

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting May 23, 2023**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Chris Snader, Mike Doyle, Mike West and Town Manager Stacey Long. Ken Madara was absent.

The meeting was properly posted.

Chairman Murray reviewed the two items on the Agenda. At the library's request, they began with the second item, **a discussion on the creation of a new Mixed-Use Zoning District**. Chairman Murray stated that this discussion came about because of the proposal for a mixed used project on Route 17. Town Administrator Stacey Long confirmed that the conversation was sparked by a Concept Plan for a multi-level project with businesses on the first floor and apartments on the upper floor(s). She stated that the very first step is to create the district. The project cannot move forward unless a zoning district is created to support it. The question she presented to the Planning and Zoning Committee was, do they want to spend time creating the new district? She stated that there are Planning Consultants that, with guidance from the Planning and Zoning Committee, could put something together. The Planning and Zoning Committee could then tweak it to their satisfaction. Chairman Murray stated that the town has never favored apartments in the past but that this is a new concept, and he does believe there is a need for it in town. It would provide both commercial and residential opportunities for future growth. Stacey added that other growing towns, such as Berlin, Salisbury, Milford and Middletown, offer this type of zoning. Mike Doyle voiced concern about traffic on Route 17. Chris Snader offered that they aren't specifically talking about any particular project at this point, just about the idea of creating a Mixed-Use District, which Chairman Murray confirmed. He remembered that it was not unusual for residents to live above their businesses in downtown Selbyville in the 1960's and 1970's. He stated that it could be the beginning of redevelopment in the downtown area. The committee agreed that they would like to move forward with the creation of a new Mixed-Use District.

**The next item on the Agenda** was consideration of revised Preliminary Plan Approval for the Selbyville Public Library located on W. McCabe Street, District 5-33 Map 16.16 Parcels 52.00 and 53.00. Librarian Kelly Kline was in attendance. Chairman Murray stated that Davis, Bowen and Friedel has reviewed the revised plan and recommends approval. In their engineer's absence, Ms. Kline stated that the brick home at 11 W. McCabe Street is going to be demolished and that the new building, as currently designed, is being moved west by just a little bit. They're adding approximately 1,600 square feet to the new building and 15 additional parking spots. As a result of the revision, they will not have to do any demo to the existing library or existing parking lot. Ms. Kline stated that it makes for a better layout and added that patrons will be able to access the parking lot from both McCabe Street and Ellis Alley. She stated that they are currently in negotiations with the newly formed Selbyville Historical Society to take possession of the existing Townsend Building. Stacey reviewed the requested variances as presented (a copy is attached to these Minutes). Chris Snader made a motion to accept the revised Preliminary Site Plan with requested waivers 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.**

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



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April 20, 2023

Stacey Long, Town Administrator  
Town of Selbyville  
PO Box 106  
Selbyville, DE 19975

RE: **Waiver Request – Updated 04/20/2023**  
**SELBYVILLE PUBLIC LIBRARY**  
Selbyville, Delaware  
BMG Project No.: 2015229.04

Dear Stacey:

Becker Morgan Group, Inc. is hereby requesting relief from the following code requirements, per section 200-15 of the Town Code relating to “Government functions” stating “...Governmental functions of the Town of Selbyville government are considered exempt from the provisions of this chapter”. The Selbyville library is a tax exempt non-private foundation, providing public use to the town of Selbyville. As such, we formally request the following waivers:

**Off-Street Parking:** We request a waiver of from the minmum parking spaces for the proposed library facility. Per code, a total of 47 parking spaces are required. We have provided 32 parking spaces on the proposed plan, including 2 accessible spaces. There are additional street parking spaces within the vicinity of the proposed library for use.

**Site setbacks:** We request a waiver to allow the proposed library building to encroach into the established building setbacks. The HR Zoning Classification setback requirements are 30’ front, 10’ sides & rear. We are requesting a waiver from this as the proposed building encroaches the front setback along both Ellis Alley and West McCabe as proposed. The building is situated to provide the maximum usability of the site while honoring the established building setbacks along West McCabe Street and Ellis Alley.

The proposed building is 11’-6” from the property line on West McCabe. Along Ellis Alley, the building is shown approximately 6’ from the northern property line at the nearest location. The established setbacks shown exceed the current setbacks provided on multiple parcels surrounding the site with several buildings built along Ellis Alley within 2’ of the property line directly north of the project site, and the existing library is atop the property line, east of the proposed building.

**Parking Space Size:** We request a waiver from the minimum standard parking space size of 10’ x 20’ to allow for 9’ x 18’ spaces to maximize parking provided on the size.

**Loading Area Size:** We request a waiver from the minimum loading area size of 12’ x 40’ to allow for the loading area as shown (currently shown as 18’ x 18’).

For the reasons listed above, we request your consideration for the mentioned waivers. Please find attached for your records updated site plans, as well as IRS confirmation of tax exemption for the library.

Faint, illegible text or stamp in the bottom left corner of the page.



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Sincerely,

BECKER MORGAN GROUP, INC.

A handwritten signature in blue ink, appearing to read "Mark Strickland".

Mark Strickland, PE  
Engineer

MDS/acf  
Enclosures

201522900ad-SPL Waiver 2023-04-20