

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting November 24, 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 Assistant Mackenzie Long and Building Inspector/Code Enforcement Official Tony Merollini.

The **first item on the agenda** was consideration of final site plan approval for Heron Cove, located at Lighthouse Rd & Lynch Rd, TMP #533-17.00-156.00, owned by Bruce & Sandra Bennett for a 32 single family lot residential planned community. Steven Fortunato, representing Bohler Engineering, presented the final plans. He reported that preliminary approval had already been granted and that the overall layout of the project remains unchanged. The development includes an entrance on Lynch Road. The applicants have completed multiple rounds of review with Davis, Bowen & Friedel (DBF) and have obtained all required permits, including approvals from the Fire Marshal, Drinking Water authorities, utility companies, and DelDOT. Mr. Fortunato noted that the number of recreational lots was reduced from seven to four. The applicants requested a waiver to increase street tree spacing to one tree per lot to allow improved access for utility installation. Trees have been repositioned, and an additional landscape buffer has been added to the rear of the properties adjoining Lighthouse Road. The landscape buffer between these lots and the adjacent subdivision to the south will be maintained for the duration of the project. When asked by Councilman Kirsch whether a buffer will also exist between Heron Cove and Lighthouse Crossing, Mr. Fortunato confirmed that trees will be installed except where utility connections are required. He added that the buffer will consist primarily of pine trees and pine-oak trees along Lighthouse Road. Chairman Murray inquired about installing a berm along the buffer. Kevin Prenderville, representing Insight Homes, stated that a berm would not be feasible because it would encroach upon residents' backyards. Mr. Fortunato explained that the wet stormwater ponds will discharge off-site—one into a tax ditch and another into a roadside swale that drains toward the Coastal Villages community. The stormwater plans have undergone several reviews by SCD and DNREC and are in the final stages of approval, expected within one to two weeks. Chairman Murray asked about the lot sizes, and Mr. Fortunato confirmed that each lot is 10,000 square feet. In response to a

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question regarding pedestrian infrastructure, he stated that there will be a multi-use path along Lighthouse Road, which will continue down Lynch Road and tie in at the property boundary. A crosswalk is also planned across Lynch Road, though the exact location has not been finalized. Councilman Kirsch asked if the homes in Heron Cove will be similar to those in the Maple Crest development, also built by Insight Homes. Mr. Prenderville confirmed that the home styles will be the same, though slightly shallower due to narrower lots. David Beach asked whether Town water and sewer service are currently available in the area. Mr. Fortunato replied that two utility stubs are present and will be connected to serve the subdivision. Mr. Beach also asked whether DelDOT anticipates the need for traffic-control improvements, such as a roundabout or signal. Mr. Fortunato stated that no such improvements are planned at this time. Mary Jo Beach asked about sidewalks. Mr. Fortunato confirmed that sidewalks will be installed on both sides of the entrance, and a 10-foot-wide shared-use path will extend along the full frontage as required by DelDOT. Councilman Kirsch inquired about street width (28 feet) and speed limits (25 mph), noting that the Town may revise the speed limit pending completion of an engineering study. Rick Semola asked about the location of retention ponds; Mr. Fortunato stated that there are two within the development. Mr. Semola also asked whether Heron Cove will have an HOA and a clubhouse. Mr. Fortunato confirmed that there will be an HOA, but no clubhouse is planned. Regarding traffic flow, he noted that there will be a right-turn lane from Lighthouse Road into the development, but not a turning lane at the internal entrance. Charles McMillion asked about the expected home prices. Mr. Prenderville stated that homes will start at approximately \$450,000. Councilman Kirsch asked about the anticipated construction timeline. Mr. Fortunato reported that groundbreaking is expected between February and March, with site work projected to take six to nine months. Jan Unitas asked whether the existing home on Lynch Road was built by Insight Homes, which Mr. Fortunato confirmed. A recommendation letter of approval from Davis, Bowen & Friedel has been submitted. Councilman Bill Kirsch made a motion to approve the final site plan as submitted. The motion was seconded by Councilman Chris Snader 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 review and consideration of draft sign code updates prepared by AECOM. The outstanding issue from prior discussions concerned whether

