

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting October 13, 2021**

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 to discuss conceptual plans for a 32 Lot single family home Residential Planned Community at the S/W side of the intersection at Lynch Road and Lighthouse Road, Tax Map 5-33-17.00 Parcel 156.00 and review of requested waivers. Kevin Smith of The Kercher Group represented the owner. He stated that they were before the Planning and Zoning Committee in September to discuss a waiver for the 25-foot landscape buffer. Their request was to present it as an easement, with all the same rights that go with it being an open space, establishing it as such in the Covenants and Restrictions and to make sure the planted buffer is not disturbed by individual property owners. The request was presented to keep the lot sizes larger in nature. The current lot size is 9,000 square foot minimum with 75' width and 120' minimum depth. Mr. Smith stated that there are lots along the established Lighthouse Crossing subdivision and they want to provide the landscape buffer / easement adjacent to those properties. He confirmed that there is no tax ditch present. Based on the regulations, he stated that this is the only waiver they are requesting. The entrance to the proposed development would be from Lynch Road. Twenty-eight foot paved roads are proposed within the development. A small boat / RV lot is also proposed. Mr. Smith stated that they have an additional 10-foot Building Restriction Line off of the 25 foot easement for a total 35 foot rear easement. Councilman Duncan advised that automatic flushers would be required at the end of each road in the development. Mr. Smith also confirmed that at the last meeting it was stated that the buffer would be required to have irrigation. Councilman Duncan made a motion to accept the conceptual plans for a 32 Lot single family home Residential Planned Community on Tax Map 5-33-17.00 Parcel 156.00 as presented and to move forward with Preliminary Plans for the Bennett Property. 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.**

The second item on the Agenda was final plan approval for Hosier Street Self Storage located at the corner of Baker Alley and Hosier Street on Tax Map 5-33-16.15 Parcel 48.00. Bob Palmer from Beacon Engineering represented the owner. He stated that what is being presented today differs slightly from what was presented on the Preliminary Plans. He stated that some of the changes are owner requested, some are town requested and some are regulatory requested. The project still includes 9,600 square feet of storage space in a total of four buildings. Rather than being a multi-phase project, based on demand the plan is now to build all four units. A full movement entrance is proposed off of Hosier Street with connection to Baker Alley with signage directing traffic one-way back out to Hosier Street. Mr. Palmer reviewed changes to the site's stormwater plan, adding flowering plants that will pollenate the submersed gravel wetlands. He stated that they have also decided to construct a commercial entrance with asphalt

and stripped crosswalks. For both security and visual effect, they are proposing a black perimeter fence with a climbing vine. Other low growth landscaping is proposed around the free standing signage. Mr. Palmer stated that they have Fire Marshall site plan approval as well as Sussex Conservation District storm water plan approval contingent to signing the NOI and a Letter of No Objection from the town granting permission to tie into the storm drain system. Mr. Clark, owner of the property, stated that the units will model his current storage buildings on Route 54. They will be climate controlled with all inside storage. The entrance will be gated with cameras. There will be an irrigation system and Councilman Duncan made sure to let him know a Backflow Preventer is required. In reference to perimeter fencing, Mr. Palmer stated that the owner is requesting a change from black PVC vinyl to black PVC coated vinyl fencing (chain link). Mr. Clark offered that he was open to landscaping suggestions. Mike West asked about lighting. Mr. Clark stated that lighting is necessary for security purposes but he also realizes he has to make it work within the area so he believes wall packs, something that won't throw lighting off to the surrounding residences. The inside units will range in size from 5 x 10 to 10 x 20 to 10 x 30. The committee is familiar with other properties owned by Mr. Clark and agree his properties are well maintained. Councilman Duncan made a motion to grant final plan approval, once all signatures are received and clarification on fencing and planting barriers resolved, for Hosier Street Storage located on Tax Map 5-33-16.15 Parcel 48.00. Motion seconded by Ken Madara 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.