

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

Delaware State Planning Coordination  
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

<b>Name of Municipality: Town of Selbyville</b>	
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**Date of Most Recently Certified Comprehensive Plan: June 2002**

**Application Type:**

**Comprehensive Plan Amendment: to amend the future land use map of the current comprehensive land use plan.**

**Ordinance:** \_\_\_\_\_

**Other:** \_\_\_\_\_

<b>Comprehensive Plan Amendment or Municipal Ordinance prepared by:</b>	
<b>Address:</b>  68 West Church Street PO Box 106 Selbyville, DE 19975	<b>Contact Person: Gary Taylor</b>
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<b>Maps Prepared by: Office of State Planning and Coordination</b>	
<b>Address:</b>  Haslet Armory 122 Williams Street Dover, DE 19901	<b>Contact Person: Bryan Hall</b>
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**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 BOUNDARY WESTWARD TO INCLUDE SEVERAL PROPERTIES ADJOINING THE CURRENT BOUNDARY FOR LANDS ON THE WEST SIDE OF U.S. ROUTE 113 KNOWN AS TAX MAP 5-33-9.00, PARCELS 15, 16, 17 & 18.**

**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 needs to be extended further west; and

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

**WHEREAS**, the Council deems it in the best interest of the Town to add such designated properties; and

**WHEREAS**, any amendment to the Comprehensive Plan has been 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 has been submitted to Sussex County with an opportunity for comment prior to adoption by the Town; and

**WHEREAS**, this amendment to the Comprehensive Plan has been reviewed by the State of Delaware Office of State Planning Coordination for Preliminary Land Use Services (Plus) review but no response has been received; and

**WHEREAS**, Town Council held a public hearing to gather further input into the proposed modifications of the Comprehensive Plan of the Town of Selbyville.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Town of Selbyville, in session met, a quorum pertaining at all time thereto, that **Map 8, “Area of Potential Expansion”, of the Comprehensive Plan, to change the proposed boundary limits to include additional parcels designated as “Mixed Residential and Commercial” for parcels on the west side of U. S. Route 113** and adjacent to the Town’s current boundaries, as listed by tax parcel number on Exhibit A attached hereto and incorporated herein by reference, be and is hereby adopted;

**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 Ordinance, by title only, or a summary thereof, to be published in *Wave*, a newspaper of general circulation of the Town of Selbyville.

I, \_\_\_\_\_, Secretary of the Town Council of the Town of Selbyville, do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the Town Council at its meeting on \_\_\_\_\_, 2007, at which a quorum was present and voting throughout and that the same is still in full force and effect.

\_\_\_\_\_  
Secretary

f/n=comp plan amd. Ord.

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**Please describe the submission:**

**The application for consideration is to amend Map 8 – Area of Potential Expansion for the Town of Selbyville 2002 Comprehensive Land Use Plan to include several small parcels totaling no more than approximately 19 acres of the Mitchell Farm. *Please refer to the attached maps, these areas are identified on Map 8 in red and in the supporting application map by the application numbers 2007-08 and 2007-09.* This amendment also changes Map 5 to include this new area on the Future Land Use map as mixed residential/commercial. This annexation was over looked by this office and the town during its most recent comp plan amendment of Aug 2006 because the Mitchell Family was not interested in the process of annexation. Since the most recent amendment, the family circumstances have changes resulting in their wish to sell the entire farm. Based upon conversations with the Landowner and the town, this sale is contingent on the annexation of these parcels. The Town asks for your assistance in this matter.**

