Town of Millville

COMPREHENSIVE PLAN

OCTOBER 2019

KCI TECHNOLOGIES

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This Comprehensive Plan was created over a 14-month period and involved the dedication of many people. Everyone listed served in some capacity, over time, to help create the document during the input, drafting, or final approval stage of the Plan.

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KCI ENGINEERS | PLANNERS | SCIENTISTS | CONSTRUCTION MANAGERS
THE MOST INCREDIBLE THING WE'VE ENGINEERED IS OUR TEAM

Debbie Pfeil, Associate / Planning Manager

CHAPTER 1 | INTRODUCTION

AUTHORITY TO PLAN

Title 22, Section 702(a) of the *Delaware Code* assigns responsibility for comprehensive plan preparation to municipal planning commissions in order to "encourage the most appropriate uses of the physical and fiscal resources of the municipality and the coordination of municipal growth, development and infrastructure investment actions with those of other municipalities, counties and the State through a process of municipal comprehensive planning." Section 702(b) provides that:

> "Comprehensive plan means a document in text and maps, containing at a minimum, a municipal development strategy setting forth the jurisdiction's position on population and housing growth within the jurisdiction, expansion of its boundaries, development of adjacent areas, redevelopment potential, community character, and the general uses of land within the community, and critical community development and infrastructure issues. The comprehensive planning process shall demonstrate coordination with other municipalities, the county and the State during plan preparation…"

Once adopted, comprehensive plans must be reviewed every five years as set forth in Section 702(e):

> "At least every 5 years a municipality shall review its adopted comprehensive plan to determine if its provisions are still relevant given changing conditions in the municipality or in the surrounding areas. The adopted comprehensive plan shall be revised, updated and amended as necessary, and readopted at least every 10 years; provided, however, the municipality may request an extension of such date by forwarding an official request to the Cabinet Committee at least 90 days prior to the deadline."

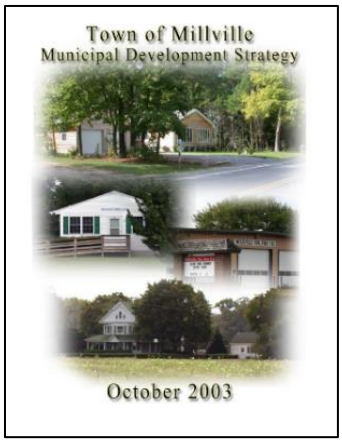
In addition, Section 702(g) requires that annual reports on plan progress be filed with the Office of State Planning Coordination (OSPC):

> "…describing implementation of their comprehensive plan and identifying development issues, trends or conditions since the plan was last adopted or amended. The report shall be due annually no later than on each anniversary of the effective date of the most recently adopted comprehensive plan or plan update until January 1, 2012, and annually no later than July 1 each year thereafter starting on July 1, 2012."

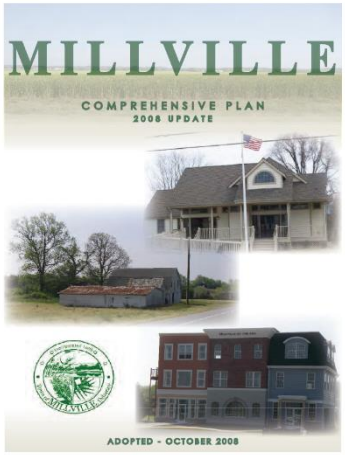
COMPREHENSIVE PLAN HISTORY

2003 MUNICIPAL DEVELOPMENT STRATEGY IMPLEMENTATION

Since the adoption of the 2003 Municipal Development Strategy, and its subsequent amendment in July 2004, the Town made significant progress addressing the critical issues identified in the Plan. Most notably, the Town established a Planning and Zoning Commission, reformed its Zoning and Subdivision Ordinances, and stimulated economic growth through annexations and development of new master planned communities.



2008 COMPREHENSIVE PLAN UPDATE



The 2008 Comprehensive Plan Update was developed by the Millville Comprehensive Plan Committee, with the assistance of URS Corporation, to guide the future growth of the Town of Millville. In general, the Plan updated the policies, goals, objectives, and strategies set forth in the Town's 2003 Plan. It focused on evaluating the Town's growth and development trends, updating changes to the current and future land use and annexations maps, and refining a path to diminish the impacts and optimize the opportunities associated with recent and foreseeable growth. The Plan identified emerging critical issues associated with new developments and recent annexations and further focused on implementing new services, infrastructure, and facilities to accommodate the significant growth. It also aimed to achieve the Strategies for State Policies and Spending and Livable Delaware initiatives.

The previous municipal development strategy was reviewed and assessed for areas requiring updates. This process focused on key objectives and priorities to accommodate foreseeable growth associated with recent annexations and plans in the development pipeline. The Town also developed community character, housing, infrastructure, and environmental protection strategies and updated its future land use plan to consider redevelopment opportunities, potential annexation areas, environmentally sensitive areas, transportation, water and wastewater systems, and community service issues and opportunities.

During the planning process, the planning consultant interviewed members of the Millville Planning and Zoning Commission to identify issues important to Commission members, identify issues important to various community sectors, and identify opportunities and challenges facing the Commission. In addition, the Town Manager and Mayor were interviewed to better understand the relationship between the Planning and Zoning Commission and other governing bodies. After the interviews, a public engagement strategy was developed that involved conducting public visioning forums and a community questionnaire.

According to the Office of State Planning Coordination's Preliminary Land Use Service (PLUS) Operations Dashboard, there have been no Comprehensive Plan amendments since the 2008 Plan's adoption. The Dashboard was last checked on December 19, 2018.

2019 COMPREHENSIVE PLAN UPDATE

Comprehensive plans are not meant to be static documents and should be reevaluated as local and regional conditions evolve. New data has become available since the 2008 Plan was completed, including new demographic information from the 2010 U.S. Census, demographic estimates from the annual releases of the American Community Survey, the 2018 population projections from the Delaware Population Consortium, and a variety of other plans, upgrades, and implementation items that have occurred or are underway.

The 2019 Comprehensive Plan Update has been designed for use by elected and appointed officials, Town government administration and staff, residents, businesses and developers, and others with an interest in the future of Millville. This Comprehensive Plan will be used to:

- Establish the vision for what Millville can achieve and aspires to achieve;
- Consolidate and coordinate in one comprehensive document the policies that relate to the Town's physical and economic growth and development for all Town departments;
- Guide decision-making and evaluation of zoning map and text amendments and discretionary development approvals;

- Coordinate capital investment by linking capital improvements to the Comprehensive Plan; and
- Identify short- to long-term strategic actions for the Town to undertake, which will be monitored annually to ensure implementation and accountability.

The intent of this Plan is to make it easy to read and accessible to all. Key issues are described with data to make the purpose of policies more apparent. Graphics, maps, photos, and charts are used to illustrate major points and improve text legibility.

As Millville's primary policy and planning document addressing the Town's physical development, the Comprehensive Plan is of particular interest to elected officials who must adopt it and fund its implementation, appointed officials who will use it as a guide for discretionary decisions, as well as Town departments that are charged with its implementation.

This Plan is also an important source of information and guidance to private sector parties involved in development. The Land Use Chapter and Future Land Use Map provide clear guidance on preferred classifications for particular properties, which will assist in the preparation of rezoning applications, site plans, and subdivisions. The Plan will help the private sector anticipate future public investment priorities. It will also bring more predictability to the zoning and development review and approval process for developers, property owners, and concerned citizens, alike.

Finally, the Comprehensive Plan is a resource for those who seek general information on how the Town may change, as well as those who want or need to understand how the Town plans to respond to particular issues and problems in the future.

The Comprehensive Plan's Future Land Use Map is incorporated as part of this document and provides the foundation for decisions regarding land use and zoning. It is supplemented by the Annexation Areas & Future Land Use Map, which provides a vision for the Town's future growth, and by the numerous other maps that appear throughout the rest of the Plan.

A submittal was made to the Delaware Office of State Planning Coordination for a Pre-Update review of the 2008 Comprehensive Plan, as well as seeking general direction for the comprehensive plan update. Several State agencies attended the Preliminary Land Use Service (PLUS) meeting on December 20, 2017 and official comments were received on January 22, 2018. These comments were considered when preparing the new plan and addressed throughout this Comprehensive Plan. Communication is ongoing with County and State agencies involved in the planning process.

The following document meets the requirements set forth in the Delaware Code for a comprehensive plan for a town with a population less than 2,000. It further updates the 2008 Comprehensive Plan to comply with new State initiatives and regulations for land use and comprehensive planning. Upon adoption, this Plan will serve as an informational document for the public and as a rational basis for Millville's land use decisions and policy.

This Plan is divided into twelve main chapters and an appendix: 1) Introduction; 2) Community Character; 3) Town & Community Services; 4) Population & Housing Profile; 5) Economic Development; 6) Transportation; 7) Utilities; 8) Environmental Protection; 9) Open Space & Recreation; 10) Historic & Cultural Resources; 11) Land Use; and 12) Implementation.

PUBLIC PARTICIPATION

Public participation is an important component in the planning process, as it plays a key role in understanding what the Town needs and desires. The opinions of residents, business owners and operators, property owners, employees, and visitors help to identify what the important issues are that need to be addressed and how the Town should develop in the future. The following participations methods were used during the process of creating this Plan:

- Comprehensive Plan Committee Meetings;
- SWOT Analysis;
- Community & Business Survey;
- Public Presentation (draft Plan); and
- Public Hearing.

COMPREHENSIVE PLAN COMMITTEE MEETINGS

The Town of Millville convened a five-member Comprehensive Plan Committee, comprised of two members of the Planning and Zoning Committee (the Town Manager and the Town Code & Building Official), the Mayor, a Town resident, and the Town Planner who also leads the planning team that serves as the professional consultant for this Comprehensive Plan. Over the course of the planning process, the Committee held the following working meetings.

MEETING NO. 1 | KICK-OFF

The kick-off meeting was held on February 12, 2018 at the Town Hall. Committee members discussed the comprehensive plan project scope including plan elements and meeting outline, intergovernmental coordination, possible outreach initiatives, and next steps. Attendees were asked to complete a SWOT (strengths, weaknesses, opportunities, and threats) analysis, conduct interviews with local community organizations, and review and redline the current Comprehensive Plan for homework.

MEETING NO. 2 | DATA COLLECTION & SURVEY

The second Committee meeting focused on data and was held on April 9, 2018, also in the Town Hall. An update of the data collection process was given to the Committee. Committee members discussed the Community & Business Survey that had been completed during the 2008 Comprehensive Plan process and it was decided that those surveys would be updated and used for the current process as well.

MEETING NO. 3 | DATA REVEAL

The third Committee meeting was held on October 30, 2018, and was held jointly with the Town Council. The meeting focused on the data that had been collected including the SWOT analysis and Community & Business Surveys. An overview of the project's status was given in addition to an update on overall data collected. Consultants provided an overview of the Town's demographics and how they had changed, based on 2010 U.S. Census and 2012-2016 American Community Survey data. Additional information on the results of the SWOT analysis and surveys can be found in the *SWOT Analysis* and *Community & Business Surveys* section of this Chapter, while detailed responses can be found in the Appendix.

MEETING NO. 4 | LAND USE, GOALS & RECOMMENDATIONS

The fourth Committee meeting was held on December 18, 2018. At this meeting, an overview of the project's status was given in addition to an update on overall data collected. The responses to the SWOT analysis had been generalized to broader categories, which were presented to the Committee. The main topic of the meeting was an overview of the Town's land use. The Town Planner provided explanations of existing and future land use and what considerations should be taken into account when making land use decisions. It was also discussed how these impacted zoning decisions. Drafts of the Existing Land Use, Future Land Use, and Annexation Areas & Future Land Use maps were shared with the Committee. Members were also asked to review the 2008 Plan's visions, goals, and recommendations in preparation for the next phase of the project.

MEETING NO. 5 | DRAFT DOCUMENT PRESENTATION

On February 5, 2019, the Town Planning Consultant provided the Committee with copies of the Draft Plan for internal review and consideration. A presentation was given, providing an overview of the planning process, along with the document itself. The Committee members were asked to thoroughly review the draft document and develop questions or comments to review at the next meeting.

MEETING NO. 6 | DRAFT DOCUMENT REVIEW & DISCUSSION

The Committee's last meeting was held on February 26, 2019 in order to discuss the Draft Plan. Committee members' comments and questions were reviewed and additional information was provided to the Town Planner as to how the Plan should be updated. The Committee made a recommendation that the Plan should be submitted to the Office of State Planning Coordination for PLUS Review as well as to the Town Council for public hearing, once requested changes were addressed.

SWOT ANALYSIS

The SWOT Analysis is an anonymous exercise that provides honest, individual perspectives regarding the Town's strengths, weaknesses, opportunities, and threats. The benefits of a SWOT analysis are that it provides learning and knowledge critical to the Town's vitality and prosperity. It assists in obtaining localized, individual input that is released collectively from more of an internal perspective. A SWOT analysis was assigned as homework at the Committee's kick-off meeting, held on February 12, 2018. Analyses were requested from members of the Committee, other Boards and Commissions, Town Council, and Town Staff. Ten responses were received. This information was used to help determine key issues, which were further used to develop the goals and strategies found throughout this document. Responses from the SWOT analysis can be found in the Appendix.

Town of Millville Comprehensive Plan
SWOT Analysis – Raw Responses

STRENGTHS
Characteristics of the Town that give it an advantage.

1. Close to the beach
2. Major roadway
3. Growth of the Town
4. Real estate value & tax rate
5. New Town park (once it gets developed)
6. Low crime rate
7. Location – close to the beach yet far enough away to get some relief from seasonal congestion and provide affordable housing.
8. Commercial variety – large commercial stores, Giant, Weis, Petco, family owned businesses and small specialty shops all located within the Town.
9. Millville Medical Services, both current and future, and MVFD with EMS.
10. Size of the Town of Millville – small enough that local government is relevant and accessible.
11. Active volunteers
12. Lower rates of violent property crimes, safe neighborhoods and streets.
13. Successful public school
14. Proximity to good quality health care.
15. Range of housing choices at reasonable prices.
16. Low taxes
17. Close to beaches
18. Recreational opportunities/public parks/open space.
19. The Town park – specifically playgrounds, challenge course, community building, pickleball courts & pavilion (will be great for events)!
20. Ability for more annexation – there is land to the west & south that could annex into Town; however, there is a "tightrope walk" in not making Town too big.
21. The Town's "small town charm" – we often hear from resident transplants how nice, quiet & quaint the Town is.
22. Close enough to beach, but not too close.
23. Low property tax – very attractive to potential buyers.
24. Low crime, cost-effective law enforcement/police coverage.
25. Friendly home town feel
26. Schools
27. Safe place to raise children/family
28. Location (including green space)
29. Events
30. Town staff
31. Gradual development
32. Location
33. Not over-populated
34. Current tax structure
35. Sussex County

1

COMMUNITY & BUSINESS SURVEYS

In May 2018, the Committee and Planning Consultants developed an online survey to gauge community opinion and encourage public discussion. The survey was developed using a logic model – depending on given responses, the respondent would be given a set of questions geared toward either a resident or business owner/operator. The online survey ran from May 1, 2018 through August 15, 2018. Information about the survey was mailed with each tax bill and homeowners' associations were emailed about its availability. Committee members were encouraged to promote the survey to friends, family, and other resource groups.

KCI TECHNOLOGIES

YOUR OPINION COUNTS IN SHAPING THE FUTURE OF MILLVILLE!

The Town of Millville is beginning the process of updating their Comprehensive Plan. The Comprehensive Plan is a document in text and maps, containing the Town's development strategy setting forth the position on population and housing growth within the jurisdiction, expansion of its boundaries, development of adjacent areas, redevelopment potential, community character, and the general uses of land within the community, and critical community development and infrastructure issues. It is required by State law and is certified by the Governor.

The Town has partnered with KCI Technologies, Inc. on the project and together, they just released the Community and Business surveys. As a resident, property owner, tenant, business owner, employee, or visitor to the Town, **YOUR INPUT IS VITAL** as we develop the Plan. The online survey can be found on the Town's website located at:

https://millville.delaware.gov/info/comprehensive-plan-update/

If you prefer to fill the survey out in written format, paper copies are available at Town Hall and can be returned to the same location upon completion: 36404 Club House Road, Millville, DE 19967.

Join us to share your opinions about the future of the Town!

Your input will be used to develop a vision for the future, with long-range goals and objectives for activities that affect the Town!

For more information, contact:
Deborah Y. Botchie,
Millville Town Manager
(302) 539-0449

TAKE our SURVEY

Surveys will be available May 1 – August 15, 2018

The purpose of the surveys was to collect information on a variety of issues including growth and land use, housing, commercial and industrial uses, town character, transportation, city resources and services, utilities, business atmosphere, and business development. A total of 456 responses were received. 452 respondents identified themselves as a resident, residential property owner, or visitor, while four respondents identified themselves as a business owner or operator, employee, or commercial property owner.

The community survey, intended for residents, landowners, and visitors, focused on the following areas:

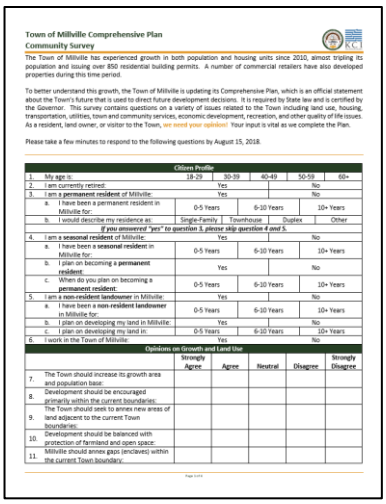
- Nature of Millville residency;
- Where development should be encouraged;
- Thoughts on various housing types;
- Thoughts on various commercial types;
- Thoughts on various industrial types;
- Ways the Town should be promoted;
- Alternative transportation methods;
- Desires for additional services; and
- Desires for water/sewer connectivity.

The business survey, intended for business owners, employees, and property owners, focused on the following areas:

- Respondent's general business information;
- Satisfaction with the business atmosphere;
- Features of the Town's website;
- Ways to improve business;
- Ways the Town should be promoted;
- Thoughts on various commercial types;
- Thoughts on various industrial types; and
- Desires for additional services.

Nearly 70% of those taking the survey were over the age of 60 and close to 63% noted that they were retired. For those taking the community survey, 69% reported that they were permanent residents of the Town and, of those, nearly 85% had been permanent residents for five or fewer years. 26% of community survey respondents reported being seasonal residents and, of those, nearly 76% had been seasonal residents for five or fewer years. Close to 77% of seasonal residents reported that they planned to become permanent residents of the Town, 60% of those planning to do so within the next five years, and 28% in the next six to ten years. Only 4% of community survey respondents reported being non-resident landowners, with 62% of those being landowners for five or fewer years and close to 31% for ten or more years. Only 20% of those landowners reported that they planned to develop their land and all of those thought they would do so within the next five years. 6% of respondents noted that they work within the Town.

Paper copies of the survey were made available to those who did not wish to take the online survey. Copies of both the community and business survey instruments, as well as the combined survey results, can be found in the Appendix.



Town of Millville Comprehensive Plan
Community Survey

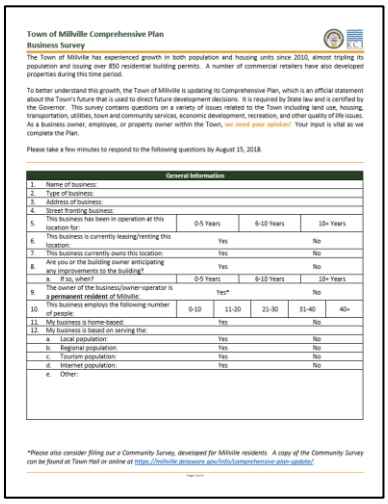
The Town of Millville has experienced growth in both population and housing units since 2010, almost tripling its population and issuing over 850 residential building permits. A number of commercial retailers have also developed properties during this time period.

To better understand this growth, the Town of Millville is updating its Comprehensive Plan, which is an official statement about the Town's future that is used to direct future development decisions. It is required by State law and is certified by the Governor. This survey contains questions on a variety of issues related to the Town including land use, housing, transportation, utilities, town and community services, economic development, recreation, and other quality of life issues. As a resident, land owner, or visitor to the Town, we need your opinion! Your input is vital as we complete the Plan.

Please take a few minutes to respond to the following questions by August 15, 2018.

Citizen Profile					
1.	My age is:	18-29	30-39	40-49	50-59	60+
2.	I am currently retired:	Yes			No	
3.	I am a **permanent resident** of Millville:	Yes			No	
	a. I have been a permanent resident in Millville for:	0-5 Years	6-10 Years		10+ Years	
	b. I would describe my residence as:	Single-Family	Townhouse	Duplex	Other	
	If you answered "yes" to question 3, please skip question 4 and 5.					
4.	I am a **seasonal resident** of Millville:	Yes			No	
	a. I have been a **seasonal resident** in Millville for:	0-5 Years	6-10 Years		10+ Years	
	b. I plan on becoming a **permanent resident**:	Yes			No	
	c. When do you plan on becoming a **permanent resident**:	0-5 Years	6-10 Years		10+ Years	
5.	I am a **non-resident landowner** in Millville:	Yes			No	
	a. I have been a **non-resident landowner** in Millville for:	0-5 Years	6-10 Years		10+ Years	
	b. I plan on developing my land in Millville:	Yes			No	
	c. I plan on developing my land in:	0-5 Years	6-10 Years		10+ Years	
6.	I work in the Town of Millville:	Yes			No	

Opinions on Growth and Land Use		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
7.	The Town should increase its growth area and population base:					
8.	Development should be encouraged primarily within the current boundaries:					
9.	The Town should seek to annex new areas of land adjacent to the current Town boundaries:					
10.	Development should be balanced with protection of farmland and open space:					
11.	Millville should annex gaps (enclaves) within the current Town boundary:					



Town of Millville Comprehensive Plan
Business Survey

The Town of Millville has experienced growth in both population and housing units since 2010, almost tripling its population and issuing over 850 residential building permits. A number of commercial retailers have also developed properties during this time period.

To better understand this growth, the Town of Millville is updating its Comprehensive Plan, which is an official statement about the Town's future that is used to direct future development decisions. It is required by State law and is certified by the Governor. This survey contains questions on a variety of issues related to the Town including land use, housing, transportation, utilities, town and community services, economic development, recreation, and other quality of life issues. As a business owner, employee, or property owner within the Town, we need your opinion! Your input is vital as we complete the Plan.

Please take a few minutes to respond to the following questions by August 15, 2018.

General Information					
1.	Name of business:				
2.	Type of business:				
3.	Address of business:				
4.	Street fronting business:				
5.	This business has been in operation at this location for:	0-5 Years	6-10 Years	10+ Years	
6.	This business is currently leasing/renting this location:	Yes		No	
7.	This business currently owns this location:	Yes		No	
8.	Are you or the building owner anticipating any improvements to the building?	Yes		No	
	a. If so, when?	0-5 Years	6-10 Years	10+ Years	
9.	The owner of the business/owner-operator is **a permanent resident** of Millville:	Yes*		No	
10.	This business employs the following number of people:	0-10	11-20	21-30	31-40	40+
11.	My business is home-based:	Yes		No		
12.	My business is based on serving the:					
	a. Local population:	Yes		No		
	b. Regional population:	Yes		No		
	c. Tourism population:	Yes		No		
	d. Internet population:	Yes		No		
	e. Other:					

**Please also consider filling out a Community Survey, developed for Millville residents. A copy of the Community Survey can be found at Town Hall or online at https://millville.delaware.gov/info/comprehensive-plan-update/.*

SUSSEX COUNTY COORDINATION

The Town met with the Sussex County Engineering Department on January 25, 2019 to discuss the wastewater services provided by the County and discussions were held regarding the tier system map in the recently adopted County Comprehensive Plan. The Town contacted the Sussex County Planning and Zoning Department to coordinate the preferred review method and process for input prior to submitting the Plan to the State for review. It was determined by both Departments that submitting the draft Plan for review prior to submission to the State would be the preferred method. The Town of Millville submitted the draft Plan to the Sussex County Engineering Department and Planning and Zoning Department for review and input on March 1, 2019. County comments were received on March 19, 2019 and incorporated into the Plan.

MUNICIPAL COORDINATION

The Town of Ocean View and the Town of Millville boundaries touch each other and the continuation of intergovernmental coordination is key to successful growth between two municipalities. Millville provided the Town of Ocean View an opportunity to review the draft plan and provide comments for the Town's consideration to the Final Plan. An electronic copy of the draft Comprehensive Plan was provided to the Town of Ocean View on March 20, 2019 for comments prior to April 16, 2019. The Town received an acknowledgement email response; however, no comments were received from the Town of Ocean View.

PLUS REVIEW

After incorporating initial feedback and gaining recommendation from the Comprehensive Plan Committee and Town Council, an application was submitted to the Office of State Planning Coordination (OSPC) for distribution and comment of the Town's Plan through the Preliminary Land Use Service (PLUS) process prior to the April 1, 2019 monthly deadline. The PLUS meeting was held on April 24, 2019 and verbal comments were received at the meeting. Formal written comments were received on May 22, 2019. The Town provided written responses to OSPC regarding comments on October 3, 2019, after incorporating updates to the Plan. The PLUS comments and Town responses can be found in the Appendix. Comments and responses were included in information presented at the Public Hearing.

DRAFT PLAN RELEASE

The Draft Comprehensive Plan was released on April 9, 2019 to the Public for comments. The Town promoted and encouraged comments and recommendation from the public through the local newspaper, Town website, newsletter and announcements at each meeting prior to the Public Hearing. This release served as the beginning of the public comment period while the Town obtains comments from the State agencies.

PUBLIC HEARING & PLAN ADOPTION

The Public Hearing on Millville's 2019 Comprehensive Plan Update was held on June 11, 2019 and public comments were received from April 9, 2019 through the close of the Public Hearing. Proper meeting notification and advertisement was achieved in advance of the meeting. All public comments received during this period can be found in the Appendix, with information on how they were addressed noted accordingly. KCI provided a list of comments received in advance of the public hearing and recommendations for consideration. The Town Council recommended approval of the responses and authorized the written comment response submittal to OSPC.

The Town's responses to the State Agency PLUS review 2019-04-06 comment letter was submitted to OSPC on October 3, 2019 for consideration with the appropriate changes to the Comprehensive Plan. On October 15, 2019 The

At the Millville Town Council Meeting held on October 8, 2019, the Town Council approved the Comprehensive Plan Update through Ordinance #20-04, the motion during the meeting was contingent upon receiving approval from the State of Delaware. A copy of this Ordinance can be found in the Appendix. The Plan is currently awaiting certification by the Governor.

INTERGOVERNMENTAL COORDINATION

Intergovernmental coordination is essential to accomplish the goals identified through the planning process. The coordination of planning and other activities with those of Ocean View, Sussex County, and the State of Delaware will have a direct impact on the well-being and quality of life for all residents living in or near Millville.

COORDINATION WITH STATE AGENCIES

The State of Delaware provides a variety of services and guidance to Millville. The Town works toward following State guidelines and ensures that planning efforts are aligned with Delaware initiatives, policies, and regulations. The following are high level examples of coordination efforts between the Town and State agencies:

- OSPC – The Town coordinates with the Office of State Planning Coordination to make certain that its planning decisions are in accordance with the Delaware Code.

