

The Town Of Selbyville



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Mayor
Clifton C. Murray
Councilmen
Jay C. Murray
G. Frank Smith, 111
Clarence M. Tingle, Jr.
Richard A. Duncan, Sr.

Report of the Annexation Committee Meeting March 28, 2022

Councilman Duncan opened the meeting at 4 o'clock p.m. Also in attendance were Councilmen Jay Murray and Frank Smith and Town Administrator Stacey Long.

The meeting was properly posted.

Re: Request from West Selbyville Development, LLC to annex properties identified as Sussex County District 5-33 Map 11.00 and Parcel 35.00, containing 73.57 acres, more or less, and Sussex County District 5-33 Map 18.00 Parcel 5.00, containing 92.946 acres, more or less; and to amend the Zoning Map and Zoning Ordinance of the Town of Selbyville to include said territory into the R-4 Residential District, with a Residential Planned Community (RPC) Overlay.

Councilman Duncan read the request as presented. Daniel Bunting, owner and developer of the properties, was in attendance and introduced engineers Brent Jett and Lawton Murick. Mr. Bunting stated that the two parcels, totaling 164 acres, are located on Lighthouse Road, across from Lighthouse Lakes. The allowable density for these parcels combined is 364 units but he is proposing 310 units, leaving over 100 acres of open space to include 65 acres of wooded area. Mr. Bunting stated that they are proposing three single family home styles as well as mixed use units, similar to what is seen in other developments. He believes that the annexation is in line with the town's vision as it will allow the town to enforce building codes and increase tax revenue and allow the developer to improve road conditions in the area, most notably the intersection of Lighthouse and Johnson Roads. Mr. Bunting addressed the growth potential along the eastern corridor. If annexed, he stated that the town would have control over this development rather than the county. Mr. Bunting also expressed his desire for town utilities and police coverage.

Members of the committee reviewed a map of the area and discussed wetlands identified on the parcels. Mr. Bunting reiterated that his proposed density is much lower than what is allowed. He also discussed the location of the proposed entrance, stating that it would be much safer to have it line up across from the entrance to Lighthouse Lakes. DelDOT has also made this a request.

Councilman Jay Murray stated that the properties are within the town's CPCN service area. Councilman Duncan and Councilman Smith expressed concern that the town does not currently have the sewer or the water capacity to service this project. Mr. Bunting referenced the town's interconnection with Artesian and also the proposed Capital Improvement Project for a new water tower. He stated that he had extensive conversations with town engineer Jason Loar prior to purchasing the property. Councilman Duncan stated that it is going to take several years to complete the water tower project.

Mr. Simpson, owner of Lost Lands RV Park on Bear Hole Road, asked Mr. Bunting about property acquisition in the surrounding area.

Councilman Smith returned to his concerns about sewer capacity. He stated that until a new force main is installed, all the surrounding pump stations would have to be upgraded to handle the additional capacity. Mr. Bunting stated that this development is designed to eventually flow into the Coastal Village pump station. Mr. Smith's concern is that they build houses faster than the town can improve infrastructure. Mr. Bunting's engineers advised that they have also had extensive conversations with Jason Loar of Davis, Bowen and Friedel concerning this annexation. Councilman Murray stated that the question becomes will the town have enough sewer and water capacity when the development comes online? The committee returned to the issue of the town having input over the development versus the county. They agreed that it isn't a question of *if* it gets developed but a matter of *who* governs it. Mr. Bunting stated that he believes being in town provides a much better living situation for the perspective residents. If approved, he stated that they will continue to work closely with the town's engineer.

Councilman Smith reiterated his concern about the strain on the town's water and sewer systems. Mr. Bunting stated that he is working with the town to oversize the pump station at Coastal Villages so that it acts as a regional pump station for the area. Councilman Murray stated that he believes there will be adequate capacity if planned accordingly. Mr. Bunting stated that they will do everything they can to facilitate it.

Councilman Murray stated that the listed annexation is in line with the town's Comprehensive Plan and the strategies for State Policies and Spending and Livable Delaware initiatives.

Councilman Duncan stated that he believes the town needs to continue to move forward. Despite his concerns, Councilman Smith stated that he would not vote against the annexation.

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 Parcel 35.00 and Parcel 5.00. The Annexation Committee also recommends the property be zoned R-4 Residential with a Residential Planned Community (RPC) overlay in keeping with the zoning in that area. Motion to recommend made by Councilman Murray, seconded by Councilman Duncan and carried by Councilman Smith.

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

Respectfully submitted by the Annexation Committee.

Richard A. Duncan Jay C. Murray G. Frank Smith III
