Town of Selbyville Comprehensive Plan

September 2007

Salem United Methodist Church

Main Street, Selbyville

Selbyville Public Library

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Town, County, and State Officials

Town of Selbyville

Elected Officials of Selbyville

Clifton C. Murray, Mayor
Jay C. Murray, Council
G. Frank Smith, III, Council
Clarence W. Tingle, Jr., Council
Richard A. Duncan, Sr., Council

Planning Commission

Jay C. Murray, Chairman
Michael West
Kenneth Madara
Richard A. Duncan
Michael Doyle

Town Staff

Mr. Gary F. Taylor, Town Administrator
Ms. Virginia L. Pepper, Assistant to Town Administrator
Ms. Deborah L. McCabe, Town Secretary/Treasurer
Ms. Sandra Givans, Assistant Town Secretary/Treasurer
Mr. W. Scott Collins, Chief of Police
Mr. Tarry McGovern, Code Enforcement Constable
Mr. Robert Reed, William Hoyle & Michael Deal, Coder Enforcement Officers
Mr. James Burk, Wastewater Plant Manager
Mr. William McCabe, Water Plant Manager

Sussex County
Mr. Vance Phillips, County Council Member, Fifth District
Mr. David Baker, County Administrator
Mr. Lawrence Lank, County Planning Director

State of Delaware
The Honorable Ruth Ann Minner, Governor
The Honorable George Bunting, Senator, 20th Senatorial District
The Honorable Gerald Hocker, 38th Representative District
The Honorable Greg Hastings, 41st Representative District
Ms. Constance Holland, AICP, State Planning Coordinator

Objective

The update of the Selbyville Plan has been conducted to be consistent with the recommendations of the *Strategies for State Policies and Spending* and Livable Delaware initiatives. The Town of Selbyville has been and intends to continue using its existing geographic center as the focal point for controlled growth into the surrounding area. Utilizing its existing assets of abundant water, water treatment capacity, wastewater treatment capacity, experienced police force, established volunteer fire company and management capability, the Town of Selbyville has and will continue to expand to meet the needs of surrounding areas through annexation.

Passed in July, 1996 the Town's Land Use Plan and new zoning ordinances provide the guidelines for growth. Every effort will be made to preserve farmland, protect the environment and maintain Selbyville's small town way of life.

The Authority to Plan

The preparation of a comprehensive development plan is the legal responsibility of the Town of Selbyville planning commission under Delaware enabling legislation. Title 22 of the Delaware Code Chapter 7 Section 702 specifies that

> "[a] planning commission established in any incorporated city or town under this chapter shall make a comprehensive development plan for the development of the entire area of such city or town or of such part or parts thereof as said commission may deem advisable."

Section 702 also establishes the contents of such a comprehensive development plan as the following:

> "Such comprehensive development plan shall show, among other things, existing proposed public ways streets bridges, tunnels, viaducts, parks, parkways, playgrounds, sites for public buildings and structures, pier head and bulkhead lines, waterways, routes of railroads and buses, locations of sewers, water mains and other public utilities, and other appurtenances of

> such a plan including certain private ways."

Section 703 provides additional legal authority for the planning commission as stated:

> "The planning commission shall have the full power and authority to make such investigations, maps and reports of the resources, possibilities and needs of the city or town as it deems desirable..."

The Planning and Zoning Commission held open public meetings to gather input from the public as well as the commission members to enable them to put together a document to meet the needs of the community. Another open Planning and Zoning meeting was held with the Commission and the full Council to discuss ideas from the Commission and the public before a final draft was presented to the Council at a later date.

Location and History

Located at the southern tip of Delaware Route 113, Selbyville is bounded on the south by the State of Maryland. (See Map 1) It extends west to Road 380 and east to Road 387. The northern boundary, Route 54, Cemetery Road is a popular beach access route. The old Town is small in size, less than 2 miles square. It is surrounded by farmland on 3 sides. Farming and the railroad put Selbyville on the map in 1872.

The Town was founded in January 1778 by Benjamin Long, Arthur McCabe, John Murray, Reuben Stevens and Elijah Campbell. They purchased a 250-acre tract known as Sandy Branch which was located at the head of the Saint Martin's River. This site contained a gristmill and sawmill.

Sampson Selby was responsible for the name Selbyville. In 1842 he began to mark packages for delivery to his country store, Selby-Ville.

The development of Selby-Ville accelerated in 1872 when the Frankford and Breakwater

Railroad was extended to the Town for the shipment of strawberries. D.J. Long and the Morris Brothers commercialized this crop in the area. By 1918 Selbyville was the prime supplier of strawberries for the entire east coast. Strawberries remained a major economic base for the Town into the late 1930's.

Selbyville remains a small Town in an agricultural setting. Chickens, hogs, corn and soybeans are the main source of income for area farmers. Poultry processing is the largest business in Selbyville. The Town continues to grow steadily, however it clings to its small Town atmosphere.

Selbyville Today

The crop may have changed but Selbyville's economy is still farm based. Poultry Processing, poultry grow out and producing feed crops for poultry supplanted the strawberry as the cash base of the Town. Mountaire of Delmarva, a poultry processor is the largest employer in the Town limits with 1,500 employees and over $200 million in annual sales.

The Town has 130 smaller companies with employees ranging from 1 to 50. Examples are:

- Cabinetry Unlimited, a manufacturer of household cabinets with 27 employees and $1.4 million in sales.
- W. Atlee Burpee, a grower and shipper of nursery stock with 18 employees and $2.0 million in sales.
- Valmont Industries, a manufacturer of highway trestles and signs.
- Animal Health Sales, a worldwide distribution of products, equipment and pharmaceuticals for animals.
- Alutech United., a manufacturer and distributor of hurricane storm shutters. Located in the Industrial Park, Alutech employs 30 people and is still growing.

Small entrepreneurial firms have also found their way to Selbyville's thirty-five-acre Industrial Park. Because this park has paved roads, water and sewer to the lot, and proper zoning, the trend

to locate in the park rather than in the Town proper is likely to continue. The businesses are diversified and include a plumbing and heating company, a vinyl decking and fencing company, automatic storm shutters, kitchen cabinets company, landscaping and screen printing, furniture warehousing, road and driveway pavers and a billiard table company.

Retail

Like many older Towns, Selbyville maintains its original "center of Town" retail stores located on Church and Main Streets. The area of town surrounding the Mercantile Peninsula Bank (soon to be PNC Bank) includes service and retail outlets. Several new specialty grocery delicatessens serve the Spanish speaking immigrant population. The Scott Furniture Company founded in 1927 is a retail furniture store with design oriented clients. They carry all lines of decorator furniture and accessories.

This area will continue to grow in popularity by attracting more beach traffic customers and customers from the Ocean Pines, Maryland. More emphasis needs to be made if the Downtown area is going to grow since most new retailers want to be in the high traffic area of Route 113. The Downtown area will need to grow with small specialty stores such as antique, specialty foods, and craft stores that historically do well in Downtown areas.

A new Strip Store Center called The Strawberry Center that will have the typical specialty retail stores such as a Drug Store as the anchor, Card shops, Restaurants, Cleaners etc. and some second floor business offices targeted to Doctors, Lawyers and other professional businesses.

A new Living Mall with approx. 1.4 million sq. ft. of retail space for Department Stores, Theatres, Restaurant’s and the typical stores you see in most large centers is planned for the Town to be located on the corner of Route 113 and Cemetery Roads encompassing approximately 170 acres. This center will be one of the largest ever built in Delaware and will serve Selbyville and the surrounding communities in Delaware and Maryland. This center will bring many new shoppers to the area which should bolster the business community already here.

This center will create 600-800 new jobs and will help sales of the surrounding community homes being constructed.

Medical

For many years Selbyville has had one physician's office and one dentist in Town. Both are located near the Town's center. Due to population growth and changes in the practice of medicine and dentistry, many of the Town residents now seek treatment nine (9) miles away in Berlin, Maryland. Berlin has developed into a Medical Center because of their new hospital, Atlantic General and the location of a Specialty Practice Branch of Peninsula Regional Hospital of Salisbury. There are plans for a new medical center building to be constructed in Selbyville to help draw Doctors and other professionals to the area. This center is planned for the corner of Main and Holloway Streets in Downtown Selbyville. The Town is encouraging this and the owner of the property will, hopefully, begin construction in the near future.

Community Profile

Population

According to the 2000 Census, Selbyville has a population of 1,645 residents. This is a 23 percent population increase over the 1990 Census population of 1,335. During this same period of time, 1990 to 2000, Sussex County grew from 113,226 residents to 156,638, an increase of 38 percent. Therefore, Selbyville is growing at a slower rate than Sussex County as a whole. Selbyville’s population grew to 2021 as of 7/1/06 or 23% in 6 years or a projected 38% by the next census.

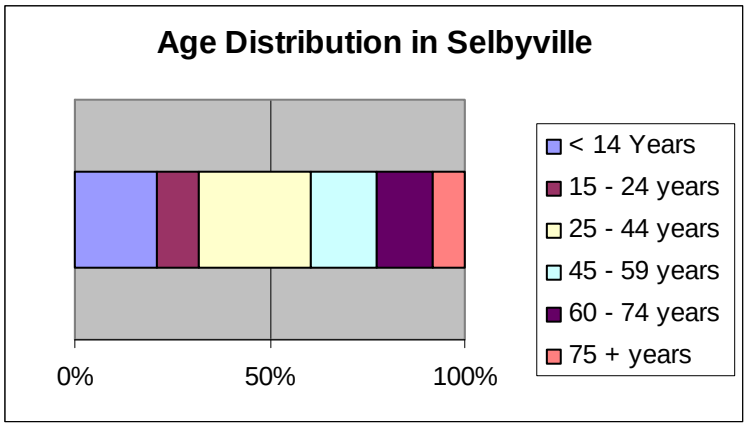
According to the 2000 Census, the median age of town residents is 36.9. This is slightly younger than the median age of Sussex County residents (41.1), but slightly older than the median age of State of Delaware residents (36.0). Table 1 show the age distribution of Selbyville residents, Sussex Countians, and Delawareans.

Table 1: Age Distribution for Selbyville, Sussex County and Delaware

Age	Selbyville		Sussex County		Delaware	
<5 years	129	7.84%	9,009	5.75%	51,531	6.58%
5 - 9 years	110	6.69%	9,960	6.36%	55,813	7.12%
10 - 14 years	107	6.50%	10,250	6.54%	55,274	7.05%
15 - 19 years	88	5.35%	9,480	6.05%	55,632	7.10%
20 - 24 years	93	5.65%	7,556	4.82%	51,665	6.59%
25 - 34 years	243	14.77%	17,811	11.37%	108,840	13.89%
35 - 44 years	229	13.92%	23,425	14.95%	127,601	16.28%
45 - 54 years	195	11.85%	21,312	13.61%	103,999	13.27%
55 - 59 years	83	5.05%	9,615	6.14%	39,320	5.02%
60 - 64 years	79	4.80%	9,198	5.87%	32,199	4.11%
65 - 74 years	150	9.12%	17,091	10.91%	56,415	7.20%
75 - 84 years	104	6.32%	9,362	5.98%	34,762	4.44%
85 years +	35	2.13%	2,569	1.64%	10,549	1.35%
	1,645	100.00%	*156,638*	*100%*	783,600	*100%*

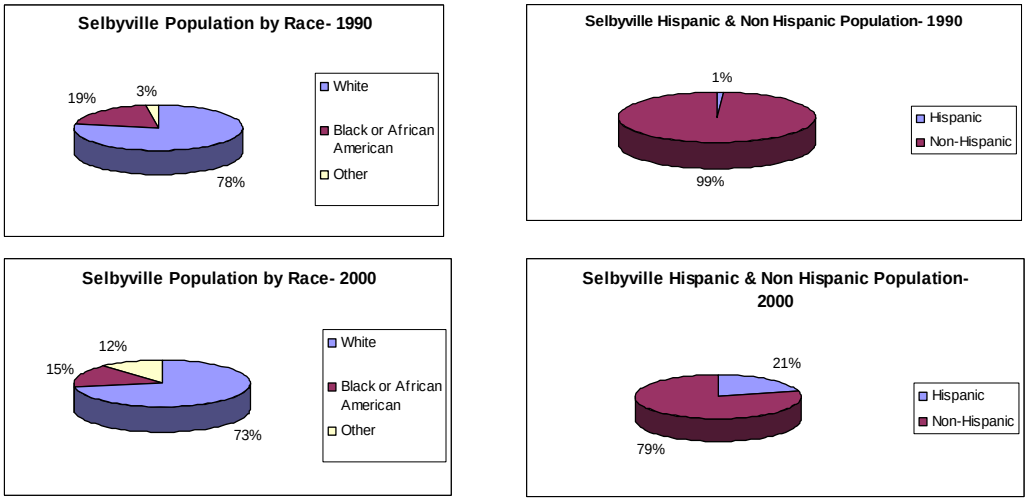
Source: U.S. Census Bureau, 2000 Census

Figure 1



The majority of Selbyville residents, according to the 2000 Census, are white. The percentage of white population in Selbyville decreased slightly from 78 percent to 73 percent between 1990 and 2000. The African American population of Selbyville dropped slightly between 1990 and 2000, from 19 percent to 15 percent. The number of people who classify themselves in a race category other than white or African American rose from three percent in 1990 to 12 percent in 2000. The number of people of Hispanic origin in Selbyville rose significantly between 1990 and 2000, from one percent of the population to 21 percent of the population. Figure 2 shows the racial make-up of Selbyville and the percent of Hispanic population from the 1990 and 2000 Census.

