

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting August 2, 2023**

The meeting was called to order by Chairman Jay Murray at 10 o'clock a.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 Final Plan approval for Phase 2 of Coastal Villages, owned by Bunting-Macks, LLC, located on Lighthouse Road and Hudson Road, District 5-33, Map 17.00, Parcel 71.00. Owner Daniel Bunting and engineer Jamie Sechler were in attendance. Mr. Sechler stated that there are 254 units in Phase 2 of Coastal Villages and that all agency approvals have been received, to include DelDOT, Sussex Conservation District and DNREC. He stated that they are ready to move forward. Mr. Bunting stated that there will be three additional phases but that the first two phases are the largest and include 500 of the total 705 homes. He reported that there is progress on the entrance and that models are being approved but that it will be years before "shovels hit the ground" in this development. As part of the Phase 2 approval process, Mr. Bunting stated that they had to get approval for the Hudson Road entrance. He estimated that it will be five or six years before there will be any activity on Hudson Road but it has received its approvals. The "trigger market" for starting the second entrance is the issuance of the 295th Building Permit for the development. Mr. Bunting stated that the second entrance could potentially be built sooner but that it would be years before it would have any through traffic. As part of the next phase, he stated that approval for the Hudson Road entrance was simply part of the Schedule of Development. He expects a sales pace maxing out at about 50 units per year with a building pace of approximately 40 units per year.

Mr. Bunting stated that Phase 1 had one hundred 60-foot lots with 100 duplex lots. The remaining lots in Phase 1 were 75-foot lots. Phase 2 has sixty 60-foot lots and the rest are 75-foot lots. Mr. Bunting stated that there are no multi-family units in Phase 2. This phase will also require the addition of a pump station. He reiterated that they have received all agency approvals.

Mr. Bunting stated that this is D.R. Horton's flagship development for Delaware and that they're putting a lot of resources into it. All open spaces will be irrigated and there are two amenity packages within the development. Sodding of the ponds was discussed. Mr. Bunting stated that D.R. Horton has professional designers designing the outside of the homes and that they will be visibly appealing.

Mike West made a motion to accept the Final Plan Approval for Phase 2 of Coastal Villages located on Lighthouse Road and Hudson Road 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 consolidation of lots owned by the Selbyville Public Library. District 5-33, Map 16.16, Parcels 52.00 and 53.00, located on W. McCabe Street.

Town Manager Stacey Long presented the request. With the acquisition of the corner property at 11 W. McCabe Street, the library is removing the existing lot line and consolidating their property into a single, larger lot. Councilman Chris Snader made a motion to accept the consolidation of lots owned by the Selbyville Public Library 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 third item on the Agenda was consolidation of lots owned by German Temaj Ramirez, District 5-33, Map 16.11, Parcels 44.00 and 46.00, located on Clendaniel Avenue Extended.

Town Manager Stacey Long presented the request. The property is located near Long Street, behind Mountaire Farms. She stated that there are currently three lots. The owner would like to consolidate the lots to accommodate an addition to an existing dwelling. Councilman Chris Snader made a motion to accept the consolidation of lots owned by German Temaj Ramirez as presented. Motion seconded by Mike West 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.