PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
April 14, 2025 11:12 AM

PLUS ID: 2025-05-02

State Strategy Level: 3

PLUS Application Type – Rezoning & Site Plan Review

Title: Selbyville Business Park
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Proposed warehouse facility with 402,500 square feet of floor area.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 533-9.00-47.00

Project Location: Dupont Boulevard at McCabe Road, north of Selbyville.

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Mary Lee Hudson, trustee, c/o Barbara J. Jestice
29593 McCabe Road
Selbyville, DE 19975
Phone: (302) 841-3157
Email: snoopy66@verizon.net
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Sandy Branch Industrial Park, LLC
34913 Delaware Avenue
Frankford, DE 19945
Phone: (443) 880-8330

Email: tmartin@ocprops.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherPlitko Engineering
Will Kernodle
Phone: (302) 537-1919
Email: will@plitko.com
Fax: (302) 537-1919

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **38.11**
Type of Development: **Industrial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **C-1/ AR-1**
Proposed Zoning for this project: **HI-1 Heavy Industrial**

Land Use Information

Present Use for this project area: **Farm/ residence**
Proposed Use for this project: **Warehouse facility**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial:
Type of Industrial: **Warehouse**
Institution Type:
Total Square footage: **402,500**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**

Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	8.44	Yes	8.44

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **0.79**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Proposed retention/ detention basins.

Open Space Details

Is there Open Space proposed for this project? **No**
Estimated acres of Open Space proposed:
What kind of Open Space?
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
674
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
10%

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
None

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
Unknown

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No

Type existing			
Proposed to add?	No	No	
Type proposed			

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Selbyville Business Park

Project ID (to be completed by OSPC): 2025-05-02

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Barbara Janelle Jestice. Trustee (Apr 16, 2025 10:44 EDT)

Signature of Property Owner

4/16/25

Date

Barbara Janelle Jestice, Sole Substitute Trustee under the Rev. Trust Agreement of Mary Lee Hudson

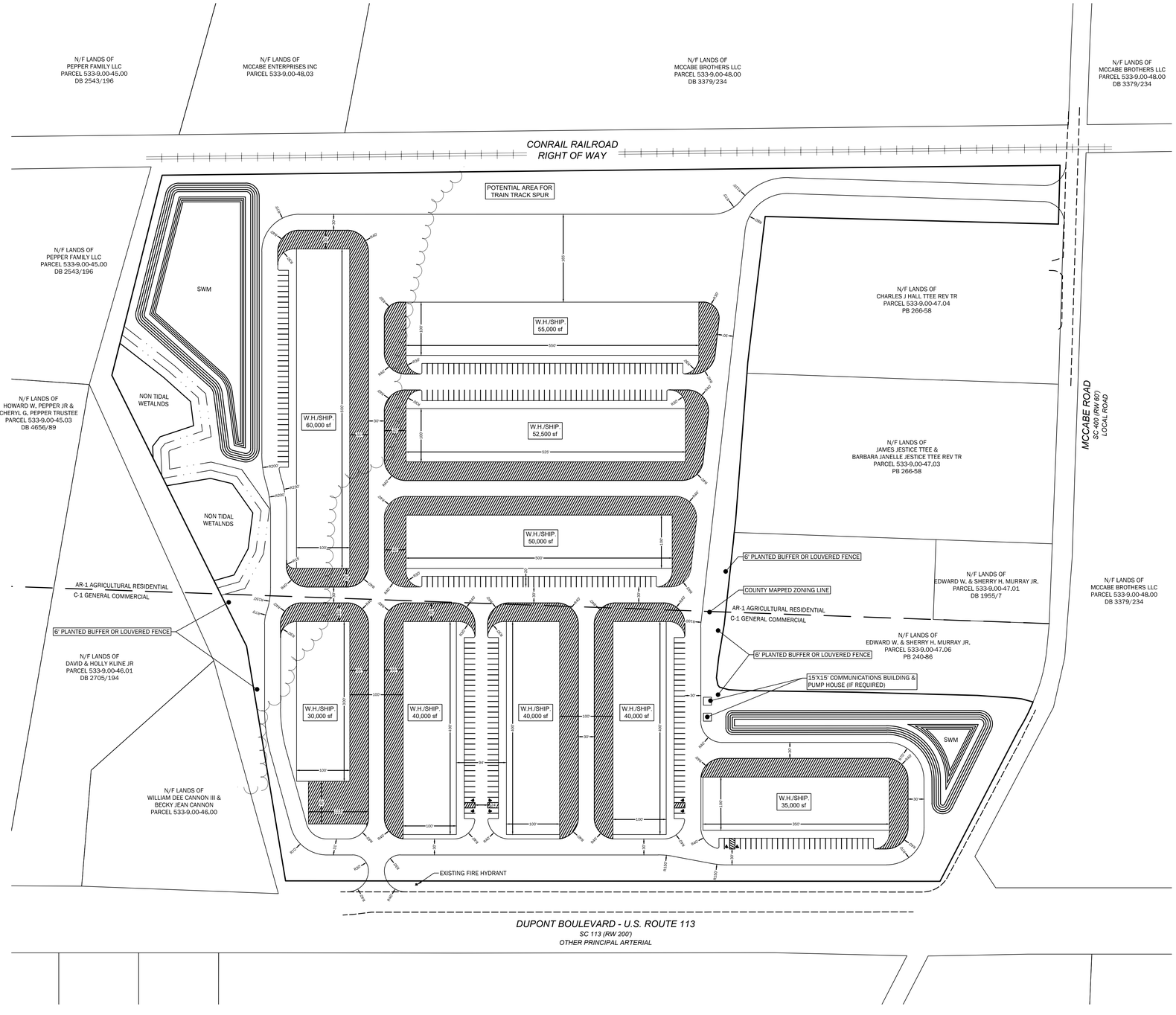
Property Owner (Please Print)

