

1 West Church St.
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Selbyville, Delaware 19975
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Mayor
Richard A. Duncan, Sr.
Council
Dr. Carol R. Cary
Monroe B. Hudson, Jr.
Chris S. Snader, Sr.
Gary L. Steffen
Town Administrator
Stacey L. Long

Report of the Annexation Committee Meeting July 24, 2024

Chairwoman Dr. Carol R. Cary called the meeting to order at 4:00 p.m. Also in attendance were Councilman Chris Snader, Councilman Gary Steffen, Town Administrator Stacey Long, and Building Inspectors/Code Enforcement Officials Tony Merollini and Ed Ackerman.

The meeting was properly posted.

The first item on the agenda is to investigate the possibility of annexing certain territory, contiguous to the present limits of the Town of Selbyville, owned by Maricryst Birao Sanchez and Dan Jason M. Velez located at 32634 Lighthouse Road and identified as Sussex County Tax Map and Parcel No. 533-18.00-35.03, containing 1.15 acres, more or less, and to amend the zoning map and zoning ordinance of the Town of Selbyville to include said territory in the NB-Neighborhood Business District.

Chairwoman Dr. Carol Cary turned the meeting over to Bob Palmer of Beacon Engineering to present the request for annexation. Mr. Palmer reminded the committee that in January the Mayor & Council and Planning & Zoning had a joint workshop to discuss this parcel. The Birao's want to seek annexation into the town, however the use they intend to have there is only permitted in the NB-Neighborhood Business District or the GC-General Commercial District. It was all agreed that GC-General Commercial uses are not appropriate in that area. They believe NB-Neighborhood District is a better fit. The future land use map for this property is Mixed Residential/Commercial, which is in line with their intended use. The property fronts on Lighthouse Road and has an entrance that runs along the property line and currently houses a single-family home with a pool. The owners currently have a physical therapy business located in town on Ellis Alley. They intend to relocate their physical therapy business to this location and redevelop the parcel as a commercial area. A concept plan was presented to the committee members. The concept plan complies with the minimum parking requirements in the code. Mr. Palmer stated that in conjunction with the physical therapy office, there could be potentially two other offices that would fit into the two additional buildings that are proposed and meet the parking requirements. Town Administrator Long informed the members of the committee that this parcel does not meet the minimum lot size requirements for the NB-Neighborhood Business Zoning District. In discussions with the Town Solicitor, the Mayor & Council could annex this property into town as NB-Neighborhood Business, and then require the applicants to request an area variance with the Board of Adjustment. If the Board of Adjustment does not approve this area variance, then the property cannot be developed until it is rezoned to R4-Residential, and then they could apply for a conditional use. They are providing screening around the property to buffer between residential properties. The hours of operations would be 8 a.m. to 4 p.m. They are hoping to provide aqua care at this facility as well. The parcel is currently and will continue to be serviced by a residential well, and when water becomes available to this parcel, they will connect to town water.

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Members of the committee reviewed a map of the area. The requested annexation is in line with the town's Comprehensive Plan and the strategies for State Policies and Spending and Livable Delaware initiatives. This will also continue to help clean up the town's boundaries by eliminating enclaves.


It is the recommendation of the Annexation Committee that the Mayor & Council annex this property into the Town of Selbyville with the NB – Neighborhood Business Zoning District, and then the applicant can apply for an area variance through the Board of Adjustment. Motion to recommend made by Councilman Snader, seconded by Councilman Steffen, and carried by all.

There being no further business to discuss, Councilman Steffen made a motion to adjourn the meeting. Motion seconded by Councilman Snader and carried by all.

Respectfully submitted by the Annexation Committee.


Dr. Carol R. Cary


Chris S. Snader, Sr.


Gary L. Steffen