

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting April 23, 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, Ken Madara, Building Inspector Tony Merollini and Town Manager Stacey Long. Mike Doyle was absent.

The meeting was properly posted.

The first item on the agenda was to review the builder's proposed architecture for Kingfisher development located on Lighthouse Road, TMP #533-18.00-5.00, owned by West Selbyville Development, LLC. Daniel Bunting informed the commissioners he is here to present the final architectural plans for the Kingfisher development. They anticipate final plan approval this summer and wanted the commissioners blessing on the architectural design of the homes. David from Beazer Homes presented the commissioners with renderings of the proposed designs for both single family homes and townhomes within the development. There are 5 different models for single-family homes between 1,900 – 3,000 square feet. The Providence model has a garage that projects approximately 8 feet from the front of the home. The Town Code allows up to a 4-foot projection of the garage, however, they believe that the way these are designed, they will be aesthetically pleasing with the staggering of the homes. All homes have a 30-foot front yard setback with a 20-foot rear yard setback. Side windows are included in all products.

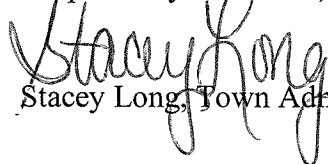
Sales prices for the townhomes will be in the mid four hundred thousand, and the single-family homes will be between the mid five to mid six hundred thousand depending on different upgrades. This project consists of 99 28-foot townhomes and 223 single family homes.

They are anticipating to break ground late this summer. The entrance will be split by ponds with landscaping along them. Only one entrance and exit directly across from Lighthouse Lakes' entrance/exit. DelDOT has reviewed the plan and concluded there will need to be offsite improvements at the intersection of Rt 54 & Johnson Road by adding a left turn lane from Rt 54.

After further discussion, the commissioners agreed that they all like the models that are being offered by Beazer Homes for this development and have no objections to the extension of the 8-foot projection of the garage on the Providence model.

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

Respectively submitted,


Stacey Long, Town Administrator