

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting September 23, 2025**

Chairman Jay Murray called the Planning & Zoning Commission meeting to order at 4 p.m. Councilman Chris Snader, Commissioners Mike Doyle, and Bill Kirsch were in attendance. Ken Madara was absent. Also in attendance were Town Administrator Stacey Long, Administrative Assistants Mackenzie Long & Amanda Murray and Building Inspector/Code Enforcement Official Tony Merollini.

The **first item on the agenda** was consideration of a lot partitioning for a vacant parcel on Strawberry Lane, TMP #533-16.15-35.00, owned by Rockswitch Properties, LLC. Richard Reid informed the commissioners that this parcel is just a little over 1 acre. The two lots meet the minimum lot size requirements and have been reviewed by the Town Engineer. There being no questions, Councilman Chris Snader made a motion to approve the partitioning as requested. The motion was seconded by Mike Doyle and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve this request.**

The **second item on the agenda** was consideration of a lot partitioning located at 60 W. McCabe Street, TMP #533-16.15-116.00 owned by David and Ruth Koontz. Ms. Koontz stated that she would like to partition her lot into two separate parcels so that her children can build a home beside them. The plan is to place a 28 X 50 foot double wide on a foundation. The two lots meet the minimum lot size requirements and have been reviewed by the Town Engineer. There being no questions, Bill Kirsch made a motion to approve the partitioning as requested. The motion was seconded by Mike Doyle and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve this request.**

The **third item on the agenda** was consideration of Phase 2 Record Plan approval for Kingfisher. Steve Marsh, representing West Selbyville Development, presented the second phase record plan for the Kingfisher development on Lighthouse Road across from Lighthouse Lakes. The final plan was approved by the Mayor & Council on October 7, 2024, with requested variances. The project was divided into two phases for a total of 322 lots. Phase 1 consists of 234 lots and Phase 2 consists of 88 lots. Phase 1 was recorded at the time of the approval. The reason that they did not record Phase 2 is because they had

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to relocate a prong of a tax ditch which required a subaqueous land permit with DNREC. Now the permit has been issued, they are having a court order change drafted for the relocation. The Town Engineer has reviewed the plan and recommends approval with the plans being signed after the town receives a copy of the court order change. There being no questions, Councilman Chris Snader made a motion to approve the Phase 2 Record Plan for Kingfisher. The motion was seconded by Mike Doyle and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve this request.**

The **fourth item on the agenda** was discussions on 63 Handy Lane for a proposal for multi-family dwellings. Carter Belmont presented some renderings to the commissioners of a project they are proposing. The property is approximately 6,900 square feet of vacant land. The project consists of 2 duplex units of four high-quality, affordable rental units for Selbyville residents. Each unit is 1,036 sq. ft. and offers one bedroom and one bathroom. Two units will be designated for senior citizens, and the other two units will be for veterans or active military personnel. They are working with Accessible Home Builders, and the Community Bank of Delaware who are helping to sponsor this project. They will be applying for grant funding with Pittsburgh Affordable Housing to help fund this project. Town Administrator Stacey Long informed the commissioners that the property is currently zoned R-1, and single family detached homes are the only use permitted in this district. For this project to proceed, a rezoning would have to occur from R-1 to MR-Multi-Family Residential. Administrator Long advised Ms. Belmont to meet with the Planning & Zoning Commission to inquire if this project and rezoning would be favorable in this area. Commissioner Doyle stated that he feels there should be some type of outdoor storage for the renters. Ms. Belmont stated that she would investigate this and informed them that the property will be maintained by a landscaping company. She informed them that these units will be long-term rentals. There will be two parking spaces per unit, preferably behind the duplexes. Administrator Long stated that if the commissioners would support this project, the next step would be to check with the Mayor & Council for their support. If all are in support the next step would be to apply for a rezoning. That process requires notifying surrounding property owners within 100 feet of the requested zoning change. Then a public hearing will be scheduled before the Mayor & Council. Currently, there has not been any communication between the neighbors regarding the proposed project. She

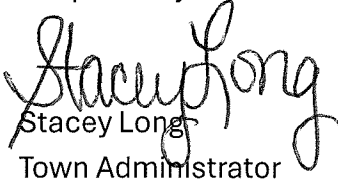
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plans to speak with them once she gets the support to pursue the project from the commissioners. It was also suggested to increase parking spaces if there is room. The rent would be approximately \$1,500 per month; however, the eligible applicants would have something similar to a Section 8 voucher, where the renters would only pay a fraction of the monthly rent based on their income. All commissioners stated that this is a good project to move forward with, and they all were in favor of going through the rezoning process.

Charles McMillion from Atlantic Lakes inquired if a development changes its amenity plan, does the Mayor & Council and Planning & Zoning have to approve the change. Administrator stated that yes, any amenity changes must be approved. If this were to happen, she would reach out to the HOA contacts and let them know, in case they would like to attend the meeting.

There being no further business, Chris Snader made a motion to adjourn the meeting. The motion was seconded by Mike Doyle and carried by all.

Respectfully submitted,


Stacey Long
Town Administrator