Figure 2



The median household income in 1999 in the Town of Selbyville was $36,250. This is slightly

lower than the median household income of Sussex County, $39,208, and lower than the State of Delaware's median household income, $47,381

Table 2 compares the educational attainment levels of Selbyville residents to those of Sussex County and Delaware residents over age 25 from the 2000 Census. On average, Selbyville residents had completed less formal education than residents of Sussex County or the State of Delaware. While nearly 70 percent had completed high school, about 11 percent had a Bachelor's degree. These percentages will surely change once a new census is completed in 2010.

Table 2: Educational Attainment

Jurisdiction	High school graduate or higher	Bachelor's Degree or Higher
Selbyville	67.3%	11.3%
Sussex County	76.5%	16.6%
State of Delaware	82.6%	25.0%

Source: U.S. Census Bureau, 2000 Census

Housing

Selbyville is made up of a variety of housing types, including single family homes, apartments, senior housing units, and single family rentals. More than 83 percent of the housing units, according to the 2000 Census and the additions to date, are detached, single family homes. Four new single family housing developments plus homes throughout town are now complete with a total of 219 units with a price range from $210,000 to just under $400,000. According to the 2000 Census, 67.8 percent of housing units in Selbyville are owner-occupied, while 32.2 percent are renter-occupied. The percent of owner-occupied units is lower than that for Sussex County (80.7 percent) and for the State of Delaware (72.3 percent). Table 3 shows the composition of housing stock in Selbyville. With the addition of so many new homes in Selbyville the percentage of owner occupied is growing and will probably meet what the average in Sussex County is by the next Census.

Table 3: Composition of Housing Stock in Selbyville

Structure Type	Selbyville	Percent of Total
Single Family, Detached	929	83%
Single Family, Attached	25	3%
Multi-Family	88	8%
Mobile Home	68	6%
TOTAL	*891*	*100%*

Figure 3 shows that the median value of houses in Selbyville, according to the 2000 Census, was about $105,100. This is less than the median value of housing in Sussex County or Delaware. As of 2006 this variance seems to be getting closer to Sussex County than it was in 2000.

Figure 3

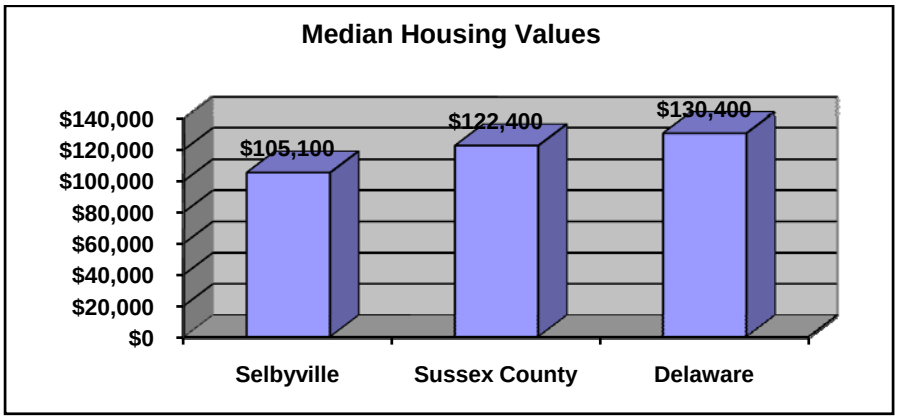
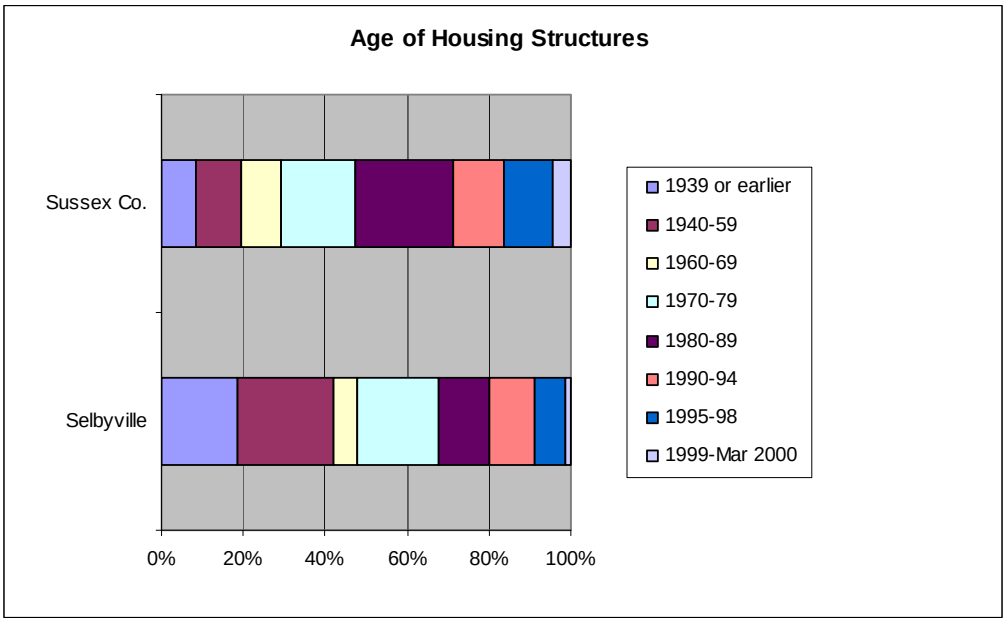


Figure 4 compares the age of housing stock in Selbyville with that of Sussex County. Almost 20 percent of the Town's houses were built before 1939. From the 2000 census to 2006 this percentage has changed greatly because of all the new housing completed in the town.

Figure 4



Population Growth

The Selbyville area will continue to grow over the next 10 years because of a variety of factors, including:

- It is an ideal location for retirement.
- Annexation of surrounding lands in need of Town water and sewer will continue to occur.
- Increased employment opportunities will attract both skilled and unskilled labor.
- Developers continue to be interested in utilizing the water and sewer capacity of the Town.
- Maryland's section of Route 113 has now been dualized.

Table 4: Potential growth rates

Decennial Growth Rate	2000	2010	2020
38% *Based on Selbyville's population growth between 2000 and 2006*	1,645	2,271	3,134
27%	1,645	2,089	2,653
31%	1,645	2,155	2,823
38% *Based on Sussex County population growth between 1990 and 2000*	1,645	2,270	3,132

If the 23 percent growth that Selbyville experienced between 2000 and 2006 continues, the Town can expect a population of 2,271 by 2010. This is the same rate as Sussex County grew between 1990 and 2000.

Community Resources

Schools

Selbyville is part of the Indian River School District which has 7,600 students, 14 schools in 360 square miles of service area. Within its borders Selbyville has both an elementary school and two middle schools. For a majority of the Town all are within easy walking distance. Table 5 lists the schools that are within the Town of Selbyville.

Table 5: Schools in Selbyville

School	Grade Levels	Number of Students
Phillip Showell Elementary School	Grade K-5	340 students
Selbyville Middle School	Grade 6-8	650 students
Southern District School of the Arts	Grade 1- 8	350 students

Selbyville Middle School opened in 1995. It contains modern classrooms, computer laboratories, cafeteria facilities and a sports complex.

The Southern District School of the Arts is a magnet school that opened in 1998. Interested students are chosen by lottery to attend due to the high level of interest.

The new Indian River High School, built in 2005 is located in Frankford only four (4) miles north of Selbyville. Sussex Tech High School, operated by the Sussex Technical School District, is also available to residents of Selbyville.

Higher Education

Delaware Technical and Community College (Del Tech) is located less than thirty (30) minutes away in Georgetown, a two (2) year junior college. Del Tech is an educational center with a broad curriculum choice for students and adult education. It provides space for the extension colleges of:

- Delaware State University
- University of Delaware
- Wilmington College

Wor-Wic Community College is located less than thirty (30) minutes away is outside of Salisbury, Maryland. This two (2) year technical training school offers courses similar to DelTech.

Salisbury University, a fully accredited four (4) year college offering a wide variety of Bachelor Programs is located forty (40) minutes away in Salisbury, Maryland.

Library

The Selbyville Public Library is located on the corner of McCabe and South Main Street. It is one of 14 libraries operated by Sussex County. It is housed in the restored home of former Governor and U.S. Senator John G. Townsend. The library has 22,000 books as well as a Children's Story Hour and a Challenge Reading Program for older children. Open six days per week it has hours convenient to its users needs.

The Library has recently expanded with an extension of the building on land donated by Dr. and Mrs. Asher Carey.

Churches

Several churches of varying denominations are located within the Selbyville Town limits.

- Salem United Methodist
- Assembly of God Evangelical Church
- St. Martin's in the Field Episcopal Church
- Thessalonia Baptist Church
- Zoar United Methodist Church

Social Services

Social Services are provided at the Edward W. Pyle State Service Center, located three (3) miles from Selbyville on the outskirts of Roxana. A variety of services are available including, child care, Medicaid, public health services and screenings, Welfare to Work, and others.

Public Safety

Fire Company

After a large downtown fire on February 13, 1916, the town people asked to purchase a chemical cart that could put out 75 percent of the average fire. On May 6, 1919, the town board decided to purchase this cart, which had to be pulled to and from each fire.

Two hand pumps were installed for $300, which the town board owned and operated. These were used until the town water system was installed in 1923. On January 6, 1923, the Town saw the need to get more equipment, so a small group of people had a meeting and organized the Selbyville Volunteer Fire Company. The red men's hall was rented and converted into a temporary fire house. In 1925 the company traded equipment for new items. In 1929 the Town bought a lot on Duke Street for $600, and a building was completed in 1932 for $10,000. Over the years the company bought more equipment, and in 1972 built a new station on Main Street. Today the Selbyville Volunteer Fire Company has more than 40 firefighters. The newest equipment includes a pumper tanker that cost $300,000 and a rescue that cost over $400,000. Membership in the company continues to decrease due to a declining interest in fire service on the part of young people. This problem is being addressed by having special classes in local high

schools selling the merits of Fire Company service. The Fire Company has recently purchased a new pumper/rescue truck to be able to respond with haz-mat accidents on Route 113. Selbyville is one of the few towns with its own full time EMT ambulance driver.

