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Mayor
Richard A. Duncan, Sr.
Council
Dr. Carol R. Cary
Monroe B. Hudson, Jr.
Chris S. Snader, Sr.
Gary L. Steffen
Town Administrator
Stacey L. Long

Report of the Annexation Committee Meeting April 25, 2023

Chairwoman Dr. Carol R. Cary called the meeting to order at 4 o'clock p.m. Also in attendance were Councilman Chris Snader, Councilman Gary Steffen and Town Administrator Stacey Long.

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 Balsamo Real Estate, LLC, identified as Sussex County Tax Map and Parcel No. 5-33-17.00-154.00, containing 2.32 acres, more or less; and to amend the Zoning Map and Zoning Ordinance of the Town of Selbyville to include said territory in the R-4 Residential District.

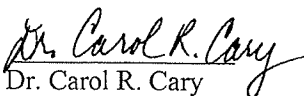
Chairman Dr. Cary read the request as presented. Eric Wahl of Pennoni was representing Balsamo Real Estate, LLC for the request for annexation into Selbyville. Mr. Wahl stated that the property is currently zoned AR-1 with Sussex County and the applicant is requesting the property be annexed into Selbyville with the R-4 zoning as consistent with the surrounding parcels in town. The property is surrounded on three sides by town limits and is identified as Areas of Potential Annexation within the town's Comprehensive Land Use Plan. The applicant intends to subdivide the parcel into five separate lots which will be served by town water and sewer. Once annexation is granted, the applicant plans to move forward with the preliminary site plan for this subdivision.


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. This will also continue to help clean up the town's boundaries.

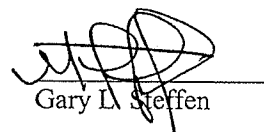
It is the opinion of the Annexation Committee that the Mayor and Council accept this annexation into the Town of Selbyville subject to final approval by the State of Delaware Office of Planning Coordination for Sussex County Tax Map and Parcel No. 5-33-17.00-154.00, containing 2.32 acres, more or less. The Annexation Committee also recommends the property be zoned R-4 in keeping consistent with the zoning in that area. Motion to recommend made by Councilman Snader, seconded by Councilman Steffen, and carried by all.

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

Respectfully submitted by the Annexation Committee.


Dr. Carol R. Cary


Chris S. Snader, Sr.


Gary L. Steffen