Special Meeting was consideration of Preliminary and Final Plan Approval for the Bank of Ocean City to be located in the Mason-Dixon Shopping Center. He confirmed that everyone was familiar with the proposed location.

Mr. Tim Metzner of Davis, Bowen and Friedel presented the project. Reid Tingle, Executive Vice President of the Bank of Ocean City, and Daniel Bunting, Developer, were also present. Mr. Metzner stated that the proposed project is a 1,700 square foot, standalone building to be located in the southwest corner of the shopping center. The space is currently open parking. He stated that they are planning to saw cut into the asphalt, construct a pad site for the building and tie into the nearest existing water and sewer lines. Mr. Metzner stated that they will be decreasing impervious parking and adding landscaped islands. The existing parking lot can accommodate additional spots and will be restriped to meet both the shopping center and bank parking requirements. Because the disturbance area is under 5,000 square feet, Mr. Metzner stated that they were not required to get approval from Soil Conservation. They do have final approval from the Fire Marshall. Mr. Metzner also stated that the plans have been reviewed by the town's engineer and that they have issued approval based on the codes and the infrastructure. Mr. Bunting added that the façade of the building will match the existing architecture. Mr. Tingle stated that the drive-thru will open at 8:30 a.m. and that the lobby will open at 9:00 a.m. The bank will close at 4:00 p.m. with extended hours until 6:00 p.m. on Fridays. Mr. Tingle does not anticipate Saturday hours. He stated that the only signage will be on the building.

Councilman Duncan stated that the project was previously presented to the Planning and Zoning Committee. He added that Duffield Associates reviewed the plans for the town and that all comments have been satisfied and addressed. Councilman Duncan stated that it was the recommendation of the Planning and Zoning Committee that the Mayor and Council approve this request and he made the motion to accept the Preliminary and Final Site Plan Approval for the Bank of Ocean City to be located in the Mason-Dixon Shopping Center as presented. Motion seconded by Councilwoman Carol Cary and carried by all.

Mr. Tingle anticipates the bank opening in May 2023.

There being no other business to discuss, Councilman Tingle made a motion to adjourn the Special Meeting. Motion seconded by Councilman Smith and seconded by all.

Respectfully submitted,



Sandra H. Givans
Assistant Secretary/Treasurer