The Fire Company has just purchased land directly outside of town on Hudson Road, close to Route 54, for a new substation to be built. Plans are now being drawn to accomplish this project. This new station will service most of the area east of Polly Branch Road and compliment the large growth potential in the newly annexed areas of Town.

Police Department

The Selbyville Police Department was created by Town Charter in April of 1931. The department was tasked with the responsibility of maintaining the public peace, and promoting good morals. The job of night watchman, street lamp lighter, and town constable were combined into one position, and one person was hired to handle the duties.

As the town grew so did the department, with the addition of “special police” in the late 1960s to work in the schools, K-9s in the early 1970s, and our first female officer in the early 1980s. The federal C.O.P.S. program provided funding in the early 1990s to increase the department to its current levels.

Technology has always been a highlight of the department, striving to be one of the most up-to-date, highly trained, and forward thinking departments in the State. Currently, the department utilizes Mobile Data Terminals, In-Car Video, mobile printers, GPS tracking, and other tools in the vehicles to both assist the officers and provide more timely and efficient access and dissemination of information. The department houses an Intoxiliyzer, to determine alcohol intoxication, a video-phone, to allow prisoners to be seen by a judge without having to be transported to the court, and a live-scan finger print station. The live-scan allows for the digital capture of mug-shots and fingerprints, and immediate comparison to any fingerprints currently in the State or Federal Fingerprint database.

The Department has maintained a Problem Oriented philosophy for many years, even before is was given a name. Essential for the philosophy is open and trusting communication and interaction with the community. The close bond with citizens allows for better interaction and response to their needs and issues.

The enforcement of the State and Local Laws is conducted in a three step process, including primarily high visibility patrols in high traffic, complaint, or problem areas. The second step consists of special enforcement patrols to target loitering, loud music, disorderly persons, littering, abandoned vehicles, and other public disorder types of crimes. The third step is to build confidence and rapport with the citizens and visitors by using public education programs, public outreach, and community service.

As the area grows and changes, the Department will continue to strive for excellence, and continued efficient, respectful, and professional service to the Town of Selbyville.

Planning Process

Selbyville began preparing for the future in 1993 when a Planning & Zoning Committee was appointed and charged with establishing a land use plan and modernizing the zoning ordinances by polling its citizens using a multi-paged questionnaire. The questionnaire demonstrated key citizen interests. In summary it indicated citizens were interested in:

- Long Term Planning
- Regulated Growth
- Improved Zoning
- Better sidewalks
- Better Medical Facilities
- More Entertainment
- A Balanced Blend of Housing
- Improved highways, roads and streets

- Facilities for the Elderly

Using the questionnaire as a guide, the Planning & Zoning Committee assessed existing land uses in the Town. They found an almost equal split between business use and residences. There were indications of considerable spot zoning. The most significant finding was that very little land was left for growth.

With the help of Land Tech, Inc., a land use consultant from Ocean View, the Planning & Zoning Committee developed a Land Use Plan. The suggested plan was submitted to the public. After extensive public comment, the land use plan was finalized and ratified by the Mayor and Council on April 17, 1993.

To support the Land Use Plan which moved from 2 zones to 9 zones, the Planning & Zoning Committee reviewed the existing zoning ordinances of the Town. Written in 1972 these ordinances required modernizing and extensive revision. Proposed zoning changes to support the Land Use Plan were reviewed by the public during a series of public hearings. After revision it was passed by the Mayor and Council on July 1, 1996.

The current update was done to reflect changes in the 2000 census and to add or delete any items in the plan that were either obsolete or new since 1996. This update also brings Selbyville into compliance with the requirements of 22 Del. Code, Chapter 7, which requires that municipalities review their comprehensive plans every five years, and 22 Del. Code, Chapter 1, which requires that municipal annexations be consistent with the municipality's adopted comprehensive plan.

In developing the previous Comprehensive Plan, Selbyville officials worked with staff from the Office of State Planning Coordination and Davis, Bowen and Friedel, the Town engineer. Two public workshops were held by the Planning and Zoning Commission during the update. Although they were advertised, only staff and town officials attended the workshops.

A similar approach has been taken by having the department managers and the Town Council participate in this update of 2007. All were asked to review the previous plan, especially in their area of expertise, and re-write any section with comments on changes since the previous plan.

Assets and Liabilities

Selbyville has a variety of assets that make it attractive to prospective residents and businesses. There are also some issues or liabilities that will need to be addressed as Selbyville grows. The following are assets:

- A strategic location on Route 113, a major north/south highway. Only 20 minutes to Atlantic beaches.
- Delaware tax free shopping available to highly populated Maryland development of Ocean Pines. New Shopping Centers and a Shopping Mall coming to Selbyville in 2007/2009 period.
- Easy access to Salisbury, Salisbury Airport and the medical centers in Berlin and Salisbury.
- Elementary and middle schools within walking distance to town residences.
- Experienced police and fire fighting force.
- 35-acre Industrial Park.
- Water treatment plant, with 2 wells and purification capacity.
- Wastewater treatment plant built in 1990 and being upgraded and repaired in 2006-2007, with current capacity of 1.25 MGD and potential to expand to 2.0 MGD.
- Affordable housing.
- Recreational facilities.
- An attractive downtown.
- Expanding tax base.
- Route 113 became a dual lane highway in Maryland completed in 2003.
- All of the streets in Town were resurfaced in 2001 and 2005.
- Sidewalks were replaced in 2001.

- Water lines are new and are now looped in most areas of Town.
- Water Plant modernized in 2000.
- A second water tower installed in 2001.

The following are liabilities that need to be addressed:

- Downtown business area needs promotion.
- Limited recreation space for a growing population with special needs for seniors.
- Lack of jobs with more skilled, higher paying jobs compared to existing jobs in the area. Some progress is being made however with the addition of a new shopping mall bringing 600 to 800 new jobs to the town.
- Limited medical and dental practices. Some progress with a developer looking to open a new medical office facility and doctors offices in town.

Future Growth

The guiding principals of Selbyville's growth plan were laid out in the 1996 Land Use Plan. Selbyville will seek to have each zone added be compatible with the zone(s) adjacent while always considering the need for a fair balance of housing and business needs.

Selbyville's growth has already begun with commitments to improve both the quality and quantity of water available. By increasing the waste-water allotment from the County and making those improvements necessary to the plant and equipment to process those increases. By improving the distribution system of both sewer and water inside of and outside of the Town's current perimeter.

General Planning Objectives

- To insure the orderly use and development of the land within and surrounding Selbyville.
- To utilize the guidelines for development proposed by the Sussex County Comprehensive Plan, the *Strategies for State Policies and Spending*, and Livable

Delaware initiatives.

- To encourage the diversification of the Town's economic base.
- To incorporate development into the city by providing water, waste water, police protection and administration.
- To encourage affordable housing and a complete range of housing choices for new residents.
- To foster redevelopment of substandard housing through county and state rehabilitation programs.
- To provide organized recreation for both the young and the old.
- To provide improved roads, streets, sidewalks and bike paths for the use of our citizens.
- To improve health care opportunities by encouraging more doctors and dentists to locate in this area.
- To attract new businesses to the Downtown business area and create an atmosphere for joint promotion.
- To manage all land uses for nutrient reductions consistent with Total Maximum Daily Loads.

Land Use

Background

Selbyville's existing land use pattern is dominated primarily by residential uses. Residential uses comprise 342 acres, or about 20 percent of land uses in town. About 30 percent of land within the town is currently vacant and developable. The vacant land consists primarily of large parcels recently annexed to Town for future development of Residential Housing, but it also includes land for Commercial development. All of which is in the thinking process of being developed. An additional twenty six percent of land within the current municipal boundary is in agricultural use. This is also due to recent annexations with future development in mind by the land owners.

Commercial uses are concentrated primarily in the downtown, along U.S. Route 113, and some along the rail line. Residential land uses exist throughout Town, generally surrounding the

commercial zones. Table 6 gives a breakdown of the various land uses, and Map 3 shows the distribution of land uses throughout town.

Table 6

Land Use	Number of Acres (+/-)	Percent of Town Area
Residential	342	20%
Commercial	112	7%
Industrial	79	4%
Social or Institutional	67	4%
Utilities or Transportation	7	1%
Recreation or Leisure	6	1%
Natural Resources/Open Space	5	1%
Agriculture	439	26%
Vacant	523	30%
Roads & Rights of Way	107	6%
Total	*1688*	*100%*

Source: Institute for Public Administration/Office of State Planning Coordination GIS analysis of Land Use Survey completed in May and June 2002.

Map 4 shows Selbyville's current zoning. There are several non-conforming uses in Town, where the current land use does not match the zoning. These uses predate the zoning code and are, therefore, grandfathered in. Mountaire is the most significant of these non-conforming uses, as an industrial use in the General Commercial zone.

Recommendations

- *Encourage strong community design standards*

Strong community design standards help to guide development in a way that is consistent with Town character. Selbyville is currently a small town whose design encourages walking through sidewalks, residential zones near commercial zones, and connectivity throughout. These are among the qualities that make Selbyville a community. As new development occurs, the Town should encourage effective community design that includes mixed uses where appropriate, walk ability and connectivity.

- *Preserve Selbyville's small-town character*

As Selbyville grows in population and geographic size, the Town should continue to maintain its character and charm. Maintaining a focus on the downtown and encouraging strong design

standards will help to maintain Selbyville's character.

Water & Wastewater Infrastructure

Background

Wastewater Facilities

The Town of Selbyville is currently improving treatment capability and permitted capacity at the Town's wastewater treatment facility. Currently, flows average approximately 1 to 1.1 million gallons per day (MGD), and the permitted capacity is currently 1.25 MGD. The funding application and preliminary design report would allow for expansion of the plant to a revised capacity of 2.0 MGD.

The plant was originally constructed in 1989. It serves the residents and businesses within Selbyville, as well as 143 residences outside the boundaries of Selbyville. The Mountaire Poultry Processing Plant uses about 70 percent of the current capacity, while other businesses and residences use the remainder.

The following wastewater system improvements were completed between 1997 and 2002. In order to provide adequate capacity for transporting wastes to the existing collection system, four pump stations were constructed at the following locations:

- Pump Station #1 (PS1) at North Main Street near the northern town boundary.
- Pump Station #2 (PS2) on Route 54 near the intersection with Bishopville Road.
- Pump Station #3 (PS3) at the intersection of Road 386 and Route 17.
- Pump Station #4 (PS4) on Route 113 located at the Crisp property.

Several houses located on N. Main Street are served by an 8" gravity sewer extending to PS1. The flow is then discharged through a 2" force main connecting to the gravity sewer system located at the intersection of Polly branch Road and Main Street. This pump station and collection system contribute approximately 2,000 gpd to the Town's sewer system.

The mobile homes and houses located along Route 54 were provided with sewer service by collecting the flows from each residence in an 8" diameter PVC sewer main to PS2. The flow is transmitted by gravity flow to PS2. PS2 then transmits approximately 6,000 gpd of domestic wastewater through a 4" PVC force main. The force main transfers the wastewater from this pump station to a gravity sewer along Polly branch Road (Road 386).

The mobile homes located near McCabe Court and Farlow Estates are provided with sewer service by collecting wastewater from each residence in an 8" diameter PVC sewer main. Wastewater from these residences is conveyed by gravity to PS3. This pump station transmits approximately 15,000 gpd of domestic wastewater through a 4" diameter PVC force main to the sewage treatment plant. The McCabe Court pumping station (PS3), located at the intersection of Route 17 and Road 386, is used to process effluent from PS2 and locally generated wastes collected by gravity.

The residences and businesses along Route 113 are served by a 10" gravity sewer. This sewer extends approximately 1,200 feet north of Cart Branch Ditch. This gravity system flows into PS4 and is then discharged through a 3" force main, which connects to the Town's gravity system at the intersection of Route 113 and Cemetery Road. Approximately 3,000 gpd is discharged from this service area to the Town's wastewater system.

Force mains are located within the right-of-way of an existing roadway and under the shoulder, adjacent to the travel lanes. The gravity collection lines and manholes are located under the shoulders of the roadway wherever practical, and under the travel lanes in the remaining cases.

