

1 West Church St.
P.O. Box 106
Selbyville, Delaware 19975
302-436-8314
302-436-8018 Fax



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

Report of the Annexation Committee Meeting December 12, 2023

Chairwoman Dr. Carol R. Cary called the meeting to order at 4:30 p.m. Also in attendance were Councilman Chris Snader, Councilman Gary Steffen and Town Administrator Stacey Long.

The meeting was properly posted.

The first item on the agenda is to investigate the possibility of annexing certain territory, contiguous to the present limits of the Town of Selbyville, owned by Roy Creek Holdings, LLC, identified as Sussex County Tax Map and Parcel No. 533-18.00-35.02, containing 2.5705 acres, more or less; and to amend the zoning map of the Town of Selbyville to include said territory in either the GC General Commercial District or the R-4 Residential District.

Glen & Karen Smith are representing the property owner of this parcel, Zak Smith. Zak currently owns Rt 113 Boat Sales located on Cemetery Road and Rt. 113 across from 84 Lumber Co. Zak has purchased a property on Lighthouse Road next to Channel Drive in Lighthouse Lakes. They are requesting annexation into the town and utilize the property as a boat storage yard. Behind this property, the Lighthouse Lakes community's boat and RV storage yard is located. They plan to fence in this area for secure storage of their boats. Several Lighthouse Lakes property owners expressed their concerns that they have removed the trees that are located in and along the tax ditch. Mr. Smith informed everyone that all the trees that had been removed were on his property and he did not go any closer than 10 feet to the ditch. It was also stated that this storage is only for their customers that winterize and store with them. There will not be in and out customers coming and going from the property. Town administrator, Stacey Long reminded the committee members that with the request for annexation, they will need to recommend a zoning district as well. It is being requested for either General Commercial or R-4 Residential with a conditional use. If zoned GC, that opens that property up to anything that is permitted in that district, which contains uses similar to what is located on the highway. It is her recommendation to zone this as R-4 and have them obtain a conditional use to allow for the storage of boats. Mr. & Mrs. Smith stated they would plant some evergreens to help with the buffer.

Members of the committee reviewed a map of the area. The requested annexation is in line with the town's Comprehensive Plan and the strategies for State Policies and Spending and Livable Delaware initiatives. This will also continue to help clean up the town's boundaries by eliminating enclaves.

It is the recommendation 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 Sussex County Tax Map and Parcel No. 5-33-18.00-35.02, containing 2.5705 acres, more or less. The Annexation Committee also recommends the property be zoned R-4 in keeping consistent with the zoning in that area and for a conditional use to be approved to allow for the intended use. Motion to recommend made by Councilman Snader, seconded by Councilman Steffen, and carried by all.

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The second and third items on the agenda are to resume and renew 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 to resume the investigation of the possibility of annexing said territory into the R-4 Residential District, with a Residential Planned Community (RPC) overlay; and to resume and renew 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 to resume the 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 property into the GC General Commercial District.

The committee met on August 29, 2023, to investigate these two properties for annexation. It was noted at the time of the meeting that TMP #533-18.00-11.00 was requesting mixed residential and commercial zoning. Since this was not in line with Map #8 of the Comp Plan, the committee recommended to the Mayor and Council to change the future land use of this parcel to allow for mixed zoning. The comp plan was then amended to allow for this use. Now that those amendments are completed, the annexation committee is resuming their investigation for annexation of both parcels. The committee members stated that they do not need to have another presentation on this request as they recall the specifics from the August meeting.

Members of the committee reviewed a map of the area. The requested annexations are in line with the town's Comprehensive Plan and the strategies for State Policies and Spending and Livable Delaware initiatives.

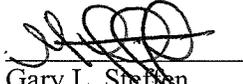
It is the recommendation of the Annexation Committee that the Mayor and Council accept these annexations into the Town of Selbyville subject to final approval by the State of Delaware Office of Planning Coordination for Sussex County Tax Map and Parcel No. 5-33-18.00-18.00, containing 47.734 acres, more or less, with the R-4 Residential Zoning with a Residential Planned Community overlay; and Sussex County Tax Map and Parcel No. 533-18.00-11.00, containing 36.592 acres, more or less, with 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 a 9.687 acre, more or less, portion of said property into the GC General Commercial District. Motion to recommend made by Councilman Steffen, seconded by Councilman Snader, and carried by all.

There being no further business to discuss, Councilman Steffen made a motion to adjourn the meeting. Motion seconded by Councilman Snader and carried by all.

Respectfully submitted by the Annexation Committee.


Dr. Carol R. Cary


Chris S. Snader, Sr.


Gary L. Steffen



TOWN OF SELBYVILLE
MEETING SIGN-IN SHEET

Annexation Committee Meeting

Type of Meeting

Date: December 12, 2023

	Name (Please Print)	Representing
1.	Vickie Williams	L.H.L.
2.	THOMAS MCGOWAN	L.H.L.
3.	Glen Smith	Zak Smith
4.	Bob & Brenda Laws	L.H.L.
5.	Dan Bunting	Selbyville Partners
6.	Jon Hoffman	SELBYVILLE PARTNERS
7.	Maureen Callahan	L.H.L.
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