

Minutes of the Joint Meeting
Mayor & Council
Planning & Zoning Commission
October 23, 2024

Mayor Duncan called the joint meeting of the Mayor & Council and Planning & Zoning Commission to order at 1:00 p.m. Councilmembers Dr. Cary, Chris Snader and Gary Steffen were in attendance. Planning & Zoning Commissioners Ken Madara, Jay Murray, and Bill Kirsch were also in attendance. Town Administrator Stacey Long, Building Inspector/Code Enforcement Officials Tony Merollini and Ed Ackerman and Town Engineer Jason Loar were also in attendance. Councilmember Monroe Hudson and Mike Doyle were absent.

Mayor Duncan turned the floor over to Travis Martin to discuss proposed plans for a property located at the corner of Rt. 113 and McCabe Road, TMP# 533-9.00-41.00. Mr. Martin informed the commissioners that this parcel is not located within the town limits. He is interested in building a business park similar to the one he recently built in Frankford. He introduced his partner Brett Davis who stated that their business park in Frankford was really successful, and they want to build another one on this parcel. There is a farm across the road that is also out of town, however that parcel is contiguous to Selbyville. Mr. McCabe was approached by Mr. Martin & Mr. Davis to inquire if he would be willing to annex his parcel into town, therefore the property being discussed today would then be contiguous to town. Mr. McCabe was in attendance as well to hear the proposed plans. Mr. Davis informed them that there is a huge demand for business parks in the area. The parcel is approximately 135 acres and is located on the west side of Rt. 113. Approximately 15 of those acres are located on the other side of McCabe Road that is part of the same parcel. Mr. Martin & Davis have been trying to get the parcel under contract for two years. They now have it under contract, and they plan to move forward with the business park plan. They are here to ask to be in town, however, if it isn't possible, they will be going through Sussex County. Mr. Martin explained that there have been some wetlands identified on site and there are powerlines that run through the property as well. They are recipients of the Site Readiness grant funds on two projects here in Delaware. They are in the process of applying for a third grant for the Selbyville project. They have a commitment to the state with this grant funding to increase tax base, bring jobs and attract businesses from out of state. They will have all the infrastructure in place and stubbed off so that when a business comes to them, the site is ready so they would just need to obtain a building permit. With warehouses, there are not many EDU's needed for water or sewer. The water line runs along the frontage of this parcel and the sewer line stops approximately 2,700 feet south of the property. Getting sewer to this parcel is a significant cost and they would like to have future conversations with the town to see if he brings this into town, would the town be willing to help with getting sewer to the property as an incentive for building the business park and creating many jobs in Selbyville. They would even consider keeping acreage on the highway to put commercial businesses there and build the business park behind them further back on McCabe Road. They encourage the Town to think of businesses they want to attract to this parcel and Mr. Davis will get in contact with them and try to get them here. Councilmember Dr. Cary mentioned that the

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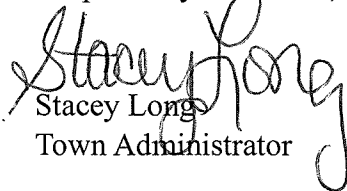
Economic Development Committee has been discussing the need to bring more businesses to town, including sports complexes and hotels and also offering incentives to these businesses. Mr. Martin explained that the 15 acres across the other side of the road is undecided on future plans, but if they choose to make that a business park as well, with the scale of the buildings they are proposing, there would only be able to fit two or three there.

After much discussion, Mayor Duncan stated that he thinks the commissioners would support a business park in this location. Mr. Martin inquired if the town would be willing to create some kind of program where if Mr. McCabe would annex his parcel, that the town would offer incentives, such as tax abatement for his farm. He does not want Mr. McCabe to get inundated with extra fees and taxes for annexing as he would be doing this for the town and for the developers. Mayor Duncan stated that they would be willing to discuss this matter further. Mr. Martin and Davis really want to be annexed into the town and inquired if there is any way to make that happen if Mr. McCabe ultimately declines annexing into town possibly by having town utilities along the frontage. Town Administrator Long stated she would inquire with the Town Solicitor and get back to them. Town Engineer Loar explained that the closest pump station is the Rt 113 North Pump Station, and he is unsure how much capacity it has but he will look into it and it could potentially limit the number of EDU's available without having to upgrade the pump station. Town Engineer Loar inquired if they would be opposed to giving the town some property to drill town wells and small treatment facility if needed in the future. Mr. Martin & Mr. Davis both said they would be supportive of that. They additionally stated that they supply internet that is eight times faster than any other company and this would be beneficial to Selbyville as well.

Mr. Martin & Mr. Davis thanked the commissioners for meeting with them and stated that he will stay in contact with the Town Administrator.

Councilman Snader made a motion to adjourn the meeting. The motion was seconded by Councilman Steffen and carried by all.

Respectfully submitted,


Stacey Long
Town Administrator