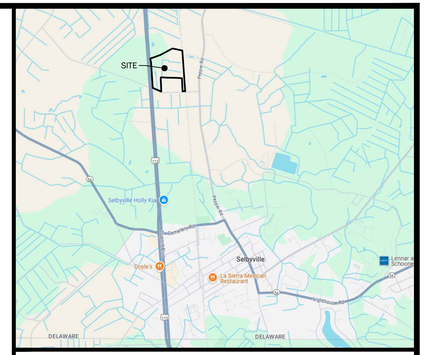
n/a

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)





VICINITY MAP SCALE: 1"=3000'

PLAN DATA:

OWNER: PARCEL 533-9.00-47.00
MARY LEE HUDSON & BARBARA J. JESTICE TTEE REV TR
SELBYVILLE, DE

PUCHASER/DEVELOPER:
SANDY BRANCH INDUSTRIAL PARK, LLC
34913 DELAWARE AVE.
FRANKFORD, DE 19945
302-732-6006
C/O TRAVIS MARTIN
tmartin@ocprops.com

ENGINEER:
PLITKO, LLC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
(302) 537-1919
RPLITKO@PLITKO.COM

TAX MAP NO. :	533-9.00-47.00
SITE AREA:	38.11 ac. +/-
MUNICIPALITY:	SUSSEX COUNTY, DELAWARE
CURRENT ZONING:	C-1 & AR-1
PRESENT LAND USE:	OPEN FIELD/FARM & RESIDENCE

PROPOSED ZONING: HI-1 HEAVY INDUSTRIAL
PROPOSED USE: 405,500 SF. OF BUSINESS PARK

BUILDING RESTRICTION LINE (B.S.L.) FOR C-1 COMMERCIAL:

A. FRONT= 60'
B. SIDE= 20'
C. REAR= 30'
MAX HEIGHT = 35'

RESIDENTIAL BUFFER: 6'

SEWER	TOWN OF SELBYVILLE (PROPOSED)
WATER	TOWN OF SELBYVILLE (EXISTING)

CONCEPT SITE PLAN

DRAFT SET
ISSUED:
4/14/25

REVISIONS

PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

CONCEPT SITE PLAN
SELBYVILLE BUSINESS PARK
DUPONT BLVD (RT 13 & McCABE RD.)
SUSSEX COUNTY, DELAWARE

0 100 150 200
GRAPHIC SCALE
1 inch = 100 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	4/14/25
REVIEW: RP	