The pump stations are located on either roadway right-of-ways or on easements obtained from property owners. Each station is equipped with submersible sewage pumps and automatic control systems. One portable emergency generator is on hand for all stations.

This project has benefited the residents of rural low income areas by providing central sewer service. The construction of the extension enhanced regionalization of the area sewer service by allowing residents not located within the town limits to connect to the existing sewer service. The condition of the local environment has been improved by replacing outhouses and on-site disposal systems of questionable reliability with central sewer service.

In addition to the above improvements the Town has four additional pump stations. These pump stations are located at Hickory Tree, Shady Grove, Route 113, and Church Street. The remainder of the Town is served by gravity sewer of various sizes. The Church Street pump station collects the majority of the flow from town and conveys the flow to the wastewater treatment plant.

In 1998 the Environmental Protection Agency (EPA) awarded the Operations and Maintenance Excellence Award to the Town of Selbyville Wastewater Facility.

Water Facilities

The Selbyville Water Treatment Plant was upgraded in 2000, to increase capacity to approximately 1 MGD. The current plant consists of two sediment/flocculation tanks, eight filters, bulk storage facilities for chemicals, and two wells each with the capacity of approximately 400 gpm. Electrical control upgrades with a central alarm system for all well pumps were made. The electrical system was upgraded to include new starters, breakers and disconnects for the chemical feed systems. The system previously lacked a central controller and alarm. The improvements rectified this situation by combining all well starters in the new water control center. A standby power generator and transfer switch is available as a backup power source.

Laboratory and office modifications have been made increasing work space and efficiency. The building improvements included new windows, roof, doors and flooring with an under floor drain system. These improvements increased the energy efficiency of the building and added to

the health and safety of the employees.

Also, in the period from 1997 through 2000, distribution system improvements were constructed to serve areas outside of town limits and improvement flows within town. The following improvements were included as part of this project.

- 7,500 LF of 8" water main extension w/service connections from Bethany Rd. (Rt. 17) to Fenwick Rd. (Rt. 54) via Polly branch Rd. (RD 366) including Bunting Branch Crossing and highway borings.

- 7,000 LF of 8" water main extension from Bethany Rd. (RT 17) to Main Street via Polly branch Rd (RD 366).

- 4,000 LF of 10" water main extension with services along Main St. from Fenwick Rd. to Cemetery Rd. including Sandy Branch Crossing.

- 950 LF of 6" water main in Farlow Estates with service lines and house hookups.

- 2,600 LF of 10" water main extension with services along Cemetery Road from Main Street to Rt. 113 including (1) railroad crossing and (1) highway boring

- 700 LF of 8" water main extension with services along the west side of Rt. 113 from Gumboro Rd. to the Sandy Branch Crossing.

- 2,600 LF of 10" water main extension with services along the west side of Rt. 113 and an easement from Hosier St. to the industrial park with highway borings.

- 10" water main extension from Cemetery Road to Pepper Ridge Trailer Park, located approximately 2.5 miles north of town.

- 750 LF of 10" water main extension with services along the east side of Rt. 113 from Cemetery Rd. to Clendaniel Ave.

Additionally, a 150,000 gallon elevated-storage tank was installed at Pepper Ridge to provide additional storage. The Town has an existing 120,000 gallon elevated storage tank located near the water treatment plan.

All the main interconnections eliminated dead-end extensions that existed in the distribution system. Hydrant and valve replacements were needed for better system isolation and to remove leaking and/or broken equipment. Service line replacements were for water quality purposes, reducing lead contamination in the system.

In addition to the above improvements completed from 1997 to 2000, the Town is currently working on a Water Facilities Plan in order to better document the sizes and locations of water mains and fire hydrants that are located within town limits. Also, as part of the study, the need for an additional well and possible location of an additional plant will be evaluated.

The Town is currently looking at putting together a Capital Improvement Plan to address the future need for an additional plant to help service the newly annexed areas in town and the future comprehensive plan areas identified in this plan. We have solicited the help of Delaware Rural Water to help guide us through the planning and will also be addressing questions to the Department of Health for guidelines needed to maintain a safe potable water product to the current and future residents of the Town of Selbyville.

A Wellhead Protection Ordinance was passed in August 2006 to protect groundwater recharge areas for future developments.

Recommendations

- *Consider Future Water and Wastewater Needs*

It will be necessary for the Town to consider proposed development impacts to the existing water and sewer facilities. As development occurs the Town will review the needs of the existing facilities to determine when additional facilities or improvements are necessary. Improvements to the water system may include the addition of another well, changes to the chemical feed systems and other minor upgrades to provide potable water to the community. Improvements to the sewer system may include upgrades to the pump stations or additional pump stations dependent on the location where development occurs.

- *Proceed with Plans to Upgrade Wastewater Treatment Plant to 2.0 MGD*

The Town applied for and received funding for the upgrade through the State Revolving Fund. The Town proceeded with construction of the improvements necessary. The improvements include replacement of the existing sand filter, reconstruction of the Church Street Pump Station, replacing the force main from the Church Street Pump Station to the Sewage Treatment Plant, adjustments to the clarifiers, aeration system and lime silo. All but the sand filter part of the project has now been completed. We are currently designing and will go to bid shortly for the sand filter part of the project.

- *Explore Interconnections*

The Town had previously investigated the potential of an interconnection with Frankford. The project unfortunately was rejected by the Town of Frankford. Other potential interconnections exist with Tidewater, Artesian or other water companies; these systems are located several miles to the east or northeast and are getting closer to where the town is running its new water lines. Discussions have been ongoing with both Artesian and Tidewater for a mutually benefitual interconnection. Any interconnections would be considered as they become available in order to provide additional redundancy for the Town's system.

Transportation

Background

Road Network

Selbyville is divided on a north/south axis by U.S. Route 113, a State maintained, divided, four-lane highway. At the Maryland line this highway is currently a four-lane highway completed in 2003. Route 113 has been put in the Delaware Department of Transportation's Corridor Capacity Preservation Program, which means that the Department of Transportation will be looking at new traffic handling techniques such as access roads and purchasing development rights to reduce future land use impact on traffic. It will become a limited access highway. This four year study is now in its final stages and recommendations will be forthcoming from the Department of Transportation outlining what changes will be made in the traffic flows of Route 113.

State Route 54 meanders through the Town of Selbyville creating an east/west split in the Town. Route 54 is one lane in each direction with a parking lane on the west side. Route 54 can handle local traffic, but as a major access route to the beach resorts, it is stressed by tourist traffic during the summer season. It is unlikely that Route 54 would be widened through Selbyville; however the Department of Transportation is currently undergoing a planning study for Route 54. The study includes evaluating Route 54, as well as other local roads where traffic could be routed to alleviate traffic on Route 54. Currently, because development pressure is concentrated east of the Route 20 intersection, road widening is being explored in this area, and not between Selbyville and Route 20. This road will be addressed along with the corridor capacity preservation program now underway with the Department of Transportation.

State Route 17 intersects Route 54 in Selbyville. This two-lane road provides a northeast route to Roxana, Clarksville and, via Route 26, Bethany Beach. Due to Town intervention sidewalks were installed between the Phillip Showell Elementary School and Selbyville Middle School. The roadway has been repaved and widened with bike lanes on each side of the road.

Church Street is the Town's main traffic carrier connecting Route 113 and 54. It is three (3) lanes, one lane in each direction and a single parking lane. It is State maintained. In 1991 it was repaved by the State and the Town of Selbyville put in new curbs and sidewalks. In the Town Center decorative sidewalks and lighting were installed as improvements for the business area.

The Town of Selbyville is responsible for the maintenance of 10.93 miles of streets and roads. Residential streets, Dukes and McCabe are one lane in each direction with parking on both sides except there is no parking between 12 P.M. and 6 A.M. These streets have sidewalks on both sides. Both streets and sidewalks were replaced in 2001. Other residential streets such as Williams, Clendaniel, Hoosier and Polly Branch are two (2) lanes without sidewalks.

Hoosier Street between 113 and 54 is designated for truck traffic. Even though parking is not prohibited, there is little parking on this street. Both sides of the street contain sidewalks. Hoosier Street sidewalks were replaced in 2001.

The intersection of Route 113 and State Route 54 is shown in the Sussex County Long Range Transportation Plan as a projected congested intersection in future scenarios for 2005, 2015 and 2025. According to the modeling done for the Long Range Plan, the portion of Route 54 between Route 113 and Fenwick Island is expected to experience moderate seasonal congestion by 2005. By 2015, the model shows the segment of Route 54 between Route 113 and State Route 17 will experience moderate seasonal congestion, while the portion from Route 17 to Fenwick Island will experience high seasonal congestion. By 2025, the model predicts that the entire segment of Route 54 between Route 113 and Fenwick Island will experience high seasonal congestion

Rail Service

The Maryland Delaware Railroad passes through the Town of Selbyville. This freight carrier does not have a loading dock within the Town limits. Through connections with Conrail the line could serve the entire length of the Delmarva Peninsula.

Other Transportation

There is currently no public transportation in the Town such as buses or tax's. DART Para transit is available to the area with prior notification for trips to doctors, etc. for persons unable to get there on their own. Trailways bus services the area with terminals in Ocean City, Maryland, a twenty (20) minute drive from Town, Bethany Beach, a twenty (20) minute drive from Town and Rehoboth Beach, approximately thirty (30) minutes from Town.

There are two (2) local airports serving the area. Sussex County Airport which has a 5,000-foot paved runway and the Laurel Airport. Commercial service is from the Salisbury Airport in Salisbury, Maryland about thirty (30) minutes from Selbyville. The Salisbury Airport has daily connecting flights to Baltimore Washington International Airport and Philadelphia International Airport.

Recommendations

- *Coordinate with the Delaware Department of Transportation on land use and transportation issues.*

Several roads within the Town of Selbyville, including U.S. Route 113 and State Routes 54 and 17, are maintained by the Department of Transportation. Land use and development have a significant impact on traffic and congestion. Models used in development of the Sussex County Long Range Transportation Plan predict worsening congestion along Route 54 over the next 25 years. The Town of Selbyville should work with the Department of Transportation to integrate land use and transportation decisions.

- *Encourage Bicycle and Pedestrian interconnections in new developments.*

Off-road paths for use by pedestrians and cyclists should link new developments within the existing Town and in the potential annexation area with the Town and community facilities such as parks and schools.

The Town should work with the Delaware Department of Transportation on incorporating bicycle and pedestrian facilities into highway improvement projects, and with developers on including such facilities in new development. Funding through the Department's Transportation Enhancement Program could be a valuable source in building a bicycle and pedestrian network in Selbyville.

- *Encourage vehicular interconnections between developments in newly developed areas.*

In order to reduce congestion along major roadways, the Town should work with developers to provide road interconnections among existing and planned developments.

- *Continue to maintain and improve existing sidewalks, roads, and bicycle/pedestrian facilities.*

The Town of Selbyville has been active in replacing and installing sidewalks throughout town. The Town should continue to maintain these areas as attractive and viable alternatives to driving.

- *Consider requiring sidewalks in new development*

The Town's subdivision ordinance identifies the required width of sidewalks when provided by a developer or deemed necessary by Mayor and Council; however, the ordinance does not require that sidewalks be installed in residential subdivisions. The Town should consider modifying the ordinance to require sidewalks.

Recreation and Open Space

Background

Recreation & Parks

The Town of Selbyville operates two parks, a 4.5-acre athletic complex located on Park Street, and a new 3-acre on Cemetery and Railroad Streets. The athletic complex includes a new football field and a baseball field. The Town is currently working to improve the ball field at this location. Future plans for the new 3-acre park are to make a walking park for citizens to enjoy the area. The Town is currently clearing the underbrush in the wooded area of the park. Map 2 shows the locations of these parks. Town funds will be used in combination with funds from Sussex County and local donations to operate and maintain the park. There is also a small sitting park on Church Street in the downtown business area. It is designed to accommodate shoppers who would like a pleasant place to rest.

