

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting September 28, 2022**

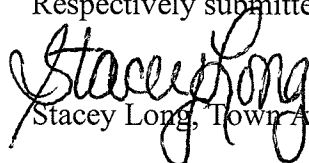
The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Mike Doyle, Ken Madara, and Town Manager Stacey Long. Councilman Rick Duncan and Mike West were absent.

The meeting was properly posted.

**The first item on the Agenda** was discussion of conceptual plans for the property located on DuPont Blvd and Cypress Road, TMP #533-16.00-25.00 & 32.00 presented by DCB Properties, owned by Long Family of Sussex County, LLC. Daniel Bunting of DCB Properties presented the commission with a sketch plan of the proposed development. The two properties total 49 acres and are zoned General Commercial. He is currently under contract for this property, however, before moving forward he is inquiring if the town would support combining the 2 lots into 1 and change the zoning to R4 with a Residential Planned Community Overlay. With an RPC overlay, commercial uses are permitted but limited to one acre of lot area per 100 residential units. By doing it this way, the commercial uses would be limited to those that are similar to the Historic Business & Neighborhood Business Districts, in lieu of the General Commercial District. The proposed plan consists of 107 single family lots of which 54 lots are 60 X 120 and 55 lots are 75 X 120 and 2 half acre pad sites for commercial use that fronts on the highway. The intent is to build a higher-class model and try to maintain lower HOA fees to make it more attractive to the buyer. The RPC also requires connectivity so the commercial use and residential use will have a connecting road. The commercial will be accessed by a right in, right out on Rt. 113 and the residential will be accessed by an entrance and exit on Cypress Road. The RPC allows for 30% of the lots to be townhouses, however, the current intention is to build all single family homes. There will be sidewalks on one side of the street and an amenity area to include a pavilion and tot-lot. If the Planning & Zoning and Mayor & Council support this proposed project, the Future Land Use Map in the Comp Plan will need to be amended in order to move forward. It was agreed that this would be good for the town with the commercial on the highway. Ken Madara made a motion to support this concept plan as presented with the RPC overlay district and to move forward with the comp plan amendment. It was seconded by Mike Doyle 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 Ken Madara and carried by all.

Respectively submitted,

  
Stacey Long, Town Administrator