

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting June 20, 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, Ken Madara, Mike West and Town Manager Stacey Long.

The meeting was properly posted.

**The first item on the Agenda was consideration of Preliminary Plan approval for Cypress Shores Development, District 5-33, Map 16.00, Parcel 25.00, located on Cypress Road, for 98 single family homes.** Daniel Bunting, owner of the property, was in attendance along with representatives from his engineering team from George, Miles and Buhr, LLC (GMB). Mr. Bunting stated that it's a 44.5 acre parcel located between Route 113 and Cypress Road, formerly known as the Long Property. It will be the first subdivision in recent history located west of Route 113. He stated that it will be very similar to Creekhaven on Polly Branch Road. It will be a low density, 2.2 homes to the acre, project with very few back-to-back lots and sizeable ponds. While outside aesthetics will be a step above, the inside will remain affordable for homeowners. He stated that they are hoping to keep the HOA fees low with homeowners responsible for maintaining their own lawns. All lots will be irrigated. Mr. Bunting stated that they hope to incorporate a small clubhouse and pool as well. He provided a rendering of a modern farmhouse style clubhouse, in keeping with the local aesthetics, and of the pool area. Also included will be an off-leash dog park and an RV storage area. There are seven acres of woodlands on site, of which only about half will be disturbed. There are no wetlands on the site. Mr. Bunting stated that they have met with DelDOT and that they do have conceptual plans for their entrance. He stated that most of their requirements have been to widen the frontage.

Mr. Bunting stated that the parcel includes approximately 4.5 acres of Commercial property. He stated that this will be considered a separate subdivision with a separate approval in the future. He believes that the residential should come first to help support the commercial. He stated that there will be a sidewalk connection to the future commercial aspect but no driving access. The entrance to Cypress Shores will be solely from Cypress Road. He anticipates sidewalks on both sides of the street and street widths that meet the town code. Since they have not decided on a builder yet, the prices of the homes have not been determined. Mr. Bunting stated that he anticipates in the mid \$300,000's and upward. As with Creekhaven, Mr. Bunting stated that they are trying to target first-time homeowners. Mike West stated that he was glad to see they've kept the commercial subdivision. Mr. Bunting agreed that it was important to keep the front of the property, along Route 113, commercial.

Chairman Murray referenced a request for a Variance for minimum lot dimensions, reducing some lots to 60-foot lots. Mr. Bunting stated that he believes the preliminary plan calls for fifty 75-foot lots, which meet code, and that they're asking for forty-eight 60-foot lots. He confirmed that there would be no multi-family units, only single-family homes. They'll be offering both 40-foot and 50-foot products, which Mr. Bunting stated will help the streetscape of the community. He added that their goal is to keep as much of the existing woods as possible. Side

yard setbacks are within code, but Mr. Bunting stated that they're also requesting a Variance for 20-foot rear yard setbacks. He stated that this gives the homeowners more flexibility when adding a porch or patio, adding that most of the lots back up to open space. Additionally, they're asking for a reduction for the boat/RV storage lot, from 20% to 10%. When selecting a builder, Mr. Bunting acknowledged that they would consider all elevations when the time comes, paying particular attention to the number of windows in the home. He anticipates a product similar to the homes in Atlantic Lakes.

Mr. Bunting stated that it is their hope that developing west of Route 113 will be a catalyst for future commercial and residential development on that side of town.

In conclusion, Mr. Bunting addressed the sewer. He stated that they are planning to build a pump station to handle the Cypress Shores project but that they'll also be looking into upgrading the current Hickory Tree pump station. Town engineer Jason Loar acknowledged that they are currently exploring all their options.

Members of the commission all had favorable comments about the proposed development. Mike West made a motion to grant Preliminary Site Plan approval with requested waivers for Cypress Shores Development as presented. Motion seconded by Ken Madara 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** a Conditional Use Application for Food Trucks/Trailers at 14 W Church Street, District 5-33, Map 16.16, Parcel 41.00, owned by Scotty's Rental, Inc Owner Leigh Scott was in attendance. She stated that she would like to take the unused grassy area (which may eventually have to be paved) to locate one, possibly two, food trucks/trailers and to use the existing patio area of Synergy for seating for the grab-and-go food. Leigh stated that the trucks/trailers would be located in the area behind the Phoenix Physical Therapy building. She added that State Farm is moving into the vacated Synergy building and that a once existing bathroom in the area would be replaced. Leigh's goal is to "get food back in town." She stated that one truck/trailer would be a permanent presence but that the second truck may vary, both days of the week and food options. She anticipates hours of operation would be daytime through early evening. She'd like to see them to be operational year-round, but it would depend on the weather during the winter months. Owners of the trucks/trailers would be responsible for obtaining a Business License through the town. Leigh stated that the trucks/trailers are similar to RVs in that they hold their own fresh water and wastewater. The wastewater would be disposed of offsite. A dumpster is currently available for disposal of trash. Plenty of parking is available in the adjacent lot also owned by Leigh. Stacey advised that some towns encourage food trucks while others discourage them. Jason Loar concurred. Leigh emphasized that her daycare is right beside the proposed area and that she would not tolerate any improper behavior. Members of the commission agreed there is a need for additional food choices in town. Chris Snader made a motion to accept the Conditional Use Application for Food Truck/Trailers at 14 W Church Street 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.