

**Preliminary Land Use Service (PLUS)
Comprehensive Plan Amendments and Municipal Ordinances**

Delaware State Planning Coordination
540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

2006-09-17

Name of Municipality: TOWN OF SELBYVILLE	
Address: 68 W. Church St. P.O. Box 106 Selbyville, DE 19975	Contact Person: Gary F. Taylor
	Phone Number: 302-436-8314
	Fax Number: 302-436-8018
	E-mail Address: tmselbyville@mchsi.com

Date of Most Recently Certified Comprehensive Plan: September 2002

Application Type:

Comprehensive Plan Amendment: x

Ordinance: X

Other: Map

Comprehensive Plan Amendment or Municipal Ordinance prepared by:	
Address: Tunnell & Raysor, P.A.	Contact Person: Tempe B. Steen
	Phone Number: 302-854-0530
	Fax Number: 302-539-1089
	E-mail Address: tempe@tunnellraysor.com

Maps Prepared by: Davis, Bowen & Friedel, Inc.	
Address: 23 N. Walnut St. P.O. Box 809 Milford, DE 19963	Contact Person: Charles Hauser
	Phone Number: 302-424-1441
	Fax Number: 302-424-0430
	E-mail Address: cah@dbfinc.com

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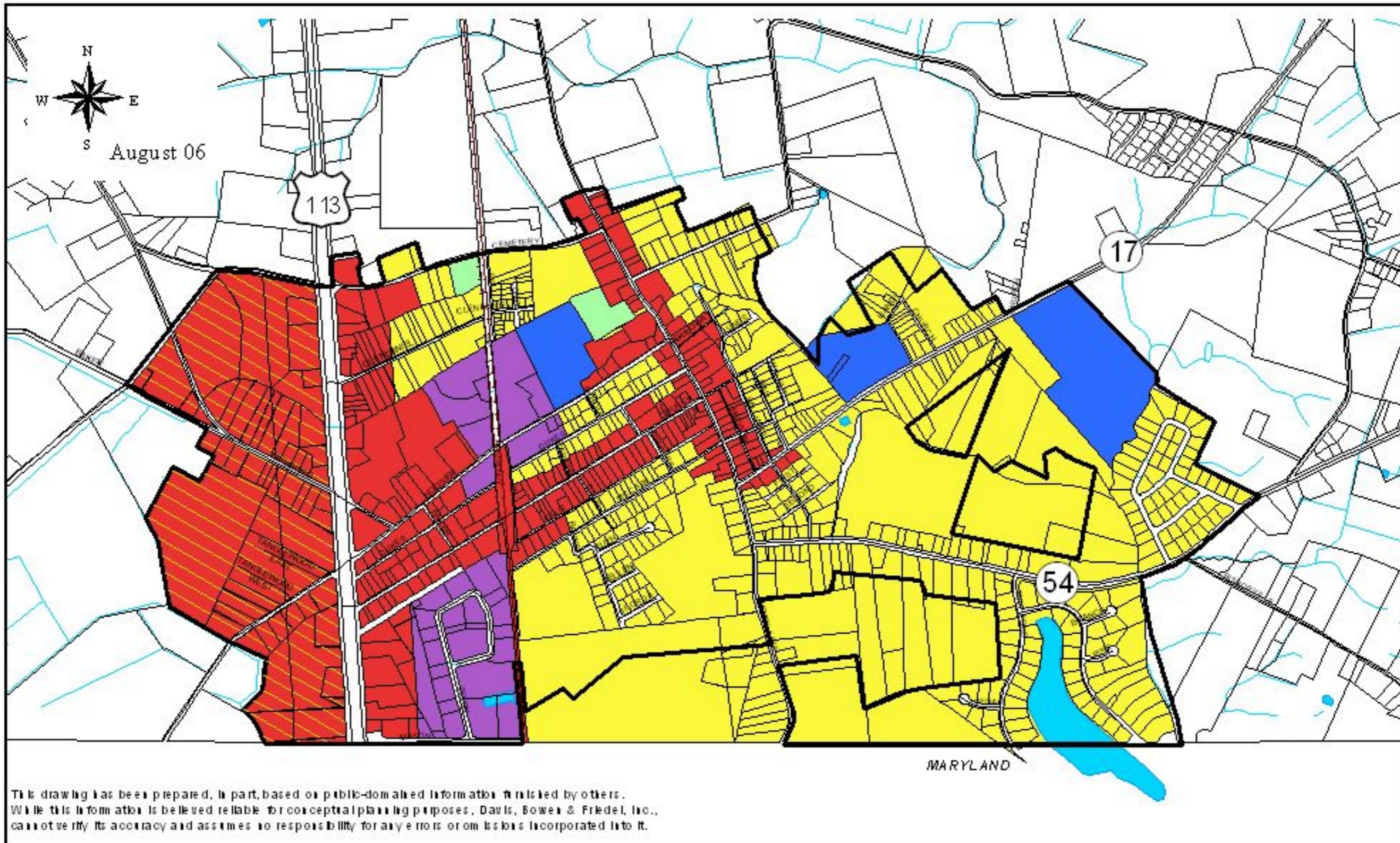
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Please describe the submission:

To amend the Comprehensive Plan of September 2002 to allow for a larger Commercial area with Mixed Residential as indicated on the original plan on the west side of Rt. 113 North of Rt. 54.

See new Maps 5 & 8



- Current Land Use**
- Residential
 - Shopping, business or trade
 - Mixed Commercial and Residential
 - Industrial or manufacturing
 - Social or institutional
 - Utilities or transportation
 - Recreation or leisure
 - Natural resource/open space
 - Vacant
 - Agriculture
 - Town Boundary

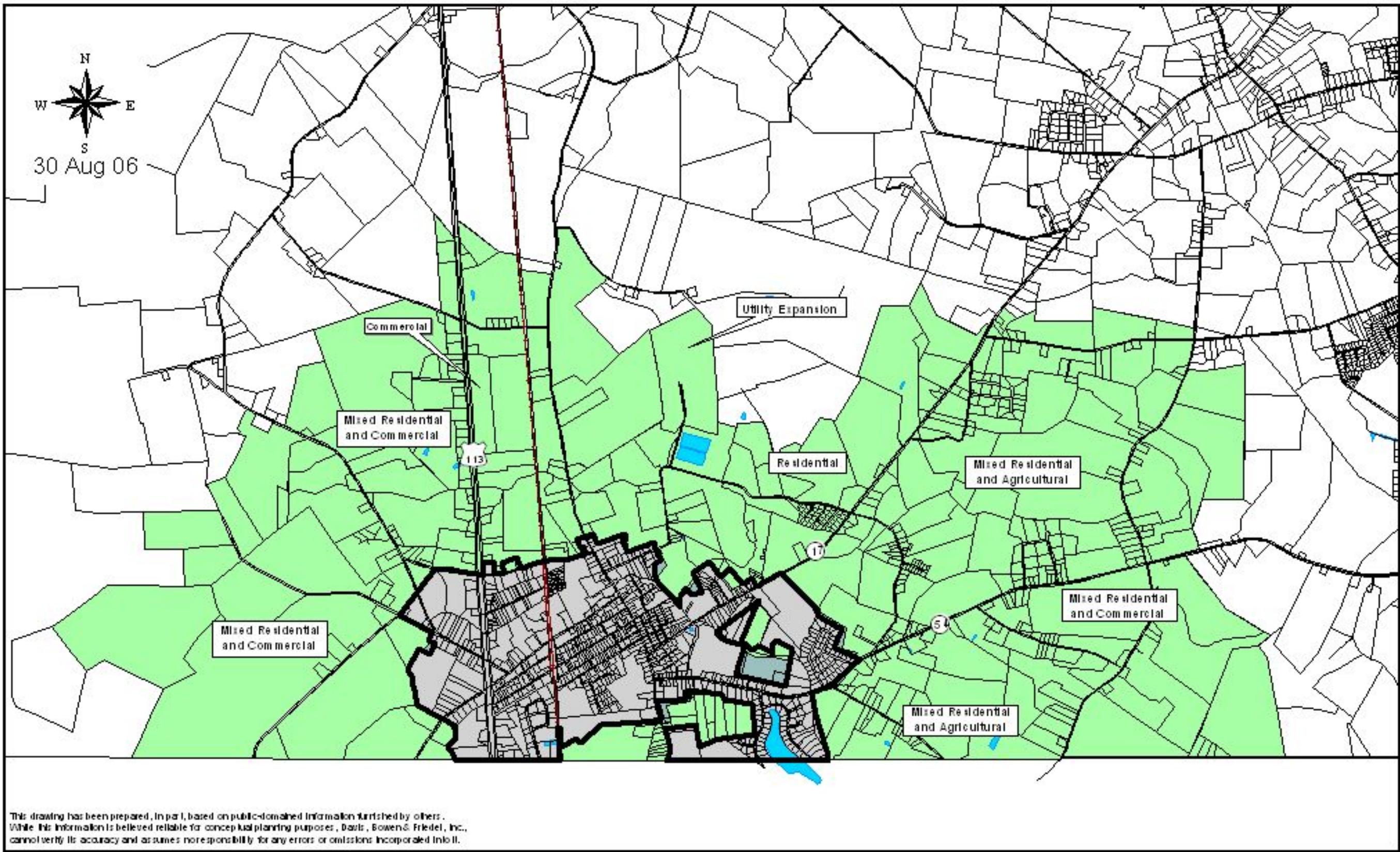
Town of Selbyville 2002 Comprehensive Plan Zoning Ordinance Amendment MAP 5-FUTURE LAND USE



Tax Parcel GIS courtesy of Sussex Co.