- DelDOT – The Delaware Department of Transportation controls roadways in Millville; thus, the Town must coordinate on all future points of egress. In addition, all future expansions and improvements in DelDOT rights-of-way must be similarly coordinated.

- DSP – The Town also coordinates with the Delaware State Police to provide Millville with police protection.

In addition to the agencies listed above, the following have a particularly important influence on the Town's policy formulation and decision-making: Department of Natural Resources and Environmental Control (DNREC), State Housing Authority (DSHA), Department of Agriculture, and State Historic Preservation Office (SHPO).

COORDINATION WITH SUSSEX COUNTY, MUNICIPALITIES, AND THE INDIAN RIVER SCHOOL DISTRICT

Millville strives to have a strong working relationship with Sussex County. The decisions that Millville makes about zoning, annexation, development applications, utility services, and related topics directly affect nearby unincorporated areas under County jurisdiction. Similarly, many County level policies regarding these same types of issues affect Millville's planning decisions. The Town considered the newly adopted Sussex County Comprehensive Plan, annexation intentions, and utility service policies of the County in developing this document. The Plan aligns with the County's Future Land Use Plan by directing development to the Town where development can be provided with community services. The County also provides the Town with wastewater service. The Town coordinates with the Sussex County Engineering Department to ensure that proposed future development will not have an adverse effect on the capacity to serve the Town.

Changes within adjacent communities and decisions made by other municipalities also affect the quality of life within the Town. The Town recognizes that it does not exist in isolation, but is part of a larger region. Millville is a member of the Sussex County Association of Towns (SCAT), providing them the opportunity to facilitate discussions with the County and other municipalities to coordinate planning efforts. Additionally, Millville is a member of the Delaware League of Local Governments (DLLG), which provides the Town with a statewide collaborative forum. These organizations provide a chance for the Town to take a more social approach to coordinate efforts with other municipalities.

The true test of Millville's coordination efforts happens on a daily basis with the adjacent Town of Ocean View and the beach resort of Bethany Beach. Working with Ocean View on land development issues, policies, and municipal services is essential to the development of Millville. The towns share a common boundary that at points becomes blurred. The Town's coordination efforts with Bethany Beach are less intensive on the land use side; however, more intensive on the municipal services. Millville coordinates with Bethany Beach to ensure adequate planning for the increased resort population during the peak seasons.

Millville also has a working relationship with the Indian River School District. The Town consults with the District in regard to future development and the potential impact on the District's future student population.

INTERGOVERNMENTAL COORDINATION RECOMMENDATIONS

Continual coordination on a number of issues between Millville and the State, County, and nearby municipalities would benefit all parties and help to further the implementation of the Town's goals. The following are some recommendations for intergovernmental coordination:

1-1 Work closely with other agencies, when appropriate, to implement the Town's vision for the future through mutually beneficial agreements.

1-2 Follow the Town's Annexation Areas & Future Land Use Plan in making capital investment decisions.

1-3 Continue to work with the County and Ocean View to ensure that development occurring within the area of concern is compatible with Millville's character.

1-4 Work with the State, County, Town of Ocean View, and property owners to address incorrect data regarding the municipal boundaries.

1-5 Coordinate with Sussex County and the Town of Ocean View regarding annexation and development proposals within the annexation area depicted on Map 6.

1-6 Continue to work at the Town and County level to expand the sewer system.

1-7 Work on an intergovernmental agreement for sewer expansion into the entire municipal boundary.

1-8 Continue the current relationship with the Delaware State Police.

1-9 Continue to work with DelDOT on issues related to Atlantic Avenue (Rt. 26) and other State roads in and around Millville.

VISION & GOALS

Town's mission statement: To ensure a sufficiently high quality of life for current and future residents; grow in a manner consistent with current Town values; protect the environmental quality of resources located within Millville and in the surrounding area; provide for and protect existing open space areas within the community; and target development in areas where services can be provided at the least cost and in the shortest time possible.

FUTURE LAND USE

Survey results show an agreement that the majority of development should occur within the current Town boundaries. There is a somewhat neutral feeling about annexing adjacent land in the future. Most community members understand that the Town needs to expand with more people wanting to move to this area; however,

many people do not believe that the Town should increase its growth area or population base. There is a strong desire to annex gaps and enclaves within the current boundary. There is a need to create more logical town borders to make Millville more definable. The balance between growth and the preservation of farmland open space was one of the main needs agreed upon by residents. The small town atmosphere is important to community members and needs to be taken into consideration when discussing the issue of future growth.

COMMUNITY CHARACTER & DESIGN

Currently there is little that distinguishes Millville from its neighboring towns, causing it to lose a little bit of identity. Improving the Atlantic Avenue streetscape is the first step to revitalizing the community's character. Combined with existing sidewalks along Atlantic Avenue, putting up banners and including street furniture would help bring additional personality and identity to the Town. Improving the landscaping along the streets would also add to overall beautification. Preserving community character and creating smaller focal points along Route 26 is important because it gives residents a real sense of community.

UTILITIES & SERVICES

To support a growing community, there needs to be provision of adequate services and facilities. Currently, homes and businesses vary as to whether they are hooked up to central water and sewer or residents use well and septic systems. Converting all residents to a central water and sewer system would be the start to making necessary services accessible to all residents. Community members also think it is important to be able to provide a growing Town with other needed community services, such as trails and bikeways, a police force, parks and recreation, information technology support, and town trash pickup. Services that are more accessible make the overall Town function better and contribute to creating a more livable community.

TRANSPORTATION

Traffic continues to be a major problem concerning Town residents. The majority of congestion problems occur during the summer months with people driving through Millville to get to and from the beach. Several residents expressed an interest in a beach bus or trolley system, which could reduce some of the traffic congestion. Another issue with transportation is connectivity, more specifically for those walking around Town or riding their bikes. Placing sidewalks along Atlantic Avenue is a repeated request among community members, so they can have a safe place to walk.

CHAPTER 2 | COMMUNITY CHARACTER

A community's character is what makes a town a unique place. This chapter details some of the elements that define Millville's character and recommends approaches designed to protect and enhance those elements.

Pond at Bishops Landing

Millville by the Sea - Bridge on Sand Dollar Lake

LOCATION & HISTORY

The Town of Millville, incorporated in 1907, is located in eastern Sussex County, west of Bethany Beach and Ocean View, on Atlantic Avenue (Rt. 26). It shares its eastern border with the Town of Ocean View. It is part of the southeast Sussex County coastal area, which is also comprised of the Towns of Bethany Beach, South Bethany, Fenwick Island, and Ocean View. The area is known for its small town atmosphere and quiet way of life, contrasted with the larger resort towns of Rehoboth Beach, DE to the north and Ocean City, MD to the south. Map 1, Town Boundary, provides an aerial view of the Town and its current boundary.

Sussex County's relatively large size and geographic remoteness serves to create a sense of separate identity among its citizens. Until the early twentieth century, the County's many rivers and tidal estuaries, combined with the hundreds of smaller branches and streams that fed them, supported scores of waterpower grist and saw mills. In 1860, there were 130 millponds in Sussex County. It is reported that George F. Townsend owned property and a lumber mill on the north side of Route 26, west of the Railway Road. The Town took its name – Millville – from this mill.

As the population increased in the large metropolitan areas to the north, Sussex County became a major source of cash crops, which included melons, strawberries, apples, and peaches. At the turn of the century, Sussex County was the largest producer of strawberries in the world. In the 1930s, there was a gradual shift to the production of commercial poultry, corn, and soybeans, which could be converted to poultry feed. In fact, the 1987 Census of Agriculture reported by the Census Bureau documented Sussex County's position as the largest producer of poultry in the nation, with close to two million chickens produced annually.

Concurrently, the resort potential of Sussex County's 28 miles of ocean coastline received attention by residents of the nearby urban centers of Wilmington, Baltimore, Philadelphia, and Washington, D.C., along with those from New Jersey, New York, and Virginia. While the agricultural sections of the County supported an expanding poultry industry, the beach communities enjoyed a growing tourism economy. Tourism supported a sharp population increase in the coastal communities, which spread inland as land prices increased. These expanded population centers created demands for more urban services, such as roads and sidewalks, police and fire protection, water and sewers, environmental protection (especially watershed), and community planning.

In recent years, the Town's boundaries have expanded significantly with the annexation of lands for large-scale residential developments, fueling an increase in population already experienced within Millville's historic borders. Commercial development has increased to serve the Town's population, as well as the surrounding communities. This is Millville's challenge in the coming decade: balance the needs of a growing resort and retirement community while retaining its key amenity, small town charm.

PHYSICAL CONDITIONS & CLIMATE

The annual average temperature for the Town is 56°F. Temperatures in January average about 34°F and 77°F in July. The rainfall averages about 45.0" per year, with the most occurring in August. Snowfall averages about 12.6" annually, with the most occurring in January. Monthly average humidity is approximately 82%, highest in July. Annual average wind speed is approximately 13.9 mph.

Table 1. Monthly Weather Averages & Records

Month	Average Low (°F)	Average High (°F)	Record Low (°F) (Year)	Record High (°F) (Year)	Average Precipitation	Average Snow
January	28°	45°	-11° (1982)	78° (1950)	4.01"	5.2"
February	30°	47°	0° (1979)	86° (1997)	3.22"	4.4"
March	36°	55°	9° (1950)	89° (1998)	4.45"	1.9"
April	44°	65°	18° (1982)	92° (1985)	3.54"	0.1"
May	54°	74°	32° (1966)	97° (1997)	3.91"	0"
June	63°	82°	40° (1967)	102° (1997)	3.15"	0"
July	68°	86°	47° (1952)	101° (1999)	4.19"	0"
August	67°	85°	47° (1986)	101° (1997)	5.34"	0"
September	62°	79°	37° (1950)	98° (1983)	3.77"	0"
October	50°	69°	26° (1966)	92° (1954)	3.42"	0"
November	41°	59°	16° (1955)	88° (1950)	3.33"	0.5"
December	33°	50°	0° (1958)	77° (1998)	3.67"	1.8"

Source: Intellicast (September 2018)

COMMUNITY DESIGN

Millville plans to maintain its small town atmosphere despite the rapid growth in coastal Sussex County. While small businesses and residences currently make up the majority of the Town's land uses, the Town has also experienced an influx of large-scale commercial development to serve the growing population and surrounding communities.

The challenge Millville faces is to balance the needs of a growing resort and retirement community while maintaining the character that has attracted so many of its residents to Town. To meet this challenge, placemaking and urban design measures are imperative to preserve small town character while creating a highly desirable, human-scaled, and pedestrian-oriented community. Millville plans to integrate new communities and businesses within the existing Town while preserving the quality of life for current residents. Moreover, Town citizens and officials recognize that well designed, maintained, and attractive streetscapes significantly contribute to a community's positive image.

The Town has established and adopted uniform streetscape standards for both site and building design for all development and redevelopment projects on Atlantic Avenue and Roxana Road (Rt. 17). In addition to promoting a unique community character, the Town hopes that the creation of these design standards and guidelines will assist in alleviating congestion concerns while helping to create safe pedestrian and bicycle networks. Objectives of the design standards and guidelines include:

- Creating an environment that emphasizes buildings and landscaping, rather than parking and signs;

- Encouraging creative designs for sites and buildings;
- Allowing for infill development, sensitive to context;
- Supporting pedestrian movement and the use of transit and bicycles;
- Protecting and enhancing the environment for living and working;
- Supporting and stimulating business; and
- Promoting investment and occupancy in business and other properties.

The 2018 community survey revealed that the majority of residents would like to see the Town promoted as a bedroom beach community and a resort destination that provides live/work opportunities that, at the same time, meets retirees' needs. The majority of residents did not want to promote the Town as a retail and economic hub. The business survey revealed a strong desire for the Town to be a live/work, bedroom beach community, and resort destination; however, did not feel that the Town was appropriately suited to be a retail and economic hub or a retirement community.

GOALS & RECOMMENDATIONS

GOALS

2-1 | Maintain, preserve, and improve the unique small Town character.

2-2 | Create attractive building and site designs with enduring aesthetic appeal that are likely to evoke a positive and strong "sense of place" and feelings of pride in the community.

2-3 | Improve the business district located along Atlantic Avenue, while keeping the unique shops and services.

2-4 | Develop a vibrant and unique setting by encouraging the creative development and redevelopment of Atlantic Avenue.

2-5 | Foster inviting, pedestrian-friendly designs as one element of ensuring a lively and commercially viable shopping district.

2-6 | Create an overall community character that is unique from surrounding communities and the County by defining the Town's boundaries.

RECOMMENDATIONS

2-1 CONTINUE TO PURSUE THE ATLANTIC AVENUE/ROUTE 26 STREETSCAPE IMPROVEMENTS.

The Town should continue to pursue grant funding to implement the recommended improvements and amenities in the "Millville Atlantic Avenue Streetscape Improvements Pattern Book," dated April 2008. These improvements consist of shade trees, pedestrian-oriented lighting, and sidewalks connecting to all residential neighborhoods, among other amenities. Additional information on these streetscape improvements can be found in Chapter 6, Transportation.

2-2 ESTABLISH A GATEWAY FOR ATLANTIC AVENUE (ROUTE 26).

Encourage enhanced gateways along Atlantic Avenue on the east and west boundaries of Town. The gateways should serve to visually reinforce entry into Millville, to define the Town edges, and to calm and manage vehicular traffic entering Town in a safe and efficient manner. This can be achieved through access management, landscape and frontage improvements, signage and Town banners, and overall quality of site and building design in the area. The Town should coordinate ongoing gateway development with all annexation activities.

CHAPTER 3 | TOWN & COMMUNITY SERVICES

This chapter details the various services provided by the Town as well as services and resources provided to Town residents, businesses, and visitors by other entities.

TOWN GOVERNMENT

The government of the Town and the exercise of the powers conferred by the Charter are vested in the Town Council. The Council is composed of five members, each serving two-year terms. During the Annual Meeting, the Town Council elects a Mayor, Deputy Mayor, Secretary, and Treasurer. All of the Town's monthly meetings are held at Town Hall. The Town Council meetings are held on the second Tuesday of every month at 7:00 p.m. and the Town's Workshop meetings are held on the fourth Tuesday of every month at 7:00 p.m. Additional information about the Town can be found at https://millville.delaware.gov.

In addition to the Town Council, there are a number of other boards and commissions that are responsible for fulfilling the governing functions of the Town:

- Annexation Committee
- Board of Adjustment
- Parks & Recreation Committee
- Planning & Zoning Commission
- Comprehensive Plan Committee

ADMINISTRATION

The Town Hall is located at 36404 Club House Road, at the corner of Club House Road and Atlantic Avenue. The Town employs a full-time Town Manager, Town Clerk, Finance Director, and part-time Finance Assistant. The Town also employs a Code & Building Official as well as Code & Building Administrator who handle code enforcement and building inspections.

The current Town Hall provides adequate meeting space and office space for the current staff; however, with current growth trends, the Town anticipates the need to hire additional employees.

PUBLIC SAFETY & HEALTH

Police, fire, and emergency medical services are available in the Town, as well as a variety of health services. Additional information can be found in the sections below.

POLICE

The Town does not have a municipal police force at this time; however, they currently contract with the Delaware State Police for patrols and special events. The closest station is located in Georgetown, DE. For all non-emergency calls, Troop 4 in Georgetown can be reached at (302) 856-5850. The Ocean View Police Department responds to high priority calls when the State Police are not readily available.

In the community survey, many residents expressed the need for a town police force as a high priority. With additional Town growth, criminal activity may increase and the need for a full-time police force will be a necessity. To assist with policing needs, the Town places 10% of transfer taxes received each quarter into a police fund.

In addition, future developments in Town and the increase in the summer population will have significant impacts on the roadways through Town, specifically Roxana Road (Route 17) and Atlantic Avenue (Route 26). Speed enforcement and traffic control for public safety on these roads may possibly be a major responsibility of the future police department. To ensure adequate police service in Town, Millville should continue to cooperate with State Police until the point when they are able to provide their own additional full-time officers.

The Town should also consider contacting the Delaware Criminal Justice Council to inquire about eligibility for the local law enforcement block grant program. The program allocates State funding to local governments for the purposes of reducing crime and improving public safety. The Town should further contact local police departments for assistance when determining the public safety needs based on projected population figures.

FIRE SERVICE

Fire service is provided by the Millville Volunteer Fire Company (MVFC), which operates out of two fire stations. Station 1 is located at 35554 Atlantic Avenue in Millville and Station 2 is located at 34237 Omar Road in Frankford. MVFC has 135 members and serves Millville, Ocean View, and Clarksville. The mission of MVFC is to provide quality and efficient fire, rescue, emergency medical, and other emergency services to the citizens of the Millville Fire District and its surrounding communities. MVFC currently has 13 apparatus that cover a 38 square mile district.

The first recorded account of fire protection for the Town dates to 1922 when the Town purchased a chemical wagon. In April 1936, a meeting was held with the intent of establishing a fire company for the Town including the election and appointment of officers. The company purchased a motorized fire truck to better serve the Town. The local church was enlisted to alert volunteers in the event of an emergency: the church bell was rung for two minutes to alert firefighters and the engine would wait for three additional minutes before responding to the scene. In 1937, the first siren was purchased and mounted. In 1939, the Company incorporated and a lot was purchased for expansion and construction of a firehouse. In 1941, membership reached 50 volunteers and an additional tank wagon was purchased. 1942 saw the installation of the Company's first telephone and an additional apparatus was purchased in 1945 (auto car with 1,000-gallon water tank) and 1956 (rescue wagon).

Ambulance service began in 1961 and the Dive Team began in 1970. Two additional sirens were purchased for Clarksville and Ocean View in 1972. In 1984, groundbreaking of the current station began with construction being completed in just over a year.

DIVE TEAM

The MVFC Dive Team is comprised of 18 members who have completed various certification levels in SCUBA diving. The team responds to water-related emergencies including drownings, vessels in distress, and boating accidents. The Dive Team has been protecting the lower East Coast of Sussex County since 1970 and has assisted agencies throughout Sussex County and into Maryland.

Additional information on MVFC can be found on their website at http://millville84.com.

EMERGENCY MEDICAL SERVICE

MVFC provides emergency medical services for the communities of Millville, Ocean View, Clarksville, and other unincorporated areas and developments within their fire district. They operate a fleet of three ambulances and possess a retired ambulance in mint condition. MVFC is staffed by 14 full-time EMT/firefighters, a full-time EMS Chief, a full-time administrative assistant, and numerous dedicated volunteers. Emergency medical service is assisted by Sussex County Paramedics, Delaware State Police Aviation, Maryland State Police Aviation, and various municipal agencies. Patients are usually transported to one of four facilities including Beebe Medical Center in Lewes; Peninsula Regional Medical Center in Salisbury, MD; Atlantic General Hospital in Berlin, MD; or the Beebe Emergency Center in Millville. With the exception of the Beebe Emergency Center, the other facilities are at least 15 miles from Millville and are only accessed by the State's busiest corridors. In addition to providing emergency fire and EMS services, MVFC also provides CPR, blood pressure monitoring, and smoke detector check programs throughout the year. Fire prevention events are also held in conjunction with various schools and community groups. MVFC also holds a number of fundraisers throughout the year to support their operations. Fire/EMS used a voluntary fee support system to augment their funding. In 2018, the Town instituted a small Ambulance Fee to support EMS services for residents.

HEALTHCARE

Millville is home to several private businesses dedicated to serving the community's health care needs:

- Aquacare – 38069 Town Center Dr.
- Beebe Walk-In Care – 32550 Doc's Place Ext.
- Coastal Kid Watch Pediatrics – 32566 Doc's Pl.
- My Eye Doctor – 35786 Atlantic Ave. Unit 1
- Peninsula Cardiology Assoc. – 35141 Atlantic Ave.
- Quest Diagnostics – 38025 Town Center Dr.

Beebe Healthcare has received approval for a South Coastal Campus Emergency Department and Tunnel Cancer Center, comprised of a 24-bed emergency center and outpatient cancer-treatment facility. The facility is to be located on Route 17 with construction anticipated to be complete in 2020.

There are six hospitals within a 30-mile distance of Millville, each offering a variety of services. General information on each hospital can be found in Table 2. This information should *not* be relied on in the case of a medical emergency. Always call 9-1-1 in the case of an emergency. Always call the hospital to confirm its location, hours of operation, and services before traveling to the hospital.

General information on each hospital can be found in Table 2. This information should *not* be relied on in the case of a medical emergency. Always call 9-1-1 in the case of an emergency. Always call ahead of time to confirm its location, hours of operation, and services before traveling to the hospital.

Table 2. Hospitals within 30 Miles of Millville

Hospital	Atlantic General Hospital	Beebe Medical Center	Deer's Head Hospital Center	Healthsouth Chesapeake Rehab	Nanticoke Memorial Hospital	Peninsula Regional Hospital System
Location	Berlin, MD	Lewes, DE	Salisbury, MD	Salisbury, MD	Seaford, DE	Salisbury, MD
Distance (miles)	15.39	15.38	29.71	26.11	26.82	28.80
Number of Beds	51	205	90	42	234	390
Type[1]	NG; NFP	NG; NFP	G; NF	IO	NG; NFP	NG; NFP
Angioplasty		X			X	X
Breast Cancer Screening	X	X			X	X
Cardiac Cath Lab		X				X
Emergency Department	X	X			X	X
End of Life Svc: Hospice Program	X		X		X	X
General Medical Surgical	X	X			X	X
Geriatric Services	X	X	X			
HIV-AIDS Services		X	X			X
Health Screenings	X	X	X		X	X
Hemodialysis		X	X			X
Home Health Services		X				X
Lithotripsy		X			X	X
Medical Surgical Intensive Care	X	X			X	X
Nutrition Programs	X	X	X		X	X
Obstetrics		X			X	
Occupational Health	X		X		X	X
Oncology		X			X	X
Open Heart Surgery						X
Outpatient Care		X				X
Outpatient Physical Rehab		X	X		X	X
Outpatient Surgery	X	X			X	X
Patient Education Center	X		X			
Pediatric Medical Surgical					X	X
Physical Rehabilitation			X	X		
Psychiatric Care						X
Radiation Therapy		X			X	X
Reproductive Health						X
Sleep Center	X	X			X	X
Support Groups	X	X	X		X	X
Tobacco Treatment/Cessation	X				X	
Women's Health	X	X				X

1Type Codes: NFP (Not-for-Profit); NG (Nongovernment); G (Government); NF (Nonfederal); IO (Investor-Owned/For Profit)
Source: U.S. Hospital Finder (September 2018), www.ushospitalfinder.com

EDUCATION

The Town is located within the Indian River School District, which is administered by the Indian River Board of Education. As of 2018, the District served 10,467 students with 16 schools covering more than 360 square miles of service area. The District has more than 700 teachers and 180 paraprofessionals. In addition to the public schools listed in Table 3, there are also a number of private or parochial schools within driving distance of the Town.

Table 3. Public Schools Serving Millville Students

Grade Levels	School	Address	Fall Enrollment	
			2016-17	2017-18
Primary (grades EC-5)	Lord Baltimore Elementary	120 Atlantic Avenue Ocean View	654	647
Primary (grades K-8)	Southern Delaware School of the Arts	27 Hosier Street Selbyville	459	469
Primary (grades 6-8)	Selbyville Middle	80 Bethany Road Selbyville	693	733
Secondary (grades 9-12)	Indian River High School	29772 Armory Road Dagsboro	942	939

Source: Indian River School District (September 2018)

The Town is in close contact with the Indian River School District to discuss how schools may be affected by possible future growth within the Town. One component that makes predicting the number of students in Town and attending schools in the future difficult is that many of the homes in the area are seasonal or retirement homes.

LORD BALTIMORE ELEMENTARY SCHOOL

Lord Baltimore Elementary School, located on Atlantic Avenue in Ocean View, is committed to providing students with the behavioral and academic skills needed to take pride in themselves and the community, accept challenges and set goals for today and the future, and develop their potential as students and working members of society through a partnership of students, parents, staff, and community working together to create excellence in education. *The school is Delaware's first public elementary school to be selected as a U.S. Department of Education National Blue Ribbon School of Excellence!*

The school itself was constructed in 1932, remodeled in 1966, with subsequent additions and renovations completed in late 2007 including additional classrooms, expansion of classrooms, and updated heating systems. During the renovations, students were taken to the John M. Clayton High School, the former Indian River High School, in Frankford. District-wide renovations included upgrades to plumbing and electrical systems, the elimination of all outdoor trailers, additional safety features, roofing repairs, and compliance with ADA, fire, and building code regulations.

The motto at Lord Baltimore Elementary School is "Learning with Others-Believing in Ourselves!" The school puts children first as they work together to establish a growth mindset in order to prepare students for future academic

success and career readiness. Instructional programs and performance expectations are designed to encourage and motivate students to become independent learners. Programs at Lord Baltimore are designed to meet the diverse needs of all students. ExCEL is an academic enrichment program that promotes critical thinking through collaborative inquiry for qualifying fourth and fifth grade students. Accelerated Reader is a program that motivates students to increase fluency, comprehension, and achieve personal reading goals. Title One Nights give students and staff an opportunity to showcase curricular content while encouraging students to explore their hidden talents. These opportunities continue to foster the educational partnership between home and school.

Lord Baltimore's staff closely monitors student growth and performance through multiple measures such as Smarter Balance, STAR, DIBELS, and district assessments. This data drives instruction, as teachers are constantly fine tuning lesson design and learning activities to ensure alignment with the Delaware State Standards. Weekly Professional Learning Communities allow teachers to collaborate with colleagues to develop RTI groups, score assessments, and plan high quality instruction. Students will utilize the Benchmark Advance ELA curriculum as a vehicle to develop foundational reading skills such as decoding, fluency, and comprehension. These skills will allow students to become successful readers and literate members of society. The Bridges math curriculum encourages students to become mathematical thinkers and problem solvers through daily Number Corners and highly interactive works stations.

Website: http://irlbe.ss7.sharpschool.com/
Source: Indian River School District and State of Delaware

SELBYVILLE MIDDLE SCHOOL

Selbyville Middle School, located on Roxana Road in Selbyville, was constructed in 1995. This school educates students in grades 6 through 8. There are an average of 670 students in attendance each year. The school's mission is to effectively assist young adolescents in the transition from the elementary school to the high school. Students, parents, and staff of Selbyville Middle School work cooperatively to provide a warm, safe learning environment that will encourage every child to develop the knowledge, skills, and attitudes to be successful in an ever-changing society.

Selbyville Middle School offers a unique learning experience for its students, building within each student 21st century skills while ensuring students are college and career ready. Students at Selbyville Middle are immersed in and work daily with technology through the blended learning model and an expanded computer literacy program. Selbyville Middle School students also work within the community, building and developing civic relationships through participation with the National Junior Honor Society. Parents are encouraged to participate in the school's PTO and to attend parent nights held at the school. Selbyville Middle School is proud to house a successful VEX Robotics Team that annually qualifies for regional, national, and world competitions. Finally, Selbyville Middle is proud of the fact that 30% of its students learn additional life lessons through their participation in the school's athletic program.

