

**The Town of Selbyville
Mayor & Council
AND
Planning and Zoning Commission
Minutes of Meeting January 23, 2024**

The meeting was called to order by Mayor Duncan at 4 o'clock p.m. Also in attendance were Councilmembers Dr. Carol Cary, Chris Snader, Gary Steffen, Planning & Zoning Commissioners Mike Doyle, Ken Madara, Bill Kirsch, Building Inspector Tony Merollini, and Town Manager Stacey Long.

The meeting was properly posted.

The first item on the agenda was a discussion on options for a possible annexation and the appropriate zoning district for a physical therapy office and development of flex space located at 32634 Lighthouse Road, TMP #533-18.00-35.03. Mayor Duncan turned the floor over to Bob Palmer of Beacon Engineering to present the project. The Birao's (property owners) want to seek annexation into Selbyville. One of the questions is what the appropriate zoning district is to allow for this project to move forward. Chris Birao addressed the commissioners by informing them that they rented a small 900 square foot unit on Ellis Alley when they first opened their practice. They have recently purchased the property in discussion and would like to relocate their business there. In enlarging their office space, they plan to offer aquatic therapy in the near future. In addition to the physical therapy office, they would like to add additional units to rent out to other small businesses such as a yoga studio, medical or dental offices, salons, etc. Bob Palmer explained the property backs up to the existing boat and RV storage of Lighthouse Lakes and is situated beside a recently annexed parcel on the eastern side. The majority of properties on the Rt 54 corridor are zoned R-4. The future land use map in the town's comprehensive land use plan allows for this property to be a mix of residential and commercial uses. Their desire is to ask for a NB-Neighborhood Business zoning classification; however, the property is only a little over 1 acre and the minimum acreage for this zoning is 3 acres. Another option would be to seek R-4 Residential zoning with a conditional use. The Birao's submitted an application to the County Council for a conditional use on this project. Since then, they have expressed their interest to annex into Selbyville in lieu of remaining in the county jurisdiction. Mr. Palmer presented a conceptual site plan of the project to the commissioners. The conceptual plan consists of 3 units, including the physical therapy office, 37 parking spaces, sidewalks for site circulation, one entrance/exit, on approximately 1.1 acres. It was addressed that water is not immediately available to this property and for sewer connection a privately owned grinder pump station would be required for connection.

Town Manger Stacey Long informed the commissioners of the three possible options if they wanted this project to move forward:

- Option 1** – Apply for annexation with an R-4 Residential zoning with a conditional use for their request.
- Option 2** – Apply for annexation with NB-Neighborhood Business zoning and they would have to apply for a variance with the Board of Adjustment regarding the minimum 3-acre requirement.
- Option 3** – Apply for annexation with GC-General Commercial zoning.

The Town of Selbyville
Mayor & Council
AND
Planning and Zoning Commission
Minutes of Meeting January 23, 2024

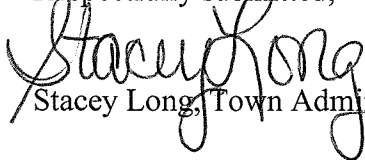
Option 3 was discussed in the past along a few properties on Rt 54, however the residents and commissioners felt this was not a desirable location for General Commercial.

Both commissions agreed this is an ideal location for this type of project and they recommended that the property owners move forward with annexation into the town, seek a variance from the Board of Adjustment, then follow the remaining preliminary and final site plan review process as stated in the code.

Town Manager Stacey Long stated she would clarify these steps with the Town Solicitor and follow up back up with Mr. Palmer.

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,


Stacey Long, Town Administrator