FUTURE LAND USE



**Town of Selbyville 2002 Comprehensive Plan
Zoning Ordinance Amendment
MAP 8-AREA OF POTENTIAL EXPANSION**

0.6 0 0.6 1.2 Miles



- Potential Expansion
- State-maintained Roadway
- Community, per State Strategies
- Tax Parcels



Tax Parcel GIS courtesy of Sussex Co.

A RESOLUTION TO SET A PUBLIC HEARING ON AN AMENDMENT TO THE ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE TOWN OF SELBYVILLE TO AMEND MAP 8, "AREA OF POTENTIAL EXPANSION" TO CHANGE THE PROPOSED LAND USE DESIGNATION FROM "MIXED RESIDENTIAL" TO "MIXED RESIDENTIAL AND COMMERCIAL" FOR LANDS ON THE WEST SIDE OF U.S. ROUTE 113.

WHEREAS, the Comprehensive Plan of the Town of Selbyville was finalized and accepted by the Town of Selbyville on September 9, 2002, and subsequently ratified by an ordinance dated June 6, 2006; and

WHEREAS, said Comprehensive Plan was certified by the State of Delaware in October, 2002; and

WHEREAS, Map 8, "Area of Potential Expansion" of the Comprehensive Plan reflects properties on the west side of U.S. Route 113 and adjacent to the existing Town limits, as part of the area for future expansion but with an anticipated use as "Mixed Residential ; and

WHEREAS, the properties within the Town limits to the south and east of the proposed area are currently zoned for commercial and business uses; and

WHEREAS, the properties within the Town limits to the northeast of the proposed area are currently zoned for residential and commercial uses; and

WHEREAS, the area proposed for expansion on the east side of U.S. Route 113 and north of the current town boundaries is proposed for future commercial use; and

WHEREAS, it appears from interest expressed to the Town that the appropriate use for the area north of the existing town limits is generally for commercial uses; and

WHEREAS, the Council deems it in the best interest of the Town to modify such designations; and

WHEREAS, any amendment to the Comprehensive Plan must be reviewed, accepted, and certified by the State of Delaware Office of State Planning Coordination for Preliminary Land Use Services (PLUS) review; and

WHEREAS, a copy of such a proposed amendment must also be submitted to Sussex County with an opportunity for comment prior to adoption by the Town; and

WHEREAS, Town Council deems it important and appropriate to hold a public hearing to gather further input into the proposed modifications of the Comprehensive Plan of the Town of Selbyville.

NOW, THEREFORE, be it resolved by the Mayor and Council of the Town of Selbyville, in session met, a quorum pertaining at all time thereto, that a public hearing shall be held on _____, the _____ day of _____, A.D. 2006, at 7:00 o'clock in the evening, prevailing time, at the Town Hall, 68 W. Church Street, Selbyville, Sussex County, Delaware, for the purpose of considering amending Map 8, "Area of Potential Expansion", of the Comprehensive Plan, to change the proposed future use designation from "Mixed Residential" to "Mixed Residential and Commercial" for parcels on the west side of U. S. Route 113 and adjacent to the Town's current boundaries;

AND BE IT FURTHER RESOLVED, that the Secretary of the Town Council be and is hereby authorized and directed to cause a Notice which shall consist of a true copy of this Resolution, by title only, or a summary thereof, to be published in the *WAVE*, a newspaper of general circulation of the Town of Selbyville, at least fifteen (15) days prior to the date set forth in this Resolution for the Public Hearing;

AND BE IT FURTHER RESOLVED, that the Secretary of the Town Council be and is hereby authorized and directed to cause a copy of this Resolution to be forwarded to Sussex County; and

AND BE IT FURTHER RESOLVED, that the Secretary of the Town Council be and is hereby authorized and directed to cause a copy of this Resolution to be forwarded to the Office of State Planning Coordination to be placed on an agenda for consideration.

I, _____, Secretary of the Town Council of the Town of Selbyville, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Council at its meeting on _____, 200__, at which a quorum was present and voting throughout and that the same is still in full force and effect.

Secretary

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