The school offers an expanded business program to its students. Students gain proficiency with keyboarding and word processing skills in 6th grade. In 7th grade, students gain proficiency with Microsoft Excel and personal finance in Exploring Business I. In 8th grade, students become proficient working with Chromebooks and Google Apps while enrolled in Exploring Business II. Selbyville Middle students work daily within a blended learning model through extensive incorporation of the learning management system Schoology. Students also have the ability to enroll in Honors courses and may participate in the Academic Challenge program at Del Tech.

Website: http://sdsa.irsd.net/
Source: Town of Selbyville, Indian River School District, and State of Delaware

SOUTHERN DELAWARE SCHOOL OF THE ARTS

The School of the Arts (SDSA), located on Hosier Street in Selbyville, is a K-8 magnet school. The mission is to facilitate student learning and achievement through the arts. SDSA students are creative and expressive. During their matriculation, they will experience studio art courses, which include drawing, painting, ceramics, and sculpture. The dance program teaches the art of dance through creating, performing, and viewing other performers. Students learn a variety of styles including ballet, modern, jazz, and tap. In drama, students study character development, story enactment, improvisation, production, direction, and stage technology. The vocal and instrumental music programs teach basic music concepts and allow for inclusion in band, chorus, show choir, and rock band ensembles. Students experience a more concentrated emphasis on performance in grades 6-8 as they transition to major and minor art classes.

SDSA's mission is to "Promote student achievement by learning through the Arts". Students learn in their core academic classes through both traditional approaches and through arts integration in ELA, Math, Science, and Social Studies. This "Arts Integration" approach is used to address multiple learning modalities while using researched strategies. Through this approach, students are offered opportunities to extend and refine their thinking while also being offered individual differentiation. SDSA adheres to the Indian River School District's curriculum in all academic areas. This curriculum is aligned with Common Core State Standards. All teachers and administrators monitor and analyze student data through Professional Learning Communities. This data is used to drive instruction within the heterogeneous classrooms.

SDSA provides a unique learning opportunity for students by integrating the Arts to develop higher order thinking, creativity, and problem-solving skills and to connect to real-world experiences. This grade K-8 district magnet school accentuates both academics and artistic excellence and is the only school of its kind in Sussex County. The uniform code, positive school culture, and the desire to offer all students success through differentiation have all contributed to the school's success. Parental involvement has always been an integral part of the SDSA family. The school encourages parent participation in the very-active PTO, which helps to offset costs involved with updating technology, paying for field trips and programs, and classroom supplies.

Website: http://sm.irsd.net/
Source: Town of Selbyville, Indian River School District, and State of Delaware

INDIAN RIVER HIGH SCHOOL

The mission of Indian River High School (IRHS) is to provide a safe environment for academic excellence through fostering critical thinking skills that maximize individual potential and enable students to tackle the challenges of our dynamic global society. The IRHS vision statement, PRIDE (Preparing Responsible Individuals Dedicated to Excellence), guides all curricular and extracurricular decisions. The expectation of excellence allows IRHS students to maintain high levels of academic growth and achievement

while preparing them for rigorous college and career requirements. In addition to a strong core academic program, IRHS offers a wide variety of career and technical pathways (including agriculture, marketing, construction, graphics, and a newly added Allied Health and NAF-sponsored Academy of Finance pathway), a Project Lead the Way STEM program, a regionally acclaimed arts program including instrumental, vocal and studio arts, a marine JROTC Leadership program, competitive athletic teams, and a variety of student organizations with local, state, and national recognition.

Indian River High School's rigorous academic program provides students of all levels with a variety of options to prepare for their college and career goals with a focus on critical thinking and project-based learning. IRHS offers ten Advanced Placement courses including Biology, Calculus AB, Chemistry, English Language, English Literature, Environmental Science, Psychology, Spanish Language, Statistics, and U.S. History. Students perform well above the national average on the AP exams. Additionally, students can earn college credit by taking dual enrollment courses with the University of Delaware's UD 110 - Writing class or Delaware Tech's SOC 111 – Sociology or BIO120 – Anatomy & Physiology I.

Website: http://irhs.irsd.net/
Source: Indian River School District and State of Delaware

HIGHER EDUCATION

Delaware Technical and Community College (DelTech) is located approximately thirty minutes from Town in Georgetown. DelTech offers associates, bachelors, and certificate programs in several disciplines. Also located on the Georgetown campus are satellite offices and programs that are offered by the University of Delaware, Delaware State University, and Wilmington University, allowing for the completion of bachelors, masters, and doctoral degrees all in one location.

Wor-Wic Community College is located approximately forty minutes from Town, just outside of Salisbury, Maryland. Wor-Wic offers programs that lead to an associate of applied science, science, arts, or arts in teaching, as well as certificates of proficiency and letters of recognition. Wor-Wic also offers the first two years of a bachelor's degree in a variety of programs for those wishing to transfer to a four-year college or university.

Salisbury University, a fully accredited four-year college offering a wide variety of bachelor's degree programs is located less than an hour from Town, in Salisbury, Maryland. The university offers 58 distinct graduate and undergraduate programs.

LIBRARY

South Coastal Public Library, located at 43 Kent Avenue in Bethany Beach, is approximately four miles away from Millville and is currently the closest library to the Town. The library was built in 1994 and underwent renovation in 2009, during which time services were temporarily relocated to the Town. Additional information can be found at https://southcoastal.lib.de.us/

POSTAL SERVICE

The U.S. Postal Service operates a full service post office at its facility located at 35764 Atlantic Avenue in Millville, which is open every day of the week except Sunday. The postal code for Millville is 19967.

COMMUNITY ORGANIZATIONS

DORIC MASONIC LODGE #30

The Doric Lodge is the oldest fraternal organization with the goal to "make good men better". The organization holds fundraisers, such as Dine and Donate, as well as holds a barbecue fundraiser for others. Additional information about Doric Lodge #30 can be found on their website at http://www.doriclodge30.org.

MILLVILLE VOLUNTEER GROUP

The mission of the Millville Volunteer Group (MVG) is to enhance the individual and collective safety and welfare of all people of the Town. The MVG provides a number services, such as assisting residents or Town staff, assisting at Camp Barnes, and being actively involved within the Indian River School System. Some projects include conducting food drives, participating in the Stockings for Soldiers project, preparing Foster Care Knapsacks, and helping with the preparation and volunteers at the Town's Great Pumpkin Festival and Holiday Market. Additional information about the group can be obtained by calling (302) 539-0449.

MILLVILLE UNITED METHODIST CHURCH

The vision of the Millville United Methodist Church is to be a community based on loving and serving God and loving and serving all neighbors. The organization has two employees: a pastor, serving as spiritual leader, and an organist, providing music ministry. The church provides an opportunity for Christian worship; supports local charities such as the food bank, Lord Baltimore Elementary School, and other churches; and provides community outreach and the use of its Fellowship Hall. Annual events include Christian holiday services, a yard sale, and sing-alongs. Additional information about the church can be found on their website at http://millvillemethodistchurch.org.

PLACES OF WORSHIP

Currently, Millville has two places of worship located within Town limits. These institutions play an important role in the community. Listed below are their locations:

- Beacon Baptist Church – 32263 Beacon Baptist Road
- Millville United Methodist Church – 36405 Club House Road

In addition to the places of worship within Town limits, there are several additional institutions located nearby in Ocean View and in Sussex County.

Source: Google (October 2018)

GOALS & RECOMMENDATIONS

GOALS

3-1 | PROVIDE ADEQUATE, EASILY ACCESSIBLE PUBLIC SERVICES TO RESIDENTS.

3-2 | PROVIDE QUALITY COMMUNITY SERVICES IN AN EFFICIENT, COST-EFFECTIVE MANNER FOR THE HEALTH, SAFETY, AND BETTERMENT OF MILLVILLE'S CITIZENS.

3-3 | LOCATE ALL COMMUNITY SERVICES IN AND AROUND ATLANTIC AVENUE, BETWEEN THE CURRENT LOCATION OF TOWN HALL AND THE CORNER OF CEDAR DRIVE AND ATLANTIC AVENUE.

RECOMMENDATIONS

3-1 CONDUCT A STUDY REGARDING THE FEASIBILITY OF ESTABLISHING A MUNICIPAL POLICE DEPARTMENT.

3-2 CONTINUE RELATIONSHIPS WITH THE DELAWARE STATE POLICE.

3-3 CONTINUE SUPPORTING THE MILLVILLE VOLUNTEER FIRE COMPANY.

3-4 WORK WITH FEDERAL, STATE, AND COUNTY GOVERNMENTS TO LOCATE SERVICE DELIVERY CENTERS IN “DOWNTOWN” MILLVILLE.

3-5 WORK WITH SUSSEX COUNTY TO PLAN FOR AN ADDITIONAL LIBRARY IN MILLVILLE AS THE POPULATION INCREASES.

CHAPTER 4 | POPULATION & HOUSING PROFILE

The following chapter offers a population and housing profile for the Town. Most of the data from in this chapter has been drawn from U.S. Census products, unless otherwise noted. It should be noted that, due to possible sampling and surveying error, the data contained in this chapter cannot be construed as an irrefutable measure of existing population or housing conditions. The Town recognizes the differences in the population estimates from the 2010 Census, 2017 American Community Survey and the Delaware Population Consortium based on methodology and actual dates of collection. At this time, the Town would follow the 2017 ACS data as it is the most recent and acceptable source for funding agency applications. The Town will continue to work with the DPC on future population projections.

Note: The U.S. Census Bureau changed the method it uses to collect and disseminate much of its information. Beginning with the 2010 Decennial Census, the Census Bureau stopped distributing the traditional "long form" survey that historically provided demographic data, published as Summary File 3 and Summary File 4. These Summary Files included social statistics such as educational attainment, economic data, and housing data. These Summary Files were replaced by American Community Survey (ACS) data, which are available in one- and five-year estimates. It is important to note that, as the population of an area becomes smaller, the accuracy of these estimates decrease. One- and three-year estimates are available for all states and counties; however, only five-year estimates are available for the smaller municipalities within the State of Delaware. The only exceptions within the State are Wilmington, Dover, and Newark, due to their population sizes. The benefit of the five-year data is that they allow the Census Bureau to draw from a larger sample; however, the data is not as current.

POPULATION PROFILE

According to the 2013-2017 American Community Survey, the Town has an estimated population of 1,709 people. This is a 214% increase from the 2010 population of 544, a 560% increase from the 2000 population of 259, and a 734% increase from the 1990 population of 205. During this same time period, Sussex County saw an increase of only 9% and the State saw an increase of only 5%. While neighboring Ocean View did experience a growth in their population numbers as well, the rate was not nearly as great as that experienced by Millville. Comparatively, while Bethany Beach and South Bethany experienced substantial growth during the 1990s, this growth slowed and both towns lost population in the 2010s. Population growth figures can be found in Table 4 and a historical perspective of Millville, Sussex County, and the State, dating back to 1940 can be found in Table 5. Figures 1 and 2 provide graphical representations of population history for the Town, County, and State as well.

Table 4. Population Growth

Jurisdiction	Year				% Change			
	1990	2000	2010	2017	'90-'00	'00-'10	'10-'17	'00-'17
Millville	205	259	544	1,709	+ 26.3%	+ 110.0%	+214.2%	+559.8%
Bethany Beach	326	903	1,060	1,010	+177.0%	+ 17.4%	-4.7%	+11.8%
South Bethany	148	492	449	422	+ 232.4%	- 8.7%	-6.0%	-14.2%
Ocean View	606	1,006	1,882	2,150	+ 66.0%	+ 87.1%	+14.2%	+113.7%
Sussex County	113,229	156,638	197,145	215,551	+38.3%	+25.9%	+9.3%	+37.6%
Delaware	666,168	783,600	897,934	943,732	+ 17.6%	+ 14.6%	+5.1%	+20.4%

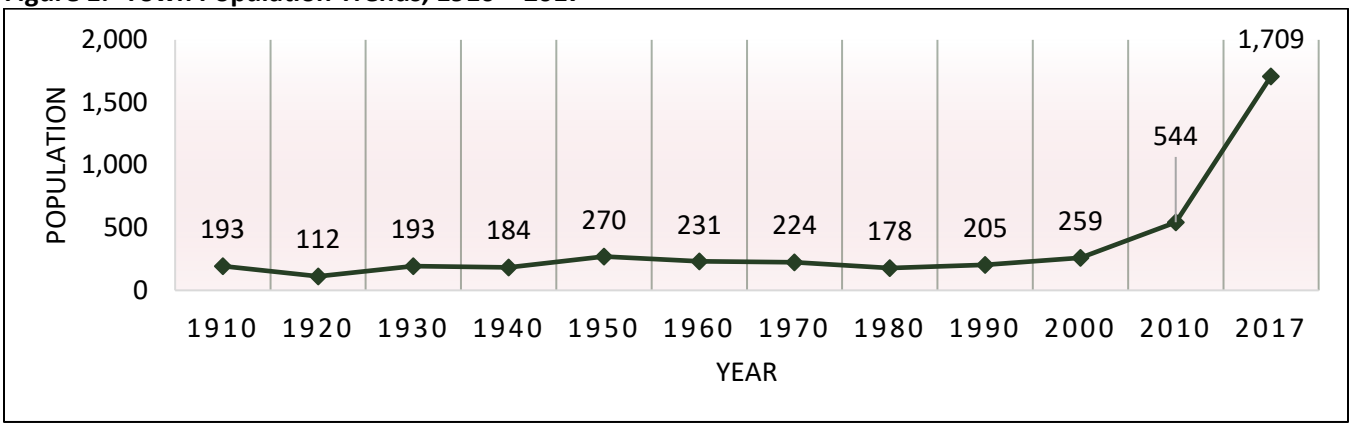
Source: U.S. Census Bureau - 1990, 2000, 2010 U.S. Census; 2013-2017 American Community Survey

Table 5. Population History

Year	Population			Year	Population		
	Millville	Sussex County	Delaware		Millville	Sussex County	Delaware
1940	184	52,502	266,505	**1990**	205	113,229	666,168
1950	270	61,336	318,085	**2000**	259	156,638	783,600
1960	231	73,195	446,292	**2010**	544	197,145	897,934
1970	224	80,356	548,104	**2017**	1,709	215,551	943,732
1980	178	98,004	594,338				

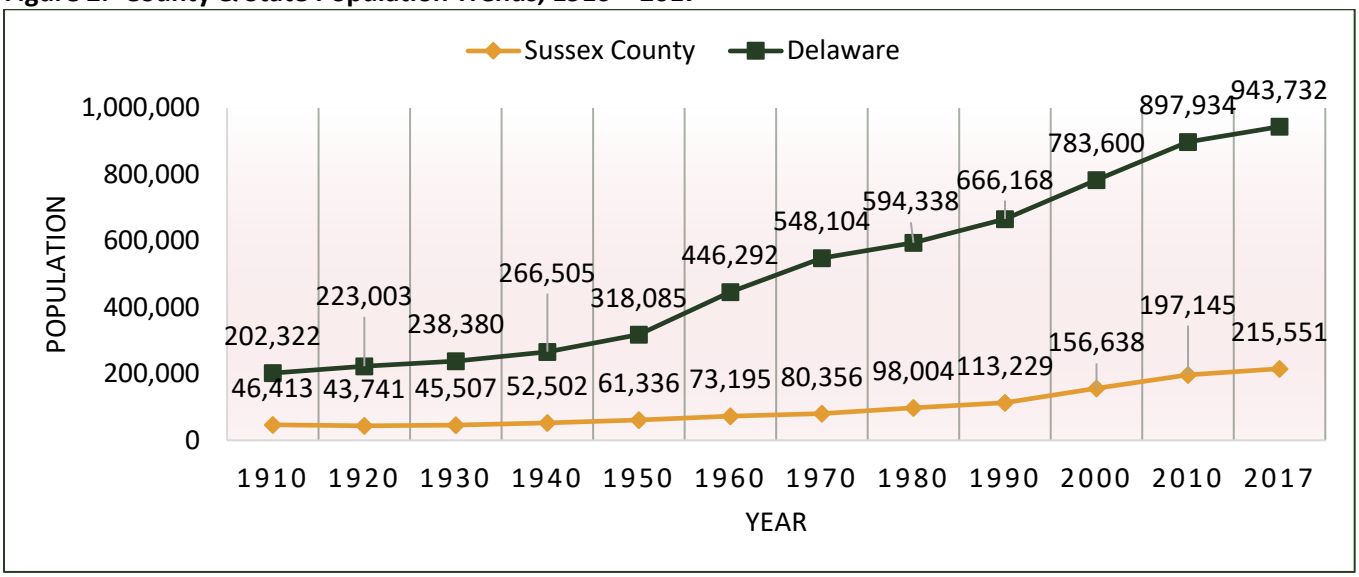
Source: U.S. Census Bureau Decennial Census (1940-2010); 2013-2017 American Community Survey

Figure 1. Town Population Trends, 1910 – 2017



Source: U.S. Census Bureau Decennial Census (1910-2010); 2013-2017 American Community Survey

Figure 2. County & State Population Trends, 1910 – 2017



Source: U.S. Census Bureau Decennial Census (1910-2010); 2013-2017 American Community Survey

RACE & ETHNICITY

Table 6 compares Millville's racial composition to that of adjacent Ocean View as well as to Sussex County and the State. Table 7 summarizes changes in Millville's racial composition from 2000 to 2010 and 2017. Although some of the percentage increases may seem quite large, such as an increase of 125% in Asian respondents between 2010 and 2017, this equates to an increase from four respondents in 2010 to 9 in 2017. As Millville exhibited a predominantly White population of 98% in 2017, small increases such as the previous example led to large changes in percentages of minority populations. Millville is much more racially homogenous than the County or the State, but shares more similar characteristics with neighboring Ocean View. Table 8 provides a summary of the Town's population reporting Hispanic or Latino origin. Again, the absolute number of people reporting Hispanic or Latino origins has increased substantially and has also shown a considerable percent change (2,750% from 2000 to 2010); however, the percentage of the population is still somewhat small at less than 5% and has lost a small segment of population since 2010.

Table 6. Racial Composition, 2017

Race	Millville		Ocean View		Sussex County		Delaware	
	No.	%	No.	%	No.	%	No.	%
One Race	1,701	99.5%	2,144	99.7%	210,656	97.7%	917,472	97.2%
White	1,678	98.2%	1,988	92.5%	176,511	81.9%	652,170	69.1%
Black or African American	4	0.2%	24	1.1%	26,592	12.3%	206,290	21.9%
American Indian & Alaska Native	10	0.6%	5	0.2%	917	0.4%	3,482	0.4%
Asian	9	0.5%	0	0.0%	2,589	1.2%	36,553	3.9%
Native Hawaiian & Other Pacific Islander	0	0.0%	0	0.0%	192	0.1%	465	0.0%
Some Other Race	0	0.0%	127	5.9%	3,855	1.8%	18,512	2.0%
Two or More Races	8	0.5%	6	0.3%	4,895	2.3%	26,260	2.8%
Totals	**1,709**	**100.0%**	**2,150**	**100.0%**	**215,551**	**100.0%**	**943,732**	**100.0%**

Source: 2013-2017 American Community Survey

Table 7. Change in Town's Racial Composition, 2000 – 2017

Race	2000		2010		2017		% Change		
	No.	%	No.	%	No.	%	'00-'10	'10-'17	'00-'17
One Race	256	98.8%	535	98.3%	1,701	99.5%	+109.0%	+217.9%	+564.5%
White	251	98.0%	506	94.6%	1,678	98.2%	+101.6%	+231.6%	+568.5%
Black or African American	0	0.0%	13	2.4%	4	0.2%	n/a	-69.2%	n/a
American Indian & Alaska Native	0	0.0%	0	0.0%	10	0.6%	n/a	n/a	n/a
Asian	0	0.0%	4	0.7%	9	0.5%	n/a	+125.0%	n/a
Native Hawaiian & Other Pacific Islander	0	0.0%	0	0.0%	0	0.0%	n/a	n/a	n/a
Some Other Race	5	2.0%	12	2.2%	0	0.0%	+140.0%	-100.0%	-100.0%
Two or More Races	3	1.2%	9	1.7%	8	0.5%	+200.0%	-11.1%	+166.7%
Totals	**259**	**100.0%**	**544**	**100.0%**	**1,709**	**100.0%**	**+110.0%**	**+214.2%**	**+559.8%**

Source: 2000 & 2010 U.S. Census; 2013-2017 American Community Survey

Table 8. Town Population Reporting Hispanic or Latino Origin, 2000 – 2017

Origin	2000		2010		2017		% Change	
	No.	Percent	No.	Percent	No.	Percent	'00–'10	'10-'17
Hispanic or Latino (of any race)	2	0.8%	57	10.5%	54	3.2%	+2,750%	-5.3%
Not Hispanic or Latino	257	99.2%	487	89.5%	1,655	96.8%	+89.5%	+239.8%
Total Population	**259**	**100.0%**	**544**	**100.0%**	**1,709**	**100.0%**	**+110.0%**	**+214.2%**

Source: 2000 & 2010 U.S. Census, 2013-2017 American Community Survey

AGE

In 2000, the median age of Millville residents was 41.5 years old, compared with Sussex County's median age of 41.1 and the State of Delaware's median age of 36. Millville's population was, on average, older than the population of the State of Delaware but comparable to the age of Sussex County residents. In 2010, the median age of all three jurisdictions increased. Millville's median age was 44.1, compared to Sussex County's median age of 45.4 and Delaware's 38.8; Sussex County surpassed the Town with the oldest median age during this decade. In 2017, the median ages of Sussex County and the State again rose to 48.3 and 39.8, respectively, and Millville's median age also increased to 45.7. Age distributions for the three jurisdictions from 2000 to 2016 can be found in Table 9.

Table 9. Age Distribution, 2000 – 2017

		2000		2010		2017		% Change	
	Age	No.	Percent	No.	Percent	No.	Percent	'00–'10	'10-'17
Millville	Under 5 Years	18	6.9%	32	5.9%	86	5.0%	+77.8%	+168.8%
	5 – 9 Years	13	5.0%	37	6.8%	48	2.8%	+184.6%	+29.7%
	10 – 19 Years	26	10.1%	38	7.0%	249	14.6%	+46.2%	+555.3%
	20 – 24 Years	10	3.9%	40	7.4%	124	7.3%	+300.0%	+210.0%
	25 – 34 Years	39	15.1%	71	13.1%	142	8.3%	+82.1%	+100.0%
	35 – 44 Years	39	15.1%	60	11.0%	190	11.1%	+53.8%	+216.7%
	45 – 54 Years	34	13.1%	66	12.1%	196	11.5%	+94.1%	+197.0%
	55 – 64 Years	31	12.0%	100	18.4%	328	19.2%	+222.6%	+228.0%
	65 – 74 Years	28	10.8%	52	9.6%	217	12.7%	+85.7%	+317.3%
	75 – 84 Years	18	6.9%	40	7.3%	76	4.4%	+122.2%	+90.0%
	85 Years +	3	1.2%	8	1.5%	53	3.1%	+166.7%	+562.5%
	Total	**259**	**100.0%**	**544**	**100.0%**	**1,709**	**100.0%**	**+110.0%**	**+214.2%**
	Median Age	41.5		44.1		45.7			
Sussex County	Under 5 Years	9,009	5.8%	11,487	5.8%	11,431	5.3%	+27.5%	-0.5%
	5 – 9 Years	9,960	6.4%	11,077	5.6%	11,714	5.4%	+11.2%	+5.8%
	10 – 19 Years	19,730	12.6%	21,939	11.1%	22,098	10.2%	+11.2%	+0.7%
	20 – 24 Years	7,556	4.8%	10,173	5.2%	10,887	5.1%	+34.6%	+7.0%
	25 – 34 Years	17,811	11.4%	20,656	10.5%	22,547	10.5%	+16.0%	+9.2%
	35 – 44 Years	23,425	15.0%	22,219	11.3%	21,275	9.9%	-5.1%	-4.2%
	45 – 54 Years	21,312	13.6%	28,390	14.4%	27,273	12.7%	+33.2%	-3.9%
	55 – 64 Years	18,813	12.0%	30,134	15.3%	34,092	15.7%	+60.2%	+13.1%
	65 – 74 Years	17,091	10.9%	24,259	12.3%	33,592	15.6%	+41.9%	+38.5%
	75 – 84 Years	9,362	6.0%	12,669	6.4%	15,244	7.1%	+35.3%	+20.3%
	85 Years +	2,569	1.6%	4,145	2.1%	5,398	2.5%	+61.3%	+30.2%
	Total	**156,638**	**100.0%**	**197,145**	**100.0%**	**215,551**	**100.0%**	**+25.9%**	**+9.3%**
	Median Age	41.1		45.4		48.3			
Delaware	Under 5 Years	51,531	6.6%	55,886	6.2%	55,282	5.9%	+8.5%	-1.1%
	5 – 9 Years	55,813	7.1%	56,486	6.3%	56,310	6.0%	+1.25%	-0.3%
	10 – 19 Years	110,906	14.2%	121,431	13.5%	117,849	12.5%	+9.5%	-2.9%
	20 – 24 Years	51,665	6.6%	62,867	7.0%	62,751	6.6%	+21.7%	-0.2%
	25 – 34 Years	108,840	13.9%	111,417	12.4%	125,241	13.3%	+2.4%	+12.4%
	35 – 44 Years	127,601	16.3%	116,087	13.0%	110,313	11.7%	-9.0%	+5.0%
	45 – 54 Years	103,999	13.3%	133,554	14.8%	128,392	13.6%	+28.4%	-3.9%
	55 – 64 Years	71,519	9.1%	110,929	12.3%	127,029	13.5%	+55.1%	+14.5%
	65 – 74 Years	56,415	7.2%	72,453	8.1%	95,605	10.1%	+28.4%	+32.0%
	75 – 84 Years	34,762	4.4%	41,080	4.6%	46,641	4.9%	+18.2%	+13.5%
	85 Years +	10,549	1.3%	15,744	1.8%	18,319	1.9%	+49.2%	+16.4%
	Total	**783,600**	**100.0%**	**897,937**	**100.0%**	**943,732**	**100.0%**	**+14.6%**	**+5.1%**
	Median Age	36.0		38.8		39.8			

Source: 2000 & 2010 U.S. Census, 2013-2017 American Community Survey

EDUCATION

The 2000 Census reported the Town had a higher percentage of residents with a high school education or a college degree than Sussex County. These rates were fairly comparable with the State of Delaware as a whole, with a slightly higher rate of high school completion and a lower rate of college degrees. The 2013-2017 American

Community Survey confirms these findings, reporting that, while fewer residents reported only high school degrees, percentages having completed some college were fairly comparable among the three jurisdictions. Town residents reported higher percentages of having obtained an associate's, bachelors, or other advanced degree when compared to County or State residents. Table 10 shows the educational attainment of Millville residents aged 25 or older, in comparison to Sussex County and Delaware.