Area schools also have recreation facilities that are available to Selbyville residents. The School of the Arts contains two (2) manicured baseball diamonds, a football field surrounded by a 1/4 mile running track and a full size soccer field plus other open space for practice. Phillip Showell Elementary School has playground equipment and open space.

A local little league field is outside of town in Roxana. All of the area little leagues play and practice on the field. A soccer complex is also located outside of the Town boundaries that serves residents of the Selbyville area as well as other areas of Sussex County.

At this time Selbyville does not offer organized sports programs, day care facilities or senior citizens programs. The Town allows organized leagues to use facilities within Town.

Agricultural Preservation

Much of the area around Selbyville remains in agriculture. North of Selbyville, along Route 113, several farms have been placed under permanent protection through the Purchase of Development Rights program.

Recommendations

- *Consider requiring open space set-aside or payment in lieu of open space.*

Many municipal governments require that when land is subdivided for residential development, a certain percentage be set aside as permanent open space for active or passive recreation or to protect a natural feature. In some cases, the municipality allows a payment to a parks fund in lieu of setting aside open space so that a larger, regional park can be created. The Town of Selbyville should consider such a requirement to help build a system of parks as the area develops. The Town would also like to see some increase in density in areas that could be considered for first time homebuyers in order to allow for affordable housing and to maintain some preservation of existing farmland in the area. We would look at any request that would be presented by developers that would address these issues.

- *Encourage funding of soccer complex improvements.*

The soccer complex located just outside of Selbyville is available to Selbyville residents and residents of the larger region. The complex is in need of improvements. The Town sponsored a grant application for the complex, but the project did not receive funding. The Town should continue to help solicit funding for the soccer complex.

- *Purchase and develop parkland.*

As Selbyville's population continues to grow and the Town looks to expand its boundaries, the Town should continue to purchase and develop parkland with assistance from available grant programs. The Delaware Land and Water Conservation Trust Fund grant program has provided assistance to the Town in the past, and should be considered a potential source of parks funding in the future.

- *Provide facilities for league play.*

While the Town of Selbyville does not provide organized league play, the Town makes its park facilities available to organized leagues. The Town should continue to provide space for organized league play.

- *Continue to maintain parks and recreation areas within Town.*

The Town should continue to maintain the parks within the current Town to provide recreational opportunities to its residents.

Natural Resource and Environmental Protection

Background

Selbyville is located within Buntings Branch Watershed. The potential annexation area identified by Selbyville extends beyond the Buntings Branch Watershed into the Assawoman and Little Assawoman watersheds. These watersheds are listed as impaired under section 303(d) of the Clean Water Act. As impaired watersheds, they will be subject to Total Maximum Daily Load (TMDL) regulations. TMDL regulations define the amount of a pollutant a water body can handle while still meeting water quality standards. TMDL regulations for these watersheds were developed in 2003. The Town supports the State of Delaware, Department of Natural Resources and Environmental Control in their efforts addressing Total Maximum Daily Loads.

For all three watersheds, pollution control strategies are being developed by the Department of Natural Resources and Environmental Control (DNREC) in conjunction with the Inland Bays Tributary Action Team and the Center for the Inland Bays. Pollution control strategies are expected to be completed and adopted by the DNREC by the time that the TMDL regulations are complete. Land use is a significant contributor of nutrients to waterways, and many of the strategies will likely focus on reducing nutrient loads from land use activities.

Selbyville consists primarily of upland areas that are suitable for agriculture and development. There are several pickets of poorly drained hydric soils, types often associated with wetlands. Wetlands in town are primarily associated with the floodplain; however there are other scattered pockets of forested, shrub, and non-tidal wetlands. Areas outside of town also include wetlands. The wetlands and floodplains are shown in Map 7. Wetlands provide a variety of benefits to the community. They improve water quality by filtering run-off, and they provide protection from flooding. Wetlands in our communities come under the State and Federal wetlands regulations which are fully supported by the Town of Selbyville.

Recommendations

- *Consider requiring buffers when land is converted from agriculture to urban uses.*

Riparian buffers provide a variety of functions, including improving water quality. The Town should consider requiring buffers along streams, wetlands and ditches when land is developed.

- *Minimize impervious surfaces in new development*

According to the Department of Natural Resources and Environmental Control, impervious coverage that exceeds 15 percent has a negative impact on water quality. The Town should look to minimize impervious surfaces as land is developed.

The Town currently works closely with the Department of Natural Resources and its Soil Conservation Division to make sure all new developments are reviewed and approved by the Department, for surface water runoff, before building permits are issued. This has helped cut down on problems after the developers have finished and left the area.

Housing

Background

Selbyville currently offers a variety of housing types, including single family homes, multi-family homes, and manufactured housing. The Town's current zoning ordinance provides for eight different residential zones, with densities ranging from 2.2 units to the acre in the R-3 and R-4 zone to 12 units to the acre in the MR zone (multi-family dwellings).

Hickory Tree, a Delaware State Housing Authority public housing site, is located about ¾-mile outside of town. It includes 57 units for low income families. The Town of Selbyville provides water and sewer to the site. Shady Grove I, II and III were built by the U.S. Department of Agriculture Rural Development within the Town of Selbyville. Shady Grove is a 30-unit family site with approximately half of the units below market-rate and the other half subsidized (where households pay only 30 percent of their income). Shady Grove II is a 25-unit senior housing site with all of the units subsidized; and Shady Grove III is a 20-unit senior housing site with all of the units subsidized.

Some older houses in town have fallen into disrepair. In recent years, the Town has been using Community Development Block Grants to redevelop substandard housing, which has worked well in the town. The Town of Selbyville also provides nice, upscale housing in the historic district and in all of the newly developing areas.

Recommendations

- *Continue to utilize Community Development Block Grants to redevelop substandard housing*

For the past several years, Selbyville has used Community Development Block grants to redevelop substandard housing. The Town should continue to use these funds to improve the housing stock within the Town.

- *Provide a variety of high quality housing types for a range of income levels*

  Selbyville's population has grown in diversity over the past ten years. The Town should work to ensure that the housing stock available serves the diverse needs of the Town's

population.

Historical & Cultural Resources

Background

The Town of Selbyville includes an historic district that is eligible for listing on the National Register of Historic Places. While the Town is not at this time interested in pursuing such a listing, there is an interest in protecting the historic character of the downtown. The Town's zoning ordinance includes a Historic Residential District (HR) and a Historic Business District (HB). Structures in these districts are subject to architectural guidelines that serve to protect architectural resources in the historic district. The Historic District Commission includes the same membership as the Planning and Zoning Commission. Before a structure in the historic districts can be altered, demolished, moved or repaired on the exterior, the Historic District Commission must issue a letter of approval. The Commission meets monthly as necessary, and the meetings are open to the public.

Recommendations

- *Continue to protect the Town's historic districts through zoning regulations and the Historic District Commission.*

Selbyville's regulation of its historic districts works well by preserving the historic character of Selbyville's downtown, while keeping the control local. This system of protecting the historic character of Selbyville should continue.

- *Encourage the use of federal and state tax credit programs for restoring historic buildings*

Both the State of Delaware and the federal government offer tax credit programs for restoring historic structures. The Town should encourage the use of these programs in its historic residential and business districts. The State Historic Preservation Office should be consulted for additional information on these programs and how they might benefit Selbyville.

Economic Development

Background

Selbyville has over 100 businesses with a wide variety of products and services in Town ranging from the largest, Mountaire of Delmarva poultry business which employs approximately 1,500 people to the small Ma and Pa businesses located throughout the Historic Districts of Town.

The 35-acre Industrial Park located on Route 113 includes a wide variety of light manufacturing and service businesses. There is room for approximately 20 businesses of which all are now in operation. The Industrial Park is now completely sold out and a new area for another Industrial Park is being sought by the town.

Opportunities abound in the lovely rural setting for the establishment of a business with good traffic patterns and no tax shopping.

Recommendations

- *Encourage the location of medical practices in the Selbyville area*

Selbyville currently has a limited number of medical practices in Town. As the area grows, the Town would like to attract additional physicians and dentists to the area.

- *Work with the Delaware Economic Development Office to bring appropriate business and industry to the Selbyville area*

The Town should identify priority industries and businesses that it would like to see in Selbyville and work with the Delaware Economic Development Office on a strategy to attract new businesses.

- *Work with the Department of Natural Resources and Environmental Control and the Delaware Economic Development Office to identify and redevelop potential brownfield sites in Town.*

According to the 7 Del. Code, Chapter 91, a brownfield is defined as "any vacant, abandoned or underutilized real property, the development or redevelopment of which may be hindered by the

reasonably held belief that the real property may be environmentally contaminated." The town has availed itself of these funds and has cleaned up several properties in town. DNREC and DEDO have funds available to investigate and clean up sites that qualify as Brownfield's so that they can be redeveloped. The Town of Selbyville will continue to work with DNREC and DEDO to identify and redevelop these sites.

Growth and Annexation Plan

According to the United States Census Bureau, annexation is "the act or process of adding land to a governmental unit, usually an incorporated place, by an ordinance, a court order, or other legal action." Selbyville's annexation procedures are set forth in the Town's charter.

According to 22 Del. Code, Chapter 7, annexations by a municipality must be consistent with the municipality's comprehensive plan. The annexation component of the comprehensive plan should set forth lands to be considered for annexation by the municipality.

Because of its proximity to the beach resorts, Selbyville is in an area of high growth pressure. While the Town's population growth rate between 1990 and 2000 was smaller than that of Sussex County, development in the county is rapidly moving west along Route 54 which has Selbyville now seeing the same growth rate as the County. In order to shape growth as it occurs at Selbyville's borders, the Town has considered and completed annexations. The Town's assets of abundant water, water treatment capacity, wastewater treatment capacity, experienced police force, established volunteer fire company and management capability, make it a suitable area to focus growth.

The areas targeted for annexation are east on Route 54, east on Route 17, north on Route 113, and the area west of Route 113 all contiguous to the Town. The area does not geographically match the secondary developing area adopted in the *Strategies for State Policies and Spending*, but it takes in less area west of Town and more area east of Town. Map 8 shows the potential expansion area in comparison to the secondary developing area. If the entire area depicted as the potential annexation area were annexed, the Town's acreage would grow from 1688 acres to

3,454 acres.

The Town of Selbyville currently provides sewer to 163 residences and water to 259 residences outside of the municipal boundary. These areas fall within the potential annexation area and would likely be among the first properties annexed into Town within those areas.

Selbyville includes several enclave properties, or donut holes, where unincorporated land is entirely surrounded by land within the municipal boundaries. These have been and will continue to be a priority for annexation.

Selbyville's other priority for annexation has been the land east of Town along Route 54, generally south of Route 17. This area is currently experiencing growth pressure in the County, and now that a large part of it has now been annexed, the Town has control over how it becomes developed. The Town would also provide central water and sewer, as well as police service, to residents and businesses in this area.

Area north and northeast of Town between Route 17 and Route 113 is also shown in the potential annexation area; however this land remains predominantly rural and is under less pressure for development. While the Town is interested in potentially annexing the area, it is of lower priority than the area east of Town.

Selbyville currently has additional capacity in its water and wastewater treatment capabilities. The wastewater treatment plant currently operates at about 1.25 MGD, with a capacity of 1.50 MGD. The Town is currently upgrading its wastewater capacity to 2.0 MGD. The Town currently treats about 290,000 gpd of water. The Town's treatment plant could treat up to 1 MGD with minor adjustments. Once the Town reaches about 600,000 gpd, it will need more wells. With this excess capacity, the Town is in a good position to assume growth that annexation would bring.

Intergovernmental Coordination

Proper implementation of any plan requires coordination among levels of government. In order for Selbyville to be effective in implementing its Comprehensive Plan, the Town must work closely with Sussex County government, the State of Delaware, and possibly governments within the State of Maryland, adjacent to the Town's boundary.