SHEET
C100

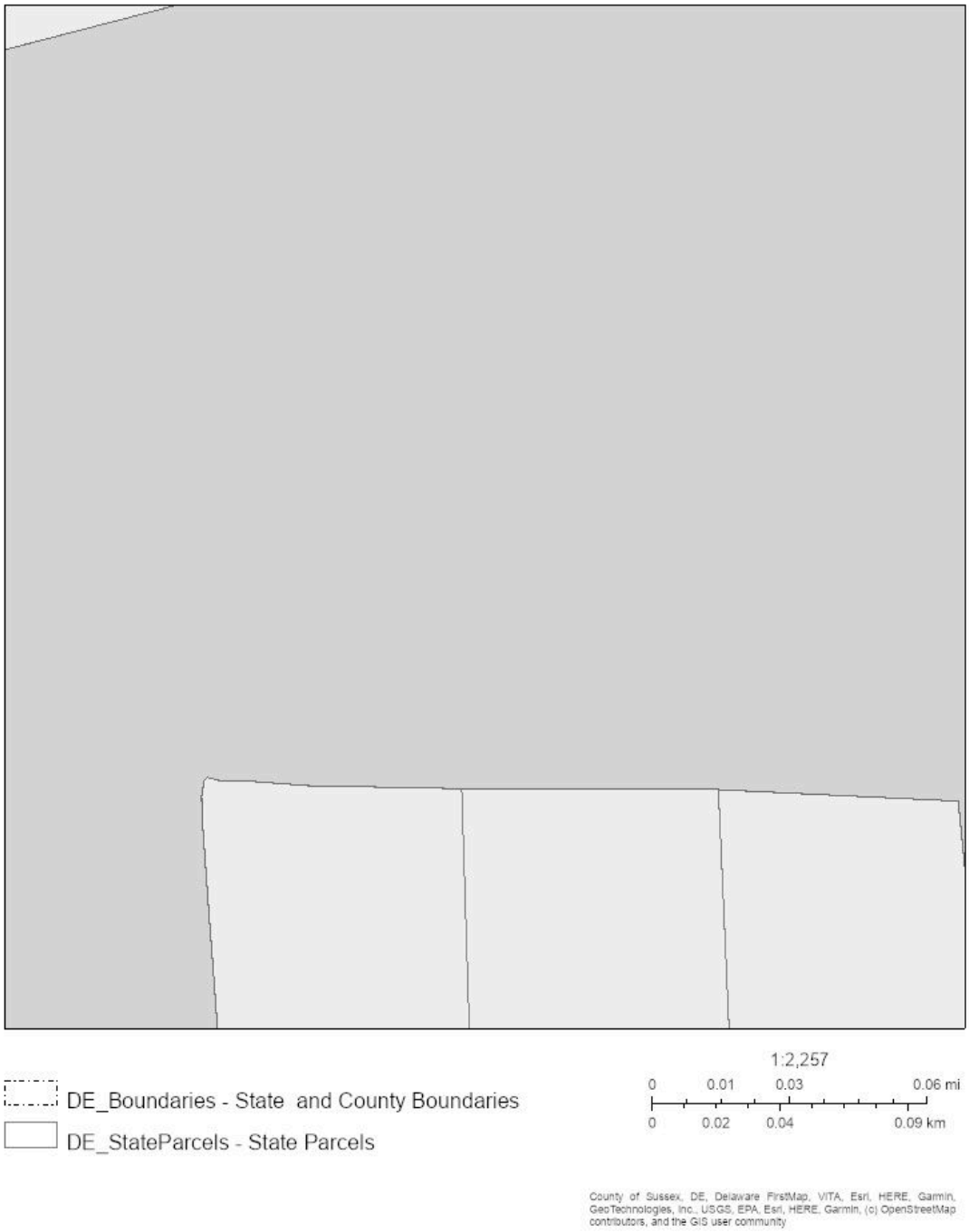
C:\Users\rabue\PLITKO Dropbox\PLITKO Team Folder\PLITKO, LLC_Pro\25\2511-DE-Martin Selbyville Business Park\Current\SITE PLAN\SITE PLAN.dwg, 4/14/2025 10:41:27 AM

Screening Report

Area of Interest (AOI) Information

Area : 1,667,649.76 ft²

May 2 2025 15:45:32 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	1,667,649.76	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	1	2,226.22	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	3	1,667,650.35	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	6	359,489.63	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	1,667,649.74	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	533-9.00-47.00	38.28	1,667,649.76

Aglands Preservation Districts

#	projectid	program	Area(ft²)
1	S-96-06-104	Ag Easement	2,226.22

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Hurlock loamy sand, 0 to 2 percent slopes	14,054.53
2	Hammonton loamy sand, 0 to 2 percent slopes	19,590.21
3	Mullica-Berryland complex, 0 to 2 percent slopes	1,634,005.60

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	5.17	1,059.66
2	0.10	4,160.04
3	0.32	13,771.27
4	0.34	14,792.91
5	5.20	31,516.77
6	9.18	294,188.98

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	1,667,649.74

PUBLIC PRE CHECK Results for State Parcel(s): 533-9.00-47.00

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Aglands Preservation Districts: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Ocean Area No Build Points: No Issues Found