Table 10. Educational Attainment, 2017

	Millville		Sussex County		Delaware	
Educational Level	Number	Percent	Number	Percent	Number	Percent
Not HS Graduate	71	5.9%	21,039	13.2%	69,644	10.7%
High School Graduate	320	26.6%	53,268	33.4%	203,135	31.2%
Some College, No Degree	242	20.1%	29,896	18.8%	125,964	19.3%
Associate's Degree	120	10.0%	15,183	9.5%	51,028	7.8%
Bachelor's Degree or Greater	449	37.3%	40,035	25.1%	201,769	30.9%
Total Population 25 Years or Older	**1,202**	**100.0%**	**159,421**	**100.0%**	**651,540**	**100.0%**

Source: 2013-2017 American Community Survey (U.S. Census)

HOUSING PROFILE

The 2010 U.S. Census identified 433 housing units in the Town. The Town offers a mix of housing types, including single-family detached houses, multi-family homes, and townhouses. Compared to the 2000 U.S. Census data, which listed 141 housing units, Millville added 292 units, or increased housing units by 207.1%. The 2013-2017 American Community Survey identified 1,001 housing units, or an increase of 860 housing units since 2000, an additional increase of 131.2%. Table 12 shows the composition of housing stock within the Town during these three periods.

Table 11. Number of Housing Units

	Millville		Sussex County		Delaware	
Year	No.	% Change	No.	% Change	No.	% Change
1970	95	-	34,287	-	180,233	-
1980	93	-2.1%	54,694	+59.5%	238,611	+32.4%
1990	119	+28.0%	74,253	+35.8%	289,919	+21.5%
2000	141	+18.5%	93,070	+25.3%	343,072	+18.3%
2010	433	+207.1%	123,036	+32.2%	405,885	+18.3%
2017	*1,001*	*+131.2%*	*132,980*	*+8.1%*	*423,489*	*+4.3%*

Source: U.S. Decennial Census (1970-2010); 2013-2017 American Community Survey

Table 12. Composition of Housing Stock

	2000		2010		2017		% Change		
Housing Type	No.	Percent	No.	Percent	No.	Percent	'00–'10	'10-'17	'00-'17
Single-Family Detached	132	88.6%	282	67.5%	602	60.1%	+113.6%	+113.5%	+356.1%
Single-Family Attached	0	0.0%	136	32.5%	378	37.8%	n/a	+177.9%	n/a
2-Family/Duplex	2	1.3%	0	0.0%	0	0.0%	-100.0%	n/a	-100.0%
Townhouse	0	0.0%	0	0.0%	12	1.2%	n/a	n/a	n/a
Multi-Family	0	0.0%	0	0.0%	9	0.9%	n/a	n/a	n/a
Mobile Home	15	10.1%	0	0.0%	0	0.0%	-100.0%	n/a	-100.0%
Totals	**149**	**100.0%**	**418**	**100.0%**	**1,001**	**100.0%**	**+180.5%**	**+139.5%**	**+571.8%**

Source: 2000 U.S. Census; 2006-2010 & 2013-2017 American Community Survey

HOUSING OCCUPANCY

Of the 1,001 housing units listed in the 2013-2017 American Community Survey, 652 units (or 65.1%) of those are occupied. Figure 3 compares the proportion of vacant units, owner-occupied units, and renter-occupied units in the Town to those of Sussex County, the State, and neighboring Ocean View, Bethany Beach, and South Bethany. As illustrated by the figure, Millville's vacancy and occupancy rates closely mirror those of the County. Vacancy rates are much higher than those of the State. This is probably due to Millville's proximity to the beaches and portion of units used as rentals, as well as portion of units on the market waiting to be sold. Conversely, Millville has much lower vacancy rates than the three comparison towns, indicating that a great number housing units in Bethany Beach, Ocean View, and South Bethany are more likely dedicated to seasonal and vacation use, rather than full-time residency. When looking only at the occupied units, Millville has more consistent owner and renter occupancy rates (80.1% and 19.9%, respectively) when compared with the State (71.3% and 28.7%) and Ocean View (87.8% owner and 12.2% renter occupancy) than when compared with Bethany Beach (95.5% owner and 4.5% renter occupancy) or South Bethany (98.3% owner and 1.7% renter occupancy).

Table 13. Town Housing Occupancy, 2000-2017

	2000		2010		2017		% Change		
Occupancy Status	No.	%	No.	%	No.	%	'00-'10	'10-'17	'00-'17
Occupied Housing Units	111	78.7%	235	54.3%	652	65.1%	+111.7%	+177.4%	+487.4%
Vacant Housing Units	30	21.3%	198	45.7%	349	34.9%	+560.0%	+76.3%	+1063.3%
Homeowner Vacancy Rate	1.1%		8.6%		3.3%		+681.8%	-61.6%	+200.0%
Rental Vacancy Rate	29.2%		7.0%		0.8%		-76.0%	-88.6%	-97.3%
Total Housing Units	**141**	**100.0%**	**433**	**100.0%**	**1,001**	**100.0%**	**+207.1%**	**+131.2%**	**+609.9%**

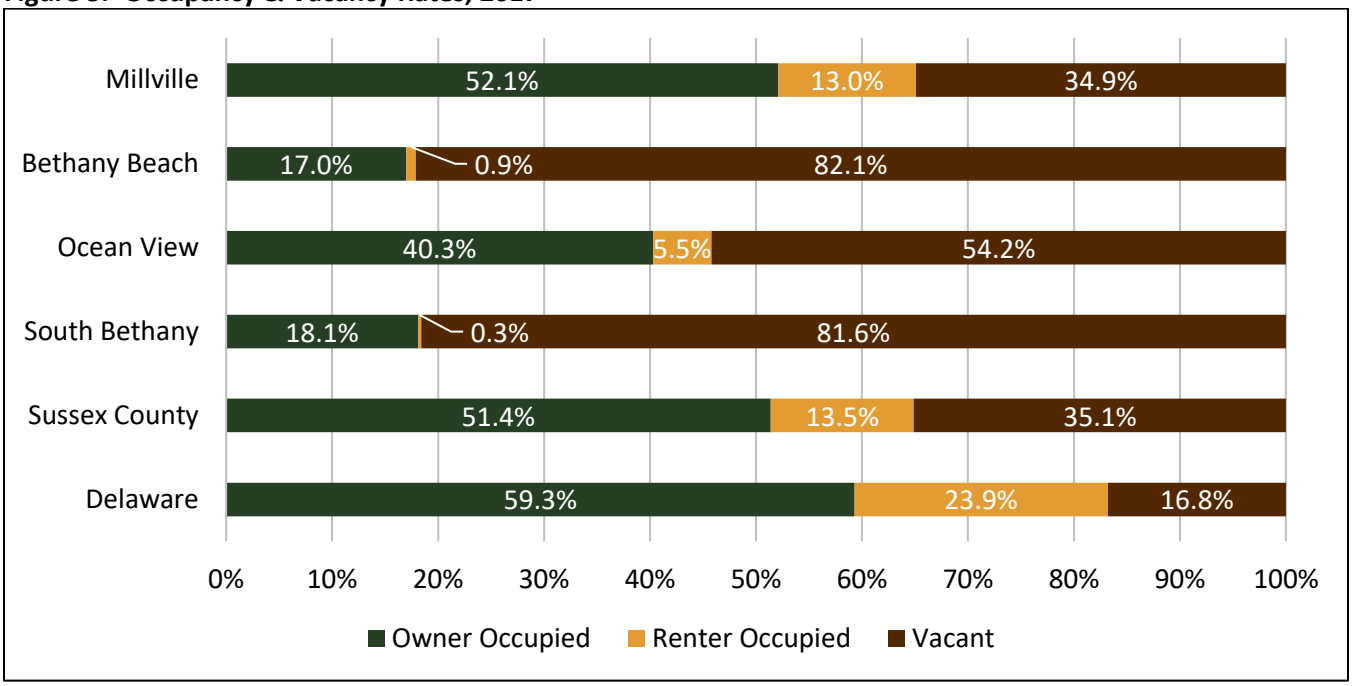
Source: 2000 & 2010 U.S. Census, 2013-2017 American Community Survey

Table 14. Town Vacancy Status, 2000-2017

	2000		2010		2017		% Change		
Vacancy Status	No.	%	No.	%	No.	%	'00-'10	'10-'17	'00-'17
For Rent	7	23.3%	5	2.5%	1	0.3%	-28.6%	-80.0%	-85.7%
For Sale Only	1	3.3%	16	8.0%	18	5.2%	+1500.0%	+12.5%	+1700.0%
Rented or Sold, Not Occupied	0	0.0%	1	0.5%	0	0.0%	n/a	-100.0%	n/a
For Seasonal, Recreational, or Occasional Use	22	73.3%	166	83.8%	270	77.4%	+654.5%	+62.7%	+1127.3%
For Migrant Workers	0	0.0%	0	0.0%	0	0.0%	n/a	n/a	n/a
Other Vacant	0	0.0%	10	5.0%	60	17.2%	n/a	+500.0%	n/a
Total Vacant Units	**30**	**100.0%**	**198**	**100.0%**	**349**	**100.0%**	**+560.0%**	**+76.3%**	**+1063.3%**

Source: 2000 & 2010 U.S. Census; 2013-2017 American Community Survey

Figure 3. Occupancy & Vacancy Rates, 2017



Source: 2013-2017 American Community Survey

HOUSEHOLD SIZE

Millville's average owner-occupied household size decreased from 2.26 in 2000 to 2.11 and then increased to 2.21 in 2017; average renter-occupied household size showed a continual increase over all three periods from 2.76 in 2000 to 2.83 in 2010, to 4.27 in 2017. The only jurisdiction to show a similar pattern is the State of Delaware, although actual average household sizes were different. While the other jurisdictions except for South Bethany exhibited similar patterns for average owner-occupied household size, Bethany Beach's renter-occupied size decreased in 2010 before increasing in 2017, Ocean View's renter-occupied size decreased in both 2010 and 2017, and Sussex County's renter-occupied size increased in 2010 before decreasing in 2017. South Bethany's average owner-occupied household size decreased in 2010 and renter-occupied size was not reported in 2017, presumably due to the few number of units reporting. Renter-occupied households were larger than owner-occupied households in Millville, Bethany Beach, Ocean View, and Sussex County, as well as South Bethany in 2000, 2010, and 2017. Owner-occupied households were larger overall for the State of Delaware than renter-occupied households in 2017. Actual averages can be found in Table 15.

Table 15. Average Household Size

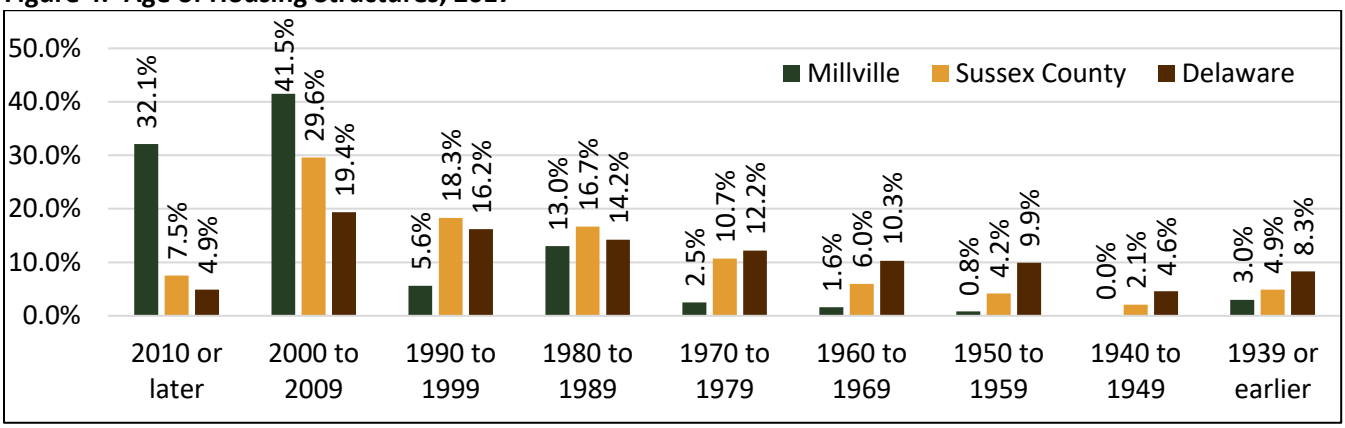
Jurisdiction	Owner-Occupied			Renter-Occupied		
	2000	2010	2017	2000	2010	2017
Millville	2.26	2.11	2.21	2.76	2.83	4.27
Bethany Beach	1.90	1.86	1.98	1.97	1.95	2.30
Ocean View	2.16	2.06	2.18	2.57	2.43	2.33
South Bethany	1.93	1.81	1.77	2.21	2.00	*
Sussex County	2.41	2.37	2.41	2.60	2.72	2.65
Delaware	2.61	2.58	2.64	2.37	2.48	2.52

*Source: 2000 & 2010 U.S. Census; 2013-2017 American Community Survey; *Not Reported*

HOUSING AGE

In Millville, nearly 75% (73.6% or 736 units) of housing was built since 2000, and approximately 96% (96.3% or 963 units) was built since 1960. Housing units built prior to 1960 make up about 3.8% (30 units) of the housing stock. While both Sussex County and the State of Delaware showed a large portion of growth in the 2000-2009 period, significantly fewer portions of the overall housing stock are found in that decade and the 1970s, 1980s, and 1990s had fairly significant development as well. Millville also showed significant housing development in the 1980s and again in the current decade, with 13.0% and over 32% of housing structures having been constructed in those decades, respectively. It should be noted that those structures built prior to 1968 now meet the age eligibility criteria for listing on the National Register of Historic Places. Approximately 5.4% of Millville's housing structures would meet this age criteria. Additional information on this topic is presented in Chapter 10.

Figure 4. Age of Housing Structures, 2017

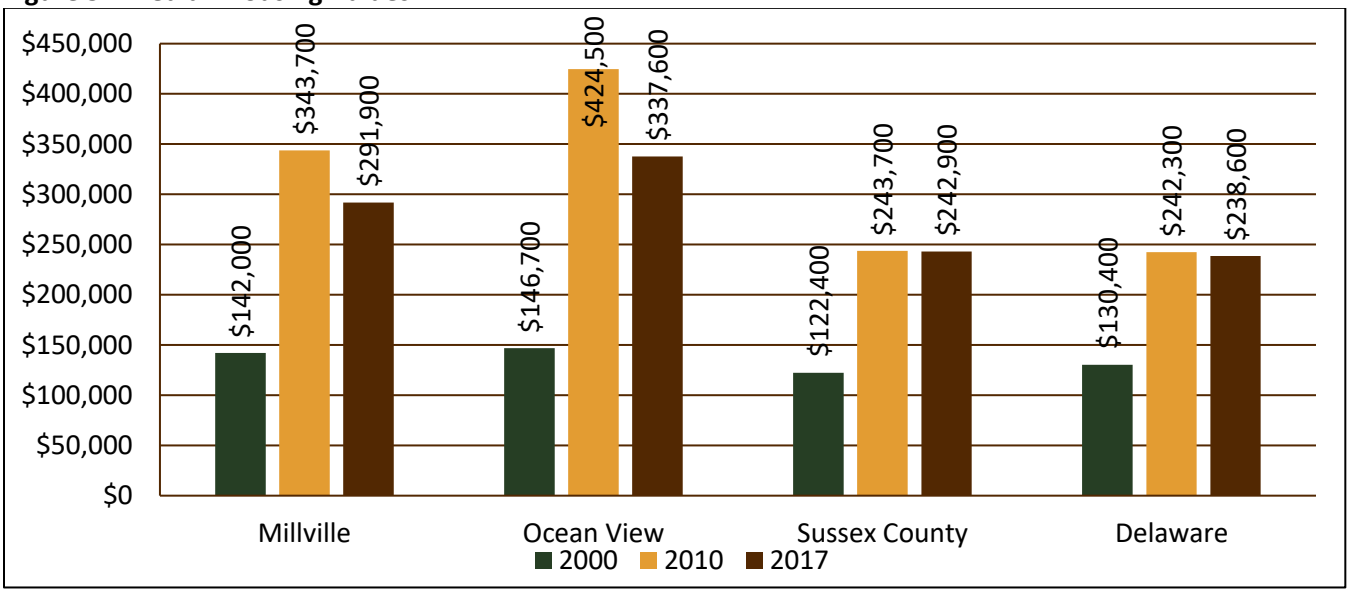


Source: 2013-2017 American Community Survey

HOUSING AFFORDABILITY & CHALLENGES

Compared to Sussex County and the State of Delaware, housing values in the Town were higher in 2017 by approximately $51,000; however, Ocean View's housing values were approximately $46,000 higher than Millville's. The median housing values for all four jurisdictions over the three periods can be found in Figure 5.

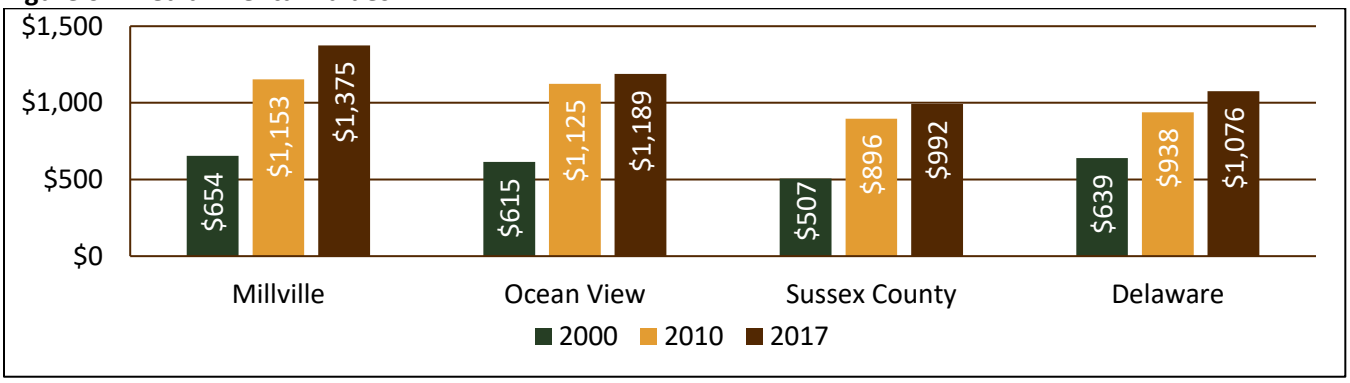
Figure 5. Median Housing Values



Source: 2000 U.S. Census; 2006-2010 & 2013-2017 American Community Survey

Housing values decreased from 2010 to 2017 in all four jurisdictions, but Millville and Ocean View experienced much larger decreases. In 2010, Millville had values that were approximately $100,000 greater than the County and State and Ocean View's value was approximately $80,000 greater than that of Millville. In 2000, the median housing values were much more closely aligned between all four jurisdictions, with only $5,000 separating Millville and Ocean View; however, the County and State still lagged behind the former by approximately $20,000 and $12,000, respectively.

Figure 6. Median Rental Values



Source: 2000 U.S. Census; 2006-2010 & 2013-2017 American Community Survey

The 2015-2020 Delaware Housing Needs Assessment, although not specific to the Town, noted that with high demand for coastal and near-coastal real estate, East Sussex is the most expensive market in Delaware and has a shortage of housing affordable to low and moderate-income households. The Assessment suggested that increasing the supply of housing affordable to households earning less than 80% of area median income (AMI), through incentives and existing housing programs, would work to diversity the housing market.

Table 16. Housing Challenges, 2017

Challenge	Millville		Sussex County		Delaware	
	No.	%	No.	%	No.	%
Overcrowded Units[1]	0	0.0%	1,531	1.8%	4,634	1.3%
Severely Overcrowded Units[2]	0	0.0%	312	0.4%	1,213	0.3%
Homes lacking complete kitchen or plumbing facilities[3]	0	0.0%	526	0.6%	2,651	2.5%
Cost Burdened Renters[4]	40	45.9%	7,433	47.3%	45,623	49.3%
Cost Burdened Owners[4]	81	25.0%	16,734	46.0%	48,504	29.3%

Source: 2013-2017 American Community Survey; Notes: [1]Overcrowded units are those occupied housing units that the ACS reports as having 1.01 to 1.50 occupants per room; [2]Severely Overcrowded Units are those housing units that the ACS reports as having 1.51 or more occupants per room; [3]Homes lacking complete kitchen or plumbing facilities are only reporting those that were occupied at the time of the 2013-2017 ACS; [4]A household is considered cost burdened if selected monthly housing costs (such as rent and utilities for renters and mortgage, taxes, and insurance for owners) are greater than 30% of income.

According to the 2013-2017 American Community Survey, Millville did not have any housing units that were considered overcrowded, meaning that there were 1.01 to 1.50 occupants per room reported for occupied housing units. Sussex County and the State had percentages of 1.8% and 1.3%, which are seemingly low, but this accounts for thousands of housing units. Millville had no reported severely overcrowded units, meaning 1.51 or more occupants per room reported for occupied housing units. Millville also did not have any occupied housing units reporting that they lacked complete kitchen (consisting of a sink, refrigerator, and stove) or plumbing (consisting of a sink, toilet, and bathtub or shower) facilities. Millville did have almost 46% of its occupied rental households reporting that 30% or more of their income was spent on selected monthly housing costs. This percentage was slightly lower than that of the County (47.3%) and the State (49.3%). 25% of Millville's owner

occupied households reported that 30% or more of their income was spent on selected monthly housing costs. This percentage was less than the County (32.8%) and the State (29.3%). Cost burden captures the idea that households have other costs and paying more than 30% on housing restricts the amount that a household can spend on other necessities.

POPULATION PROJECTIONS & HOUSING GROWTH

RESIDENTIAL DEVELOPMENT ACTIVITIES

The Cedar Cove and Creekside developments were completed in 2008, adding 216 new homes to Millville. The Town also has over 1,500 approved and/or under construction units, which can be found in Table 17. In addition to these larger developments, the Town has issued building permits for 535 new single-family homes, 348 new townhomes, and 488 minor residential permits between May 2010 and December 2017. These latter permits cover items such as patios, decks, pools, fences, sheds, additions, pavers, enclosed patios, and structure demolition. Table 18 provides a breakdown of the 1,371 residential building permit issuance for this period. As of the writing of this Plan, Millville Residential, a 4.29-acre development was still pending, which if approved would allow for the development of 24 additional townhouse units.

Table 17. Housing Pipeline *(approved developments / under construction)*

Property Reference	Acres	No. SF Units	No. TH Units	Total Units	Status / Timeline
Sand Dollar Village (MBTS[1])	70.33	179	73	252	Approved 2004
Summerwind Village (MBTS[1])	32.49	83	0	83	Approved 2014
Lakeside Village (MBTS[1])	12.86	45	0	45	Approved 2014
Sea Star Village (MBTS[1])	33.56	102	0	102	Under Construction
Peninsula Village (MBTS[1])	46.48	31	84	115	Preliminary Approval 2018
Coventry	25.06	76	0	76	Approved 2010
Bishop's Landing	130.42	202	231	433	Under Construction
Bishop's Landing 2[2]	95.08	127	189	316	Under Construction
H&D Subdivision	9.88	0	57	57	Approved 2010; extensions expire 1/2020
Parkside	31.32	92	0	92	Preliminary Site Plan Approval 2017
Southern Landing	6.85	16	0	16	Preliminary Site Plan Approval 2019
TOTALS:	**494.33**	**953**	**634**	**1,587**	

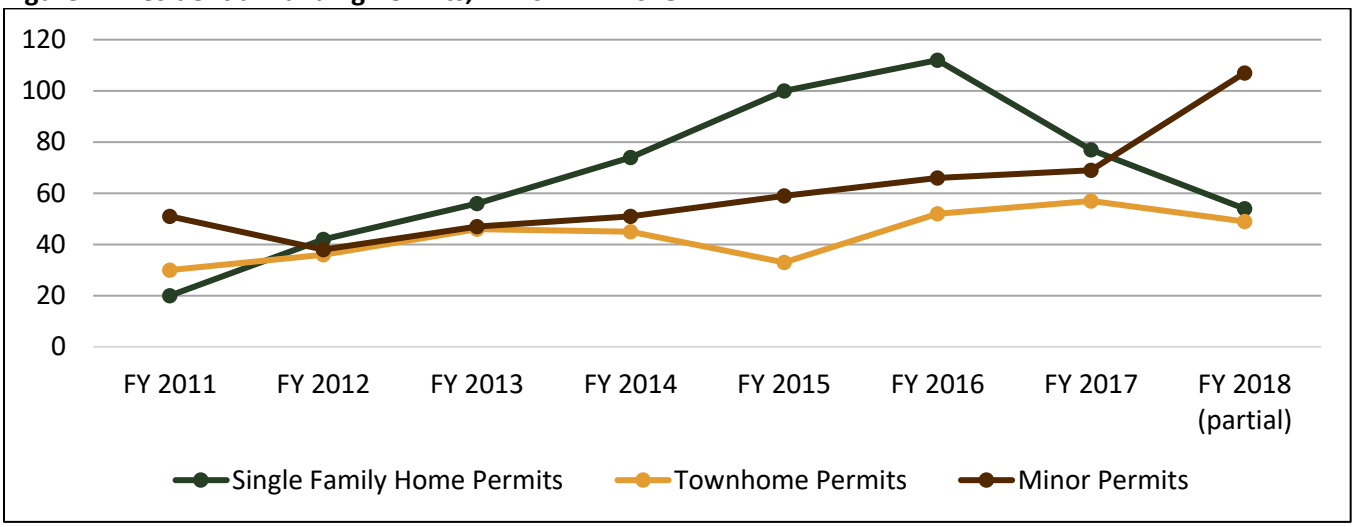
Source: Town of Millville (2/15/2019); [1]Millville by the Sea, [2]fka Dove Landing

Table 18. Residential Building Permits, FY 2011-FY 2019 (partial)

Fiscal Year (5/1-4/30)	Single Family Home Permits	Townhome Permits	Minor Permits	Total Residential Building Permits
FY 2019 (partial)*	47	30	156	233
FY 2018	79	54	156	289
FY 2017	77	57	69	203
FY 2016	112	52	66	230
FY 2015	100	33	59	192
FY 2014	74	45	51	170
FY 2013	56	46	47	149
FY 2012	42	36	38	116
FY 2011	20	30	51	101
TOTALS	**607**	**383**	**693**	**1,683**

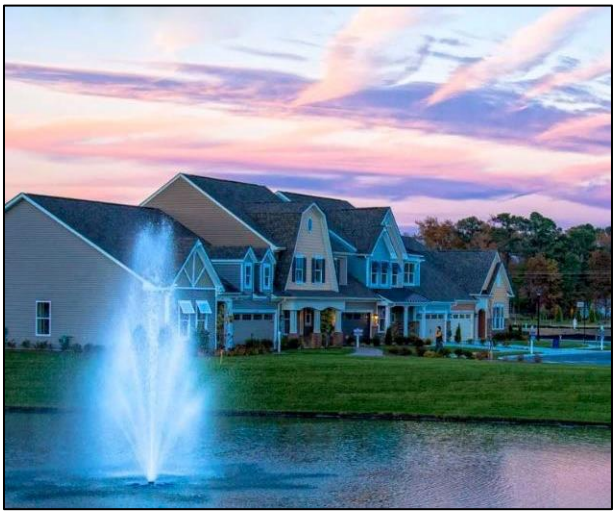
*Source: Town of Millville (2/15/2019); *Partial Fiscal Year – 5/1/17 – 1/31/19*

Figure 7. Residential Building Permits, FY 2011-FY 2018



Source: Town of Millville (November 2017); FY2018 Partial Fiscal Year – 5/1/17-11/30/17

Clubhouse Pond at Bishops Landing



Aerial Fountain at Bishops Landing

MILLVILLE
BY THE SEA

HOUSING AND POPULATION PROJECTIONS

To project future population growth, the 2003 Plan displayed two simple population projection methods using historical Census data and transportation planning projections. The first method was a conservative estimation procedure labeled the "Low Projection," which used population projections for transportation planning areas called "Traffic Analysis Zones." A group of Traffic Analysis Zones were selected that correspond to the area surrounding the Town and it was estimated that the Town comprised of 8.8 percent of the selected zones. Using this method, it was projected the Town population would increase from 259 people to 272 people by the year 2010, and 276 people by 2020.

