

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting March 24, 2026**

Chairman Jay Murray called the Planning & Zoning Commission meeting to order at 4 p.m. Councilman Chris Snader, Ken Madara, Mike Doyle, and Councilman Bill Kirsch were in attendance. Also in attendance were Town Administrator Stacey Long and Building Inspector/Code Enforcement Official Tony Merollini. Interested members of the community were also present as listed on the attached sign-in sheets.

The **first item on the agenda** was consideration of preliminary site plan approval and requested waivers for Hayden's Harbor for a 26 – lot minor residential planned community located on Lighthouse Road, TMP #533-17.00-123.00 & 124.00. Daniel Bunting of Rt. 54 Development, was in attendance representing Hayden's Harbor project. Mr. Bunting explained that this will have an HOA and a small pocket park onsite. The Mill Pond community abuts a portion of this project. Mr. Bunting explained that he will be installing a perimeter ditch on this property and it would significantly help Mill Pond's drainage concerns. That drainage would then dump into the town's storm drains and ultimately flow to a tax ditch. There will be a 30-foot landscape perimeter around the community. They intend to only remove the necessary trees in the rear of the property to be able to construct the ditch and keep as many trees as possible during the construction. DeIDOT has reviewed the plan and gave guidance on the entrance plan. There will be a sidewalk on one side of the street. Due to the long narrow shape of the property, the stormwater pond would be long and not very wide. This could cause maintenance issues in the future, and it would be the HOA's matter to fix. The following waivers are requested so that the pond could be wider to allow for better management of stormwater and easier to maintain, in addition to creating the best layout for the development:

1. Road width of 28 feet; minimum of 34 feet is required
2. Right-of-way width of 45-feet is being requested; minimum 50 feet is required
3. Units per acre, 2.55 units per acre is requested; maximum of 2.2 units per acre is required.
4. Lot area of 7,000 square feet is being requested; 9,000 square feet is required.
5. Front yard setback of 25 feet is being requested; 30 feet is required.
6. Rear yard setback of 20 feet is being requested; 30 feet is required.
7. Open space of 42.68% is being requested; not less than 50% is required.
8. Elimination of RV/Boat storage lot; number of spaces equal to 20% of total units required.
9. Cul-de-sac in excess of 1,000 feet long; maximum of 1,000 feet is allowed.

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Chairman Murray reminded the attendees that this property has the right to be developed. This particular plan includes requested waivers that must be approved by the town for it to move forward. Town Administrator Long informed members of the public that, over the years, there have been several inquiries regarding this particular property. Proposed uses have included multiple storage buildings, beekeeping operations, and various types of animal farming. She further noted that some prospective applicants were opposed to annexing into the town, citing that municipal codes are more stringent than those of the county. Inquiries were made regarding the developer's proposed plan for the relocation of wildlife impacted by the development, impacts on traffic, and the already addressed concerns on the Mill Pond drainage issues. Bob Palmer with Beacon Engineering explained that the developer plans to pick the existing stormwater pipe up and run it along the Hayden's Harbor project to the intersection where it will tie into the outfall pipe from their pond. It would then run under the street and enter the new pipe on the Murray farm, before then being discharged into the tax ditches. The stormwater pond would be lined so that it remains a wet pond year-round. It was noted that the builder would determine the amenities, which are expected to be minimal given the small scale of the project; however, the developer has included a pocket park on the plan, and it is anticipated that the builder would incorporate an amenity consistent with that concept. The developer anticipates breaking ground mid-fall/early winter. Councilman Kirsch suggested that the community stay involved in other aspects of town matters and to engage in other public meetings. There being no further questions, Councilman Bill Kirsch made a motion to approve the preliminary site plan for Hayden's Harbor with requested waivers. 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 the preliminary site plan with requested waivers for Hayden's Harbor.**

The **second item on the agenda** was consideration of lot a partitioning for 20 Bethany Road, owned by Thomas, Natalie Jo and Gregory McCabe, TMP #533-16.16-154.00. Mr. McCabe stated that his son and daughter-in-law would like to build a house on the remaining portion of this property. The current parcel is 2.53 acres, and this partitioning would create the parcel with the existing house at 20 Bethany Road to be reduced to 0.42 acres. The newly created lot would be 2.11 acres. The town engineer has reviewed this,