Soils - Kent County: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

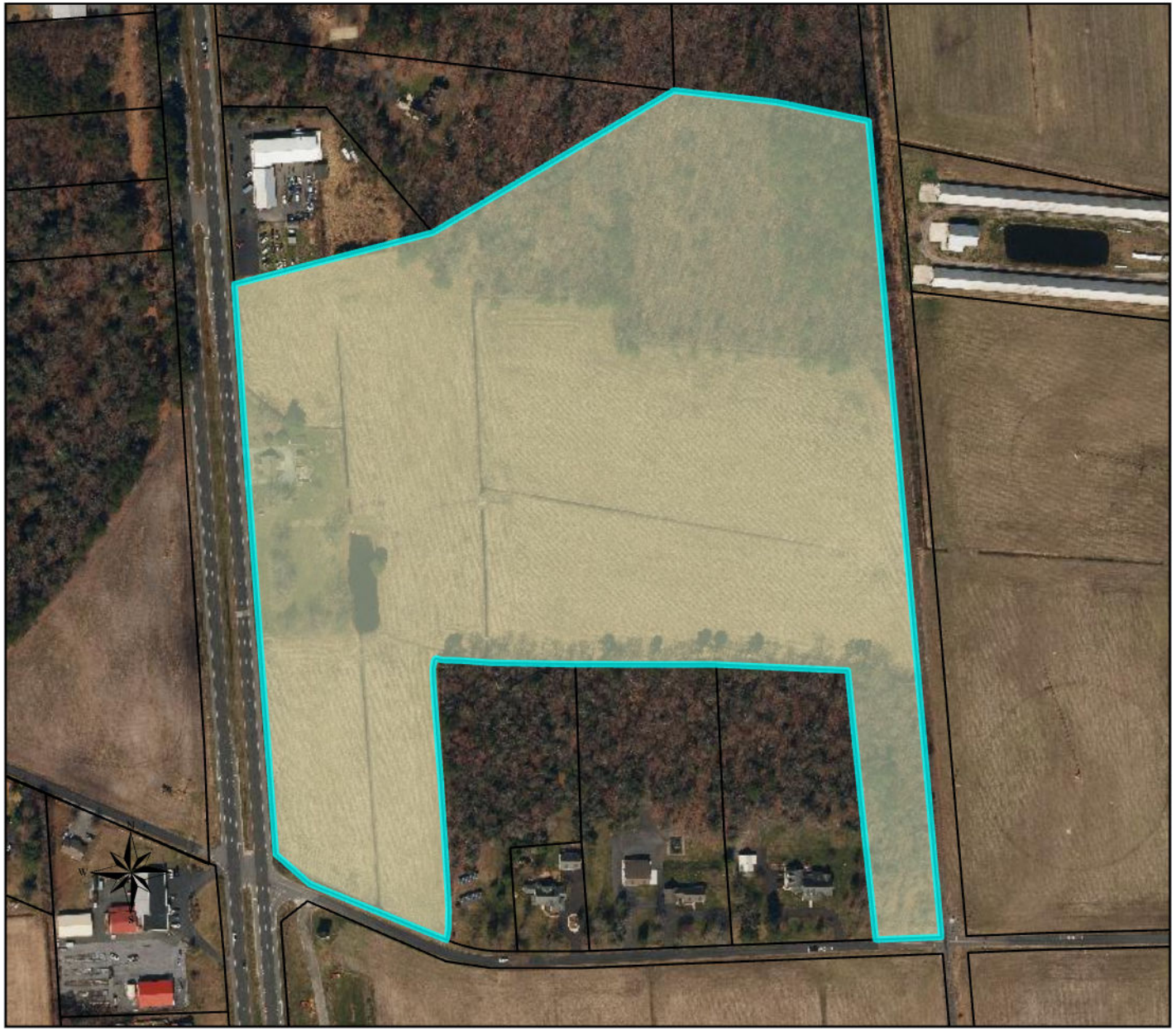
WRPA: No Issues Found

Park Facilities: No Issues Found

Soils - New Castle County: No Issues Found

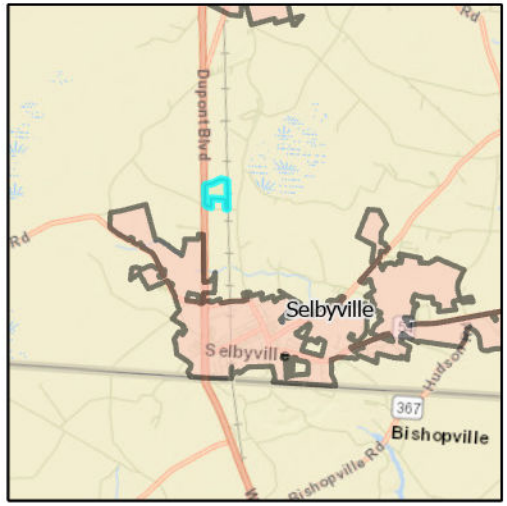
Preliminary Land Use Service (PLUS)