The second population projection, called the "High Projection," assumed the growth rates for the two subsequent decades would be the same as the growth rate that the Town experienced between the 1990 Census and 2000 Census. As Millville's population grew by 13 percent between 1990 and 2000 this method resulted in projecting the Town's population would increase to 293 by the year 2010 and 331 by the year 2020.

The first, more conservative population projection predicts the need for approximately six new houses by 2010 and seven new houses by 2020. Using Millville's average household size of 2.33 from the 2000 U.S. Census, the second population projection procedure resulted in estimating approximately 15 new houses that would be required by 2010 and 31 houses by 2020.

These population projection methods work best in larger communities with historically steady and consistent growth rates. This clearly has not been the case in Millville, where the development of a single large subdivision can dramatically affect the size and rate of population growth. With large annexations and new developments, these housing and population projections were far surpassed, as shown by the population count (544) and the housing unit count (433) in the 2010 U.S. Census.

In 2018, the Delaware Population Consortium developed population projections for each of the 57 municipalities in the State. Table 19 provides projections for the Town, County, and State, with information on how the population is estimated to change each decade. Between 2010 and 2050, the Town's population is projected to increase 86.0%. The County's population is projected to increase 40.4%, while the State's population is projected to increase by 21.6%.

Table 19. Population Projections, 2020-2050

	Millville		Sussex County		Delaware	
	No.	% Change	No.	% Change	No.	% Change
2010	544	-	197,940	-	900,429	-
2020	649	+19.3%	235,396	+18.9%	989,803	+9.9%
2030	757	+16.6%	255,143	+8.4%	1,044,965	+5.6%
2040	875	+15.6%	268,180	+5.1%	1,076,165	+3.0%
2050	1,012	+15.7%	277,871	+3.6%	1,094,704	+1.7%

Source: Delaware Population Consortium, 2018

Assuming the average overall household size of 2.62, provided in the 2013-2017 American Community Survey, continues until 2050, one can project the number of households that will be needed to support the projected population shown in Table 19. Table 20 shows that the number of reported housing units within Town currently will satisfy the population projection: there will be 615 more units than needed, based solely on average household size. This does not take into account housing types or seasonal uses, but looks purely at the overall number of units within the Town.

Table 20. Projected Housing Units Needed, based on Population Projections, 2020-2050

	2010		2020		2030		2040		2050	
	Units[1]	+/-[2]	Units[1]	+/-[2]	Units[1]	+/-[2]	Units[1]	+/-[2]	Units[1]	+/-[2]
Units Needed	208	+793	248	+753	289	+712	334	+667	386	+615

[1]Units are the number of housing units projected, based on the population projections in Table 19, divided by the average household size of 2.62.
[2]+/- is the difference in the number of housing units between the projection and the number estimated to be currently in existence, per the 2013-2017 ACS.
Source: KCI Technologies, Inc. projections and estimates based on Delaware Population Consortium projections, 2018.

GOALS

GOALS

4-1 | THE TOWN IS LOCATED WITHIN AN OSHA-DEFINED "AREAS OF OPPORTUNITY" WHICH ARE STRONG, HIGH VALUE MARKETS, OFFERING ECONOMIC OPPORTUNITY, HIGH PERFORMING SCHOOLS, AND SUPPORTIVE INFRASTRUCTURE THAT HELP HOUSEHOLDS SUCCEED. THE TOWN WILL CONTINUE TO ENCOURAGE AND SUPPORT A VARIETY OF HOUSING TYPES WHERE PEOPLE OF ALL INCOME LEVELS AND AGES SHOULD BE ABLE TO AFFORD QUALITY HOUSING.

4-2 | THE TOWN WILL CONTINUE TO WORK WITH DEVELOPERS, NON-PROFIT ORGANIZATIONS AND THE DELAWARE STATE HOUSING AUTHORITY TO SUPPORT HOUSING FOR ALL INCOME LEVELS.

CHAPTER 5 | ECONOMIC DEVELOPMENT

This Chapter addresses Millville's economy and includes goals and strategies designed to enhance the Town's competitive advantages. In general, the Town should focus on the attraction of new businesses, the retention and expansion of existing businesses, and creating the conditions for productive investment in areas that have suffered from disinvestment or a lack of investment.

EMPLOYMENT

The 2013-2017 American Community Survey results indicated there were 1,392 residents in Millville that were 16 years of age and over (employable). By age group, the largest employed group consists of residents aged 25 to 54 years, with 419 employed and 30 unemployed. This age range is 38% of the employable population. Of the 608 employable residents not in the labor force, 277 or 19.9% come from age groups 65 years of age and older. Table 21 provides additional information.

Table 21. Town Employment Status by Age & Gender, 2017

	Total	Male	Female		Total	Male	Female
Population 16 and over	**1,392**	**569**	**823**	**Population 55 to 59**	**143**	**46**	**97**
In labor Force	784	326	458	In labor Force	101	27	74
Armed forces	0	0	0	Armed forces	0	0	0
Civilian labor force	784	326	458	Civilian labor force	101	27	74
Employed	732	304	428	Employed	101	27	74
Unemployed	52	22	30	Unemployed	0	0	0
Not in labor force	608	243	365	Not in labor force	42	19	23
Population 16 to 19	**66**	**5**	**61**	**Population 60 to 64**	**185**	**67**	**118**
In labor Force	17	3	14	In labor Force	55	17	38
Armed forces	0	0	0	Armed forces	0	0	0
Civilian labor force	17	3	14	Civilian labor force	55	17	38
Employed	17	3	14	Employed	55	17	38
Unemployed	0	0	0	Unemployed	0	0	0
Not in labor force	49	2	47	Not in labor force	130	50	80
Population 20 to 24	**124**	**63**	**61**	**Population 65 to 69**	**160**	**103**	**57**
In labor Force	93	42	51	In labor Force	38	24	14
Armed forces	0	0	0	Employed	34	22	12
Civilian labor force	93	42	51	Unemployed	4	2	2
Employed	85	42	43	Not in labor force	122	79	43
Unemployed	8	0	8	**Population 70 years +**	**186**	**81**	**105**
Not in labor force	31	21	10	In labor Force	31	23	8
Population 25 to 54	**528**	**204**	**324**	Employed	21	13	8
In labor Force	449	190	259	Unemployed	10	10	0
Armed forces	0	0	0	Not in labor force	155	58	97
Civilian labor force	449	190	259				
Employed	419	180	239				
Unemployed	30	10	20				
Not in labor force	79	14	65				

Source: 2013-2017 American Community Survey

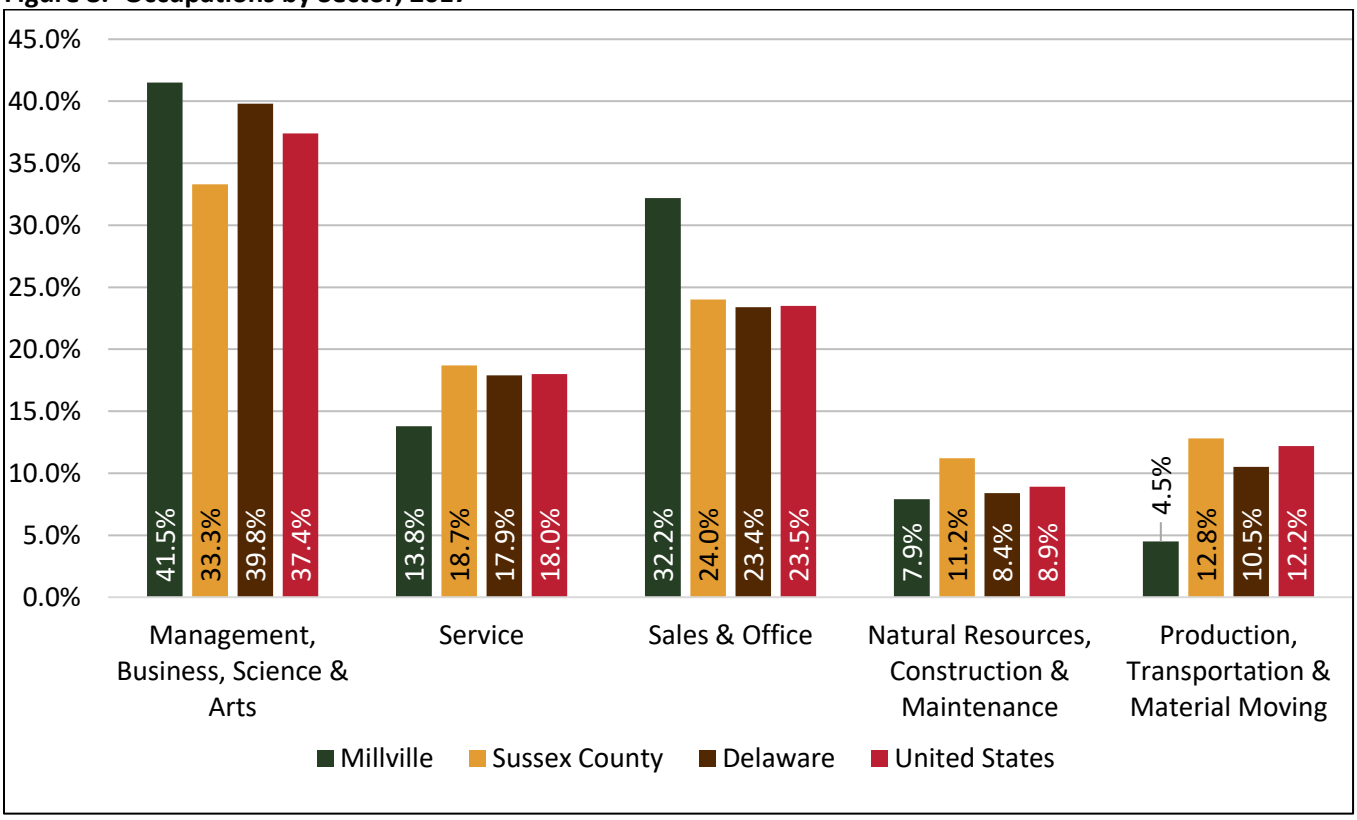
Out of those 784 residents in the civilian labor force, there were a total of 52 Millville residents who were unemployed. The Town's unemployment rate, based on these statistics (population of unemployed divided by

the population of the civilian labor force) was 6.6%. Just under 58% (30 people) of the unemployed fall into the 25 to 54 age range.

The 2013-2017 American Community Survey shows that Millville's employment sectors' percentages differ from Sussex County, the State of Delaware, and the national percentages. The sales and office sector in the Town is considerably higher, while the production, transportation and material moving sector is significantly lower. The remaining sectors are somewhat consistent, varying by no more than 5% when compared to the other jurisdictions.

About 41.5% of residents are employed in a management, business, and science and arts occupations. Another 32.2% of residents are employed in a sales and office occupation, followed by 13.8% in a service occupation. Natural resources, construction, and maintenance occupations account for 7.9%, while production, transportation, and material moving occupations account for only 4.5% of Millville occupations.

Figure 8. Occupations by Sector, 2017



Source: 2013-2017 American Community Survey

As mentioned earlier in this section, there were 732 people employed in Millville in 2017, comprising approximately 53% of the total number of civilian residents 16 years of age and older in Town and almost 93% of the civilian labor force. Employed and unemployed percentages are fairly consistent between the Town, County, State, and nation; however, Millville has somewhat higher percentages of women in the civilian labor force but also slightly higher unemployment rates for women as well.

Table 22. Comparison of Labor Force Statistics, 2017

	Millville No.	Millville %	Sussex County %	Delaware %	United States %
Total Population	1,709	100.0%	100.0%	100.0%	100.0%
Civilian Population, 16+ years	1,392	81.5%	82.8%	80.8%	79.7%
Female, Civilian Population	823	59.1%	52.0%	52.1%	51.2%
Civilian Labor Force (participation rate)	784	56.3%	56.3%	61.9%	63.0%
Female, Civilian Labor Force	458	58.4%	47.8%	49.1%	47.4%
Employed (% civilian population 16+)	732	93.3%	93.9%	93.6%	92.9%
Female, Employed	428	93.4%	93.9%	94.0%	93.6%
Unemployed (% civilian population 16+)	52	6.6%	6.1%	6.4%	6.6%
Female, Unemployed	30	6.6%	6.1%	6.0%	6.4%

Source: 2013-2017 American Community Survey

Table 23. Top Employers, Millville Area

Business Name	Address	Business Type
Beebe Medical Centers	Creekside Plaza	Medical
Giant Food	38069 Town Center Drive	Retail – Grocery
Weis Market	215 Atlantic Avenue	Retail – Grocery

Source: Town of Millville (2018)

Top Employers: Beebe Medical Center (above), Giant Food (right), Weis Market (far right)

INCOME & POVERTY

As of the 2013-2017 American Community Survey, there were a total of 652 households. Figure 9 provides a graphical representation of the following information: 8.7% or 57 households have incomes less than $15,000; 29.9% or 195 households have incomes greater than $100,000; income ranges from $15,000 to less than $50,000 account for 23.0% or 150 households; households where income is between $50,000 to less than $100,000 account for 38.3% or 250 households. The income range of $50,000 to $74,999 accounts for the largest single income range (ACS-reported) in Millville with 165 households, representing 25.3% of the Town.

Table 24 and Figure 10 show the median household, family, and per capita income for Millville, Sussex County, and the State of Delaware. The median household income of Millville residents in 1999, according to the 2000 U.S. Census, was $36,932. This was $2,276 lower than the Sussex County median of $39,208 and $5,062 lower than the State of Delaware median of $41,994. Millville's median family income and per capita was higher than that of the County's, but still below the State's. In 2010, the American Community Survey reported that Millville had higher median household and family incomes as well as per capita incomes than the County and the State. These incomes were $63,333 ($12,287 higher than the County and $11,419 higher than the State), $71,750 ($12,697 higher than the County and $8,768 higher than the State), and $37,911 ($11,132 higher than the County and $10,577 higher than the State), respectively. In 2017, the American Community Survey reported that Millville once again had the highest median household income of $68,000 ($10,099 higher than the County, $4,964 higher

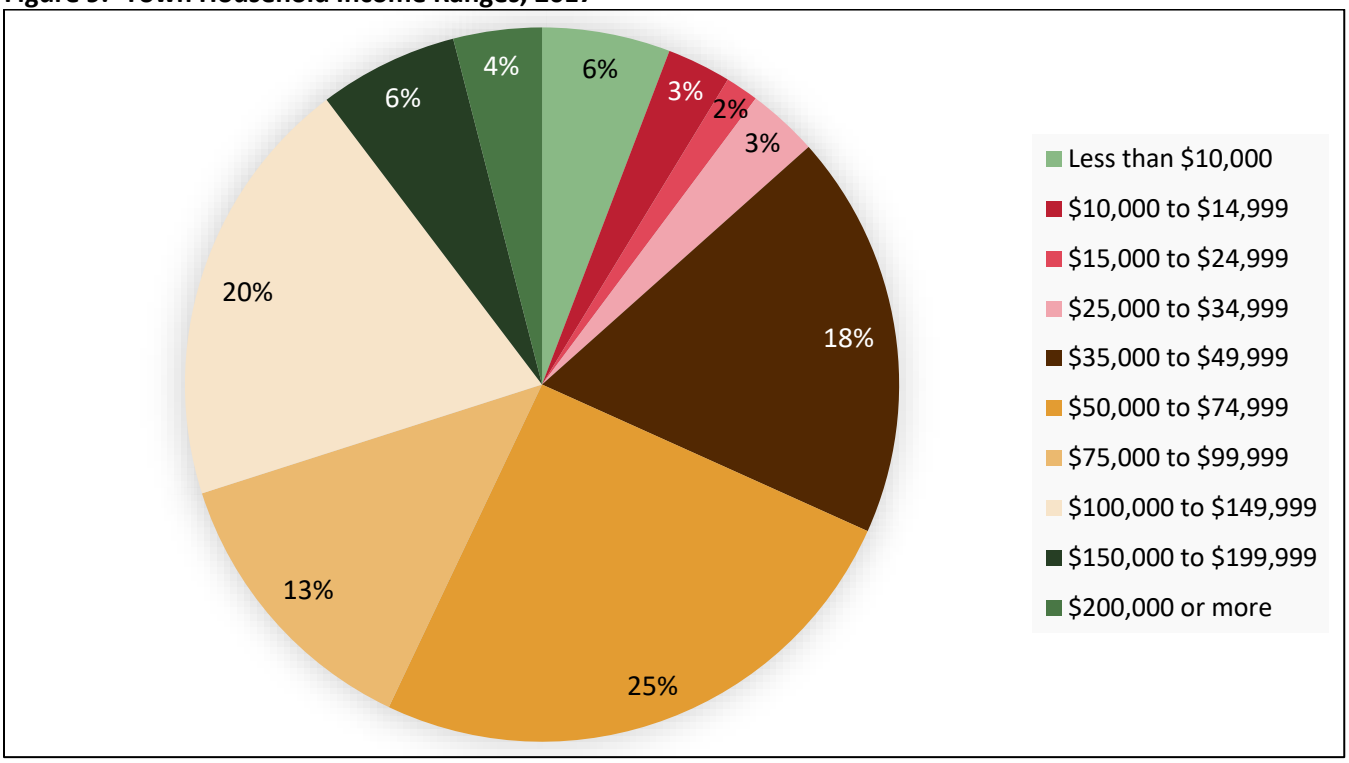
than the State, and $10,348 higher than the nation), but had the second highest per capita income of $70,074 ($2,232 higher than the County, $6,272 lower than the State, and $776 lower than the nation) and second lowest median family income of $32,600 ($726 higher than the County, $25 lower than the State, and $1,423 higher than the nation).

Table 24. Household, Family & Per Capita Annual Income, 2017

Income	Amount in Dollars			
	Millville	Sussex County	Delaware	United States
Median Household Income	$68,000	$57,901	$63,036	$57,652
Median Family Income	$70,074	$67,842	$76,346	$70,850
Per Capita Income	$32,600	$31,874	$32,625	$31,177

Source: 2000 U.S. Census, 2006-2010 & 2012-2016 American Community Survey

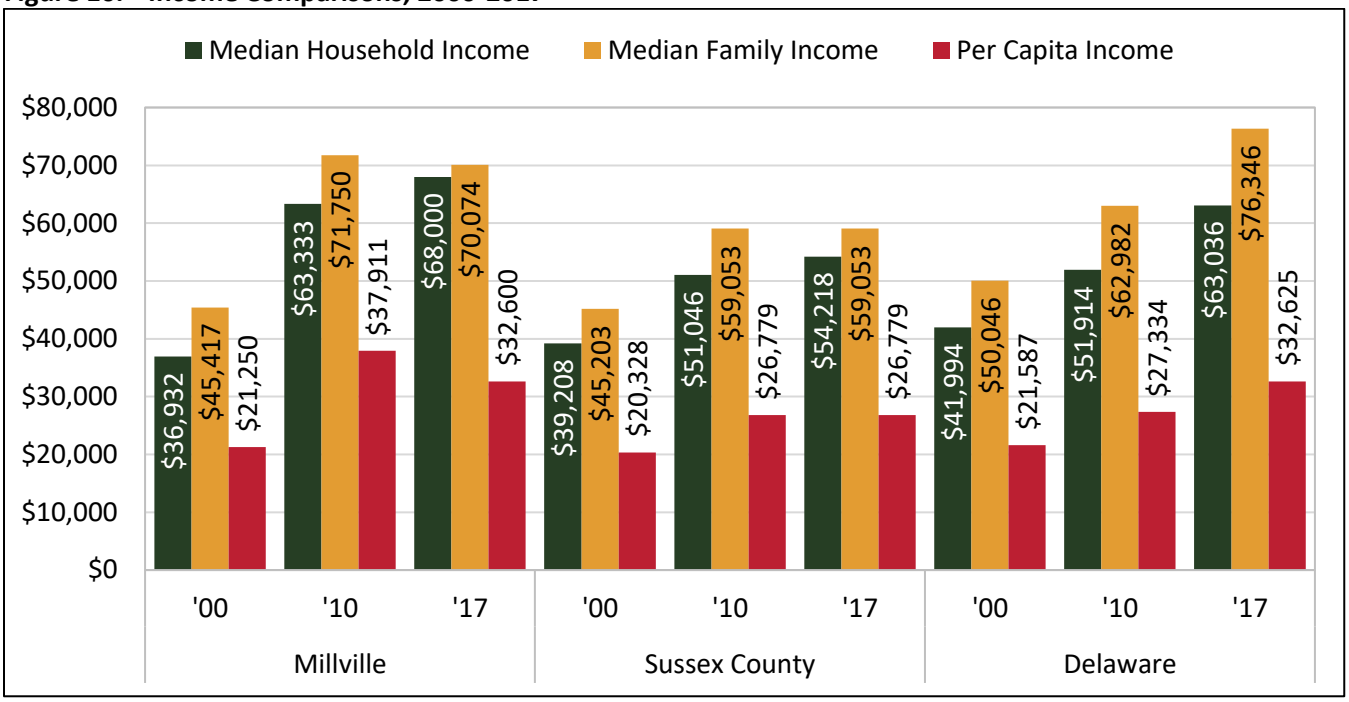
Figure 9. Town Household Income Ranges, 2017



Source: 2013-2017 American Community Survey

In 2017, the American Community Survey reported that Millville had a lower percentage of households with annual incomes under $25,000 (10.2%) than Sussex County or the State of Delaware. It had slightly higher percentages of households with annual incomes of $100,000 (29.9%) or more. The Town had a fairly similar percentage of families living below the poverty level (8.3%), but had a lower percentage of individuals living below the poverty level (8.4%). The State and County had 2.5-3 times the percentage of individuals under 18 years old living below poverty level (17.4% and 22.6%, respectively), when compared to Millville (7.0%); however, Millville had 1.5-2.5 times the percentage of individuals over the age of 65 living below poverty level (11.8%) when compared to the County and State (4.8% and 7.2%, respectively). Table 25 provides selected income distribution and poverty data reported by the 2013-2017 American Community Survey.

Figure 10. Income Comparisons, 2000-2017



Source: 2000 U.S. Census, 2006-2010 & 2013-2017 American Community Survey

Table 25. Selected Income Distribution & Poverty Data, 2017

Item	Millville		Sussex County		Delaware	
	No.	%	No.	%	No.	%
Households with annual income under $25,000	67	10.2%	13,581	16.4%	62,568	17.8%
Households with annual income of $100,000 or more	195	29.9%	20,283	24.5%	98,733	28.0%
Families below poverty level	8.3%		7.3%		8.2%	
Individuals below poverty level	8.4%		11.0%		12.1%	
Individuals under 18 years old, below poverty level	7.0%		22.6%		17.4%	
Individuals 65 years and over below poverty level	11.8%		4.8%		7.2%	

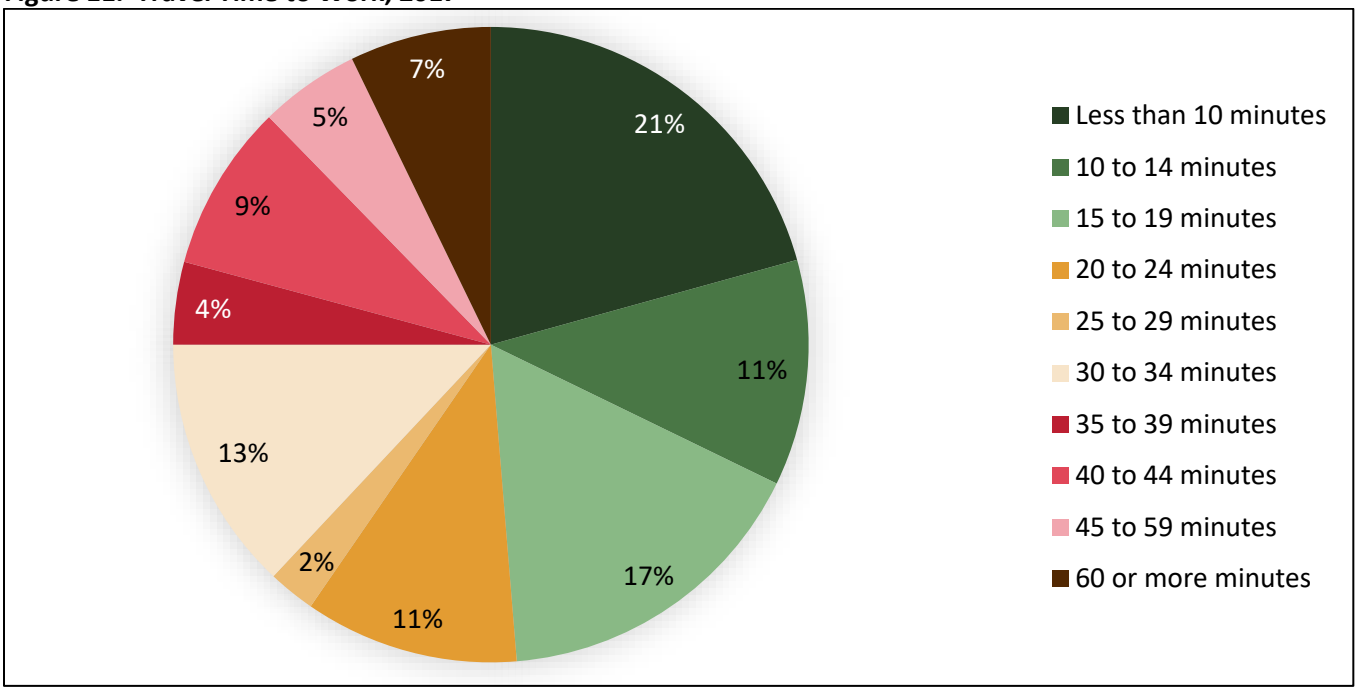
Source: 2013-2017 American Community Survey

ECONOMIC BASE & LABOR MARKET

TRAVEL TO WORK

In Millville, the largest percentage of working residents who work outside their home commute less than 10 minutes to work. Over 15% travel 10 to 14 minutes to get to work. Another 15% travel 15 to 19 minutes. More than six percent travel over 60 minutes to get to work.

