

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting February 13, 2024**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Chris Snader, Bill Kirsch, Mike Doyle, Mike West, Ken Madara, Building Inspector Tony Merollini and Town Manager Stacey Long.

The meeting was properly posted.

The first item on the agenda was to review and discuss the draft Mixed Use Zoning District and Map presented by AECOM. Chairman Murray turned the floor over to project manager Kyle Gulbranson and Amy Mendelson of AECOM. Today is merely a kickoff meeting for them to get an idea of what permitted uses the P&Z Commissioners would like to see listed in this district and what area of town we are looking at applying to this district. This type of district is typically viewed as residential units over commercial units. Selbyville has quite a bit of larger single-family homes in the downtown area, so it was important to keep that as a permitted use to allow for those properties to continue as is. The commissioners reviewed the list of draft permitted uses in addition to the height, area and bulk requirements. Maximum height of 35 feet is consistent with Selbyville's current HB, NB, GC and HR districts. The 12 units per acre is consistent with the MR district. Two items to discuss are the lot coverage and distance between buildings. The 1400 square feet for an apartment seemed a bit excessive and discussions further lead to changing that to 800 minimum square feet. They also agreed that 35 feet (3 stories) is the highest they would like to see in this district. They also discussed the possibility of allowing for buildings with zero setbacks, but they are sperate buildings. It was stated that downtown Selbyville used to have a lot of those. Currently one of the existing ones is the Dollar General building.

The commissioners reviewed the draft map showing different locations to discuss which area(s) for the mixed-use zoning district to be permitted in. Currently there are 4 proposed locations, of which Rt 113 was agreed upon to be removed from the proposed map. Mr. Gulbranson stated that the mixed-use district could be a "standalone" district and have specific areas designated to allow for it. Another option is to create an "overlay district" which would eliminate rezoning parcels to this particular district. They would only be permitted to apply for the overlay district if it is in the Historic Districts to give the town more control over where this could be located. All agreed this would be the best way to proceed with this.

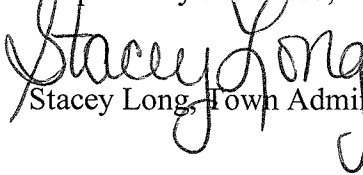
The next step is for AECOM to prepare a draft ordinance for the commissioners to review. Mr. Gulbranson mentioned that we could add language in the ordinance stating that approval for the mixed-use overlay district will only be considered with submission of a plan.

A copy of the presentation is attached with these minutes.

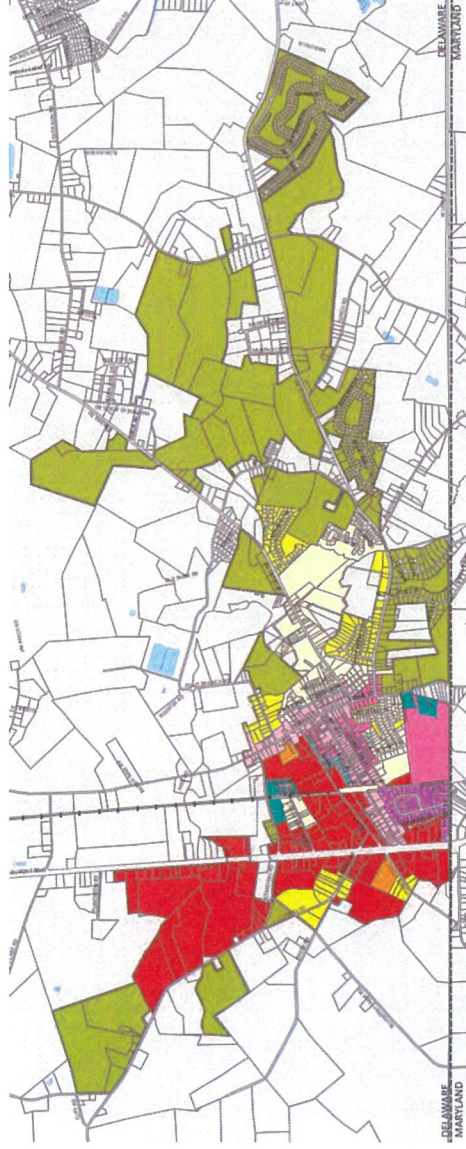
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There being no further business to discuss, Mike West made a motion to adjourn the meeting.
Motion seconded by Bill Kirsch and carried by all.