- *Selbyville should become active in Sussex County land use decisions in the surrounding areas*

In this Comprehensive Plan, Selbyville lays out a potential annexation area where the Town has interest in shaping growth and providing services. This land, while of great interest to Selbyville, is under the jurisdiction of Sussex County. In addition to the area depicted as potential annexation area, Map 6 shows a larger area of concern. The Town of Selbyville needs to participate in County land use decisions regarding these areas.

The Town should stay apprised of Sussex County land use decisions pending and comment through the State's LUPA process.

- *Selbyville should begin an open dialogue with Sussex County regarding development surrounding Selbyville*

Selbyville has begun to work with County officials opening a dialogue regarding development pressures outside of the Town's borders. The County's plans for sewer in the areas surrounding Selbyville is of particular concern to the Town. The town has met with the County concerning potential sewer areas, for each entity and have agreed to work together toward the needs of both entities.

- *Selbyville should coordinate with State agencies regarding land use decisions and funding opportunities.*

Coordination with state agencies is equally important. Land use decisions cannot be separated from the larger context in which they are made. Ongoing coordination with the Office of State Planning Coordination, the Delaware Department of Transportation, the Department of Natural Resources and Environmental Control, State Historic Preservation Office, and other agencies is integral to the successful implementation of the Comprehensive Plan. Many state agencies offer grants or other financial assistance that will be helpful in implementing the Comprehensive Plan.

Next Steps

In order to implement a Comprehensive Plan, clear implementation strategies need to be set forth. Many recommendations are set forth in the plan, but the Town needs to define the next steps so that the recommendations can be smoothly carried out.

1. Review Town's zoning and subdivision ordinances to identify impediments to carrying out the recommendations within the plan and consider revisions to facilitate implementation; these future amendments may include:

- The development of a wetland and floodplain protection ordinance.
- The development of an adequate public service ordinance to address future growth impacts to local and regional gray and green infrastructure resources as well as a periodic review of the Town's fee structure.
- Review and development of an open space ordinance that clearly defines acceptable and unacceptable uses, encourages connectivity and protects sensitive natural resources.
- The development and implementation of a "No Net Tree Loss" Ordinance to address forest removal, protection and mitigation.
- The continued review and improvement to the Town's Source Water Ordinance to protect this resource and continue to meet State regulation regarding set backs for lot lines and impervious services.
- The review and revision of storm water regulations as related to new development.

2. Review of the Town's zoning map for consistency with the Future Land Use map within the Comprehensive Plan ensuring compliance within the required 18 month period. This may include:

- The evaluation of future annexations to ensure the compliance with anticipated land uses.

- The review of the existing land use for future redevelopment to allow possible mixed use and expanded densities to address future housing needs within the community.

3. The need to continue planning efforts at both the state and county level to address needed gray and green infrastructure. This may include:

- Continue to plan for water resource needs through local engineering studies.

- Continue to partner with Sussex County to address local wastewater issues through regional and local engineering studies.

- The continued partnering with Del-Dot to address local and regional road studies to address continued growth and traffic concerns.

- Work with the Delaware Forest Service to develop a comprehensive forestry plan to address forestry issues as well as other environmental concerns such as TMDL's, storm water issues and wildlife habitat conservation.

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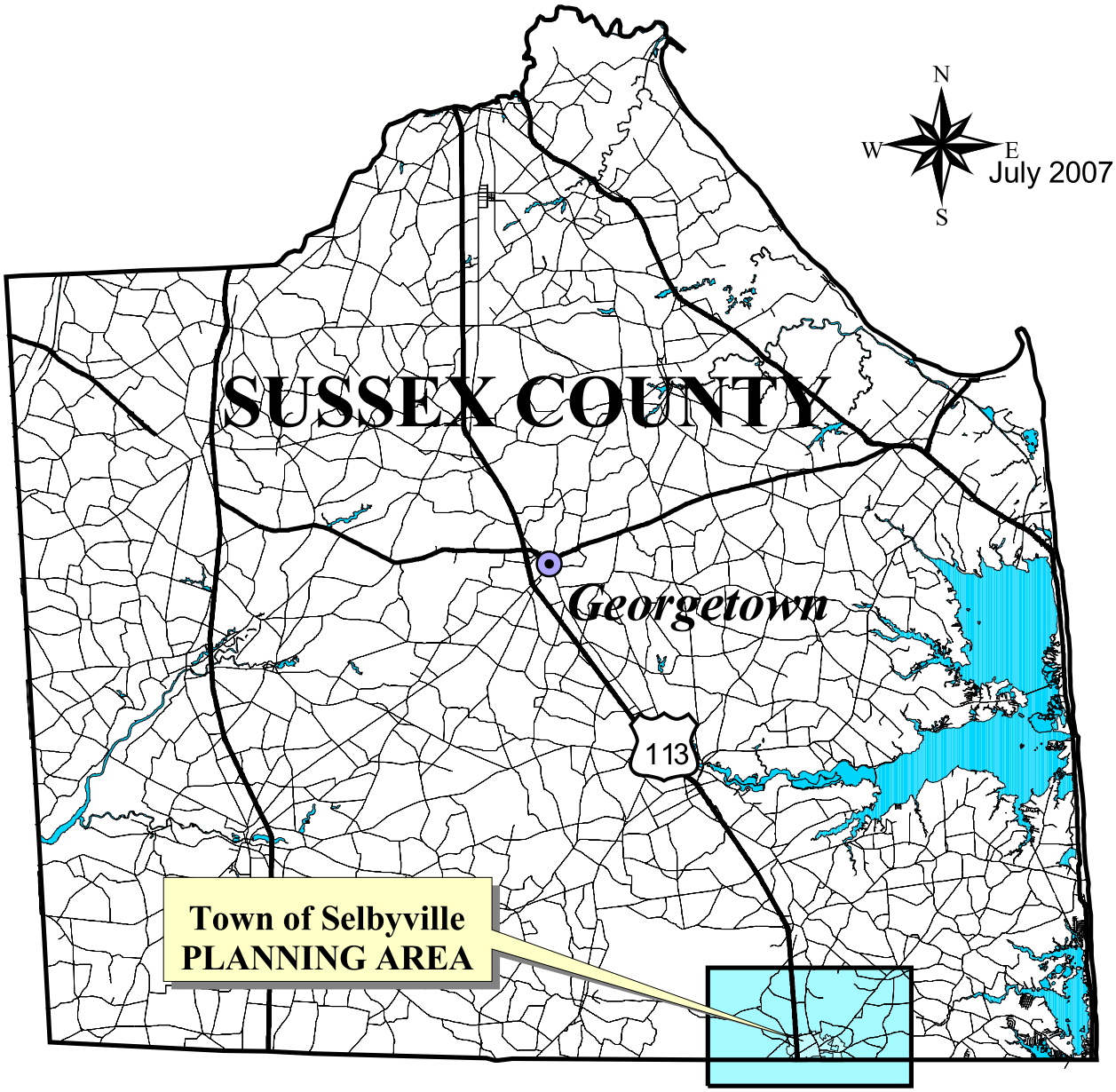
Plus Review August 22, 2007

TOWN OF SELBYVILLE

2007 COMPREHENSIVE PLAN UPDATE



LOCATION

DAVIS BOWEN & FRIEDEL, INC.
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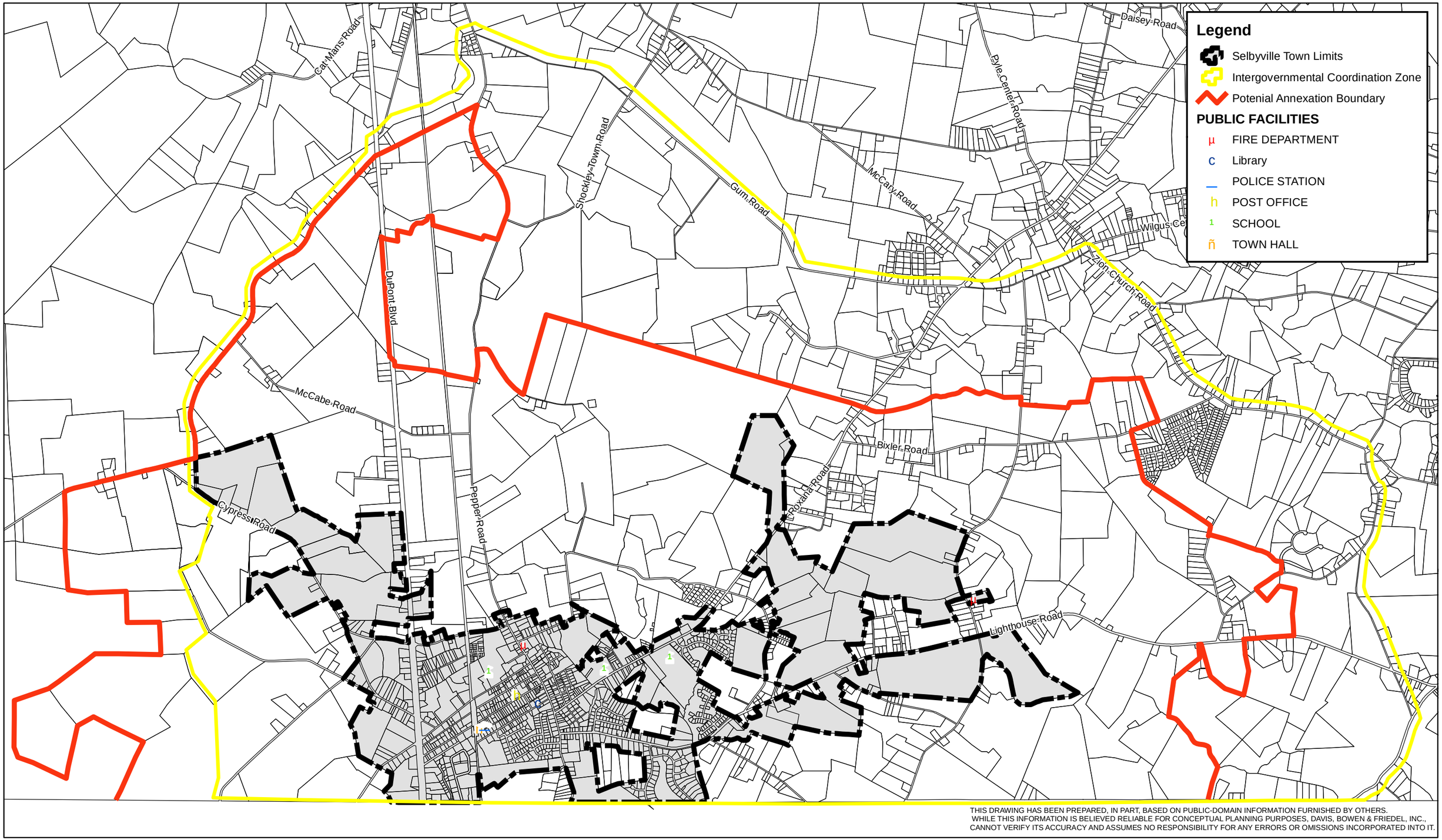

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Tax Parcels per Sussex County, May 2007