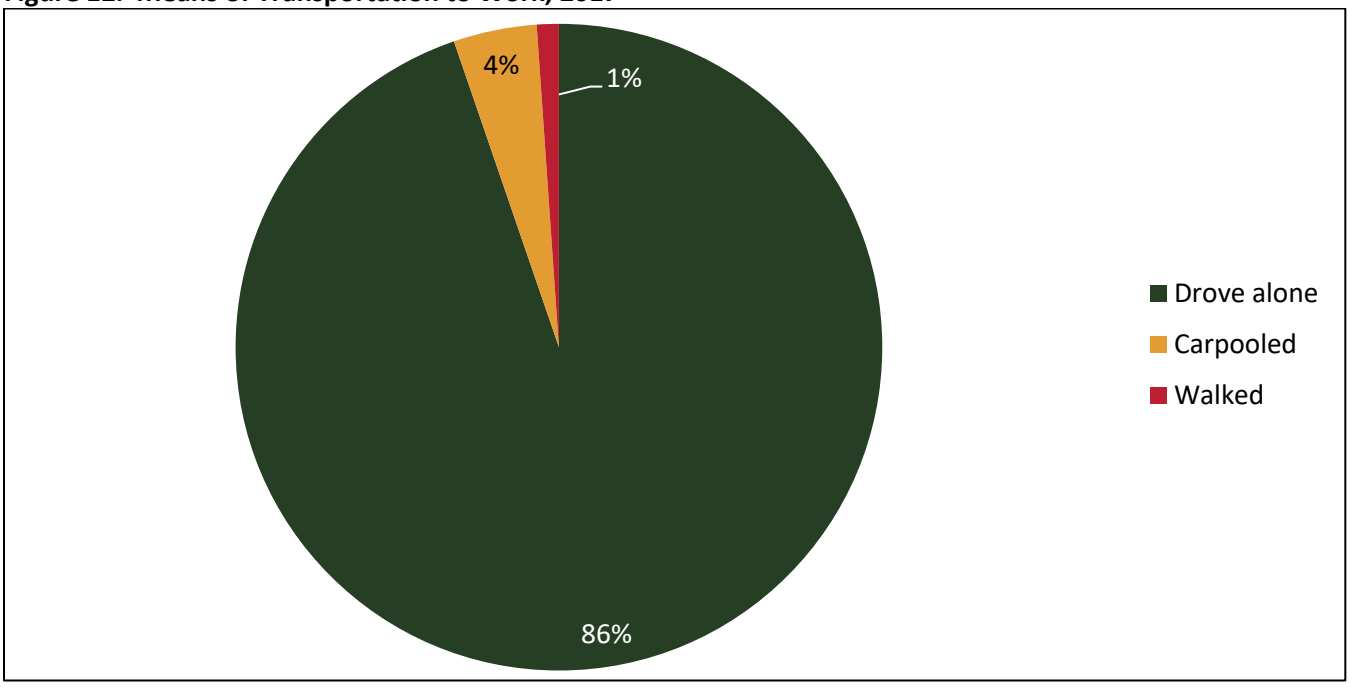
Figure 11. Travel Time to Work, 2017



Source: 2013-2017 American Community Survey

According to the 2013-2017 American Community Survey, 86.4% or 591 of Millville's residents who work drove alone to reach their destination; 8.8% worked at home; 3.8% carpooled; and 1.0% walked to reach their place of work. There were no reports of Millville residents using any form of public transportation to reach their work destinations.

Figure 12. Means of Transportation to Work, 2017



Source: 2013-2017 American Community Survey

ENTREPRENEURS AND BUSINESS DEVELOPMENT

Continuing to grow and develop Millville's business base to provide jobs and commercial and service outlets for Town residents is critical to long-term economic vitality and sustainability. All economies experience continual shifts as existing businesses close or move and new businesses are created. To be successful, more new businesses must be created than are lost and a share of those new businesses must achieve good long-term growth.

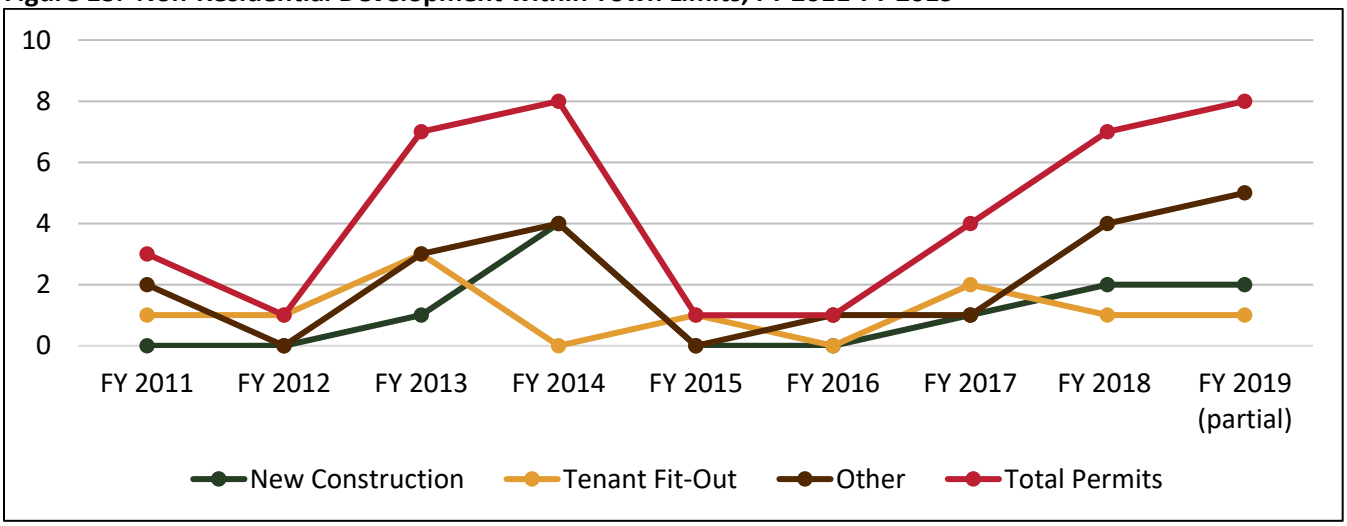
Businesses take multiple factors into consideration when seeking a location. Typical business location factors include:

- Location – access to customers/markets, suppliers, and transportation facilities;
- Facilities – buildings, land, office space, water, sewer, and transportation and telecommunication infrastructure;
- Business costs – cost of facilities, labor, taxes, and energy;
- Finances – availability and cost of capital, community/state economic development resources;
- Workforce – availability of workforce, cost, skill levels, and productivity;
- Business climate – permitting, regulations, zoning, government responsiveness;
- Knowledge resources – training resources, universities, colleges, research parks, labs;
- Business resources – networking, trade associations, training, exporting, procurement resources; and
- Quality of life – cost of housing, quality of schools, low crime rates, and recreation and cultural amenities.

ECONOMIC DEVELOPMENT & LAND USE

Land use policy shapes the urban form, creating memorable places and amenities that help Millville compete for businesses and residents.

Figure 13. Non-Residential Development within Town Limits, FY 2011-FY 2019



Source: Town of Millville (March 2019); FY 2019 Partial: 5/1/2018-3/1/2019

Table 26. Non-Residential Development within Town Limits, FY 2011-FY 2019

	New Construction	Tenant Fit-Out	Other
FY11	-	Fox's Den Pizza	MBTS[1]– Cabana MVFC[2] – Membrane Roof
FY12	-	Denny Harris	-
FY13	Dollar General	Fox's Den Pizza 32566 Doc's Place – Unit 10 32550 Doc's Place – Unit 2	DelDOT – Demo 35834 Atlantic Ave – Shed Coventry – Accessory Building
FY14	MBTS[1] – Community Center MBTS[1] – Wellness Center Beazer Homes – Club House Millville Methodist – Meeting Hall	-	MBTS[1]– Pavilion MBTS[1] – Pool Building MBTS[1] – Pool Millville Methodist – Demo
FY15	-	CFL Enterprises	-
FY16	-	-	Millville Town Center Assoc. – Addition
FY17	Millville Mini Storage – Storage Unit	Capano Management Millville Town Center Assoc.	Capano Management – Sidewalk
FY18	35722 Atlantic Ave – Showroom/Office 35308 Atlantic Ave – Take-out Food	32550 Doc's Place – Beebe	35722 Atlantic Ave – Demo 35370 Atlantic Ave – Accessory Building 16949 Bellevue Ct – Pool House & Pool 35577 Atlantic Ave – Attached Acc. Structure
FY19*	35761 Atlantic Ave – Professional Ofc. 32750 Roxana Rd – Beebe ED/Cancer Ctr	35786 Atlantic Ave – Office	35745 Atlantic Ave – Demo 35246 Atlantic Ave – Demo 35266 Atlantic Ave – Demo 35761 Atlantic Ave – Demo 35715 Atlantic Ave – Accessory Structure

*Source: Town of Millville (March 2019); *FY 2019: 5/1/2018-3/1/2019; [1]Millville by the Sea, [2]Millville Volunteer Fire Company*

REDEVELOPMENT

As a small Town in a resort area, Millville does not face the redevelopment issues experienced by larger municipalities. There are no brownfields, former industrial complexes, or vacant shopping centers requiring redevelopment; however, there are vacant buildings and parcels where the Town would like to see some redevelopment or clean-up efforts focused. These areas include scattered parcels along the Atlantic Avenue corridor and four parcels on Club House Road.

The Delaware Brownsfield Marketplace is an interactive database that contains a list of potential Brownsfield sites throughout Delaware. This is maintained by DNREC's Site Investigation and Restoration Section and further information can be located at: http://www.dnrec.delaware.gov/dwhs/SIRB/Pages/Brownfields.aspx.

GOALS

GOALS

5-1 | MAINTAIN, PRESERVE AND IMPROVE THE UNIQUE SMALL TOWN CHARACTER OF MILLVILLE.

5-2 | IMPROVE THE BUSINESS DISTRICT LOCATED ALONG ATLANTIC AVENUE, WHILE KEEPING THE UNIQUE SHOPS AND SERVICES.

5-3 | DEVELOP A VIBRANT AND UNIQUE SETTING BY ENCOURAGING THE CREATIVE DEVELOPMENT AND REDEVELOPMENT OF ATLANTIC AVENUE.

5-4 | FOSTER INVITING, PEDESTRIAN-FRIENDLY DESIGNS AS ONE ELEMENT OF ENSURING A LIVELY AND COMMERCIALLY VIABLE SHOPPING DISTRICT.

RECOMMENDATIONS

5-1 CONTINUE TO PURSUE THE ATLANTIC AVENUE/ROUTE 26 STREETSCAPE IMPROVEMENTS.

The Town should continue to pursue grant funding to implement the recommended improvements and amenities in the "Millville Atlantic Avenue Streetscape Improvements Pattern Book," dated April 2008. These improvements consist of shade trees, pedestrian-oriented lighting, and sidewalks connecting to all residential neighborhoods, among other amenities. In addition, the Town should seek to reinitiate the DelDOT capital improvement project for Atlantic Avenue within Town limits. Additional information on these streetscape improvements can be found in Chapter 6, Transportation.

5-2 ESTABLISH A GATEWAY FOR ATLANTIC AVENUE (ROUTE 26).

Develop specific designs to enhance the gateway along Atlantic Avenue on the east and west boundaries of Town. The gateway should serve to visually reinforce entry into Millville, to define the Town edges, and to calm and manage vehicular traffic entering Town in a safe and efficient manner. This can be achieved through access management, landscape and frontage improvements, signage and banners, and overall quality of site and building design in the area. The Town should coordinate ongoing gateway development with all annexation activities and continue to work with the Town of Ocean View on the redevelopment of the Route 26 Corridor.

CHAPTER 6 | TRANSPORTATION

ROADWAYS

The Delaware Department of Transportation (DelDOT) maintains the major streets throughout the Town and in the surrounding area. Atlantic Avenue (Route 26) runs directly through the Town and is the major east-west route in Sussex County. It provides access from western Sussex County and points west to Bethany Beach and other Atlantic coast resorts. The Town does not own or maintain any roads within its borders. Generally, housing communities own their own roadways and are responsible for their maintenance and repair.

PUBLIC TRANSPORTATION

The 2018 Community Survey revealed a desire for public transportation. Of the surveyed respondents, 83% believe that there should be a form of seasonal bus or trolley service to the beach. Providing a summer trolley would relieve congestion along Atlantic Avenue and associated feeder roads. It is recommended that access to public transportation should either be part of the interconnected trail/bike system within Town or provide parking options for users.

PEDESTRIAN & BICYCLE CIRCULATION

The compact nature of the Town's existing development enables much of Millville to be easily travelled on foot and bike; however, the lack of connected sidewalks and bike paths is a discouraging factor. Improving bicycle and pedestrian traffic paths will maintain and promote Millville's small town atmosphere, providing a means of offsetting the wake of development pressure.

Survey results revealed that 92% of respondents believe there should be clearly definable sidewalk, trail, and bike paths. Of the survey respondents, 88% indicated that the pedestrian system should connect with existing and proposed developments, while 91% indicated that the Town should work with neighboring municipalities to provide a connection for pedestrian and bicyclist traffic. Even though current DelDOT plans do not include sidewalks west of Clubhouse Road along Atlantic Avenue, the Town should work with DelDOT to incorporate sidewalks into current roadway development plans.

TRAFFIC CONGESTION & CALMING

The area of Atlantic Avenue between Roxana Road/Route 17 and Bethany Beach is experiencing high seasonal congestion and by 2025, the entire portion of Atlantic Avenue between Dagsboro and Bethany Beach is expected to experience high seasonal congestion. Traffic congestion already adversely affects the Town. Survey results confirmed that congestion on Atlantic Avenue is a major concern of the property owners in the Town. Many respondents indicated that there is too much traffic through Town during the summer. Seasonal traffic and large new developments in the surrounding area are certainly having significant local impacts. This congestion creates an increased need for street maintenance and discourages foot and bicycle traffic.

I believe a seasonal bus service to the beach running from municipal parking lots would reduce travel time to and from the beach, reduce traffic and improve the environment.

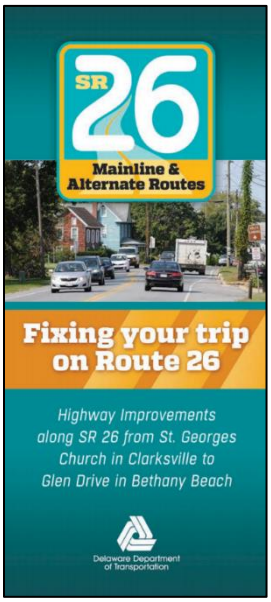
-Resident

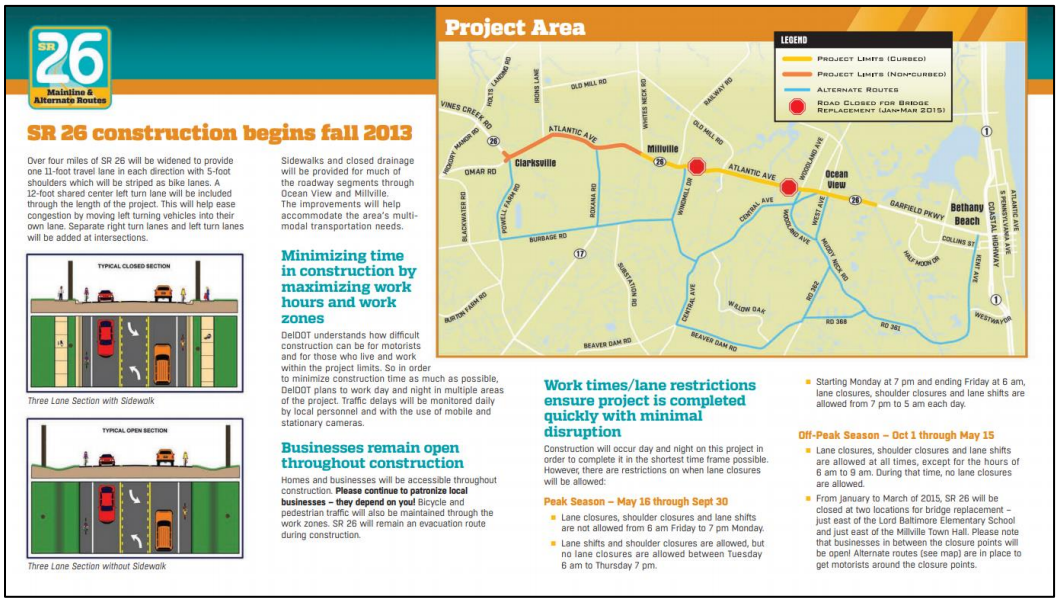
TRANSPORTATION IMPROVEMENTS

The need for improvements to Atlantic Avenue stems from record growth through the 1990s and early 2000s, which resulted in traffic congestion, safety concerns, and operational issues. The improvements were the result

of a DelDOT Planning Study conducted from 1999-2001, recommendations received from the public at numerous public workshops, and advisory committee meetings.

The existing roadway was widened to provide one 11-foot travel lane in each direction with 5-foot shoulders that were striped as bike lanes. A 12-foot shared center left turn lane was included through the length of the project. Separate right turn and left turn lanes were added at intersections. Sidewalks and closed drainage were provided for much of the roadway segments through both Millville and Ocean View. The work made improvements that accommodate the area's multi-modal transportation needs. DelDOT and its SR 26 Project Team worked with neighborhood and community representatives, schools, local government leaders, concerned citizens, federal and state environmental and cultural resource agencies, and others to develop plans meeting the diverse needs of the community. Project construction was substantially completed in October 2016.





GOALS

GOALS

6-1 | ENCOURAGE DEVELOPMENT THROUGH PLANNED TRANSPORTATION INVESTMENT, COORDINATION, AND POLICIES CONSISTENT WITH ZONING AND DENSITY.

6-2 | ENCOURAGE SOCIAL ENGAGEMENT AMONG RESIDENTS BY PROMOTING INTERACTION THROUGH PEDESTRIAN NETWORKS, WHICH SHOULD BE LINED WITH SHADED SITTING AREAS INCLUDING BENCHES, SMALL PARK AREAS, ETC.

6-3 | REDUCE TRAFFIC CONGESTION IN TOWN.

6-4 | SUPPORT THE STREETSCAPE REVITALIZATION AND BEAUTIFICATION OF ATLANTIC AVENUE.

6-5 | PROVIDE ALTERNATIVE TRANSPORTATION CHOICES INCLUDING PUBLIC TRANSIT AND A PEDESTRIAN AND BICYCLE NETWORK.

6-6 | IMPROVE PEDESTRIAN AND BIKE CONNECTIVITY AND SAFETY THROUGHOUT TOWN TO CREATE A MORE WALK AND BIKE FRIENDLY COMMUNITY.

6-7 | CREATE TRANSPORTATION OPTIONS FOR SENIOR RESIDENTS.

6-8 | ENSURE AN ADEQUATE SUPPLY OF PARKING WITHIN THE ATLANTIC AVENUE BUSINESS DISTRICT.

RECOMMENDATIONS

6-1 CONTINUE TO WORK WITH DELDOT ON ISSUES RELATED TO ATLANTIC AVENUE/ROUTE 26 AND OTHER STATE ROADS IN AND AROUND MILLVILLE.

All streets in the Town are either private streets or DelDOT maintained streets. The Town should aim to maintain contact with DelDOT to ensure State roads receive proper maintenance and to ensure that the Town remains informed of planned improvements that will impact area traffic patterns.

6-2 CONTINUE TO PURSUE THE ATLANTIC AVENUE/ROUTE 26 STREETSCAPE IMPROVEMENTS.

To assist in further mitigating traffic impacts in Town and promoting pedestrian-friendly mobility, the Town should continue to pursue the investments identified in the "Millville Atlantic Avenue Streetscape Improvements Pattern Book," dated April 2008. Streetscape improvements may not only affect the appearance of an area, but can also contribute to the safety and convenience of vehicular, pedestrian, and bicycle mobility. While the DelDOT SR 26 Improvement Project installed bike lanes and sidewalks, additional improvements could include benches, light standards, trash receptacles, tree grates, bicycle racks, and signs, which would all assist in creating a positive image, promoting a pedestrian friendly environment, and assisting to stimulate economic activity.

6-3 DEVELOP A CAPITAL IMPROVEMENTS PLAN FOR TOWN MAINTAINED STREETS & SIDEWALKS.

A capital improvements plan should be developed for Town maintained streets and sidewalks and for the recommended streetscape improvements. Although the Town does not own or maintain streets, it should prepare for possible dedications in the future. The capital improvement plan will assist in prioritizing transportation needs and will establish a systematic approach to address these needs. The capital improvements program should specifically identify the locations and details of improvements and establish sources of funding. The program can further provide a routine maintenance schedule and budget for Town maintained streets and sidewalks. As part of this maintenance program, it is recommended that a windshield inventory survey be conducted, recording the miles of streets and drainage and conditions of curbing, sidewalks, and paving, among others. Pedestrian connectivity should be a priority and further studied as the Town continues to grow at its current pace.

6-4 CONTINUE INTEGRATING NEW AND OLD STREETS, SIDEWALKS, AND BIKE PATHS.

In seeking to maintain a small town atmosphere while permitting reasonable growth, the Town should continue to require that streets in new developments link to the existing street network. Streets should interconnect within a development, with adjoining developments, and with existing streets. Along with extending the street network, sidewalks and bike paths also need to be connected. There should be an inventory completed of sidewalks, bike routes, trails, and connections to determine whether the existing sidewalk and bike network is adequate or if this needs to be expanded. It is also recommended that additional sidewalks be provided to complete a Town-wide sidewalk network. Every effort should be made to encourage pedestrian and bicycle transit between Town and nearby beaches. These interconnections will encourage development and accessibility throughout the Town and not lead to isolated communities. New development plans should incorporate and promote the interconnections within individual communities, neighboring communities, and the Town.

6-5 INVESTIGATE THE NEED AND FEASIBILITY FOR PUBLIC TRANSPORTATION.

Due to proximity to the beach and the significant amount of recent and anticipated growth, the Town may want to coordinate with the Delaware Transit Corporation (DTC) to discuss current needs and future demand for public transportation and what programs can be made available to the community. Alternative transportation choices may include beach shuttles and trolleys, as well as park and ride services. Discussions should include specific transit routes and destinations, drop off/pick up locations, frequency of stops, and necessary parking areas, among others. Design elements focusing on pedestrian safety and convenience should be considered to encourage public transit.

6-6 DEVELOP PARKING STRATEGIES FOR THE ATLANTIC AVENUE BUSINESS DISTRICT.

The Town should investigate the need for municipal parking facilities. It should also investigate the need for parking design standards that aim to provide safe, convenient, and attractive parking areas. Standards for parking design and landscaping should encourage safe and efficient vehicular and pedestrian circulation within parking lots. Lighting for new and redeveloped parking areas should consider “Dark Sky” compliant standards.

CHAPTER 7 | UTILITIES

WATER

Millville lies within the water services area for Tidewater Utilities, with the company providing central water to local businesses and residences. There are three potential approaches that the Town of Millville can take to extend water services to its residences and businesses:

1. INCREMENTAL HOOK-UPS | Millville could gradually connect to central water at the request of residents and businesses and infrastructure is expanded to support other development. This incremental approach could take a significant amount of time to achieve comprehensive water supply service.

2. TOWN PLAYS AN ACTIVE ROLE | Millville could work with Tidewater to purchase the CPCN and start their own water utility; the Town would potentially have the option of outsourcing operations to Tidewater or another public utility.

3. TOWN PLAYS AN ACTIVE/PASSIVE ROLE | Millville could partner with Tidewater to obtain funding for a comprehensive water supply system and adopt regulatory- or incentive-based approaches to accelerate connections. One example would be for the Town to adopt an ordinance requiring residential connection to the system. The Town could also adopt graduated impact fees, whereby fees increase according to a schedule where early connections are charged one rate and later connections are charged a higher rate.

The Town has been working to identify conversion spots from well to central water, as well as looking into updating the Tidewater service area and seeing what improvements can be made to better serve residents. With future community growth in mind, the Town is also taking into consideration how the water infrastructure will affect future development.

WASTEWATER

The Town relies on Sussex County for its wastewater planning efforts, which are overseen by the Sussex County Engineering Department. The County completed a planning study update in 2005 that addressed current and future sewer service in the South Coastal Area that includes the Town. The update identified certain future upgrades to existing infrastructure that is required. The update was based on assumptions for the Town of a minimum residential lot size of 7,000 sq. ft. (maximum 6.22 dwelling units per acre) in residential areas and a maximum of 6.67 equivalent dwelling units (EDUs) per acre in commercially zoned areas and undeveloped areas up to 650 feet north and south of Route 26. Other unincorporated areas beyond Millville are assumed to develop at a maximum of 4.0 EDUs per acre. In order to minimize additional sewer system upgrades, the County recommended, as part of the 2017 Pre-PLUS review process, that these assumptions not be exceeded and that anything that would increase flow should be approved by the Sussex County Engineering Department.

The County expanded the Bethany Beach Sanitary Sewer District to help service the Millville area by constructing a gravity collection system, where all the pipelines are installed on a slope so that the wastewater naturally flows to the lowest point due to gravity. The County divided the area into five construction contracts. The first contract, White's Creek Manor and a portion of Railway Road, was completed in June 2007. The second contract, awarded

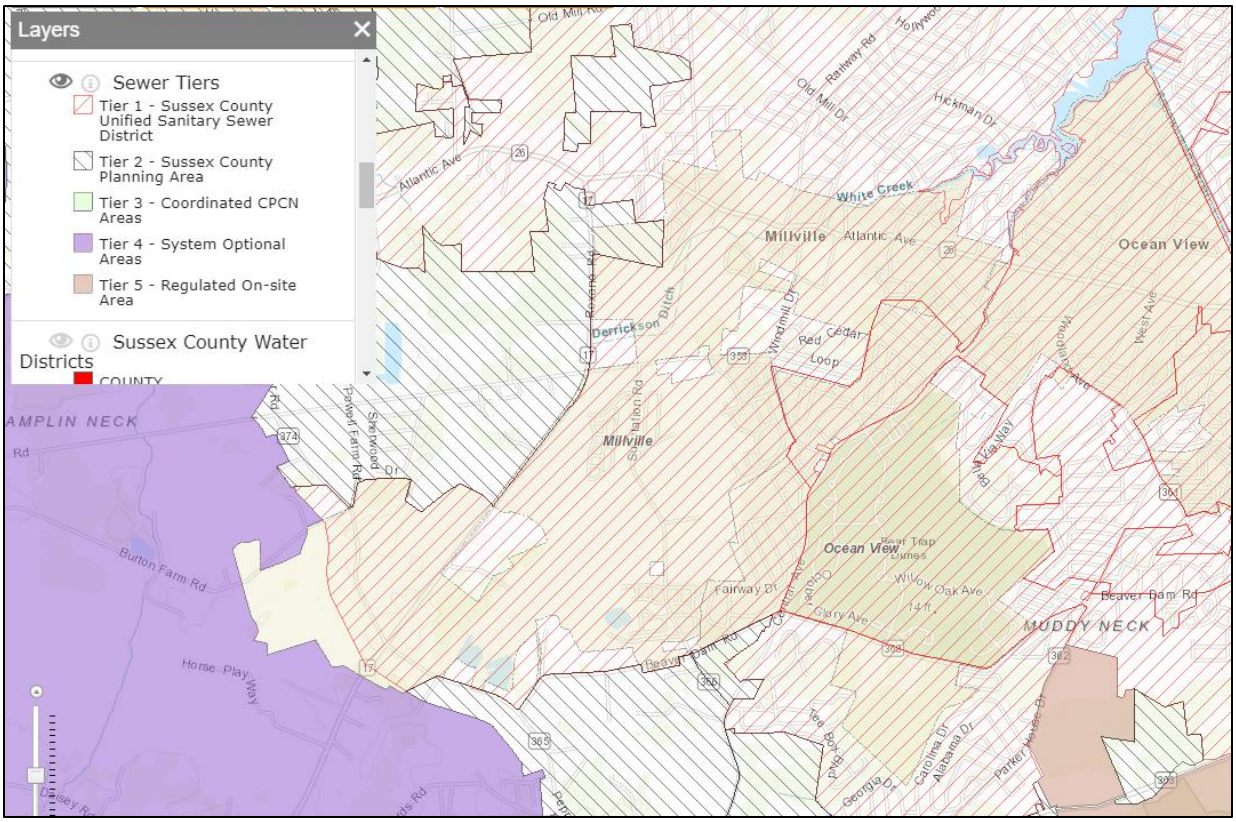
at the end of 2007, connected sewer pipelines for Rogers Haven, Banks Harbor Retreat, Mill Run Acres, Collins Creek, Windmill and Pine Grove Lanes, and Burbage Road. The third contract, also awarded at the end of 2007, installed the pipelines in Banks Acres, Banksville Park, and the eastern portion of Atlantic Avenue. These two contracts were completed in 2009. The fourth contract was awarded in January 2008 and provided service for Denton Manor, Denton Woods, and the Land of Pleasant Living. The sewer project was completed in February 2009. At the end of the project, the completed system included 460 manholes, 130,000 feet of pipe ranging from 4-24 inches in diameter, eight pumping stations, and one grinder pump. The overall estimated project cost was $34.6 million. Funding was provided by State and Federal agencies with segments completed by developers and dedicated to Sussex County upon completion and acceptance.

