

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting March 7, 2023**

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 the 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, Parcel 120.00, owned by L&L Investments. A rendering of the project was provided for review. Steve Engle, engineer for the project, was in attendance. Mr. Engle stated that this particular project is one of the hardest he's ever worked on for a number of reasons. The property has a single entrance and is surrounded by ditches. Mr. Engle admitted that getting sewer to work was a challenge. Sewer and water easements had to be obtained through a neighboring subdivision. Mr. Engle stated that they are requesting a variance to dead-end streets for two reasons. The main reason, he stated, was to provide an impartial connection to the property to the south. Should that property ever be developed, it would provide access to McCabe Street. Secondly, the project only has 24 units and the distance doesn't warrant another cul-de-sac. Chairman Murray stated that the plan was reviewed by the town's engineer and that they have recommended approval of the variance. Mr. Engle confirmed that this is the last approval needed for the project. Kevin Lynch, from L&L Investments, acknowledged that the project is going to be sold to developer Allan Halle. After further review, Mike West made a motion to accept the final Site Plan with a requested variance to Town Code 160-10B(13) regarding dead-end streets for Maple Crest subdivision as presented. Motion seconded by Mike Doyle and carried by all. **It is the recommendation of the Planning and Zoning Commission that the Mayor and Council approve this request.**

**The second 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 16.16, Parcels 170.00 and 172.00, owned by McClanahan Building Company, LLC. Mr. McClanahan first met with the commission in October 2022. At that time, the commission expressed an interest in the concept but advised Mr. McClanahan to scale back the size of the building and to explore parking options. Members of the commission immediately indicated that they liked the changes. Lauren White with Fisher Architecture reviewed the updated plan. She stated that they added additional parking spaces, for a total of 55, and also took away any entrances onto state owned Bethany Road to alleviate concerns about being too close to an intersection. Should a restaurant fill one of the rental spaces, she stated that there is still the hope that an after-hours parking agreement be arranged. There are still three commercial sites on the ground floor with slightly reduced square footage and an open air corridor through the building. The second floor design is intended for long term, upscale one-or-two bedroom rental apartments, some to include loft units. The unit density, with a small outdoor space, has decreased to ten (10). The outside façade of the building and the height fit within the Historic District. The commission agreed that the new concept fits much better on the site. Ms. White stated that she believes parking for the

residents would be designated. A privacy fence and/or evergreens would be established as a buffer along the back property line.

Chairman Murray stated that a mixed use building of this sort would require a Conditional Use. Stacey advised, if the commission supports this type of project, the town could move forward with creating a new zoning district specifically for mixed use. Chairman Murray stated that it may be beneficial to the revitalization of downtown to create a new zoning district. Stacey advised that Mr. McClanahan's project and the creation of a new zoning district could be done in tandem so as not to delay either. Chairman Murray stated that Planning and Zoning would make recommendations for the parking and setback requirements when creating a new district.

Councilman Duncan made a motion to forward the conceptual plan for a mixed-use building located at the S/W corner of Bethany Road and S. Williams Street as presented onto the Mayor and Council for discussion and consideration of the creation of a new zoning district. Motion seconded by Mike West and carried by all.

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