TOWN OF SELBYVILLE 2007 COMPREHENSIVE PLAN
MAP 2 - SOCIAL SERVICES

0 2,500 5,000 7,500 10,000 Feet

3

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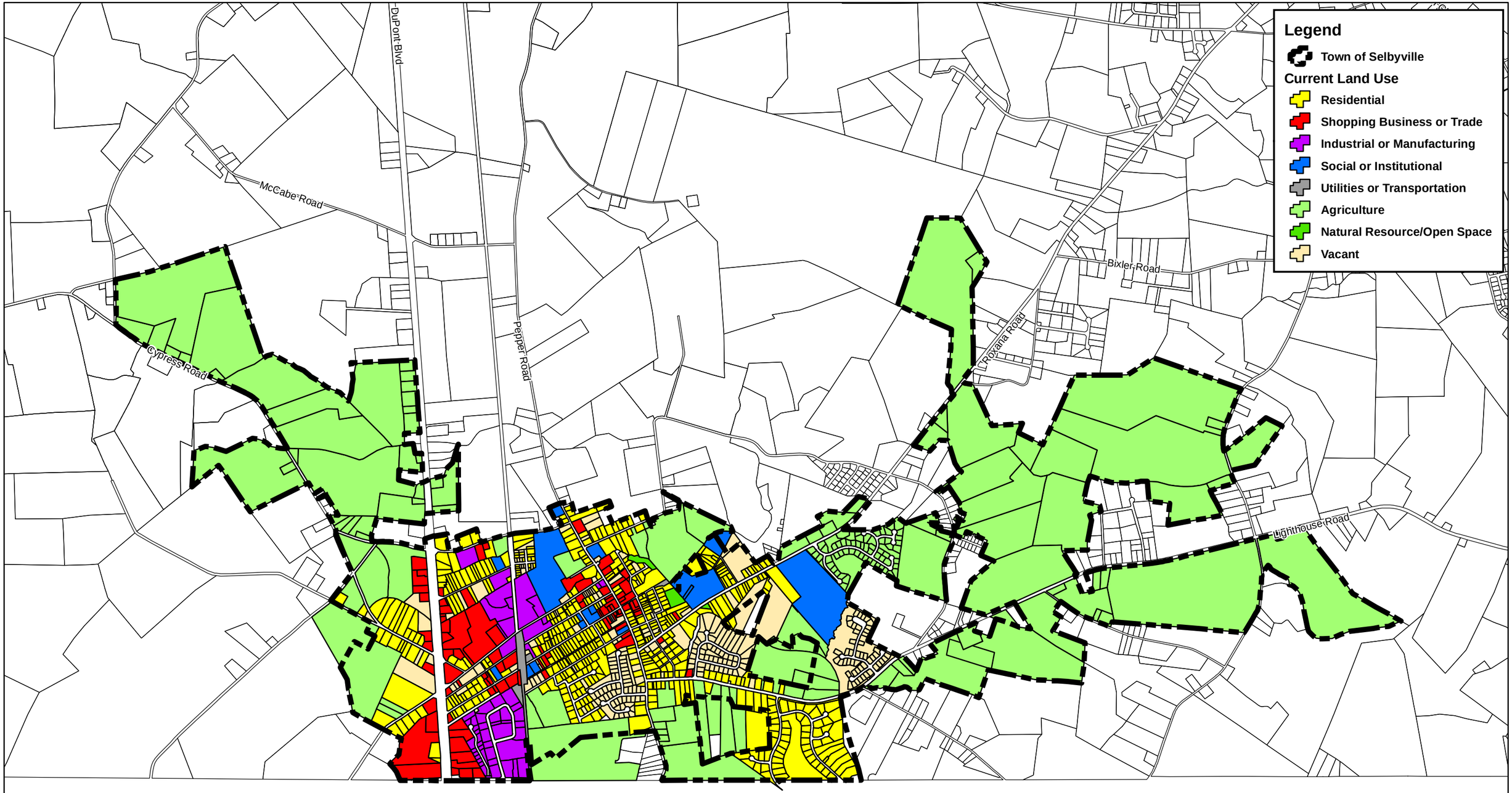

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TOWN OF SELBYVILLE 2007 COMPREHENSIVE PLAN
MAP 3 - EXISTING LAND USE

Tax Parcels per Sussex County, October 2006

0 1,800 3,600 5,400 7,200 Feet

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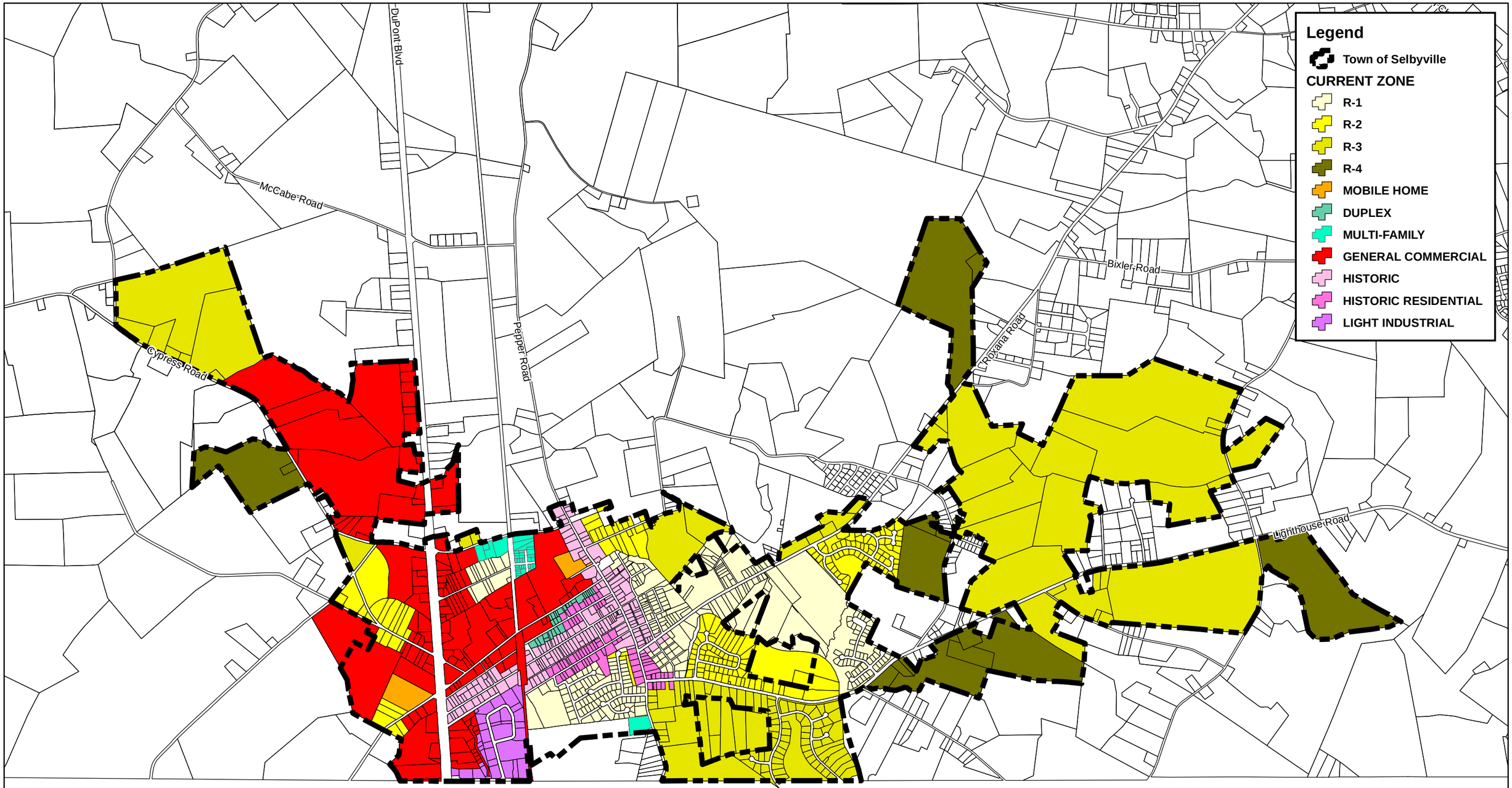

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TOWN OF SELBYVILLE 2007 COMPREHENSIVE PLAN
MAP 4 - EXISTING ZONING MAP

Tax Parcels per Sussex County, October 2006

0 1,800 3,600 5,400 7,200 Feet

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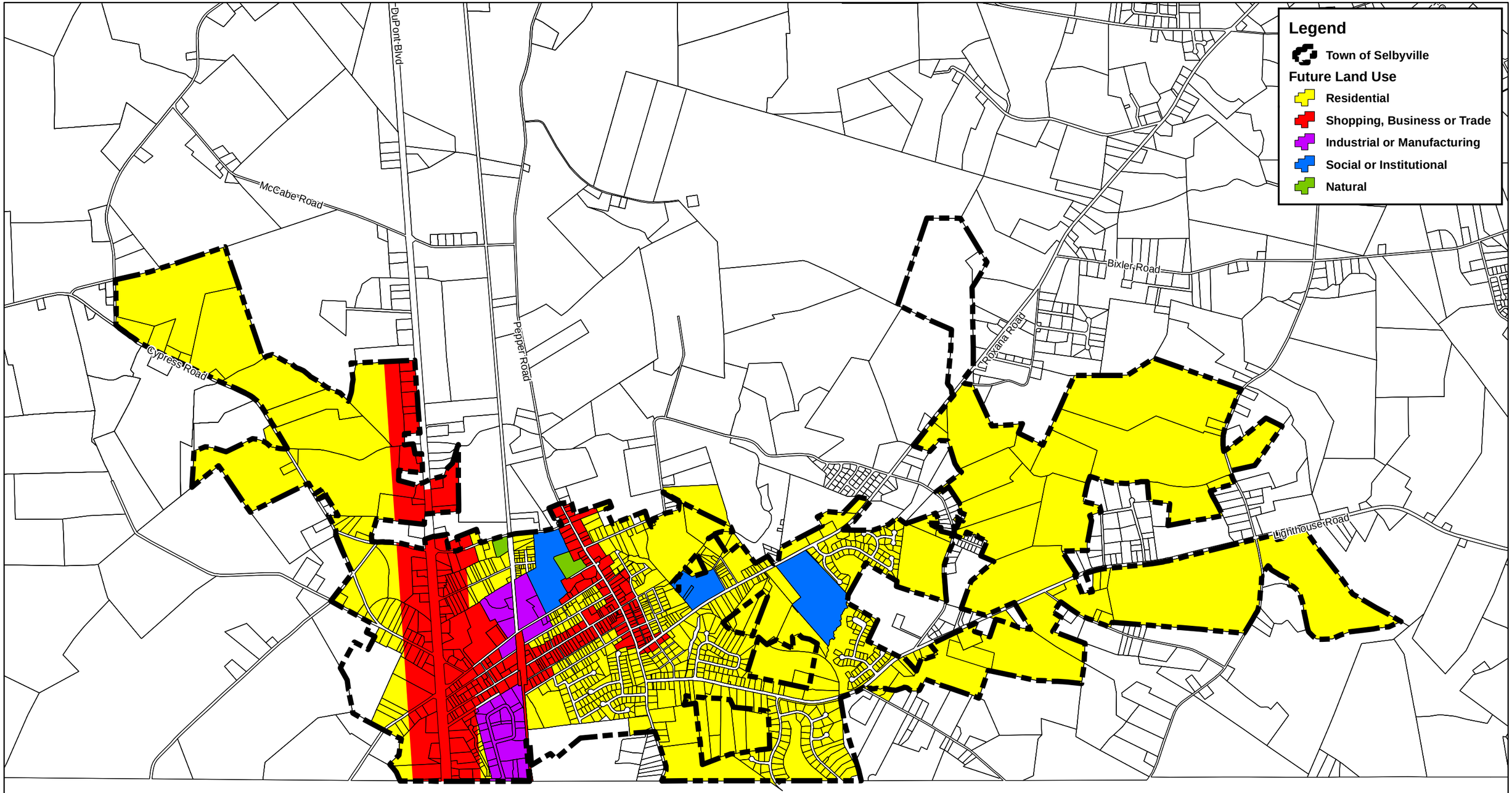

