

Town of Selbyville
Planning and Zoning Commission
August 18, 2026

Chairman Jay Murray called the meeting to order at 4:00 p.m. Also in attendance were Councilman Chris Snader, Councilman Ralph Lindenberger, Commissioner Ken Madara, Commissioner Mike Doyle, Town Administrator Stacey Long, Code Enforcement/Building Inspector Anthony Merollini, and Administrative Assistant Mackenzie Culley.

The first item on the agenda is consideration of Hosier Street self-storage conditional use and preliminary site plan approval. Mr. Palmer explained that the project had previously received approval from the Commission for 2,400-square-foot buildings; however, the conditional-use approval had since expired. The applicants are now proposing contractor storage and shop spaces, along with a warehouse parking area. They would also like the proposed uses divided among separate buildings. The buildings will require water and sewer connection points, while the stormwater-management plan will remain as originally proposed. Mr. Palmer discussed screening along the southern side of the property facing Strawberry Lane. The original plan included fencing with climbing vegetation, which has since been removed from the proposal. Chairman Murray asked whether any landscaping would be provided. Mr. Palmer stated that landscaping would be installed within the emergent wetland areas and maintained in accordance with the requirements of the Sussex Conservation District. Councilman Snader asked whether the recommendation letter from Davis, Bowen & Friedel, Inc. was new or associated with the original application. Town Administrator Long confirmed that the letter was prepared for the new submission. Councilman Snader made a motion to recommend approval of the conditional-use application and preliminary site plan to the Mayor and Council. Commissioner Madara seconded the motion and carried by all. The recommendation will be presented to the Mayor and Council for consideration on September 14, 2026, at 6:00 p.m. at Selbyville Town Hall.

The second item on the agenda is consideration of final site plan approval for Hayden's Harbor. Mr. Bunting stated that no changes have been made to the site plan since it was last presented to the Planning and Zoning Commission. He advised that the builder currently under contract for the project had changed. The proposed community will consist of 26 homes and include a swimming pool and pool house. Bob Palmer of Beacon Engineering, also representing R54 Development, confirmed that the site plan remained unchanged. He stated that the applicants had worked closely with the Town Engineer to ensure that the project complied with Town standards and had submitted approvals from all applicable agencies. Walter Hyde, a resident from Lighthouse Crossing, asked whether the abandoned house located on the property would be removed. Mr. Palmer confirmed that the house would be removed. He also explained that a 30-foot landscaped buffer would be provided. Commissioner Doyle asked about the proposed sizes of the homes. Mr. Bunting stated that the homes would range from approximately 2,500 to 3,200

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square feet, which remains consistent with the previously proposed standard. Councilman Snader asked whether Mr. Bunting would be taking measures to help alleviate existing stormwater-management issues within the Mill Pond community. Mr. Bunting confirmed that the project would assist with drainage issues affecting Mill Pond. He also stated that the proposed lots would be approximately 40 to 50 feet wide. With no further questions, Commissioner Ken Madara made a motion to recommend final site-plan approval to the Mayor and Council. Councilman Snader seconded the motion and carried by all.

The next item on the agenda was discussion of the Woodwind Shores project. The Applicant withdrew the project from consideration at this meeting due to a scheduling conflict. This item will be placed on a future agenda for discussion and consideration.

The third item on the agenda is review and consideration of preliminary site plan approval for Lighthouse Towne Centre, tax map parcel # 533-17.00-156.07, located at Lighthouse Road and Lynch Road. Doug Clark presented the proposed plans for the property. Mr. Clark stated that approximately five to six years ago, the property was zoned Neighborhood Business. The proposed development will consist of one main building and two accessory buildings. The main building is proposed to contain approximately 24,000 square feet, with each of the two accessory buildings containing approximately 2,000 square feet. Mr. Clark explained that when he and his wife decided to undertake the project, they met with an architect to discuss what was needed in the area and what types of businesses the community might like to see in Selbyville. He stated that the proposed development is not intended to be a standard strip mall and presented his ideas for the appearance and overall concept of the property. Mr. Clark stated that he is currently working with the Town Engineer regarding public water and sewer utilities and that those details are still being developed. Davis, Bowen & Friedel, Inc., the Town Engineer, submitted a letter of recommendation to the Town regarding Lighthouse Towne Centre. Mr. Clark also requested a waiver pertaining to the 25-foot landscaping requirement. He advised that he has already received inquiries from businesses interested in leasing space within the proposed development. William Wozniak, a resident of Coastal Villages, expressed concern regarding lighting because the proposed development is located directly across from his home. He asked whether tall or bright lighting would be installed on the property. Mr. Clark stated that parking lot lighting would be necessary for customer safety and that lighting would also be installed on the buildings; however, he does not intend to install tall lighting or spotlights that would negatively affect the surrounding residential area. Mr. Wozniak also expressed concern about the types of businesses that could potentially occupy the center, specifically mentioning businesses such as herb shops and pawn brokers. Town Administrator Stacey Long stated that those types of

