

1 West Church St.  
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Mayor  
Clifton C. Murray  
Council  
G. Frank Smith, 111  
Clarence W. Tingle, Jr.  
Richard A. Duncan, Sr.  
Dr. Carol R. Cary

## AGENDA MARCH MEETING

Date: March 13, 2023  
Time: 7:00 P.M.  
Place: Selbyville Town Hall

### 1. Opening of Meeting:

- |  |                |
|--|----------------|
| A. Call to order   | Mayor Murray   |
| B. Pledge of Allegiance  | Mayor Murray   |
| C. Reading of the Certificate of Election                                      | Loryn Hanley   |
| D. Swearing in of Mayor – Richard A. Duncan, Sr.                               | Stacey L. Long |
| E. Swearing in of two Councilmen -<br>Chris S. Snader, Sr. and Gary L. Steffen | Stacey L. Long |

### F. Public Hearing –

**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. 533-16.00-39.00, CONTAINING 1.73 ACRES, MORE OR LESS;  
AND  
AN ORDINANCE AMENDING THE ZONING MAP AND ZONING ORDINANCE OF THE TOWN OF SELBYVILLE TO INCLUDE SAID TERRITORY IN THE GC GENERAL COMMERCIAL DISTRICT.**

### G. CLOSE PUBLIC HEARING

**H. AN ORDINANCE AMENDING THE COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF SELBYVILLE BY AMENDING MAP 8, AREAS OF POTENTIAL ANNEXATION, TO REDESIGNATE THE FUTURE LAND USE OF TAX MAP AND PARCEL NO. 533-16.00-39.00 AS COMMERCIAL FROM RESIDENTIAL.**

### I. Vote on Public Hearing:

**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. 533-16.00-39.00, CONTAINING 1.73 ACRES, MORE OR LESS;  
AND  
AN ORDINANCE AMENDING THE ZONING MAP AND ZONING ORDINANCE OF THE TOWN OF SELBYVILLE TO INCLUDE SAID TERRITORY IN THE GC GENERAL COMMERCIAL DISTRICT.**

- J. Organization Meeting:
  - (1) Motion to hire:
    - a. Secretary/Treasurer – Deborah McCabe
    - b. Assistant Secretary/Treasurer – Sandra Givans
- K. Appoint the Chief of Police – Brian Wilson.
- L. Approval of the February 6, 2023, Minutes.
- M. Treasurer's report & authorization to pay bills.

2. Mayor's Report & Comments:

Mayor Duncan

- A. Appointment of Department Commissioners:
  - (1) Water & Public Works
  - (2) Parks & Recreation
  - (3) Wastewater
  - (4) Police
  - (5) Administration
- B. **RESOLUTION PROPOSING THAT A PUBLIC HEARING BE HELD ON APRIL 3, 2023, AT 7:00 P.M., AT THE TOWN HALL, 1 W. CHURCH STREET, SELBYVILLE, SUSSEX COUNTY, DELAWARE, TO CONSIDER THE REZONING OF REAL PROPERTY OWNED BY LEIMBACH INVESTMENTS, LLC, IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NUMBER 533-16.12-35.01 FROM R-2 RESIDENTIAL TO HB HISTORIC BUSINESS.**
- C. Appointment of Board of Adjustment Members for a term of three years expiring March 13, 2026:
  - (1) Mayor, Council Member, Town Solicitor
- D. Appointment of Planning & Zoning Commissioners
  - (1) 3-year term
  - (2) 3-year term
  - (3) 2-year term
  - (4) 2-year term
  - (5) 1-year term

3. Visitors in Attendance:

Mayor Duncan

4. Reports – Council, Committees, Etc:

- |   |                             |
|---|-----------------------------|
| A. Police Dept.   | Chief Wilson                |
| B. Code Enforcement   | S. Long                     |
| C. Water Dept.  | Water Commissioner          |
| 1. Hydrant Flushing – Week of March 27, 2023.   |                             |
| D. Public Works Dept.   | P.W. Commissioner           |
| E. Parks/Recreation Dept  | Parks/Rec Commissioner      |
| F. Sewer Dept.  | Sewer Commissioner          |
| G. Planning & Zoning Commission   | S. Long                     |
| 1. Consideration of final Site Plan with requested variance to Town Code 160-10B(13) regarding dead-end streets for Maple Crest Subdivision, located on W. McCabe Street, District 5-33, Map 16/15, Parcels 120.00, owned by L&L Investments. |                             |
| 2. Review of Conceptual Plans for mixed-use building located on the S/W corner of Bethany Road and S. Williams St., District 5-33, Map 15/16, Parcels 170.00 and 172.00, owned by McClanahan Building Company, LLC.                           |                             |
| H. Industrial Park  | S. Long                     |
| I. Annexation Committee   | S. Long                     |
| J. Administration Dept.   | Administrative Commissioner |
| K. Administration   | S. Long                     |
| 1. Memorandum of Understanding between the Town and Mountaire Farms for installation of a manhole with grinder equipment on a Town owned sewer line.  |                             |
| 2. Consideration of HVAC System Replacement Bid   |                             |
| 3. Consideration of bids for 24 X 24 Pavilion at Town Park  |                             |

5. Adjournment

Mayor Duncan

THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE DELETION OF ITEMS, THE ADDITION OF ITEMS INCLUDING EXECUTIVE SESSIONS AND EXECUTIVE SESSIONS WHICH ARISE AT THE TIME OF THE MEETING.

Posted: March 6, 2023

Amended: March 7, 2023

- 2.A.(5) Time sensitive material. Inadvertently omitted.
- 4.G.1.& 2. Time sensitive material. Inadvertently omitted.