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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

AGENDA DECEMBER MEETING

Date: December 4, 2023
Time: 6:00 P.M.
Place: Selbyville Town Hall

1. Public Hearing –
Community Development Block Grant (CDBG) Brandon Hamilton
2. Close Public Hearing.
3. Public Hearing –

TO CONSIDER AMENDING THE TOWN CODE OF THE TOWN OF SELBYVILLE, BY REVISING EXISTING CHAPTER 200, ZONING, §200-11, TO PROHIBIT THE OPERATION OF MARIJUANA ESTABLISHMENTS, INCLUDING TESTING FACILITIES, MARIJUANA CULTIVATION FACILITIES, RETAIL MARIJUANA STORES, AND ANY COMMERCIAL ESTABLISHMENT, SUCH AS A MARIJUANA LOUNGE OR CAFÉ, THAT ALLOWS PATRONS TO CONSUME, SMOKE OR PARTAKE IN MARIJUANA PRODUCTS WITHIN THE JURISDICTION LIMITS OF THE TOWN OF SELBYVILLE.

4. Close Public Hearing.
5. Opening of Meeting:
 - A. Call to order. Mayor Duncan
 - B. Pledge of Allegiance Mayor Duncan
 - C. Approval of Minutes of November 6, 2023 meeting. Mayor Duncan
 - D. Treasurer's report & authorization to pay bills. Mayor Duncan
 - E. Vote on Public Hearing #1. Mayor Duncan
 - F. Vote on Public Hearing #2. Mayor Duncan
 - G. Presentation – Zack Evans from Mountaire Farms. Mayor Duncan

6. Mayor's Report & Comments:

Mayor Duncan

1. **AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE TOWN OF SELBYVILLE BY AMENDING MAP 8, AREAS OF POTENTIAL ANNEXATION, TO REDESIGNATE THE FUTURE LAND USE OF TAX MAP PARCEL NO. 533-18.00-11.00 AS MIXED RESIDENTIAL/COMMERCIAL FROM RESIDENTIAL/AGRICULTURE.**
2. **RESOLUTION RESUMING AND RENEWING THE APPLICATION FOR THE POSSIBLE ANNEXATION OF CERTAIN TERRITORY, CONTIGUOUS TO THE PRESENT LIMITS OF THE TOWN OF SELBYVILLE, OWNED BY SELBYVILLE PARTNERS, LLC, IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-18.00-18.00, CONTAINING 47.734 ACRES, MORE OR LESS; AND DIRECTING THE ANNEXATION COMMITTEE TO RESUME ITS INVESTIGATION OF THE POSSIBILITY OF ANNEXING SAID TERRITORY INTO THE R-4 RESIDENTIAL DISTRICT, WITH A RESIDENTIAL PLANNED COMMUNITY (RPC) OVERLAY.**
3. **RESOLUTION RESUMING AND RENEWING THE APPLICATION FOR THE POSSIBLE ANNEXATION OF CERTAIN TERRITORY, CONTIGUOUS TO THE PRESENT LIMITS OF THE TOWN OF SELBYVILLE, OWNED BY BUNTING HOLDINGS, LLC, IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-18.00-11.00, CONTAINING 36.592 ACRES, MORE OR LESS; AND DIRECTING THE ANNEXATION COMMITTEE TO RESUME ITS INVESTIGATION OF THE POSSIBILITY OF ANNEXING A 26.905 ACRE, MORE OR LESS, PORTION OF SAID TERRITORY INTO THE R-4 RESIDENTIAL DISTRICT, WITH A RESIDENTIAL PLANNED COMMUNITY (RPC) OVERLAY, AND THE POSSIBILITY OF ANNEXING A 9.687 ACRE, MORE OR LESS, PORTION OF SAID TERRITORY INTO THE GC GENERAL COMMERCIAL DISTRICT.**

7. Reports – Council, Committees, Etc:

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| A. Police | M. Hudson |
| 1. Consideration of purchasing additional police vehicles. | |
| B. Code Enforcement | S. Long |
| C. Hazard Inspection Committee | C. Snader |
| D. Water Dept | G. Steffen |
| 1. Water Tower Project | |
| a. Quote from Bunting & Murray for tree removal. | |
| b. Geo technical investigation. | |
| 2. Update on Cross Connection Control Plan prepared by HydroCorp. | |

- E. Public Works G. Steffen
- F. Recreation Dept G. Steffen
- G. Sewer Dept C. Snader
 - 1. Update on special workshop held on 11/28 on Coastal Villages pump station in regard to Kingfisher project.
- H. Planning and Zoning Committee C. Snader
- I. Industrial Park S. Long
 - 1. Report of Meeting November 29, 2023 –
 - a. Consideration of two additional buildings for warehousing located at 9 Mason Drive, Tax Map Parcel 533-16.00.135.00.
- J. Annexation Committee C. Cary
- K. Economic Development Committee C. Cary
 - 1. Report of Meeting November 20, 2023.
- L. Administration C. Cary
- M. Administration S. Long
 - 1. Appoint the Board of Elections -
 - 2. Request from Mountaire Farms to amend #6 of the Amendment to Operating Agreement For Land Use to increase the required reporting period from 1 year to 5 years.

8. Visitors in Attendance – (Speakers limited to 3 minutes.)

- 9. Executive Session –
 - A. To discuss Personnel Matters.

THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE DELETION OF ITEMS, THE ADDITION OF ITEMS INCLUDING EXECUTIVE SESSIONS AND EXECUTIVE SESSIONS WHICH ARISE AT THE TIME OF THE MEETING.

Posted: November 27, 2023

Amended: November 29, 2023

- 5.G. Change in presenter.
- 6. 2. Late submission.
- 3. Late submission.
- 7. D. 1. b. Late submission.
- J. 1. Being addressed under the Mayor’s report.
- M. 3. Removed per the presenter’s request.

Amended: December 1, 2023

- 7.A.1. Time sensitive addition.