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*Mayor*  
Richard A. Duncan, Sr.  
*Council*  
Monroe B. Hudson, Jr.  
William H. Kirsch, Jr.  
Chris S. Snader, Sr.  
Gary L. Steffen  
*Town Administrator*  
Stacey L. Long

### Report of the Annexation Committee Meeting November 25, 2025

Councilman Chris Snader called the meeting to order at 4 o'clock p.m. Also in attendance were Councilman Gary Steffen, Councilman Monroe Hudson, Town Administrator Stacey Long, Administrative Assistant Mackenzie Culley, and Code Enforcement/Building Inspector Tony Merollini.

The meeting was properly posted.

Re: Investigate the possibility of annexing certain territory, contiguous to the present limits of the Town of Selbyville, owned by Faith I. Caras, Susan C. Foust and Lovella B. McCabe, identified as part of Sussex county tax map and parcel no. 533-17.00-124.00, containing 9.019 acres, more or less, and the possibility of annexing certain territory, contiguous to the present limits of the Town of Selbyville, owned by Gail M. Hickman, identified as part of Sussex County tax map and parcel no. 533-17.00-123.00, containing 1.256 acres, more or less; and to amend the zoning map and zoning ordinance of the Town of Selbyville to include said territories in the R-4 Residential District, with a Residential Planned Community (RPC) Overlay.

Councilman Snader read the resolution by title only. Mr. Daniel Bunting, representing R54 Development as the contract purchaser, presented an overview of the properties under consideration. He stated that the combined parcels total approximately 10.25 acres, are contiguous with the Mill Pond Development, and are located across from the Sandy Branch Development. Both parcels have frontage within Town limits. Mr. Bunting explained that his intention is to annex the properties into the Town and seek R-4 RPC Overlay zoning. He anticipates entering the preliminary plan phase once the annexation process is completed, which he hopes will occur by early 2026. The properties have access to Town water and sewer. Councilman Hudson asked Mr. Bunting to describe his vision for the development, noting that he is also a resident of the Mill Pond community. Mr. Bunting responded that plans are still in the

early stages; however, he anticipates proposing approximately 25 single-family lots. His goals include clearing and improving the property, addressing existing drainage issues, and implementing drainage improvements that would also benefit Mill Pond Development. He noted that he is currently working with the Sussex Conservation District and the Town regarding these issues. The concept includes constructing a drainage ditch along the shared property line, which would collect stormwater runoff from Mill Pond, route it to stormwater management ponds on his property, and then convey it off-site through an approved stormwater system. Mr. Bunting stated that he has not yet selected a builder but hopes to introduce a product type that differs from the typical homes currently found in the area. He estimated that home prices could potentially start around \$600,000, based on land value, but emphasized that these details have not yet been finalized. He also noted that the property is currently wooded, and while clearing will be necessary, he intends to preserve as much buffer as possible along the Mill Pond property line. The final extent of buffering will depend on the work required to construct the drainage ditch, but landscape buffers will be incorporated along the boundary.

Kim Taylor, a resident of Mill Pond Development, expressed strong support for Mr. Bunting's proposed project, particularly due to the planned stormwater ditch improvements. She noted that Mill Pond residents have worked for more than 20 years to establish a functional drainage system, with the most significant issues occurring on the west side of the development. Ms. Taylor emphasized the importance of maintaining an attractive landscape buffer along the shared property line to preserve the character of the Mill Pond community. She expressed appreciation for Mr. Bunting's level of engagement and commitment to addressing long-standing drainage concerns. Joe Bonarrigo, also from Mill Pond, asked whether the existing ditch within the Mill Pond development would remain. Mr. Bunting responded that this is still under evaluation, noting that the existing ditch is irregular in alignment and encroaches into several homeowners' backyards, limiting his ability to perform work on those properties. His current plan is to construct a new ditch along the property line, to be maintained by Bunting's HOA. Mr. Bonarrigo also asked about the anticipated construction timeline. Mr. Bunting stated that, if all approvals proceed as planned, he hopes to break ground in approximately November of next year. Jeanne Koslowski, another Mill Pond resident, asked about the proposed lot sizes. Mr. Bunting stated that he is considering a mix of 75-foot and 61-foot-wide lots.

It is the opinion of the Annexation committee that the Mayor and Council accept this annexation into the Town of Selbyville subject to final approval by the State of Delaware Office of Planning Coordination for Sussex County Tax Map and Parcel No. 533-17.00-124.00 containing 9.019 acres more or less, and Tax Map and Parcel No. 533-17.00-124.00 containing 1.256 acres, more or less. The Annexation Committee also recommends the property be zoned as R-4 (RPC) overlay keeping with the zoning in that area. The requested annexations are in line with the

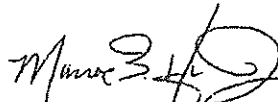
town's Comprehensive Plan and the strategies for State Policies and Spending and Livable Delaware initiatives. Motion to recommend made by Councilman Gary Steffen seconded by Councilman Monroe Hudson and carried by all.

There being no furth business to discuss, Councilman Gary Steffen made a motion to adjourn the meeting. Motion seconded by Councilman Monroe Hudson and carried by all.

Respectfully submitted by the Annexation Committee.



Chris Snader  
Chairman



Monroe Hudson



Gary Steffen