2025-05-02 - Selbyville Business Park



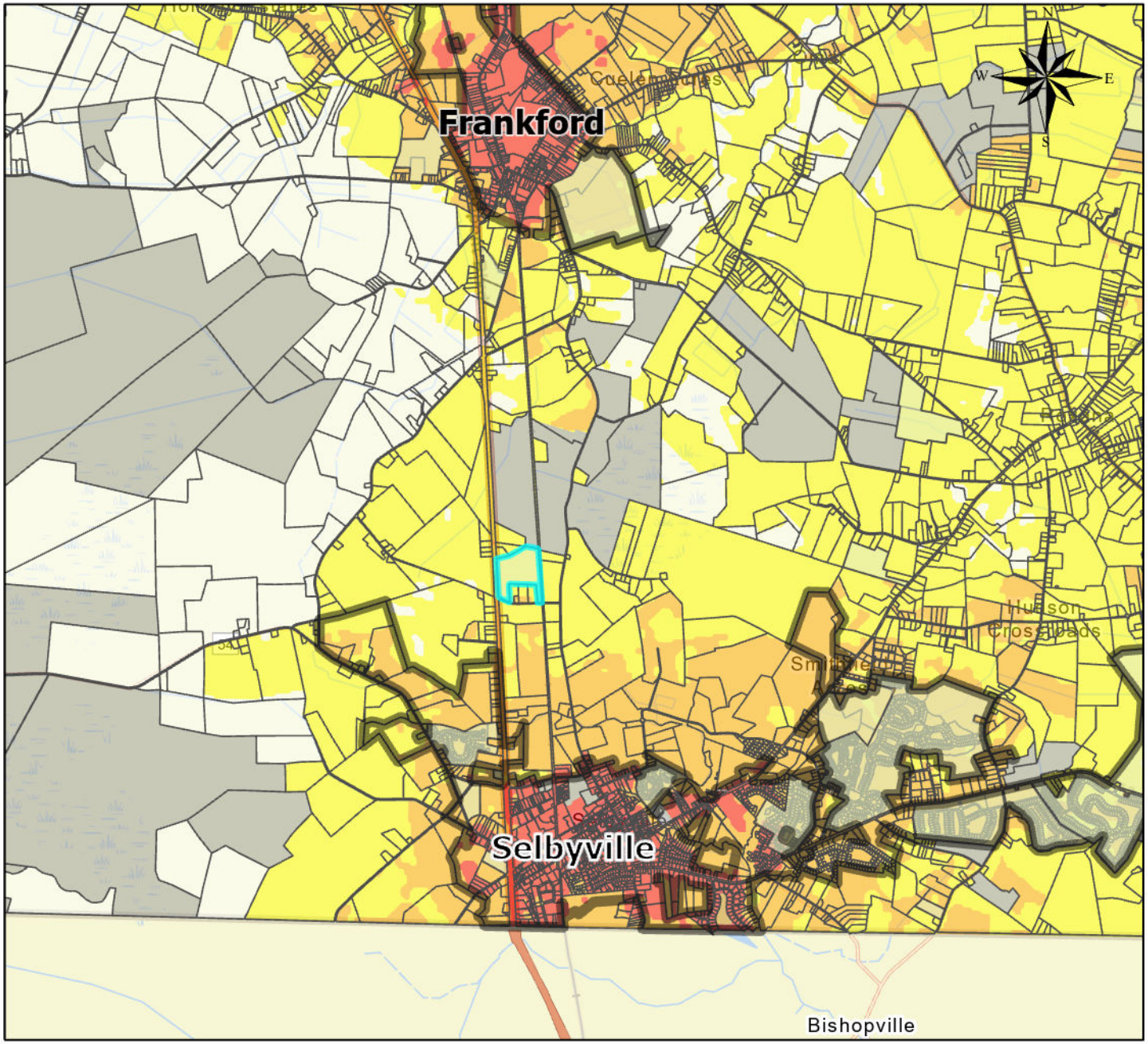
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-05-02 - Selbyville Business Park



Legend

2020 State Strategies

- 1
- 2
- 3
- 4

Out of Play

Municipal Boundary