A two-phase sewer construction project was completed, starting at Town Hall and continuing west along Atlantic Avenue/Route 26. Additional sewer installation was also completed prior to the Atlantic Avenue expansion project. Efforts are being focused on expanding the sewer system to benefit current residents as well as preparing for development in its future growth areas.

As part of the County's 2018 Comprehensive Plan process, its Engineering Department began a new approach to wastewater planning and divided the County into Planning Tiers. The Town falls into Tier 1, as does most of its Annexation Area. Small segments of its Annexation Area appear to fall within Tier 2. These tiers are further described below:

- **TIER 1 | SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT –** Areas currently served under the Unified County Sanitary Sewer District where all future development is also to be served by the County.

- **TIER 2 | SUSSEX COUNTY PLANNING AREAS –** Any parcel(s) immediately adjacent to an existing sanitary sewer area boundary capable of annexation or areas where the County has plans to install central sewer to serve existing and future development.



Sussex County Sewer Tiers, Sussex County Online Mapping Website Screenshot (January 31, 2019)

MISCELLANEOUS SERVICES

Millville currently has additional services being offered by private providers within the Town limits and surrounding areas, such as electric, which is being served by the Delaware Electric Cooperative and Delmarva Power. Internet, cable, and telephone services are served by private providers as well, and the Town does not have any exclusive service provider contracts with any providers.

The Town will continue to research and listen to potential providers for any and all service opportunities that would benefit the Town and Millville community. Natural gas service could potentially be considered in the future, upon further research, benefit vs. cost factors, provider interest, and community education and coordination.

GOALS

GOALS

7-1 | CONVERT ALL RESIDENTS FROM WELL WATER TO A CENTRAL WATER SYSTEM.

7-2 | CONNECT ALL RESIDENTS TO A WASTEWATER SYSTEM.

RECOMMENDATIONS

7-1 INVENTORY CURRENT WATER SERVICES TO IDENTIFY WHERE WELLS CAN BE CONVERTED TO CENTRAL WATER.

7-2 CONTINUE TO WORK AT THE TOWN AND COUNTY LEVEL TO EXPAND THE SEWER SYSTEM, ESPECIALLY AS NEW DEVELOPMENT IS PROPOSED.

FLOODPLAIN

The floodplain or special flood hazard area is a graphic representation of the base flood on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs). The base flood is the flood expected to have a 1% chance of being equaled or exceeded in any given year. In a 30-year period (the standard length of a conventional residential mortgage), there is a 26% chance that a structure in the floodplain will be flooded by a 1% chance flood, previously known as the 100-year flood event.

Millville has participated in the FEMA National Flood Insurance Program since September 25, 1981. In order to do so, the Town adopted and enforces floodplain regulations, which can be found in Section 155-15 of the Zoning Ordinance (FH – Flood Hazard District; floodplain management). This section regulates all construction in special flood hazard areas.

FEMA remapped the floodplains in Sussex County and found that there are 55.0 acres of 1% chance annual flood zone (special flood hazard areas) within Town limits. This equates to approximately 3.4% of Millville's total land area. Any development within these delineated areas will have to comply with the Town's floodplain management regulations. Although the floodplain maps used in this evaluation are recent, the most current FEMA Flood Insurance Rate Maps should always be consulted prior to the purchase of real estate and any development-related activities.

It is important to note that FIRMs provide an analysis of flood scenarios based on past events and data. They indicate areas of high, moderate, and low risk. Future conditions are not taken into account. The FEMA FIRMs do not account for:

- Shoreline erosion, wetland loss, subsidence, or relative sea rise;
- Upland development or topographic changes;
- Degradation or settlement of levees and floodwalls;
- Changes in storm frequency and severity; or
- The effects of multiple storm events.

While some of these factors do not impact Millville directly or have as great an impact as others, it is important to be aware that approximately 25% of flood damages nationally occur to structures that are outside of a FEMA-mapped special flood hazard area and that few, if any, standards exist nationwide for development in these areas immediately adjacent to the floodplain or outside of mapped floodplain areas. The most recent updates to Millville's FIRMs were issued on March 16, 2015.

The 100-year floodplain borders the northern part of Town, with Whites Creek and its tributaries being the waterway. The Town established a flood hazard district that encompasses the entire floodplain area. A floodplain ordinance was established to restrict building and implement appropriate construction safeguards in that selected area. A considerable acreage of forested wetlands is found in areas of concern throughout the Town. It would be recommended that the Town establish a woodlands preservation ordinance for added protection on those wetlands and forest resources.

WETLANDS

Wetlands are defined by wetland hydrology, hydric soils (those soils that are seasonally to permanently saturated), and hydrophitic vegetation (those plants suited to wetter soils) and are important to reduce or mitigate flooding impacts, maintain and improve water quality, and provide habitat for various plant and animal species. The United

States Army Corps of Engineers (USACE) regulates tidal and nontidal wetlands under Section 404 provisions of the Federal Clean Water Act. The State of Delaware more stringently regulates tidal and some nontidal wetlands (e.g., perennial and intermittent streams/ditches and ponds containing surface water connections to other wetlands) under the Subaqueous Lands Act (7 Del.C. Chapter 72) and the Regulations Governing the Use of Subaqueous Lands.

Map 10, Environmental Features, shows that approximately 157.5 acres of the Town, or approximately 9.8%, is covered in mapped wetlands. Where detailed wetland delineations have not yet been completed, hydric soil mapping can provide one indicator of possible wetland locations that should be examined further. Hydric soil mapping is available from the U.S. Natural Resource Conservation Service.

Ideally, wetlands should include preserved open space around them, instead of parts of individual lots. During prolonged wet periods, the area within a wetland setback may become too wet for normal residential use. Designation as open space will aid in the prevention of decks, sheds, fences, kennels, and back yards being placed within the setback, thereby reducing common drainage complaints.

STORMWATER

The Town does not own any stormwater facilities, therefore does not perform the functions of construction oversight, inspections, or maintenance of facilities. Ownership and maintenance is the responsibility of homeowners' associations under State regulations with oversight provided by the Sussex Conservation District (SCD). The Town's engineering consultant reviews erosion and sediment control and stormwater management plans for new developments and further coordinates with the SCD to ensure compliance with Delaware's Sediment and Stormwater Regulations. In addition to plan review, the SCD inspects the construction and compliance of approved plans and conducts annual inspections of permanent stormwater facilities.

The Town recognizes that most of the statewide and local stormwater management regulations in the past have focused on regulating new development; however, many stormwater runoff problems are associated with existing developments that were built prior to the adoption of recent source water protection and non-point pollution control strategies. The Town further recognizes that traditional stormwater management technologies significantly alter the natural hydrology of a site, which has regional impacts.

SOURCEWATER PROTECTION

As development and population expand within the Sussex County area, the need to ensure that water supplies remain secure increases in order to safely serve new consumers in the future. To this end, the State was required to create a guidance document to account for the protection of water resources. This document was completed in April 2005 and provides the information necessary for policymakers to create regulatory standards for the protection of water resources. Generally, water resource protection standards address three main areas: surface water protection, wellhead protection, and groundwater recharge protection. Delaware's guidance document for the protection of these resources can be found online (http://delawaresourcewater.org/publications).

After consulting with DNREC, the Town may adopt an ordinance that protects these resources. If adopted, the ordinance should refer to the most current official source water map and relevant data. The Town may want to consider this as a future implementation item.

EXCELLENT RECHARGE AREAS

Excellent Recharge Areas are delineated as places where the water transmitting properties of the sediments in the interval between land surface and 20 feet below land surface are the greatest. The Delaware Geological Survey has produced a map that delineates four different drainage potential categories (i.e. excellent, good, fair,

and poor) in Sussex County. Those areas with excellent water transmitting properties can determine the amount of water that recharges Delaware's aquifers and how susceptible the aquifers are to surface pollutants. The protection of these areas is a key component to preserving the quantity and quality in the County's aquifers. As these areas become covered with increased amounts of impervious surfaces, there will be less water infiltrating into the underground aquifers to replenish the water supply and the water coming from these areas may contain non-point source pollutants that may infiltrate through the sediment and contaminate the groundwater.

There are currently no Excellent Recharge Areas located within Millville's boundaries; however, there is one immediately adjacent in Ocean View in the vicinity of Frontier Drive. See Map 10, Environmental Features.

WELLHEAD PROTECTION AREAS

Wellhead Protection Areas are those surface and subsurface areas surrounding a water well or wellfield supplying a public water system that is most vulnerable to contaminants that could move toward and reach the well or wellfield. Development within these areas should be avoided in order to prevent additional contaminants to the public water system than would otherwise occur naturally. A new wellhead protection ordinance may need to be established with the possibility of land being annexed in the future.

There is currently a small area of Wellhead Protection Area along Atlantic Avenue in the northwestern portion of Town. See Map 10, Environmental Features.

TOTAL MAXIMUM DAILY LOADS

The Town is located within the Indian River Bay Watershed, which is an impaired water body designated by Section 303(d) of the Clean Water Act. Delaware's Inland Bays are also designated as "waters of exceptional recreational and/or ecological significance" requiring reduction of nonpoint sources of nutrients.

In 1998, the Department of Natural Resource and Environmental Control (DNREC) developed Total Maximum Daily Loads (TMDL's) for Indian River, Indian River Bay, and Rehoboth Bay to monitor the amount of pollutants going into the water. The TMDL establishes the maximum pollutant load (plus a safety factor) that a water body can absorb without degrading the beneficial uses (e.g., fishing, swimming, boating) associated with the water body. The main contaminates of concern within the Indian River Bay Watershed are nitrogen and phosphorus and other nutrients associated with agricultural, construction, and suburban runoff. The TMDLs for the Indian River Bay call for a 40% reduction in nonpoint sources of both nitrogen and phosphorous, a 40% bacterial reduction in fresh waters, and a 17% bacterial reduction in marine waters.

CLIMATE CHANGE & SEA LEVEL RISE

Sea level rise is one of several climate change impacts that can affect communities, some others being variable precipitation and increasing temperatures. Together, precipitation and accelerated sea level rise contribute to increased flooding. The Climate Framework for Delaware recommends that DNREC provide technical support to local governments to enhance focus on climate impacts, including the reduction of greenhouse gas emissions, and long-term sustainability, through adaptation and mitigation. DNREC's Division of Climate, Coastal and Energy administers grant programs and incentives, some of which can be found here:

- www.de.go/sustainablecommunities
- www.de.gov/cleantransportation
- www.de.gov/eeit

Since the adoption of the Town's 2008 Comprehensive Plan Update, a number of resources have been made available related to climate change and sea level rise:

- **DELAWARE SEA LEVEL RISE ADVISORY COMMITTEE |** To adapt to sea level rise, the Committee published Preparing for Tomorrow's High Tide: Recommendations for Adapting to Sea Level Rise in Delaware in 2013.
- **EXECUTIVE ORDER NUMBER FORTY-ONE |** Preparing Delaware for Emerging Climate Impacts and Seizing Economic Opportunities from Reducing Emissions was signed on September 12, 2013.
- **DETERMINATION OF FUTURE SEA LEVEL RISE PLANNING SCENARIOS |** The Delaware Geological Survey reviews scientific literature and assessments of sea level change in Delaware and identifies appropriate scenarios to use for planning purposes throughout the State. The release of the International Panel on Climate Change (IPCC) Fifth Assessment Report (AR5) in 2013 and the NOAA National Climate Assessment indicates that the rate of sea level rise is likely to increase. The project has developed new inundation maps along Delaware's coast that corresponds to the identified projections.
- **RESILIENT COMMUNITY PARTNERSHIP |** Delaware Coastal Programs (DCP) is continuing to repeat implementation of its "Resilient Community Partnership" program to assist communities with improving resilience to hazardous weather and climate change. Resilience planning improves a community's capacity to prepare for and recover from coastal and inland flooding, erosion, sea level rise, and other impacts. Through the partnership, DCP offers staff support, policy expertise, technical assistance, and funding to help communities through the resilience planning process. DCP provides the support necessary to further a community's efforts through assessment, planning, and implementation.
- **COASTAL TRAINING PROGRAM |** The Delaware National Estuarine Research Reserve's Coastal Training Program is serving on the Steering Committee for the Delaware Resilient and Sustainable Communities League (RASCL). RASCL is made up of practitioners from across the State who interface with community decision makers in order to help them create more sustainable and resilient communities. Members include representatives from several DNREC Divisions, DelDOT, DEMA, SeaGrant, Inland Bays, and the Office of State Planning Coordination.

Sea levels in Delaware have risen by about a foot over the past century. This rate of sea level rise is likely to accelerate in the coming decades as a result of global climate change and local subsidence. Accelerated sea level rise will result in the permanent flooding of low-lying coastal areas and increase risk of flood damage during storms. Portions of the Town and its surroundings will be subject to direct and permanent inundation from sea level rise, which can be seen on Map 11.

GOALS

GOALS

8-1 | CONTINUE TO EXPLORE INNOVATIVE WAYS TO PROTECT THE UNIQUE ENVIRONMENT FEATURES IN THE COMMUNITY.

8-2 | PROTECT AND PRESERVE ALL NATURAL RESOURCES AND AMENITIES FOUND THROUGHOUT THE TOWN.

8-3 | PRESERVE SIGNIFICANT ECOLOGICAL SYSTEMS THAT NATURALLY WORK TO REDUCE FLOODING, CONTROL RUNOFF AND EROSION, AND FILTER NON-POINT POLLUTANTS.

8-4 | ENSURE AN ONGOING ADEQUATE SUPPLY OF DRINKING WATER.

8-5 | IMPROVE WATERSHED QUALITY.

RECOMMENDATIONS

8-1 CONTINUE ENCOURAGING THE PLANTING OF NATIVE TREES, PLANTS, AND FLOWERS THROUGHOUT TOWN.

8-2 CREATE ORDINANCES THAT PROTECT ENVIRONMENTAL RESOURCES, SUCH AS TREES AND WOODLAND AREAS, WILDLIFE, ETC.

8-3 EDUCATE RESIDENTS ON THE NEEDS AND BENEFITS OF PROTECTING THE ENVIRONMENT AND NATURAL RESOURCES.

Continual coordination and ongoing educational workshops for the Town Officials and Community regarding Flood Hazard Areas and Sea Level Rise are important and will assist with establishing proactive measures that can reduce impacts and protect assets.

8-4 APPLY FOR CERTIFICATION AS A "TREE CITY."

8-5 ESTABLISH A TOWN WOODLANDS ORDINANCE TO PROTECT FORESTED WETLANDS FROM HARM.

8-6 CREATE A WELLHEAD PROTECTION ORDINANCE TO SAFEGUARD THE PUBLIC WATER SUPPLY.

8-7 THE TOWN SHOULD CONTINUE TO COORDINATE WITH THE SUSSEX CONSERVATION DISTRICT TO ENSURE NEW DEVELOPMENTS ADEQUATELY ADDRESS HOW STORMWATER QUANTITY AND QUALITY TREATMENT WILL BE ACHIEVED.

8-8 THE TOWN SHOULD INVESTIGATE THE NEED FOR A COUNTY/TOWN DRAINAGE STUDY THAT IDENTIFIES ANY ISSUES THAT NEED TO BE MITIGATED.

The drainage study will provide an inventory of facilities and locate problem areas, such as flooding, infrastructure decay, and lack of oversight and maintenance. Information from a study could be used to develop a capital improvement plan for specific improvements and would further identify sources of funding including, but not limited to, developer impact fees, grants, and loans.

8-9 DEPENDING ON STUDY RESULTS, THE TOWN SHOULD CONSIDER A STORMWATER MANAGEMENT PLAN THAT SETS PRIORITIZED GOALS AND SPECIFIC STRATEGIES TO ACHIEVE THESE GOALS.

Example strategies would be consistent with the environmental protection measures identified earlier. These include the preservation of large, continuous areas of open space, groundwater recharge areas, wellhead areas, and critical ecological areas, such as wetlands, floodplains, and riparian corridors. Strategies should also seek to minimize overall land disturbance and impervious surfaces.

A stormwater management plan would need to involve comprehensive and watershed level approaches. Stormwater management would need to be integrated with the land use, annexation, community facilities,

utilities, and natural resource components of this Comprehensive Plan. In addition, the process should ensure joint planning and coordination with the County and neighboring municipalities.

8-10 CONTINUE ENCOURAGING THE USE OF LOW IMPACT DEVELOPMENT (LID) AND STORMWATER BEST MANAGEMENT PRACTICES (BMPS) DURING THE SITE PLAN AND SUBDIVISION REVIEW PROCESS.

LID minimizes site alterations as much as possible by incorporating natural landscaping design techniques to control runoff both during and after development. The natural landscape can and should be used to reduce runoff from the site and to treat and filter the runoff that is discharged from the site. New developments that design, construct, and maintain BMPs would minimize impervious coverage and reduce the need for permanent stormwater management basins. BMPs further the impact of stormwater runoff, prevent erosion, and filter sediment, nutrients and pollutants. Example BMPs include, but are not limited to, bioretention facilities, filter strips and biofiltration swales.

8-11 CREATE BEST MANAGEMENT PRACTICES TECHNIQUES WITHIN A TOWN ORDINANCE TO PRESERVE AND PROTECT NATURAL RESOURCES DURING THE LAND DEVELOPMENT APPLICATION PROCESS.

These BMPs may include, but are not limited to, model lighting to reduce glare and light trespass, permeable surface specifications, long-term development conservation planning, and wildlife and habitat protection and preservation.

CHAPTER 9 | OPEN SPACE & RECREATION

OPEN SPACE & RECREATION FACILITIES

Residents of the Town have expressed interest in seeing future developments set aside land for the purpose of open space for public use. Future open space would include parks and recreation sites. Parks and recreation facilities in the vicinity include those identified in Table 27:

Table 27. Park & Recreational Facilities in Millville Vicinity

Name of Park/Recreation Facility	Location
Town Park	Town of Millville
West Park	Town of Ocean View
Holts Landing State Park	North of Millville
Delaware Seashore State Park	North of Bethany Beach
Fenwick Island State Park	South of South Bethany
Bethany Boardwalk	Bethany Beach
Lower Sussex Little League Facility	Roxanna Road
The River Soccer League	Roxanna Road

Source: Town of Millville (2018)

The Town has wanted a centrally located open space, easily accessible to the entire community, for a number of years. Plans to build the new Town Park have been approved, renderings of which can be seen below. Besides a centrally located park, there have also been discussions of creating smaller neighborhood parks that would be connected to the central park, possibly by bike paths, walkways, or greenway corridors. Along with the addition of parks and recreation sites, the community would like to see definable and accessible pedestrian walkways, as well as bike paths, that would lead to these open space areas.

STATEWIDE COMPREHENSIVE OUTDOOR RECREATION PLAN

In August of 2011, the Delaware Division of Parks and Recreation conducted a telephone survey of Delaware residents to gather information and trends on outdoor recreation patterns and preferences as well as other information on their landscape perception. These findings are the foundation of the 2013-2018 Statewide Comprehensive Outdoor Recreation Plan (SCORP), providing guidance for investments in needed outdoor recreation facilities and needs within county and municipal comprehensive plans. Delaware was divided into five planning regions. The Town is located within SCORP Region 5.

When looking at the findings from the 2011 telephone survey, it is apparent that Delawareans place a high importance on outdoor recreation. Statewide, 93% of Delaware residents indicated that outdoor recreation had some importance on their lives, while 67% said it was very important to them personally. These findings are very close to the results of the same question asked in the 2008 public opinion telephone survey, indicating a continued demand for outdoor recreation opportunities throughout the State.

Placing high importance on outdoor recreation resonates throughout the five SCORP regions. In Region 5 (Eastern Sussex County), 65% said it was very important to them personally.

Based on the public opinion survey, the most needed outdoor recreation facilities in Millville include:

HIGH FACILITY NEEDS

- Walking and jogging paths
- Bicycle paths
- Public swimming pools
- Community gardens
- Fishing areas
- Off-leash dog areas
- Picnic areas
- Basketball courts
- Playgrounds

MODERATE FACILITY NEEDS

- Hiking trails
- Boat access
- Canoe/kayak launches
- Camping areas
- Ball fields
- Football fields
- Public golf courses
- Soccer fields
- Tennis courts

In addition to the facilities noted in the SCORP, residents have also expressed an interest in the addition of pickleball courts within the community.

AGRICULTURAL PRESERVATION

The Delaware Department of Agriculture manages Delaware's Agricultural Lands (Aglands) Preservation Program. This program, established in 1991, allows landowners to voluntarily preserve their farms through a two-phase process. The first phase, which does not include payment to the landowner, is known as an Agricultural Preservation District. In phase two, the landowner is paid to sell their farm's development rights, known as an Agricultural Conservation Easement. These are discussed in more detail in the following sections.

Neither the Town nor its annexation areas currently have any Agricultural Preservation Districts, Easements, Forestland Preservation Areas, or Districts; however, it is important to be aware of these programs as there are both farmland and forestland in the vicinity of the Town that may wish to take advantage of the programs at some point in the future.

Additional information about the State's Agricultural Lands Preservation Program can be found on their website at: https://agriculture.delaware.gov/agland-preservation-planning/the-preservation-program/.

AGRICULTURAL PRESERVATION DISTRICTS

A Preservation District is a ten-year, voluntary agreement where landowners agree to continue to use their land for agricultural purposes only. Landowners with forested tracts are also eligible to enroll their properties as a Forestland Preservation Area through the Forestland Preservation Program, although as of this writing, it currently has no funding.

Prospective buyers of a property who wish to participate in the Aglands Preservation Program may enroll the property they wish to purchase in a Preservation District through a Contingent Sale Application, if the seller also agrees. The primary benefit of this application is that both buyer and seller are exempt from realty transfer tax on all unimproved land as long as the application is approved prior to settlement. If the settlement does not occur, the enrollment status becomes void.

To qualify as an Ag District, land must meet the farm income requirement for the State's Farmland Assessment Act, satisfy a scoring system standard, and undergo a review and approval process. Most farms in the State will qualify. There is no payment to the landowner for creating the district.

AGRICULTURAL CONSERVATION EASEMENTS

In the second phase of the Aglands Preservation Program, landowners can (if they choose) permanently preserve their farmland by selling its development rights. The ten-year district agreement is then replaced by a permanent agricultural conservation easement on the land. Each year, funding permitting, the Aglands Program selects one round of farms to preserve. Landowners are eligible to submit a bid to sell their farm's development rights the year after they enroll their farm into a District Agreement. Landowners bid against each other by offering a discount from the appraised development rights' value of their property.

FARM & TAX BENEFITS

There are several benefits to landowners in an Agricultural District or Conservation Easement. The unimproved land in the district is exempt from real estate transfer, county, and school taxes. There are significant protections against nuisance suits for land in the district. Landowners are permitted limited residential uses. Permitted agricultural uses include, but are not limited to, crop production, herd animal and poultry operations, horse operations, forest production, non-commercial hunting, trapping and fishing, and agricultural eco-tourism operations, as well as farm markets and roadside stands.

Congress has enacted laws that may benefit owners of preserved farmland. An easement that is either sold at less than appraised value or donated to the Foundation may qualify the owner for a deduction for income, gift or estate tax purposes. Rules governing taxes are complex and owners should consult competent tax advisors on these matters.

GOALS

GOALS

9-1 | ADD PARKS AND RECREATIONAL FACILITIES WITHIN THE TOWN.

9-2 | CREATE EASILY ACCESSIBLE SIDEWALKS, BIKEWAYS, AND GREENWAYS THAT LEAD TO SOME KIND OF OPEN SPACE.

9-3 | PROTECT THE EXISTING OPEN SPACE FOR PASSIVE USE.

RECOMMENDATIONS

9-1 THE TOWN SHOULD CONTINUE WITH PLANS OF INVESTING IN A RECREATION DEPARTMENT AS PART OF THEIR CAPITAL PLANNING IMPROVEMENTS.

9-2 CONSIDER BEGINNING NEGOTIATIONS WITH PROPERTY OWNERS FOR POSSIBLE OPEN SPACE SITES.

9-3 CONTINUE WORKING WITH DEVELOPERS TO ENSURE NEW DEVELOPMENT PROVIDES ADEQUATE RECREATION FACILITIES AND AMENITIES.

9-4 ENSURE AN APPROPRIATE MIX OF MUNICIPAL PARKS AND NEIGHBORHOOD/COMMUNITY PARKS.

9-5 CREATE A SEPARATE RECREATION PLAN.

9-6 CONSIDER DEVELOPING A STANDALONE COMMUNITY SURVEY TO DETERMINE RESIDENTS' OPEN SPACE PREFERENCES.

9-7 ENCOURAGE THE PLANTING OF NATIVE TREES, PLANTS, AND FLOWERS THROUGHOUT TOWN.

CHAPTER 10 | HISTORIC & CULTURAL RESOURCES

HISTORIC PRESERVATION

The Delaware State Historic Preservation Office completed an evaluation for the Town to qualify for a potential historic district in 2003. This evaluation concluded that the Town was not eligible for a nationally designated historic district, mainly due to construction along Atlantic Avenue where many of the older structures had either been demolished or relocated over the years, removing any sense of a specific historic area.

A later investigation was made to determine whether there were other opportunities to preserve historic sites or structures within the Town; however, it was determined that there were no longer any buildings that would qualify within Town limits. Photos of some historical properties previously located in Town are provided below.

Banks Homestead

Millville High School

Millville Fire Company

Millville Methodist Church

CULTURAL EVENTS

The Town holds the Great Pumpkin Festival every year, in late September or early October.

