

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting May 25, 2022**

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

The meeting was properly posted.

The first item on the agenda was the consideration of Final Plan Approval for a showroom, offices and an outbuilding for property located at 35 S Main Street, Tax Map 5-33-16.16 Parcel 102.00, owned by Alan Halle of AGH Real Estate Corporation. Chairman Murray stated that the property is located near the intersection of Lighthouse Road and South Main Street. He stated that the town has received a letter from its engineering firm, Davis, Bowen and Friedel, advising that they have no further comment and recommending approval of the plan. Mr. Halle stated that the size and structure of the office building remains similar. It will be a two-story structure, approximately 3,500 square feet. He did advise that he has changed the exterior to vertical siding. A pole building with similar architectural style will be constructed on the right side of the property and a retainage pond on the left. The pole building will be single story with 12-foot garage doors. Parking will be to the rear of the building. The office will be handicap accessible. Mr. Halle anticipates appointment only clientele with no nighttime hours. He stated that he will replace damaged sidewalks and landscape the property. He confirmed that he has Conservation approval. Mike West made a motion to approve the Final Plan Approval as presented. 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.**

The second item on the agenda was the discussion of conceptual plans for property Located on Dupont Boulevard and Cypress Road, District 5-33, Map 16.00, Parcels 25.00 and 32.00 owned by Long Family of Sussex County, LLC. Chairman Murray stated that the property is currently zoned GC General Commercial. Mark Davidson of Pennoni Associates and Bob Wheatley of KW Commercial were in attendance representing Appennine Development Company and the Long Family of Sussex County, LLC. Mr. Davidson identified the location of the parcels. Parcel 32.00 is located along Dupont Boulevard and consists of 3.31 +/- acres and Parcel 25.00 is located along Cypress Road and consists of 44.09 +/- acres. Total acreage is 47.40 +/- acres. Mr. Davidson stated that the town's 2020 Future Land Use Map identifies the properties as shopping, business, and trade. Mr. Davidson reviewed the unusual shape of the boundary lines, road front footage and also the tax ditches included in the property. He commented on the percentage of single-family homes, 86% in the 2016 Comprehensive Plan, and multi-family homes, 6% in that same plan. He acknowledged that the last four years are missing. Mr. Davidson referenced the 2015-2020 Delaware Housing Needs Assessment which noted that the eastern Sussex housing market is the fastest growing and most expensive market in the state. He noted the lack of affordable housing in this area. Mr. Davidson stated that one of the goals listed in the town's Comprehensive Plan is "to continue to support the balanced range of housing types to include workforce housing and home ownership opportunities." He further stated that one of the recommendations in the town's Comprehensive Plan is "to work with local

developers for opportunities to provide workforce housing options while preserving the character of the town.” Mr. Davidson stated that they used the town’s Comprehensive Plan and Future Land Use map as a guide for putting together their concept. He referenced another recommendation that stated “consider a mixed use zoning classification for larger parcels of land along Dupont Boulevard.” Due to the minimum road front footage along Dupont Boulevard, Mr. Davidson stated that it makes it hard to plan anything Commercial.

In reviewing their concept, Mr. Davidson stated that they did keep a small area of Commercial along Route 113. Chairman Murray acknowledged the town’s desire to keep a portion of the area zoned Commercial. Mr. Davidson stated that they studied all the zoning districts and decided that the best fit for the area was MR Multi-Family Residential, which allows a variety of housing at a variety of densities, adding that their proposal is straight from the town’s code. The concept includes Commercial along the front, approximately 120 luxury garden style apartments – supported by a clubhouse, pool and onsite management – single family attached (townhouse) units and single family detached units. He reiterated that their desire is to offer affordable housing to a multitude of people. He believes the concept meets the town’s Comprehensive Plan’s Future Land Use goals and recommendations.

Mr. Davidson presented renderings of the luxury style apartments and clubhouse. He stated that the clubhouse would be available to all residents of the development. Mike West asked about the square footage of the apartments. Mr. Wheatley ventured that the three bedroom apartments would be approximately 1,200 to 1,400 square feet and that the two bedroom apartments would be approximately 1,000 square feet. He stated that the apartments would be rental properties and not to be purchased by individuals. The commission was concerned about density. The town currently allows 2.2 to the acre. Chairman Murray stated that the town does not have apartments in their MR Multi Family District. He understands there is a need and stated that it would be a Mayor and Council decision. Councilman Duncan stated that the town has always prided itself on low density and smart commercial. Chairman Murray stated that the concept has two issues, density and apartments. Mr. Wheatley stated that their idea was to bring a variety of affordable housing types to the western side of town. He acknowledged that he could not envision this plan on the eastern side of town but he thought this property was ideal to bring a different opportunity to residents of the town. Chairman Murray acknowledged that affordable housing is an issue. Mr. Davidson confirmed that the current density of the conceptual plan is 5.8 to the acre.

Mike West expressed concern about potential rental properties and the issues that may arise from those. Density and apartments were the Commission’s greatest concerns. Chairman Murray pointedly stated that the Mayor and Council would most likely not have an appetite for apartments. All members of the commission agreed that they would like to see more commercial development in the area.

Concluding the discussion, members of the commission recommended that Mr. Davidson and Mr. Wheatley present their concept to the Mayor and Council before moving forward. They agreed and thanked the Commission for their time and opportunity to present their plan.

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.