

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting January 20, 2026**

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

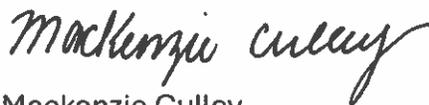
The **first item on the agenda** was discussions on a proposed mixed-use building located on Lot B, Strawberry Lane, District 5-33. Map 16.15, Parcel 35.01, owned by Rockswitch Properties, LLC, featuring two ground-level commercial storefronts and two residential dwelling units on the second level. Applicant James Feger currently holds an offer on the subject property but is not the owner at this time. The property is vacant, approximately 1,007 square feet, and located on a lot facing Strawberry Lane. The property is presently zoned Historic Business. The applicant is proposing a mixed-use development consisting of two residential units and two commercial units. This use is not permitted under the current Historic Business zoning; therefore, a rezoning or conditional use approval would be required to add residential units. The purpose of this meeting was to determine whether there is interest in the concept before the applicant invests significant time and financial resources into a conditional use application. The property is accessed via a one-way alley, which presents challenges for both residential and commercial parking. The applicant indicated plans for four residential parking spaces but was uncertain how commercial parking requirements would be met. Questions were raised regarding parking setbacks from the roadway and overall setback requirements for the property. It was noted that the Town Code specifies the required number of parking spaces per employee for commercial uses. The Planning and Zoning Committee expressed concerns regarding parking availability and compliance with stormwater management requirements. It was explained that substantial preliminary work by an engineer and/or architect would be necessary to determine feasibility and compliance prior to any formal decision. Commissioner Mike Doyle asked what type of commercial businesses were proposed. The applicant stated that one unit would house a real estate office operated by himself and his girlfriend. The second commercial unit would likely be an office use as well, accommodating a small business with approximately five to six employees. The applicant inquired whether coordination with DelDOT would be required for parking. Town Administrator Stacey Long stated that DelDOT approval would not be necessary because the Town owns the roads; however, the project would need to comply with Town requirements, soil conservation, stormwater management, and Fire Marshal regulations. Commercial use is permitted within the Historic Business zoning; however, adding residential units would require rezoning. The applicant asked whether the rezoning process would be lengthy. Town Administrator Long

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explained that it will have to go to a public hearing prior to any decision being made, and it could be a two-to three-month-long process. The applicant also asked what uses are permitted without rezoning. The Town Administrator advised that permitted residential use includes single-family detached dwellings and tourist homes (bed and breakfasts) where the owner resides on the property. The applicant requested that the zoning map and the list of business uses as indicated in the Town Code be emailed to him for further research. Town Administrator Long stated she would also provide a list of properties eligible for Mixed-Use zoning, should the applicant wish to pursue both residential and commercial development elsewhere. The applicant clarified that he is not committed to this specific property but is interested in pursuing a mixed-use project within the Town of Selbyville. The applicant thanked the committee and staff for their time and information and stated he would continue researching his options.

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

Respectfully submitted,



Mackenzie Culley  
Administrative Assistant