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electronic variable-message signs should be permitted to display off-premise content. The initial draft of the ordinance prohibited such signs, and clarification was requested from the Town Solicitor regarding whether message content could be limited to in-town events and businesses only, or whether signs could also promote activities and businesses outside Town limits. The Town Solicitor provided legal guidance advising against imposing any restriction that would prohibit off-premise electronic signs from displaying messages related to businesses or events located outside the Town. Accordingly, the Solicitor recommends that the Town not restrict off-premise messages on electronic variable-message signs, including those promoting events outside Town limits. Amy Mendelson representing AECOM, asked whether the Town wishes to continue allowing electronic variable-message signs to display off-premise business promotions, both within and outside Town limits, or whether the Town prefers to limit these signs strictly to on-premise content, meaning only messages related to the business or organization located on the property. Currently, the only entities within Town limits that have electronic variable-message signs are Town Hall, the firehouse, the library, and the church. Councilman Chris Snader made a motion to approve the final draft sign code as requested. The motion was seconded by Councilman Bill Kirsch 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 discussions on site design and variances for a proposed project requesting annexation located on Lighthouse Rd. TMP#'s 533-17.00-123.00 & 124.00. Mr. Daniel Bunting, representing R54 Development, presented information regarding a proposed project on a parcel adjacent to Mill Pond Development. He noted that the property, which has been listed for sale for many years, currently contains a dilapidated structure and is overgrown with bamboo. Mr. Bunting explained that the Mill Pond community has experienced drainage issues, and the proposed project would include improvements to the drainage ditch serving that area. Mike Doyle asked where the improved drainage would be directed. Mr. Bunting responded that the system would be designed to collect stormwater in their on-site stormwater management pond and then convey it into a storm drain. Mr. Bunting stated that the parcel is just under 11 acres and would qualify as a minor RPC subdivision (30 units or fewer). He requested consideration for an increase in density beyond the current allowance of 2.2 units per acre, proposing an increase to 2.53 units per acre, which would allow for 26 total lots. He emphasized that the

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increased density would apply only within minor RPC subdivisions where the total unit count does not exceed 30. The project is proposed as single-family homes and is *not* intended to be an affordable housing development. The Planning and Zoning Commission agreed that this request for increased density would require further discussion with the Annexation Committee and Mayor and Council. It was also noted that the front portion of the property lies within Town limits, while the rear portion remains in Sussex County. Mr. Bunting thanked the commissioners for their time and feedback.

Mr. Rick Semola inquired whether the Planning and Zoning Commission considers the capacity of existing water and sewer infrastructure when reviewing proposed developments. He also expressed concerns regarding the speed limit on Lighthouse Road, particularly in relation to the turn lane serving the new development. Additionally, Mr. Semola asked whether any measures are being taken to address water pressure issues on the west side of Selbyville and whether the Town has adequate facilities to support the number of forthcoming developments. Chairman Murray responded that the Town's engineer is responsible for evaluating infrastructure capacity and ensuring that adequate facilities are available before any development is approved. He further clarified that DelDOT is the agency responsible for reviewing and approving roadway design and entrances for new developments. The Town Administrator confirmed that water and sewer capacity has been fully accounted for in relation to the proposed projects. A resident inquired about the property located at Lynch Road and Lighthouse Road, noting that a sign has been posted advertising a proposed shopping plaza. The resident expressed concern that no plans have been submitted to the Town and asked what steps the applicant is required to follow. The Town Administrator outlined the required DelDOT approval must be obtained as the initial step. Once DelDOT approval is secured, the applicant must submit preliminary plans to the Town Engineer for review. If the Town Engineer determines that the plans comply with the Town Code, the project must then be presented to the Planning and Zoning Commission for consideration. Following Planning and Zoning review, the proposal must be submitted to the Mayor and Council for approval. Upon receiving both approvals, the applicant may begin preparing final site plans, including detailed information such as utility placement. The applicant must then obtain approvals from Sussex Conservation District, DelDOT (final approval), and all other required regulatory agencies. After all agency

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approvals are obtained, the applicant must return to the Town to repeat the review and approval process with the final site plans.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Mackenzie Culley".

Mackenzie Culley
Administrative Assistant