

Town of Selbyville
Planning and Zoning Commission
September 8, 2026

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

The first item on the agenda was consideration of final plan approval for Woodwind Shores phases 2&3. Daniel Bunting, representing Bunting Macks, LLC, appeared before Mayor and Council to request final approval for Woodwind Shores. Mr. Bunting stated that there have been no changes to the plans from the original layout previously presented to Mayor and Council. The development was originally presented as Coastal Villages, consisting of four phases. In May 2026, Mr. Bunting requested that Phases 2 through 4 of Coastal Villages be renamed Woodwind Shores phases 1, 2 and 3. Phase 1 has already been approved for 254 single family lots. Phases 2 and 3 have since obtained all necessary approvals and permits. Phase 2 will consist of 123 lots, and Phase 3 will consist of 45 lots for a total of 422 lots.

Terry Edwards, a resident of Coastal Villages, asked where Woodwind Shores would be located. Mr. Bunting explained that Woodwind Shores will be connected to Coastal Villages and was part of the original Coastal Villages development plan, with the primary change being the name. Ms. Edwards also asked how amenities would be handled between the two communities. Mr. Bunting stated that Woodwind Shores will have its own amenities, including a pool and clubhouse. Residents of Woodwind Shores will not have access to Coastal Villages amenities, and Coastal Villages residents will not have access to Woodwind Shores amenities.

Anthony Pasquariello, a resident of Coastal Villages, asked about the amenities originally planned for Coastal Villages, which included two pools and two clubhouses. Mr. Bunting stated that Coastal Villages currently has one pool and clubhouse and that any additional amenities would ultimately be determined by the Coastal Villages builder. Mr. Pasquariello also asked whether Woodwind Shores would have a separate homeowners association. Mr. Bunting confirmed that it would. He further confirmed that Woodwind Shores will have its own entrance and exit from Hudson Road. Mr. Bunting stated that a "No Construction Trucks" sign will be placed at the Coastal Villages entrance to help prevent construction traffic associated with Woodwind Shores from traveling through Coastal Villages.

Larry Andrews, a resident of Coastal Villages, asked the reason for the name change. Mr. Bunting stated that he could not speak on behalf of the Coastal Villages builder but indicated that there had been a breach of contract. Mr. Andrews also asked who the developer of Woodwind Shores would be. Mr. Bunting stated that he could not disclose that information at this time because the matter remains under contract.

Jayne Frazer, a resident of Coastal Villages, asked how long construction of Woodwind Shores is expected to take. Mr. Bunting estimated that the development would take approximately seven to

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ten years to complete. He stated that he was unsure of the anticipated completion timeline for Coastal Villages.

Susan Hubbard, a resident of Coastal Villages, thanked Mr. Bunting for clarifying the separation of amenities, noting that residents had concerns about sharing amenities with individuals who do not pay Coastal Villages HOA fees. Ms. Hubbard also asked about ownership of the roads within the development. Mr. Bunting explained that the roads are initially owned by the developer and, once completed and accepted, are turned over to the Town.

Eileen Wesley, a resident of Coastal Villages, asked whether there would be any physical separation between Coastal Villages and Woodwind Shores. Mr. Bunting stated that an open lot will provide separation between the communities. Ms. Wesley asked whether the plans were final and whether they could be amended to create a cul-de-sac within Coastal Villages. Mr. Bunting confirmed that the plans are final and explained that creating a cul-de-sac is not feasible. He noted that the Coastal Villages HOA could install signage indicating where Coastal Villages ends and Woodwind Shores begins.

Ms. Wesley also expressed concern that GPS navigation could direct Woodwind Shores residents and visitors through Coastal Villages, potentially creating a shortcut through the community. Mr. Bunting explained that once the roads are dedicated to and accepted by the Town, they become public roads and access cannot be restricted. He also noted that interconnected communities are beneficial to fire and emergency medical services because they provide additional routes for emergency response. Mr. Bunting further noted that the connection could provide a shortcut for residents of either community.

Ms. Hubbard asked about plans for speed limit signs within the development. Mr. Bunting stated that signage is typically installed toward the end of the development process and noted that there is currently one speed limit sign. Town Administrator Long stated that she would contact D.R. Horton regarding the matter.

Augusta Jones, a resident of Coastal Villages, asked whether the Hudson Road entrance would be identified exclusively as Woodwind Shores and whether the existing Coastal Villages entrance would remain identified as Coastal Villages. Mr. Bunting confirmed that the entrances would be identified separately. Ms. Jones also asked about the type and value of homes planned for Woodwind Shores. Mr. Bunting stated that the homes will be similar to those in Coastal Villages and will consist of single-family homes.

Mr. Andrews asked which landscaping company would be used for Woodwind Shores. Mr. Bunting stated that a landscaper has not yet been determined.

Ms. Edwards asked whether there are plans to widen Lighthouse Road. Mr. Bunting recommended directing that question to DelDOT. He stated that a roundabout is planned at

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Lighthouse Road and Hudson Road but that he was not aware of additional roadway improvements. He explained that traffic impact studies are used to determine the need for improvements such as traffic signals, stop signs, and other traffic-control measures, and that DelDOT reviews each development.

Bill Jeitner, a resident of Coastal Villages, expressed concern regarding increased traffic, particularly with the proposed shopping center across the street, and the potential difficulty residents may experience entering and exiting the development. Mr. Bunting explained that DelDOT conducts traffic studies that take anticipated future growth into consideration.

Mr. Jeitner also asked whether a boundary or other visual feature could be installed to distinguish Coastal Villages from Woodwind Shores. Mr. Bunting reiterated that there is an open area where the HOA could install signage or another feature identifying the separation between the developments. Mr. Jeitner also expressed concern that landscaping or property maintenance contractors could inadvertently perform work within the wrong development. Mr. Bunting stated that landscaping and property maintenance contractors are provided detailed maps and drawings identifying the specific areas they are responsible for maintaining.

Ms. Jones asked how many total homes are planned for Woodwind Shores. Mr. Bunting stated that the combined phases will consist of approximately 422 homes.

Mr. Bunting stated that site work for Woodwind Shores is anticipated to begin in the fall, provided everything proceeds as planned. Site work is expected to take approximately one year, with approximately 50 homes anticipated to be constructed each year.

Councilman Lindenberger asked whether homes would be constructed only after being sold. Mr. Bunting stated that homes will be constructed first and then offered for sale.

With no further questions, Councilman Lindenberger made a motion to approve final site plans for Woodwind Shores Phases 2 & 3. The motion was seconded by Councilman Snader and carried by all. Councilman Snader made a motion to adjourn the meeting. The motion was seconded by Commissioner Ken Madara and carried by all.

Respectfully Submitted,



Mackenzie Culley

Assistant Secretary/Treasurer