Respectively submitted,


Stacey Long, Town Administrator

Proposed Mixed-Use Zoning



Permitted Uses
Bulk Standards
Proposed Locations

AECOM

February 13, 2024

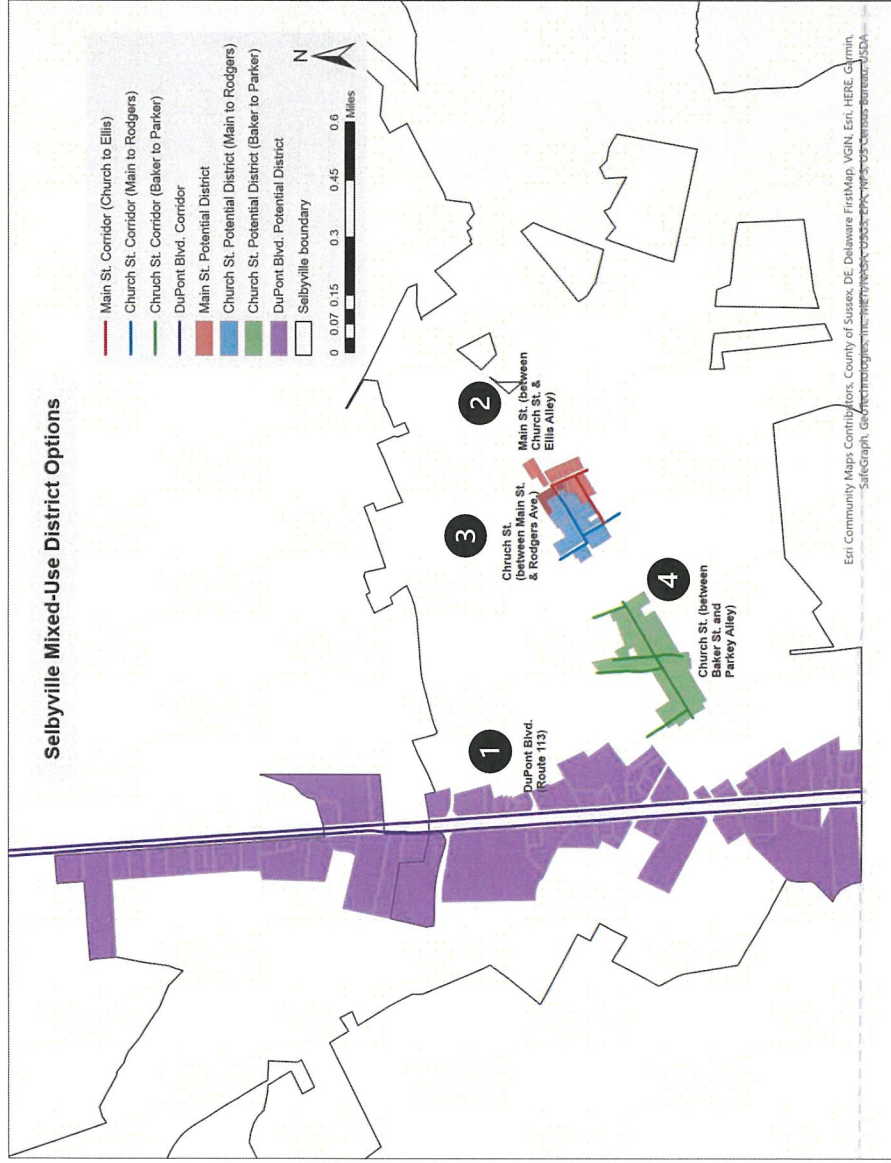
Permitted Uses

- Single-family dwellings and upper-level apartments or condominium flat units located above commercial business or uses
- Tourist homes "Bed and Breakfast Inns"
- Professional and general business offices
- Bakeries
- Barbershops and beauty parlors
- Dry-cleaning and laundry pick-up
- Clinics
- Health clubs
- Restaurants and delicatessen shops
- Florists
- Stores and shops for the conduct of retail businesses, including the sale of antiques, apparel, appliances, beverages, books, fabric, food, furniture, general merchandise, hardware, garden supplies, hobby supplies, stationary, and similar stores and shops
- Studios for artists, photographers and musicians