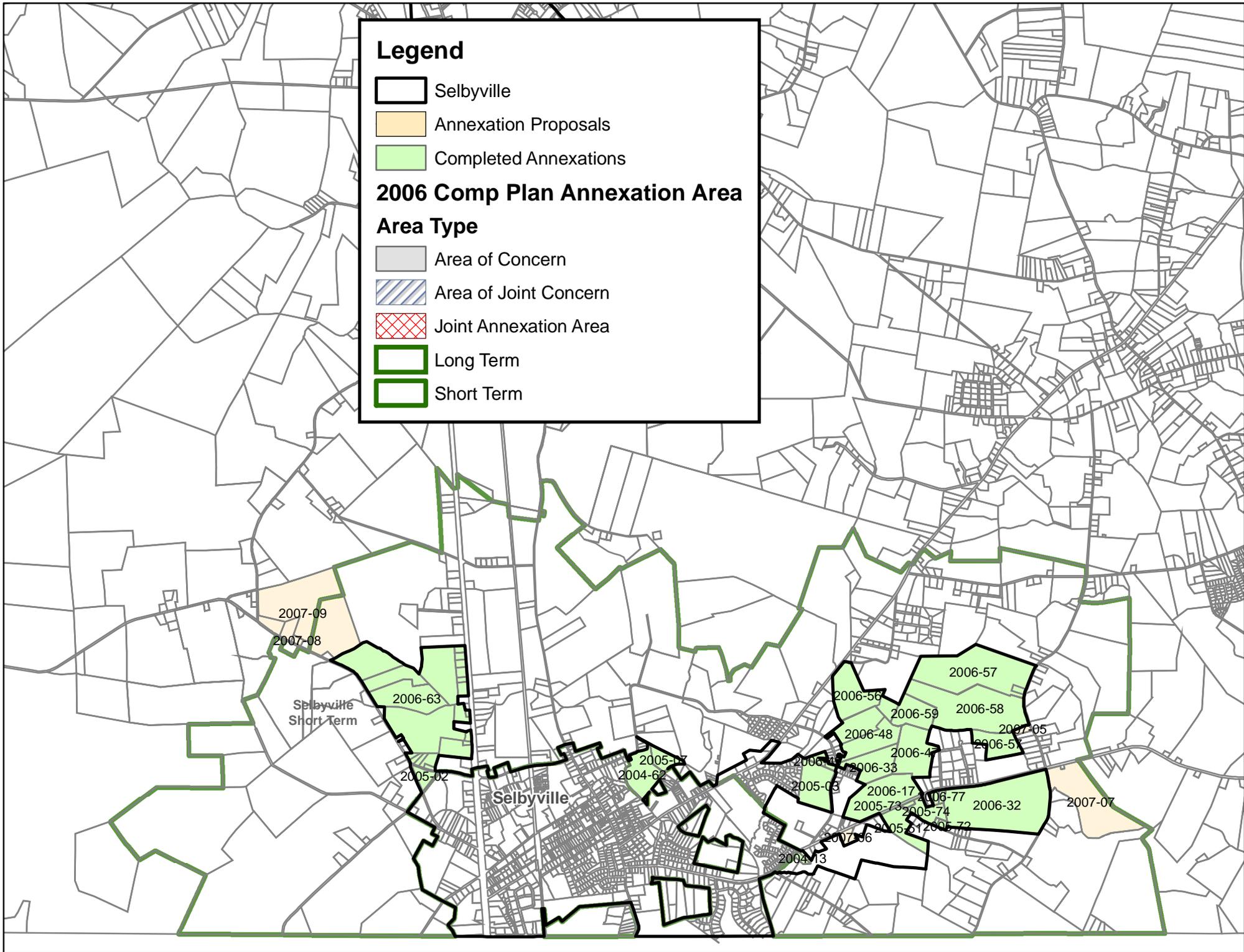
**Legend**

-  Selbyville
-  Annexation Proposals
-  Completed Annexations

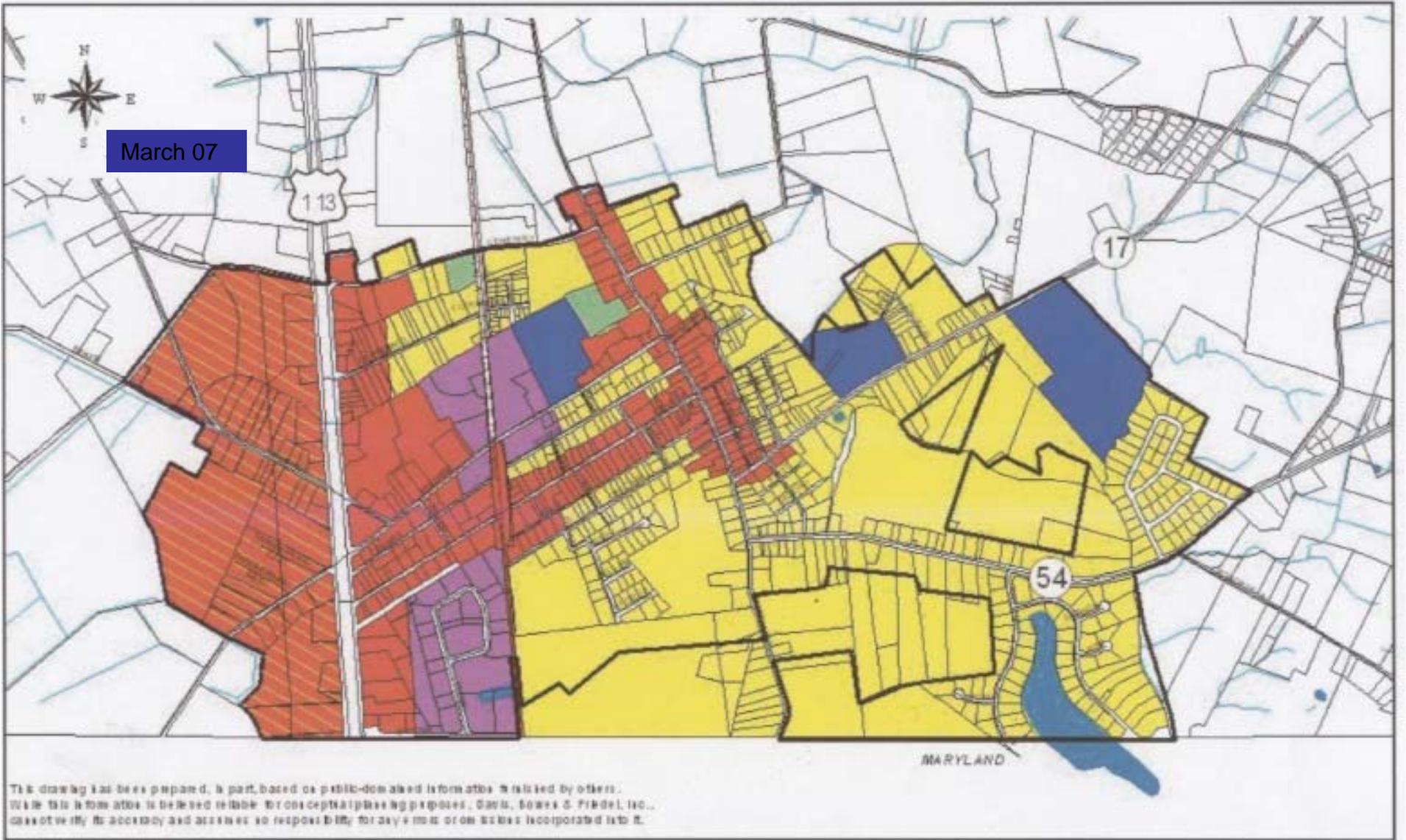
**2006 Comp Plan Annexation Area**

**Area Type**

-  Area of Concern
-  Area of Joint Concern
-  Joint Annexation Area
-  Long Term
-  Short Term



March 07



- Current Land Use**
- Residential
  - Shopping, business or trade
  - Mixed Commercial and Residential
  - Industrial or manufacturing
  - Social or aesthetic
  - Utilities or transportation
  - Recreation or open space
  - 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.



**dbf** DAVIS BROWN & FIDEL, INC.  
PLANNERS ARCHITECTS ENGINEERS

**FUTURE LAND USE**

The identified area west of US Route 113 are to be classified as Mixed Commercial Residential or MCR as defined on the Selbyville Comp Plan Map 5 – Future Land Use. For the sake of this application this supplemental map is to be used and those areas identified by this zoning classification are in red. Finally this map is to be considered only for use by the community until adoption of the Selbyville Comp Plan Update in June of 2007.

