

A RESOLUTION PROPOSING THAT A PUBLIC HEARING BE HELD ON FEBRUARY 9, 2026, AT 6:00 P.M., AT THE TOWN HALL, 1 W. CHURCH STREET, SELBYVILLE, SUSSEX COUNTY, DELAWARE, TO CONSIDER THE REZONING OF REAL PROPERTY OWNED BY LIGHTHOUSE OAKS NORTH, LLC, IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NUMBER 533-17.00-156.04, FROM R-4 RESIDENTIAL TO NB NEIGHBORHOOD BUSINESS.

WHEREAS, the Town of Selbyville received from Lighthouse Oaks North, LLC, an application for rezoning of property identified as Tax Map and Parcel No. 533-17.00-156.04 (the "subject property"), from R-4 Residential to NB Neighborhood Business, as described in the application documents on file with the Town; and

WHEREAS, 22 Del. C. §304 and §200-147.C. of the Town's Zoning Code provide that any amendment to any zoning ordinance shall be after a public hearing following fifteen (15) days' notice thereof by publication in an official paper or a paper of general circulation within the municipality; and

WHEREAS, §200-147.C. of the Town's Zoning Code further provides that notice of the public hearing to be held shall be sent, by First Class Mail at least fifteen (15) days prior to the date set forth in this Resolution for the public hearing, to all property owners within 100 feet of the boundaries of the properties which are the subject of the proposed rezoning; and

NOW THEREFORE BE IT RESOLVED that a public hearing shall be held on **Monday, February 9, 2026**, at 6:00PM, at the Town Hall, 1 W. Church Street, Selbyville, Sussex County, Delaware, to consider the rezoning of the real property identified as Sussex County Tax Map and Parcel Number 533-17.00-156.04 from R-4 Residential to NB Neighborhood Business.

AND BE IT FURTHER RESOLVED that the Town Administrator be and she is hereby authorized and directed to cause a notice, which shall consist of a true copy of this Resolution by title to be published in a newspaper of general circulation in the Town of Selbyville, at least fifteen (15) days prior to the date set forth in this Resolution for the public hearing.

AND BE IT FURTHER RESOLVED that the Town Administrator be and she is hereby authorized and directed to cause a notice of the public hearing to be sent, by First Class Mail at least fifteen (15) days prior to the date set forth in this Resolution for the public hearing, to all property owners within 100 feet of the boundaries of the properties which are the subject of the proposed rezoning.

I, Lisa Michaels, Assistant Secretary of the Town Council of The Town of Selbyville, do hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Town Council at its Regular Meeting held on January 5, 2026, at which a quorum was present and voting throughout and that the same is still in full force and effect.

TOWN OF SELBYVILLE

A handwritten signature in blue ink, appearing to read "Lisa Michaels", is written over a horizontal line.

Lisa Michaels, Assistant Secretary