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and all meets minimum lot size requirements and he recommends approval. There being no questions, Councilman Chris Sander made a motion to approve the lot partitioning at 20 Bethany Road. The motion was seconded by Ken Madara and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve this request.**

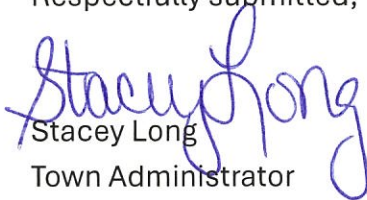
The **third item on the agenda** was consideration of final site plan approval for A Moment Café, owned by Matt the Carpet Guy, LLC located at 2 E. Church Street, TMP #533-16.16-121.00. Mr. Leimbach stated that his plans are to build a café that sells ice cream, coffee, pastries, and have Christian Music on Friday and Saturday evenings. He and his family plan to run the shop themselves. In addition, his plan is to have two apartments on the second floor, which requires a height waiver of 5 feet. As for parking, he is requesting permission to utilize 8 of the town's municipal parking spaces to comply with the off-street parking requirements. There will be 11 onsite parking spaces in front of the building as well. Town Administrator Long read the section of the town code that relates to joint-use parking lots for the Historic Districts. This project is requesting the new mixed-use district overlay that was adopted recently. This has received DelDOT approval, with reduced entrance being on E. Church Street and removing the full entrance from Main Street. There will be a landscaped strip along Main Street and space for a seating area. Sussex Conservation District has given their approval for this project. Mr. Leimbach is currently waiting on the final approval from the State Fire Marshal's office, which is forthcoming. Town engineer has reviewed the final site plan and has recommended approval, if the requested waivers are granted. He further stated that when a customer walks into the first level entrance, they could go up a commercial staircase where there will be a space for meetings or gatherings with a kitchenette. He enrolled this property in the Brownsfield Program and conducted testing and found that there were no hazardous chemicals on site and that the gas tanks had been removed. Town Administrator Long requested the applicant to prepare the draft joint use parking agreement and submit it to the town for review. There being no further questions, Councilman Bill Kirsch made a motion to approve the final site plan for A Moment Café project with requested waivers. The motion was seconded by Councilman

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Chris Snader and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve the final site plan.**

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

Respectfully submitted,

  
Stacey Long  
Town Administrator



TOWN OF SELBYVILLE  
MEETING SIGN-IN SHEET

Planning & Zoning Commission

Type of Meeting

Date: March 24, 2026

	Name (Please Print)	Representing
1.	MARY Jo Beach	Atlantic Lakes
2.	DAVID Beach	Atlantic Lakes
3.	Daniel Benting	R54 Development
4.	Bob Palmer	R54 DEVELOPMENT
5.	Angela F. De Bonarrigo	
6.	Laurel Wells	204 Cedar Ct
7.	BRIAN McFARLAND	206 CEDAR CT
8.	Christina Johnson	R54 Development
9.	WJ McElroy	R54 DEVELOPMENT
10.	Thomas + Hanna McCabe	20 Bethany Rd Sub-Division
11.	Susan Joust	R54 Development
12.	Terrri Bradford	R54 Dev.
13.	Matt Larkin	Matt + the Carpet Guy
14.	Rachel Snyder	Snyder Family
15.	C. McMillion	AL
16.	Adam Snyder	Snyder family
17.	KEVIN AYDELOTTE	MATT THE CARPET GUY
18.	Rita Hollade	MPHOA
19.	Ray + Charlene	mill Pond
20.	Bob Fox	cc. 12
31.	Jim Taylor	Mill Pond



TOWN OF SELBYVILLE  
MEETING SIGN-IN SHEET

Planning + Zoning Commission

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Date: March 24, 2026

	Name (Please Print)	Representing
1.	Craig & Natalie McCabe	Selbyville
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TOWN OF SELBYVILLE  
MEETING SIGN-IN SHEET

Planning + Zoning Commission

Type of Meeting

Date: March 24, 2026

	Name (Please Print)	Representing
1.	<u>Sheila Brittingham</u>	<u>Mill Pond</u>
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