

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting February 16, 2022**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Richard Duncan, Mike Doyle, Mike West, Ken Madara and Town Manager Stacey Long.

The meeting was properly posted.

The first item on the agenda was a Conditional Use request from Jim Ehrler of JELE, LLC for a new and used car dealership for property located at 38030 Dupont Boulevard, Tax Map 5-33-16.00 Parcels 36.00 and part of 38.00, owned by William Banning. Councilman Murray familiarized everyone with the location of the property. Mr. Ehrler stated that their intention is to do a lot line adjustment to which Councilman Murray agreed should not be a problem. Mr. Ehrler, who owns the Selbyville Holly KIA, was in attendance as was Mr. Banning. Bob Palmer with Beacon Engineering was also in attendance representing JELE, LLC and Billy Banning enterprises. The property is currently zoned GC – General Commercial. A rendering of the proposed building was available for the Commission to review. Mr. Palmer stated that Mr. Ehrler has outgrown his current location across the highway and that he, and KIA, have been searching for land to expand his business. He would prefer to stay in Selbyville and has tentatively made an agreement with Mr. Banning to purchase 6+/- acres to relocate his car dealership business. KIA would like Mr. Ehrler to construct an 18,000 square foot dealership for sales and service. He stated that there would be more than adequate parking spaces for both uses. Mr. Palmer stated that the town's 2020 Comprehensive Plan indicates future land should be shopping, business and trade. He added that the property is located in a State Investment Level 2 service area which means that the state is best prepared for growth and able to make cost effective use of infrastructure investments. A Level 2 service area includes less developed areas where the county / towns should grow and where water and sewer are either planned or already existing. He reviewed strategies for development in a Level 2 area and how their plan addresses each. Mr. Palmer also discussed permitting to include Fire Marshall and DeIDOT. He stated that they have not talked with Sussex Conservation District but he anticipates they will have no issue with their storm water concept. The intent is for Mr. Banning and Mr. Ehrler to share a storm water facility. He stated that they are still researching their options for storm water outfall. All coordination will be through DNREC. Mr. Palmer stated that they are aware that part of this property is within the town's well head protection area, which means there is a 70% impervious limit on those properties. He stated that they are planning to work with the town's engineer to make sure they meet that requirement. In conclusion, Mr. Palmer believes the plan meets all the requirements for a Conditional Use. He noted that they have not addressed landscaping, stating they just aren't there yet. Additionally, they did not address buffering because the property is adjacent to farmland and to another car dealership. Councilman Murray stated that it will be a nice addition to town and the Commission agreed that it was a nice presentation. Mr. Banning stated that he hopes to eventually pave the parking lot to his dance studio and that he is also considering demolishing the existing home on the property. Councilman Duncan made a motion to accept the request for a Conditional Use for a new and used car dealership at 38030 Dupont Boulevard as presented. Motion seconded by Mike West and carried by all. **It is the**

recommendation of the Planning and Zoning Committee that the Mayor and Council approve this request.

There being no further business to discuss, Mike Doyle made a motion to adjourn the meeting. Motion seconded by Mike West and carried by all.