

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

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 review of conceptual plans for a mixed-use building located on the S/W corner of Bethany Road and S. Williams Street, District 5-33 Map 15.16 Parcels 170.00 and 172.00, owned by McClanahan Building Company, LLC. Jody and Robert McClanahan were in attendance. Mr. McClanahan introduced Laura White with Fisher Architecture who presented the plan. Ms. White stated that the plan is being presented as a conceptual plan, rather than a preliminary plan, because of the zoning. The property is currently zoned HB – Historic Business. She stated that the owner would like to explore a mixed-use zone that would bring in a multi-use residential component along with some ground floor commercial. She stated that the concept is popular in a lot of traditional small downtowns like Selbyville. She also recognized the need for housing in Selbyville. First and foremost, Ms. White stated that they would need to know the best way to approach a multi-family aspect for this parcel since it's not an approved use as it is currently zoned. Secondly, she addressed the size of the parcel. She stated that it's a shallow lot and that the current 30-foot front yard setback requirement would hinder what could be built on the property. She stated that they would need to seek a variance to reduce the setback to 15 feet and asked about stipulations to that process. And, lastly, she addressed parking exceptions for a mixed-use building.

Ms. White stated that the current conceptual plan shows three (3) ground floor commercial spaces each approximately 3,500 square feet. The goal is to keep those spaces relatively open as the owners find future commercial tenants, with a restaurant being the most attractive. She stated that the second and third levels would include 24 one- or two-bedroom rental apartments, with possibly one or more three-bedroom units. The desire is to appeal to a wide range of potential tenants. Ms. White stated that the apartments would not be minimum rate housing but rather a more upscale statement building for the surrounding neighborhood. She stated that they're proposing one parking space per unit, one less than the current parking ordinance, and that they invite insight or recommendations on the situation.

Chairman Murray stated that providing adequate parking, for both residential and commercial, is an important issue. He also stated that he believes the concept is "a little heavy" on apartments. He asked the other committee members if the concept is something they would, or would not, entertain. Mike West asked how much rent they hoped to get for the apartments. As the builder, Mr. McClanahan stated that his hope is to create a higher standard. He stated that he's willing to invest more to get more – higher ceilings, 8-foot doors, stainless appliances and upgraded countertops. He understands the committee's concern about rental properties and offered to provide a finished schedule for review and confirmation that the standard is high. He also understands his obligation because he, too, is a local resident of Selbyville. Mr. McClanahan

conceded that parking is an issue, but he stated that he first needed to see how receptive the committee is to the concept before pursuing other parking options. He alluded to a nearby municipal lot and to the possibility of a shared lease agreement with surrounding businesses. Councilman Duncan recalled that the committee had recently seen another conceptual plan that included apartments and expressed concern. Mr. McClanahan offered to be held accountable to the higher standard he is proposing. Reducing the number of rental units was also a consideration. The committee agreed that the concept is attractive. Chairman Murray stated that the town needs to encourage investment and bring vitality back to that area of town. Parking remained the primary concern during the lengthy discussion. Town Manager Stacey Long reviewed the parking code for both HR – Historic Business and HR- Historic Residential and stated that shared parking is acceptable to go toward off-street parking in both districts. Chairman Murray stated that parking is, and always will be, an issue in downtown. Revitalization is encouraged. Chairman Murray stated that this type of concept could be the start of something that would be good for the downtown area only, concentrating on an area that needs improvement. The committee agreed that they are interested in the concept. Mr. McClanahan was advised to scale back the size of the building, explore parking options, and return with the revised conceptual plan.

The concept will be presented to the Mayor and Council for their consideration.

**The second item on the Agenda** was consideration of a Conditional Use request for an office and outbuildings for storage for Iachetta Builders located at 32654 Lighthouse Road, District 5-33 Map 18.00 Parcel 35.01, currently being utilized as a single family dwelling in the R-4 zoning district owned by Ronald and Josephine Hamblin. Committee members acknowledged that they are familiar with the property. Mr. and Mrs. Hamblin were in attendance. Mr. Hamblin stated that Mr. Iachetta intends to use the house as an office and the existing outbuilding for storage. The house may require structural modifications to become ADA accessible. He confirmed that Mr. Iachetta does not want to live in the house and that he doesn't intend to build any other structures on the property. There are currently 10 parking spaces on the property, which is adequate for an office. The committee saw no problem with the proposed use but did advise that any changes to this use would have to come back to Planning and Zoning for review. Councilman Duncan made a motion to accept the Conditional Use request for an office and outbuildings for storage for Iachetta Builders located at 32654 as presented. Motion 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.**

Stacey Long advised that the Conditional Use must be commenced within one year of approval by the Mayor and Council. She also advised that if the use is stopped for any reason, and not restarted within one year, the use is no longer valid. She stated that she will provide Mr. and Mrs. Hamblin with a copy of the Code.

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.