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TOWN OF SELBYVILLE 2007 COMPREHENSIVE PLAN
MAP 5 - FUTURE LAND USE

Tax Parcels per Sussex County, October 2006

0 1,800 3,600 5,400 7,200 Feet

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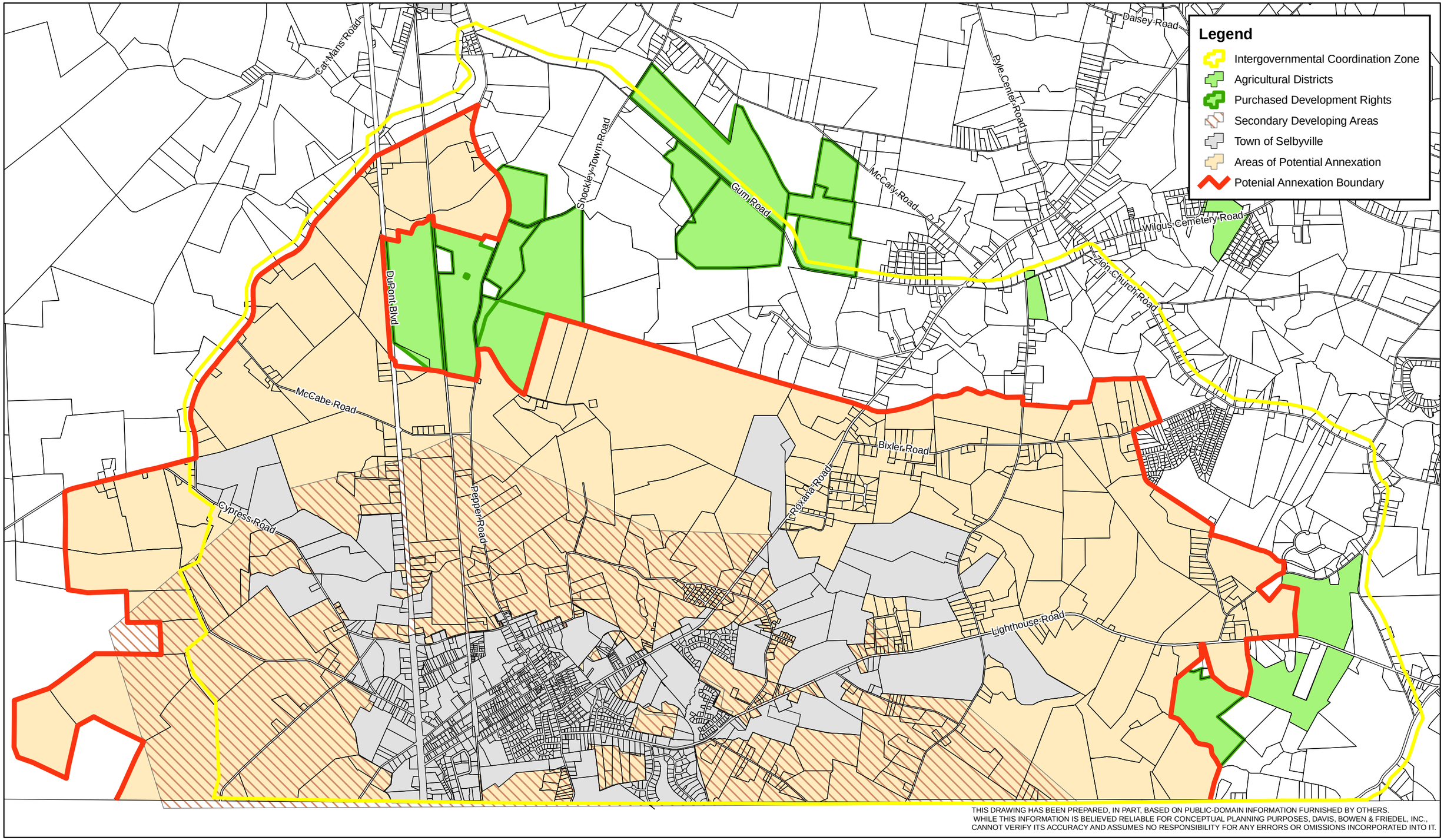

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TOWN OF SELBYVILLE 2007 COMPREHENSIVE PLAN
MAP 6 - PLANNING AREA

Tax Parcels per Sussex County, October 2006

0 2,500 5,000 7,500 10,000 Feet

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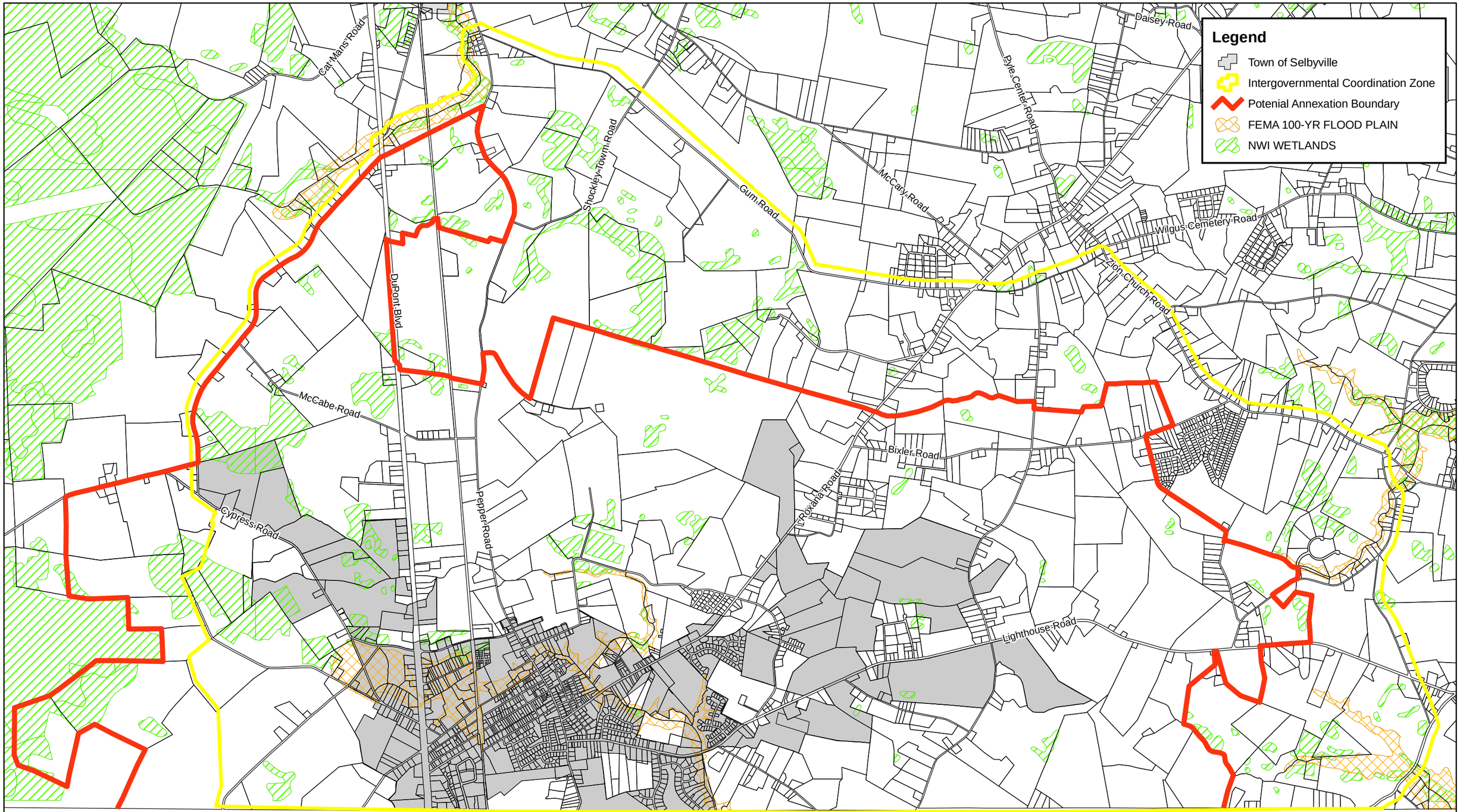

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TOWN OF SELBYVILLE 2007 COMPREHENSIVE PLAN
MAP 7 - FLOOD PLAIN AND WETLANDS

Tax Parcels per Sussex County, October 2006

0 2,500 5,000 7,500 10,000 Feet

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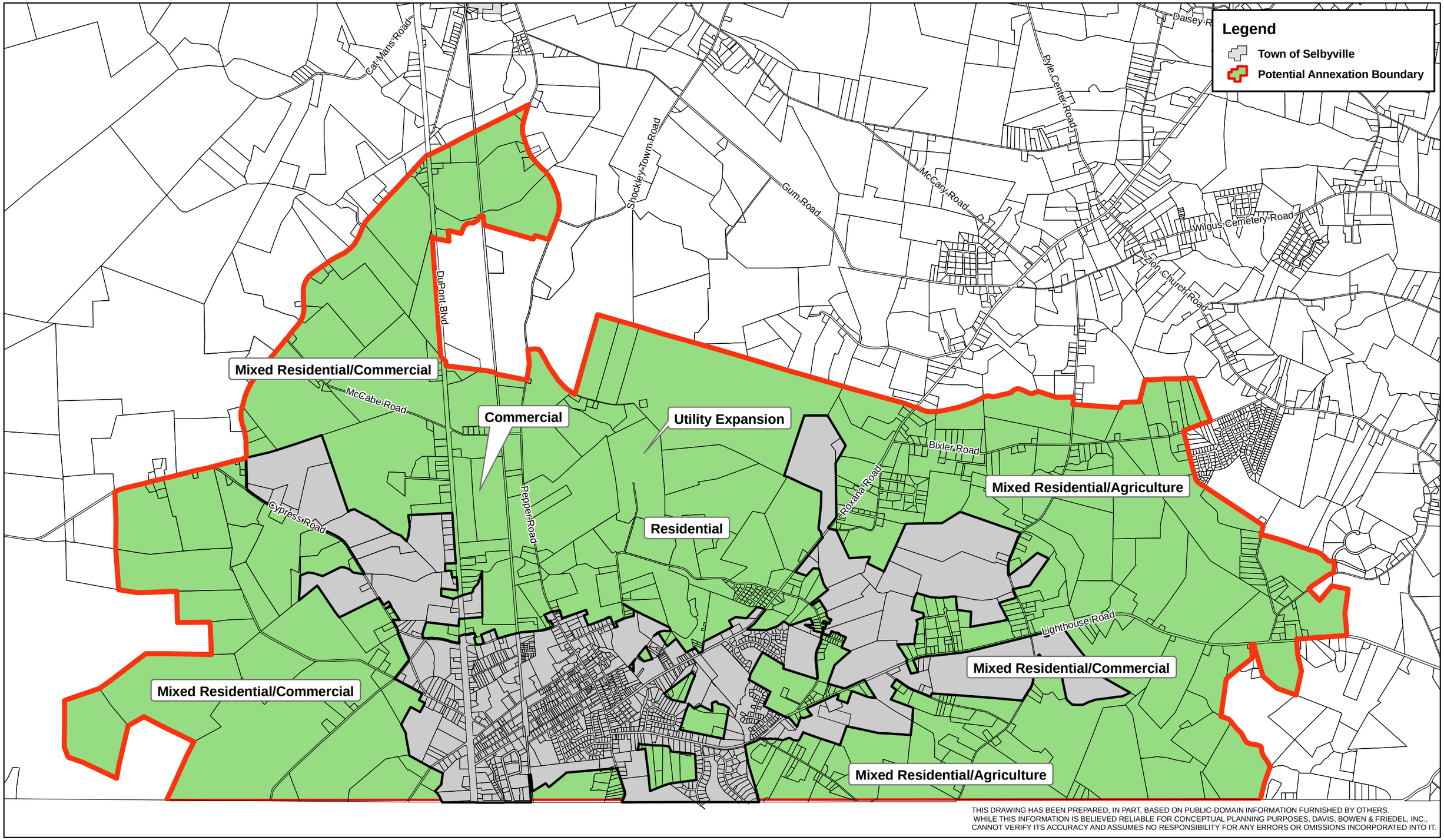

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TOWN OF SELBYVILLE 2007 COMPREHENSIVE PLAN
MAP 8 - AREAS OF POTENTIAL EXPANSION

Tax Parcels per Sussex County, October 2006

0 2,500 5,000 7,500 10,000 Feet

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