Bulk Standards

- Maximum height: 35-ft or 3 stories
 - Consistent with HB, NB, GC, HR
- Dwelling units per acre: 12 du/ac
 - Consistent with MR
- Area per unit: 1,400 sqft
- Maximum building size: 25,000 sqft
- Frontage: 100-ft
- Setbacks: Front 30-ft / Side 10-ft / Rear 10-ft
- Parking for residential: 2 spaces per unit
- Lot Coverage:
- Distance between buildings:

Proposed Locations



DuPont Blvd (Route 113)

- **Existing Land Uses:** Commercial and some residential
- **Zoning:** GC General Commercial
- **Future Land Use:** Shopping/Business or Trade
- **Opportunities:**
 - A mixed-use district would support existing commercial activity
 - It would be within a walkable (~5 minutes) distance to residential areas
- **Challenges:**
 - There is little existing pedestrian infrastructure, which could make pedestrian access to the mixed-use district difficult



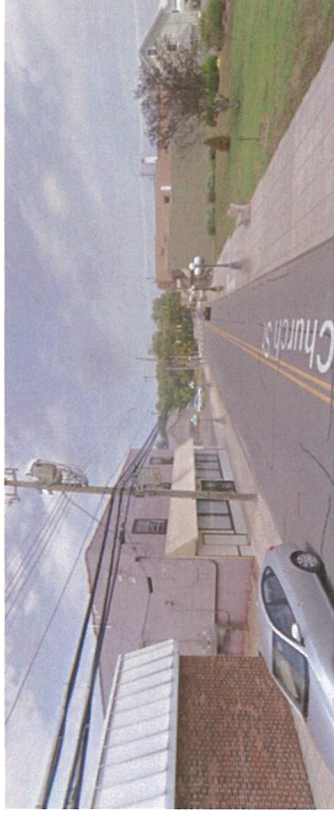
Main Street between Church St & Ellis Alley

- **Existing Land Uses:** Commercial, residential, vacant, and institutional
- **Zoning:** HB Historic Business
- **Future Land Use:** Shopping/Business or Trade
- **Opportunities:**
 - Vacant lots could be developed
 - A mixed-use district could support the existing commercial activities
 - It would be within a walkable distance of residential areas
 - Existing pedestrian infrastructure would enhance access to the mixed-use district and could alleviate congestion concerns



Church Street between Rodgers Ave & Main St

- **Existing Land Uses:** Commercial, residential, vacant, institutional, and parks/recreation/open space
- **Zoning:** HB Historic Business
- **Future Land Use:** Shopping/Business or Trade
- **Opportunities:**
 - A mixed-use district could support existing commercial activity, residential uses, and social centers (churches)
 - It would be within a walkable distance of residential areas
 - Existing building heights are two stories tall, so a mixed-use building with two to three floors would not be out of character for the area
 - Existing pedestrian infrastructure would enhance access to the mixed-use district and could alleviate congestion concerns



Church Street between Baker St & Parker Alley

- **Existing Land Uses:** Residential, commercial, and some vacant
- **Zoning:** HB Historic Business, R-1 Residential, HR Historic Residential, and MR Multi-Family Residential
- **Future Land Uses:** Shopping/Business or Trade
- **Opportunities:**
 - A mixed-use district could support existing commercial activity
 - It would be within a walkable distance of single-family and multi-family residential areas
 - Existing building heights are two stories, so a mixed-use building with two to three floors would not be out of character for the area
 - Existing pedestrian infrastructure would enhance access to the mixed-use district and could alleviate congestion concerns