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businesses are not listed as permitted uses within the Neighborhood Business zoning district. Mr. Clark added that he is not interested in leasing to those types of businesses and would instead like to attract businesses such as coffee shops, law offices, medical offices, and similar

establishments. Mr. Wozniak asked about the proposed landscaping and whether landscaping could be used to provide a visual buffer between Lighthouse Towne Centre and Coastal Villages. He explained that the residents of Coastal Villages do not yet have control of their homeowners association and therefore have limited ability to make improvements along their side of Lighthouse Road. Mr. Clark confirmed that shrubbery and landscaping are planned and presented examples of his proposed landscaping concepts. A Coastal Villages resident asked about the height of the proposed main building. Mr. Clark stated that the building would be approximately 35 feet high on the side facing Lighthouse Road. The resident also asked what business would occupy the proposed drive-through area. Mr. Clark stated that he does not yet know because the project has not received Town approval. Another Coastal Villages resident asked about entrances and exits to the property. Mr. Clark explained that there would be an entrance approximately 200 feet from Lynch Road and another entrance from Lighthouse Road. When asked about parking, Mr. Clark stated that approximately 95 to 100 parking spaces are proposed. Susan Hubbard, a resident of Coastal Villages, stated that she had never attended a preliminary approval where so little detailed information was presented. She asked whether the rear of the building would be used for truck deliveries and whether there would be outdoor storage. Mr. Clark stated that deliveries would utilize the front of the buildings and that there would be no outdoor storage. Town Administrator Long explained that more detailed information is provided during the final site plan process and that a preliminary site plan is intended to present the general concept and initial proposal for a development. Deborah McKenzie, a resident of Coastal Villages, asked about the proposed hours of operation for businesses within the development. Town Administrator Long stated that the Neighborhood Business zoning district contains applicable rules and regulations governing permitted uses and operations. Mr. Clark stated that the latest operating hours would likely involve a restaurant, if one were to locate within the center, and that any business would be required to comply with the hours and requirements established by Town Code. Ms. McKenzie also asked whether consideration had been given to installing a traffic signal on Lighthouse Road due to the additional traffic the development could generate. Mr. Clark explained that traffic signals fall under the jurisdiction of the Delaware Department of Transportation (DelDOT) and that neither he nor the Town has the authority to make that determination. Ann Unitas, a resident of Coastal Villages, asked for clarification regarding the location of the building containing the proposed drive-through. Mr. Clark indicated that the drive-through building would be located on the corner of the property. Billy Stocks, a resident of Coastal Villages, asked about the proposed layout of the building containing the drive-through. Johnny Jones, a resident of Coastal Villages, asked whether the parking area would face Lighthouse Road. Mr. Clark stated that the parking would be oriented east and west. Michael

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Freed, a resident of Coastal Villages, stated that he closed on his home only a few days after the sign advertising Lighthouse Towne Centre was installed. Mr. Freed explained that he had considered planting trees near his property but later learned that an easement restricted what

could be placed in that area. Because his home is located directly across from the proposed development, he asked the developer and builder to consider installing a higher landscaped berm or taller vegetation along the shopping center rather than low-lying landscaping. He expressed concern that headlights from vehicles entering and exiting the center could shine directly toward nearby homes. Code Enforcement/Building Inspector Tony Merollini stated that he had spoken with the project manager and superintendent for Coastal Villages/DR Horton and was advised that additional shrubbery had been installed along Lighthouse Road as a courtesy to residents. Augusta Jones, a resident of Coastal Villages, agreed that taller shrubbery would be beneficial due to concerns regarding lighting from the proposed development. She also expressed concern about the potential effect the commercial development could have on property values and the future ability of residents to sell their homes. Town Administrator Long advised that she had received correspondence from Ben Dewhirst expressing support for Lighthouse Towne Centre. Mr. Dewhirst stated that the development could provide additional employment opportunities and greater convenience for residents. He also noted that Coastal Villages is not a 55-and-over community and expressed that, while some retirees within the community may oppose the project, other residents support new business and development but may be unable to attend meetings due to work and family responsibilities. Tammy Clark, wife of Mr. Clark, addressed those in attendance and stated that she and Mr. Clark will maintain control over the types of businesses that lease space within the center. She stated that they were both born and raised in Sussex County and do not intend to bring unwanted businesses, such as vape shops or pawn shops, into the development. Mrs. Clark added that she believes many residents who currently have concerns about the project may ultimately utilize the businesses within the center once it is developed. With no further questions or comments, Councilman Chris Snader made a motion to recommend preliminary site plan approval for Lighthouse Towne Centre to the Mayor and Council. Councilman Ralph Lindenberger seconded the motion, which carried unanimously.

With no other business to discuss, Commissioner Ken Madara made a motion to adjourn the meeting. Chairman Jay Murray seconded the motion and carried by all.

Respectfully submitted,



Mackenzie Culley