

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting October 2, 2024**

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

The meeting was properly posted.

The first item on the agenda was consideration of a preliminary site plan approval for Selbyville Landing, located at 31624 Lighthouse Road, TMP #533-17.00-154.00, for a 4-lot single family subdivision, owned by Balsamo Real Estate, LLC. Alan Decktor with Pennoni was in attendance to present the proposed site plan for the applicant. The property is 2.3 acres and currently has a single-family home on the parcel. This property was recently annexed into the town and received the R-4 Residential zoning district. The maximum density for this property is 2.2 units per acre, however, they are proposing 1.81 units per acre. This property adjoins the Lighthouse Crossing community. They have attended a meeting with the HOA to discuss a utility easement so that this small subdivision can connect to the utilities located in the Lighthouse Crossing community. The HOA members did not have any issues with this request. Per DelDOT requirements, the existing driveway would need to be widened to a standard 24-foot entrance. No roadway improvements are necessary for the project. They plan to maintain as much of the woods as possible that adjoins Lighthouse Crossing, stating that most of those trees are not on this parcel. The Town Engineer has reviewed the plans and recommends preliminary site plan approval. Bill Kirsch made a motion to approve the preliminary plan as presented. The motion was seconded by Mike Doyle and carried by all. **It was the recommendation of the Planning & Zoning Commission for the Mayor & Council to approve this request.**

The second item on the agenda was consideration of a final site plan approval for Cypress Shores located on Cypress Road, TMP #533-16.00-25.00 for a 98 a single-family lot Residential Planned Community owned by DCB Long Corporation. Steve Marsh with GMB Engineering was in attendance to present the proposed site plan for the applicant. Mr. Marsh stated that the preliminary approval was given by the town in June 2023. The following variances were approved during preliminary approval:

1. Minimum lot area reduction from 9,000 square feet to 7,200 square feet
2. Minimum lot width reduced from 75 feet to 60 feet
3. Rear yard setback reduced to 20 feet
4. Reduction in Boat/RV storage from 20% to 10%

The following agency approvals have been received and forwarded to the town: Office of Drinking Water, DNREC for sewer construction, Fire Marshal, Sussex Conservation District, and DelDOT for entrance approval. DNREC State Drainage has approved the plan submittal, and they are currently preparing the court order change document for the reduction in tax ditch easement and reroute of the tax ditch. This document will be forthcoming.

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Ryan Homes will be the builder, and they anticipate starting costs to be in the mid \$300,000.00 price range. There will be 3 stormwater ponds, and they, along with the yards, will be required to have sod. There will be a pool with a pool house, and sidewalks on both sides of the road. DelDOT is requiring them to install 8-foot shoulders on both sides of Cypress Road. There are currently no plans for the commercial area on Rt. 113. DelDOT did not want interconnection between the residential and commercial parcels, however, they would propose a sidewalk to connect the two parcels. Their intentions are to break ground before the end of this year with approximately a 4 year build out. Bill Kirsch made a motion to approve the final site plan as presented, with the condition that the final site plan will not be signed until the court order change is received by the town. The motion was seconded by Ken Madara and carried by all. **It was the recommendation of the Planning & Zoning Commission for the Mayor & Council to approve this request.**

The third item on the agenda was consideration of a final site plan approval for the Kingfisher subdivision, located on Lighthouse Road, TMP #533-11.00-35.00, TMP #533-18.00-5.00, and TMP #533-18.00-5.01 for a 322-lot Residential Planned Community, owned by West Selbyville Development, LLC. Steve Marsh with GMB Engineering was in attendance to represent the applicant. In June 2022, these parcels were annexed into town with an R-4 Residential Plan Community Overlay Zoning District and preliminary site plan approval was obtained in October 2022. They are proposing a mix of 223 single-family homes and 99 townhomes. The following agency approvals have been received and forwarded to the town: Office of Drinking Water, DNREC for sewer construction, Fire Marshal, Sussex Conservation District, and DelDOT for entrance approval. Similar to Cypress Shores, DNREC State Drainage has approved the plan submittal, and they are currently preparing the court order change document for the reduction in tax ditch easement. This document will be forthcoming. The following variances were approved during preliminary approval:

1. Minimum lot area reduction from 9,000 square feet to 7,200 square feet with a minimum lot width reduced from 75 feet to 60 feet
2. Rear yard setback reduced to 20 feet
3. Reduction in Boat/RV storage from 20% to 10% with 12 feet X 30 feet parking spaces
4. 25-foot separation between adjacent sticks of townhomes, measured from the BRL
5. Reduction of 400-foot minimum length of dead-end streets (cul-de-sac)


In April 2024, the developer and builder, Beazer Homes, met with the Planning & Zoning Commission to submit architectural plans for approval. Additionally, there will be restrictions on the townhomes that abut Lighthouse Road as they will have dormers and decks off the back to add to the beautification of the road frontage. There will be a landscape buffer of water frontage along Lighthouse Road. The builder will be offering solar panel options and electric carport options as well. They will be responsible for improving Johnson Road halfway through this

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project. The entrance is located directly across from Lighthouse Lakes' entrance, and those improvements for Kingfisher will be similar. The density is 1.91 units per acre, well under the minimum requirements. There are a lot of trees and wetlands in the rear of the property, where they propose pathways and trails for the community to utilize. They anticipate to break ground next Spring with approximately a 7-year buildout. The Town Engineer has reviewed the plan and has recommended approval of the final site plan. Bill Kirsch made a motion to approve the preliminary plan as presented, with the condition that the final site plan will not be signed until the court order change is received by the town. The motion was seconded by Mike Doyle and carried by all. **It was the recommendation of the Planning & Zoning Commission for the Mayor & Council to approve this request.**

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

Respectfully submitted,


Stacey Long, Town Administrator