

1 West Church St.
P.O. Box 106
Selbyville, Delaware 19975
302-436-8314
302-436-8018 Fax



Mayor
Clifton C. Murray
Council
G. Frank Smith, 111
Clarence M. Tingle, Jr.
Richard A. Duncan, Sr.
Dr. Carol R. Cary

WHAT: ANNEXATION COMMITTEE MEETING
WHEN: DECEMBER 14, 2022
TIME: 4:00 P.M.
PLACE: SELBYVILLE TOWN HALL

AGENDA

1. INVESTIGATE THE POSSIBILITY OF ANNEXING CERTAIN TERRITORY, CONTIGUOUS TO THE PRESENT LIMITS OF THE TOWN OF SELBYVILLE, OWNED BY ISAAH C. MUMFORD FAMILY LIMITED PARTNERSHIP, IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-16.00-39.00, CONTAINING 1.73 ACRES, MORE OR LESS; AND TO AMEND THE ZONING MAP AND ZONING ORDINANCE OF THE TOWN OF SELBYVILLE TO INCLUDE SAID TERRITORY IN THE GC GENERAL COMMERCIAL DISTRICT

ANY OTHER MATTERS OR DISCUSSION PERTAINING TO ANNEXATION

Posted: November 10, 2022



TOWN OF SELBYVILLE
MEETING SIGN-IN SHEET

Annexation Committee Mtg.
Type of Meeting 8

Date: 12/14/22

	Name (Please Print)	Representing
1.	Alan Decker	Zig McM Selbyville LLC
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

1 West Church St.
P.O. Box 106
Selbyville, Delaware 19975
302-436-8314
302-436-8018 Fax



Mayor
Clifton C. Murray
Council
G. Frank Smith, 111
Clarence M. Tingle, Jr.
Richard A. Dunran, Sr.
Dr. Carol R. Cary

Report of the Annexation Committee Meeting December 14, 2022

Chairman Tingle called the meeting to order at 4 o'clock p.m. Also in attendance were Councilman Rick Duncan, Councilwoman Carol Cary and Town Administrator Stacey Long. Councilman Frank Smith was absent. In Councilman Smith's absence, Chairman Tingle made a motion to appoint Councilman Rick Duncan to the Annexation Committee for the December 14, 2022 meeting. Motion seconded by Councilwoman Carol Cary and carried by all.

The meeting was properly posted.

Re: Investigate the possibility of annexing certain territory, contiguous to the present limits of the Town of Selbyville, owned by Isaiah C. Mumford Family Limited Partnership, identified as Sussex County Tax Map and Parcel No. 5-33-16.00-39.00, containing 1.73 acres, more or less; and to amend the Zoning Map and Zoning Ordinance of the Town of Selbyville to include said territory in the GC General Commercial District.

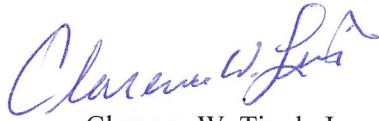
Chairman Tingle read the request as presented. Alan Decktor, Senior Project Manager with Penonni Associates, represented the owners. He stated that the property is located on the south side of DuPont Highway just north of Cemetery Road. The property is within the town's Certificate for Public Convenience and Necessity (CPCN) for water and sewer. Mr. Decktor stated that the owner wants to annex into town for those services. He described the property as a "cut out" parcel along the Route 113 corridor that is currently zoned C1 General Commercial by Sussex County. Mr. Decktor stated that the owner is requesting General Commercial zoning to keep in line with the commercial activity in the area. He added that approving the annexation would also help to clean up the town's boundary line.

Mr. Decktor provide a concept plan for the property should it be annexed into town. He stated that they are anticipating an Advance Auto Parts retail store. He confirmed that DelDOT is permitting them to put an entrance along Route 113 at that location. Members of the committee reviewed a map of the area. The requested annexation is in line with the town's Comprehensive Plan and the strategies for State Policies and Spending and Livable Delaware initiatives.

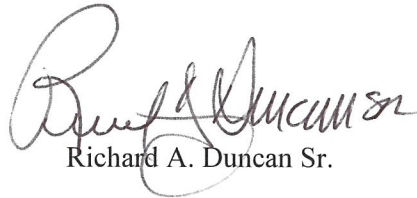
It is the opinion of the Annexation Committee that the Mayor and Council accept this annexation into the Town of Selbyville subject to final approval by the State of Delaware Office of Planning Coordination for Sussex County Tax Map and Parcel No. 5-33-16.00-29.00 containing 1.73 acres, more or less. The Annexation Committee also recommends the property be zoned GC – General Commercial in keeping with the zoning in that area. Motion to recommend made by Chairman Tingle seconded by Councilwoman Carol Cary and carried by all.

There being no further business to discuss, Councilman Duncan made a motion to adjourn the meeting.
Motion seconded by Chairman Tingle and carried by all.

Respectfully submitted by the Annexation Committee.



Clarence W. Tingle Jr.



Richard A. Duncan Sr.



Carol A. Cary