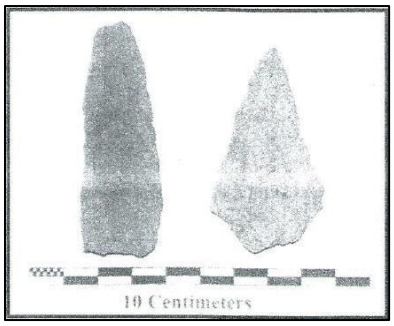
The Town also holds the Holiday Market every year, on the second Saturday of December. The following photos of the event were provided by the Coastal Point Newspaper.

CULTURAL RESOURCES

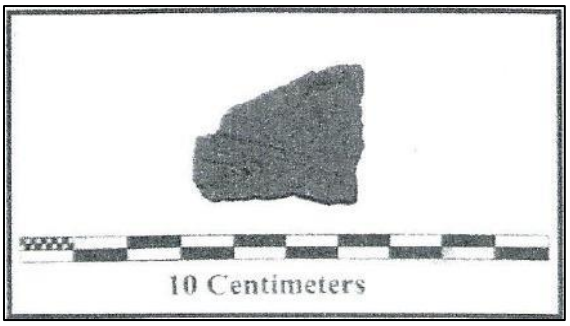
Millville by the Sea, LLC, requested an archaeological Phase I survey for their 700-acre planned development, which was conducted by Edward Otter, Inc. The land is largely agricultural with a few wooded areas. Fields were plowed and then subjected to thorough pedestrian reconnaissance. Wooded and grassy areas were tested using shovel test pits placed at 50-foot intervals.

A total of 30 archaeological sites were located. Prehistoric sites were mostly found near natural watercourses, especially the main branch of Beaverdam Creek. In all instances, sites were located in areas of higher elevation. A preliminary assessment of the sites was made based on age and function. Twentieth century chicken houses and relatively modern residences are not considered historically significant. Other sites are listed as potentially significant only because the level of work conducted was not sufficient to make a final determination of their importance.

The artifacts collected from this study along with a copy of the study were donated to the Town in September 2014.



Rhyolite points from Site 26



Incised Townsend ware shard from shovel test 100, level 1, Site 25

Source: Phase I Archaeological Study Millville By The Sea, Baltimore Hundred, Sussex County, DE (6/15/2007)

GOALS

GOALS

10-1 | MAINTAIN, PRESERVE AND IMPROVE THE UNIQUE SMALL TOWN CHARACTER OF MILLVILLE.

10-2 | PRESERVE THE PAST THROUGH THE PRESERVATION OF TANGIBLE ARTIFACTS THAT REFLECT MILLVILLE'S HERITAGE.

RECOMMENDATIONS

10-1 ENCOURAGE STABILIZATION AND REPAIR OF OLDER STRUCTURES.

The Town should continue to encourage and enable the stabilization, repair, and appropriate reuse of older structures if needed to bring them back into productive economic use. Some methods for accomplishing this may include increased code enforcement, use of CDBG funds for rehabilitation through Sussex County, or perhaps working with real estate or non-profit developers interested in repairing and reselling older homes.

10-2 CATALOG, PRESERVE, AND DISPLAY ARTIFACTS FOUND WITHIN THE TOWN.

The Town should consider formally cataloging artifacts and reports related to cultural resources within its borders. Items should be properly stored to preservation standards and consideration should be given to permanent educational displays.

CHAPTER 11 | LAND USE

The 2008 Comprehensive Plan noted that the Town's boundaries had expanded significantly with the annexation of lands for Millville by the Sea, a master-planned community development, and other large developments. For that Plan, the Town updated its existing land use percentages and baseline land use data through the use of a land use reconnaissance survey and public opinion surveys. The Town's annexation growth plan was evaluated and population and build-out analyses were completed, which helped to identify then-current and potential critical community development issues. The Town also conducted community-wide opinion surveys to obtain input on growth, land use issues, and public service needs. The following sections update and build on the information provided in the 2008 Plan, using current data and surveys completed in 2018, as well as aligning future land use and annexation plans with current State Strategies, the new Sussex County Comprehensive Plan, the Town of Ocean View Comprehensive Plan, the State Transportation Plan, and other relevant State programs and policies.

EXISTING LAND USE

The Town supports residential, commercial, agricultural, and institutional land uses. Commercial and institutional uses exist primarily along Atlantic Avenue/Route 26 and Roxana Road/Route 17, with residential uses making up the other areas of Town. Many changes in existing land use have occurred since the 2008 Plan was adopted. Table 28 shows existing land uses in 2008 and 2019 in both acreage and percent of the Town as a whole, as well as how the acreage and percentages have changed between the two periods. In addition, Table 29 shows a further breakdown of 2019 existing land use in both parcels and acreage. Map 4, Existing Land Use, also provides a different way of visualizing this information.

Table 28. Existing Land Use Change, 2008-2019

	2008		2018		Composition Change	
Existing Land Use	Acres	% of Total	Acres	% of Total	Acres	%
Vacant or Approved/Under Construction	1,195.3	78.1%	593.5	38.2%	-601.8	-50.3%
Agricultural	56.1	3.7%	333.2	21.5%	+277.1	+493.9%
Residential	155.2	10.1%	486.8	31.3%	+331.6	+213.7%
Commercial	102.6	6.7%	117.8	7.6%	+15.2	+14.8%
Institutional	13.8	0.9%	16.0	1.0%	+2.2	+15.9%
Utilities	7.3	0.5%	5.8	0.4%	-1.5	-20.5%
Total	**1,530.3**	**100.0%**	**1,553.1**	**100.0%**	**+22.8**	**+1.5%**

Source: 2008 Town Land Use Survey, Updated by KCI Technologies based on Town Input in 2019

Table 29. Existing Land Use, 2019

	Parcels		Acres	
Existing Land Use	No.	% of Total	No.	% of Total
Vacant or Approved/Under Construction	123	8.0%	593.5	38.2%
Agricultural	15	1.0%	333.2	21.5%
Residential	1,335	86.4%	486.8	31.3%
Commercial	58	3.8%	117.8	7.6%
Institutional	9	0.6%	16.0	1.0%
Utilities	5	0.3%	5.8	0.4%
Total	**1,545**	**100.0%**	**1,553.1**	**100.0%**

Source: Town of Millville 2008 Existing Land Use Map Information, Updated by KCI Technologies based on Town Input in 2019

Of the approximately 1,553 acres within the Town, the greatest percentage of land use is undeveloped land or land that has been approved for development or is under construction. Close to 600 acres of land falls within this

category. Table 17 lists residential developments that have been approved or are under development. Residential uses comprise over 31% of the land use with almost 490 acres. Agricultural uses make up almost 22% or 33 acres of land, while Commercial uses make up about 118 acres of land, or less than 8% of the Town. Other land uses include institutional uses (e.g., churches, Town Hall, fire department) and utilities.

The difference between the 1,553 acres included in the above land use table and the actual 1,609 acres of land area within the Town's boundary can be attributed to acreage associated with rights-of-way.

FUTURE LAND USE

Map 5, Future Land Use, illustrates proposed land uses within the existing Town boundary and generally depicts a continuation of existing land use policy. Future commercial uses are planned along Atlantic Avenue/Route 26, which is consistent with current land uses in Town and with the land uses and zoning in the neighboring Town of Ocean View. Commercial land uses are also proposed along Roxana Road/Route 17, supporting planned residential development along this corridor. The Future Land Use Categories align with the Town's zoning classifications as further defined in the Zoning section.

Table 30. Future Land Use, 2019

	Parcels		Acres	
Future Land Use	**No.**	**% of Total**	**No.**	**% of Total**
Commercial	127	8.2%	198.8	12.8%
Institutional	2	0.1%	1.5	0.1%
Master-Planned Community	516	33.4%	794.4	51.1%
Open Space / Recreational	1	0.1%	4.9	0.3%
Residential	897	58.1%	548.5	35.3%
Utility	2	0.1%	5.0	0.3%
Total	**1,545**	**100.0%**	**1,553.1**	**100.0%**

Source: Town of Millville 2008 Future Land Use Map Information, Updated by KCI Technologies based on Town Input in 2019

The community survey found that a majority of residents thought that there is an adequate supply of housing stock currently located and/or planned within municipal boundaries, including multi-family units/apartments, townhouses, single-family homes, and mixed-use. The majority of respondents were also satisfied with the mass and diversity of existing and planned commercial development, ranging from small single detached retail to large scale shopping complexes. Respondents also indicated their satisfaction with the existing level of industry, offices, and mixed-use development. On the other hand, the Town understands that a balance of residential and commercial properties need to exist in order to provide both community services and a robust revenue base.

ZONING

As recommended in prior Comprehensive Plan Updates, the Town amended its land development ordinances to provide for well planned development that maintains community character. Revisions to the Zoning and Subdivision Ordinances were made to properly address the type and rate of development being experienced. The Zoning Code was amended to include the Master Planned Community (MPC) zone, two commercial districts, and the Flood Hazard District. The zoning amendments also added site plan submission requirements, updated signage regulations, and added performance standards such as landscaping and buffering requirements, among others. The Town's flexibility to work with land development applications and updates to the Code as development trends occur allows the Town to encourage new uses and community growth. The Zoning Ordinance includes three zoning categories: Residential, Commercial, and Agricultural Residential.

RESIDENTIAL ZONING DISTRICTS

The three residential zoning districts (R Residential, RPC Residential Planned Community, and MPC Master Planned Community) account for the most land in Millville. These three districts make up approximately 1,286 acres (82.8%) of the zoning classifications.

The purpose of the R District is to provide for single-family residential developments along with churches, recreational facilities, and accessory uses. The District allows for minimum lot sizes of 7,500 square feet. This District makes up 136.9 acres, or 8.8%, of the Town.

The purpose of the RPC District is to encourage large-scale development as a means of creating a superior living environment through unified developments and to provide for the application of design ingenuity while protecting existing and future developments. It is a concept that encourages and permits variation in residential development by allowing deviation in lot size, bulk, or type of dwelling, lot coverage, and open space from what is required in any one district. It also encourages design flexibility and coordination of architectural styles of buildings, streets, lighting, signage, landscaping, and the existing neighborhood and historic land development patterns. In addition to the uses permitted in the Residential District, attached single-family dwellings, multi-family dwellings, offices, and public service facilities are also permitted. This District makes up 382.2 acres, or 24.6%, of the Town.

The objective of the MPC District is to establish procedures and standards for the implementation of master planned land use recommendations for comprehensively planned, multi-use projects. It is also intended that the District provide a more flexible approach to the comprehensive design and development under various conventional zoning categories so that existing public plans and policies can be utilized and implemented in a manner and to a degree that is more closely compatible than is possible in other zoning districts. In addition to all residential uses permitted in the Residential District, all uses in Commercial Zones are also permitted. This District makes up 766.5 acres, or 49.4%, of the Town.

AGRICULTURAL RESIDENTIAL ZONING DISTRICT

The purpose of the AR District is to provide for low-intensity agricultural activities and to protect agricultural lands, as one of the Town's most valuable natural resources, from the depreciating effect of objectionable, hazardous, and unsightly uses. This district will protect established agricultural operations and activities and is also intended for the protection of watersheds, water resources, forest areas, and scenic values and, at the same time, to provide for low-density, single-family residential development. This District makes up 95.1 acres, or 6.1%, of the Town.

COMMERCIAL ZONING DISTRICTS

Two zoning districts allow for commercial uses (C1 Town Center Commercial, C2 Town Commercial). These two districts make up approximately 172.4 acres (11.1%) of the zoning classifications.

The purpose of the C1 District is to provide for a mixed-use district, which functions as the historical hub of the Town and which provides a mixed residential, retail convenience shopping, and personal service use area. It is not intended as a district to accommodate regional shopping facilities. The District also permits business and professional offices, which can be compatible with residential uses. Permitted uses include all uses in the Residential District that conform to that District's requirements, apartments above businesses, small-scale shopping centers, retail sales, personal service establishments, and professional services. This District makes up 148.7 acres, or 9.6%, of the Town.

The purpose of the C2 District is to provide for well-planned and attractive larger-scale commercial and shopping facilities. Permitted uses include uses permitted in the C1 District; restaurants housed in a permanent building;

supermarkets; shopping centers; motels/hotels; home improvement stores; nursery, garden, and farm supply sales; clinics, hospitals, and urgent care facilities; car washes; and conference centers. This District makes up 23.7 acres, or 1.5%, of the Town.

OVERLAY ZONES

In addition to the standard zoning districts outlined above, the Town also has one overlay zone: the Flood Hazard District (FH). The purpose of the FH District is to protect human life, health, and welfare and to encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future. Special flood hazard areas are subject to periodic inundation that may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. Development that is inadequately elevated, improperly flood proofed, or otherwise unprotected from flood damage also contributes to the flood loss.

In order to minimize those losses, Millville adopted these regulations, which apply to all development and new construction within special flood hazard areas. Ordinance 15-01 adopted a new Chapter 155 designating a Floodplain Administrator, criteria for development in the Flood Hazard Areas and procedures that took effect on March 16, 2015. Maps and studies that establish the special flood hazard areas are on file in Town Hall.

ZONING MAP

Map 2, Zoning, is included in the Appendix as a reference. It is understood that the Official Zoning Map is on file at the Town Hall and may change without changing the current adopted Comprehensive Plan.

Table 31. 2019 Zoning Composition

			Parcels		Acres	
	ID	Classification	No.	%	No.	%
	AR	Agricultural Residential	10	0.6%	95.1	6.1%
	C1	Town Center Commercial	105	6.8%	148.7	9.6%
	C2	Town Commercial	6	0.4%	23.7	1.5%
	MPC	Master Planned Community	514	33.3%	766.5	49.4%
	R	Residential	214	13.9%	136.9	8.8%
	RPC	Residential Planned Community	696	45.0%	382.2	24.6%
TOTALS			**1,545**	**100.0%**	**1,553.1**	**100.0%**

Source: Town of Millville 2012 Zoning Map Information, Updated by KCI Technologies based on Town Input in 2019

ANNEXATIONS

The Town is located in the midst of very rapidly developing coastal Sussex County. Millville neighbors the Town of Ocean View, which has been rapidly growing in recent years. There are a number of recent development projects in Sussex County between Atlantic Avenue, Route 20, and the coastline. The Town has a strong interest in the development of adjacent areas, and with new development comes effects on the Town's cultural, economic, and physical environments.

STRATEGIES FOR STATE POLICIES & SPENDING

On April 14, 2016, Governor Markell signed Executive Order 59, adopting the 2015 Delaware Strategies for State Policies and Spending. Originally approved in 1999 and updated in 2004 and 2010, the 2015 document is the third iteration and is now available online.

The purpose of this document, as with previous Strategies for State Policies and Spending documents, is to coordinate land use decision making with the provision of infrastructure and services in a manner that makes the best use of natural and fiscal resources. The importance of this coordination lies in the fact that land use decisions are made at the local level, while the bulk of infrastructure and services that support land use decisions are funded by the State. The development of the State Strategies document with local governments and citizens helps to create a unified view toward growth and preservation priorities that all levels of government can use to allocate resources.

The Strategies for State Policies and Spending document uses the following area designations:

- **INVESTMENT LEVEL 1 AREAS** are often municipalities, towns, or urban/urbanizing places in counties. Density is generally higher than in the surrounding areas. There are a variety of transportation opportunities available. Buildings may have mixed uses, such as businesses on the first floor and apartments above. In these areas, State investments and policies should support and encourage a wide range of uses and densities, promote a variety of transportation options, foster efficient use of existing public and private investments, and enhance community identity and integrity. Overall, it is the State's intent to use its spending and management tools to maintain and enhance community character, to promote well-designed and efficient new growth, and to facilitate redevelopment in these areas. These areas are also thought to be where both local government and citizens are most prepared to accept growth.

- **INVESTMENT LEVEL 2 AREAS** can be composed on less developed areas within municipalities, rapidly growing areas in the counties that have or will have public water and wastewater services and utilities, areas that are generally adjacent to or near Investment Level 1 Areas, smaller towns and rural villages that should grow consistently with their historic character, and suburban areas with public water, wastewater, and utility services. These areas have shown to be the most active portions of Delaware's developed landscape and serve as transition areas between Level 1 and the state's more open, less populated areas. They generally contain a limited variety of housing types, predominantly detached single-family dwellings. In these areas, State investments and policies should support and encourage a wide range of uses and densities, promote other transportation options, foster efficient use of existing public and private investments, and enhance community identity and integrity. Investments should encourage departure from the typical single-family dwelling developments and promote a broader mix of housing types and commercial sites encouraging compact, mixed-use development, where applicable.

- **INVESTMENT LEVEL 3 AREAS** fall into two categories, generally. The first covers lands that are in the long-term growth plans of counties or municipalities where development is not necessary to accommodate expected population growth. The second category includes land that are adjacent to or intermingled with fast-growing areas within counties or municipalities that are otherwise classified as Levels 1 or 2. Environmentally sensitive features, agricultural preservation issues, or other infrastructure issues most often impact these lands. Development and growth may be appropriate in the near term, but resources on the site and in the surrounding area should be carefully considered and accommodated. This level is further characterized by areas with leapfrog development that is not contiguous with existing infrastructure; areas that are experiencing some development pressure; areas with existing but disconnected development; and possible lack of adequate infrastructure. Due to the limits of finite financial resources, State infrastructure spending on infrastructure such as roads, sewer, water, and public facilities in Level 3 areas will generally be considered once the Investment Level 1 and 2 areas are built out, or when the infrastructure or facilities are logical extensions of existing systems and deemed appropriate to serve a particular area.

- **INVESTMENT LEVEL 4 AREAS** are rural in nature and are where the bulk of the State's open space/natural areas and agricultural industry are located. These areas contain agribusiness activities, farm complexes, and small settlements. They typically include historic crossroads or points of trade, often with rich cultural ties. These areas also boast undeveloped natural areas, such as forestlands, and large recreational uses, such as state and county parks and fish and wildlife preserves. They may also include natural habitats that are important for providing ecosystem services such as water quality and reducing flood risk. Sometimes, private recreational facilities, such as campgrounds or golf courses, are also situated in these areas, in addition to limited institutional uses. Level 4 Areas may be the location for certain uses that, because of their specific requirements, are not appropriate for location elsewhere. The State's investments and policies should retain the rural landscape and preserve open spaces and farmlands, support farmland-related industries, and establish defined edges to more concentrated development.

- **Out of Play Areas** are those land areas that are not available for private development, including publicly-owned lands, private conservation lands, lands for which serious legal and/or environmental constraints on development are identified, and lands in some form of permanent open space protection (e.g., agricultural preservation easements, conservation easements). These areas are generally not expected to be the location of private development activities; however, government entities, private property owners, and conservation organizations are still expected to invest in these areas.

Map 3 reflects the Strategies for State Policies and Spending designations for the Town. The Town falls into Levels 2 and 3 with a small area of Level 1 toward the eastern end of Cedar Road, along with scattered pockets of Out of Play areas. There are no areas of Level 4 within Town Boundaries.

Full documentation on the 2015 Delaware Strategies for State Policies and Spending can be found at www.stateplanning.delaware.gov/strategies/.

SUSSEX COUNTY COMPREHENSIVE PLAN

The Sussex County Comprehensive Plan was adopted on December 4, 2018 and is currently awaiting certification by the Governor. It can be found on the County's Planning & Zoning website: https://sussexcountyde.gov/planning-zoning.

The following information was pulled from the document's Chapter 4.4 Future Land Use Plan. This Chapter's goals are as follows:

- Direct development to areas that have existing infrastructure or where it can be secured cost-effectively.
- Conserve the County's agricultural economy by promoting farming and preserving agricultural land values and agribusiness.
- Protect critical natural resources, such as the inland bays and others, by guarding against over-development and permanently preserving selected lands.
- Encourage tourism and other responsible commercial and industrial job providers to locate and invest in the County.
- Expand affordable housing opportunities, particularly in areas near job centers and Delaware State Housing Authority (DSHA) Areas of Opportunity.
- Ensure that new developments incorporate best practices in subdivision design.
- Make Sussex County's growth and conservation policies clear to relevant Delaware State agencies, neighboring counties, and Sussex County's incorporated municipalities.

The County's Future Land Use Plan divided Sussex County into two types of planning areas: Growth Areas and Rural Areas.

GROWTH AREAS

The Sussex County Comprehensive Plan sought to direct the County's most concentrated forms of development to Growth Areas, including higher density residential development and most commercial development. The County's Future Land Use Plan is based on seven guidelines to help determine where Growth Areas should be located:

- Proximity to an incorporated municipality or to a municipal annexation area;
- Presence of existing public sewer and public water service nearby;
- Plans by the County to provide public sewage service within five years;
- Location on or near a major road or intersection;
- Character and intensity of surrounding development, including proposed development;
- Location relative to major preserved lands;
- Location of water bodies;
- Location of agricultural and other protected easements;
- The area's environmental character; and
- How the area ranks according to the Delaware Strategies for State Policies and Spending document.

The County further defined the Structure of the Future Land Use Plan in Chapter 4.4.2 by identifying two types of planning areas: Growth Areas and Rural Areas, each include sub-categories.

According to these guidelines, Millville and its surrounding areas were given the following County Growth Area designation, as indicated on Figure 4.5-1 Sussex County 2045 Future Land Use Map:

- **MUNICIPALITY |** Sussex County strongly favors directing development toward the municipalities that desire it. With exceptions, these are some of the County's most densely developed areas and the areas most fully served by public sewer and public water facilities. The specific permitted uses and densities governing new construction within an incorporated municipality will continue to be governed by that municipality's zoning ordinance, its public water and sewer capacities, and its comprehensive planning policies.

- **COASTAL AREA |** This designation is intended to recognize two characteristics. First, this region is among the most desirable locations in Sussex County for new housing, as is reflected in new construction data and real estate prices. Second, this region contains ecologically important and sensitive characteristics as well as other coastal lands that help to absorb floodwaters and provide extensive habitat for native flora and fauna. This area also has significant impact upon water quality within the adjacent bays and inlets as well as upon natural the region's various habitats. These factors are part of the reason that this Area is so desirable, making the protection of them important to both the environment and the economy. The County has significant initiatives to extend public sewer service to replace inadequate on-site systems. Careful control of stormwater runoff is also an important concern in keeping sediment and other pollutants out of the Inland Bays. The challenge in this region is to safeguard genuine natural areas and mitigate roadway congestion without stifling the tourism and real estate markets, which provide many jobs, create business for local entrepreneurs, and help keep local tax rates low.

COUNTY DEVELOPMENT

When planning for development near the edges of Millville's borders, it is important to consider what development is possible under the County's current zoning. This is because the land may be developed under County zoning without being annexed by the Town. A developer may be less likely to request annexation unless he/she is able to achieve more flexible zoning than is currently offered by the County or unless he/she is seeking to connect to the Town's sewer or water system.

MILLVILLE ANNEXATION PROCESS

The Town's annexation process appears in the Town's charter and is further governed by Title 22, Chapter 1, Section 101 of the Delaware Code. Millville's Town charter provides three methods for an annexation to occur. First, if all the property owners of an area adjacent to Millville's limits petition the Town for annexation, then the Mayor will appoint a committee to investigate the possibility of annexation. If the committee finds the annexation to be advantageous to the Town and the petitioners, then the Town Council may, with a 2/3 vote, pass a resolution to annex the territory. The second method for annexation occurs when less than all the property owners (but more than five) of an area adjacent to Millville petition the Town for annexation or when a potential annexation under the first method is found to be disadvantageous. Again, the Mayor appoints a committee to study the proposed annexation. If the annexation is found to be disadvantageous then the Council may, with a 2/3 vote, schedule a public hearing on the annexation. If the annexation is determined to be advantageous then a public hearing is scheduled. The public hearing is followed by a special election to vote on the approval of the annexation. A majority vote in favor of the annexation results in the annexation of the proposed area into the Town. The final method of annexation applies to territory exempt from taxation. Upon petition of the property owner, the Town Council may approve the annexation with a 2/3 vote if the annexation is determined to be advantageous or with a 3/4 vote if the annexation is determined to be disadvantageous.

Title 22, Chapter 1, Section 101 of the Delaware Code requires that annexations conform to four additional provisions. First, the annexation must be consistent with the Town's most recently adopted comprehensive plan, meaning that the potential annexation area must be shown as an area for future annexation in the adopted plan. Next, the Town must prepare a plan of services that will be provided to the annexed area detailing how these services will be provided and the capabilities of the Town to provide such services. Also, the annexed area must be rezoned to a classification consistent with the Town's adopted comprehensive plan. Finally, the Town must notify the State and all affected jurisdictions of the proposed annexation, conduct a public hearing, and allow for a comment period of at least 30 days before formal annexation.

RECENT ANNEXATIONS

Since adoption of the 2008 Comprehensive Plan Update, the Town has annexed one piece of property, totaling approximately 30.8 acres. Table 32 displays this information.

Table 32. Recent Annexations (2008 – 2018)

Parcel ID	Property Reference	OSPC ID	Town Zoning	Annexation Status	Acres
134-12.00-394.00	Dukes Drive Property	2017-06	R	Annexed	30.8
TOTAL					**30.8**

Source: Office of State Planning Coordination (12/2018); Town of Millville (2/2019)

In addition to this annexation, the Town also de-annexed three properties during this same period.

FUTURE ANNEXATIONS

The Town desires phased, planned, and balanced growth. The Town has identified an annexation area shown on Map 6, Future Land Use and Annexations, which offers the following advantages:

- Rationalizes the Town boundaries;
- Curtails any jurisdictional confusion that may be caused by parcels split by municipal boundaries and enclaves within Town and between Millville and Ocean View;
- Maintains the Town identity in the midst of the rapid growth occurring around Town and of the recent expansion of the neighboring Ocean View;

- Implement the visions, goals; and recommendations provided throughout this Plan relevant to community character, environmental protection, and phased, balanced growth;
- Ensures that new development and redevelopment meshes with the Town's existing community character; and
- Ensures an adequate tax base providing sufficient public services to residents.

The Town views annexation as an important tool to help shape land use in the area surrounding its current boundary. It is also within this area that the Town expects to coordinate actively with the County on any land use decisions under the County's jurisdiction.

The Town has also identified an area of concern where annexation may be appropriate under the correct circumstances. The area of concern is also significant in that it is an area that the Town would like to coordinate with the County on any land use decisions under the County's jurisdiction.

GOALS

GOALS

11-1 | ENABLE THE ADEQUATE PROVISION OF SERVICES SUCH AS CENTRAL WATER AND WASTEWATER SYSTEMS, AS WELL AS FIRE, EMS, AND POLICE SERVICES.

11-2 | MANAGE FUTURE DEVELOPMENT IN A MANNER THAT PROMOTES THE SMALL TOWN CHARACTER DESIRED BY THE RESIDENTS.

11-3 | PROMOTE FUTURE DEVELOPMENT THAT SEEKS TO MINIMIZE ADVERSE AFFECTS ON THE INDIAN RIVER BAY WATERSHED, FOREST LANDS, AND OTHER NEARBY ENVIRONMENTAL FEATURES.

11-4 | PROMOTE THE CONTINUED EXISTENCE OF CURRENT OPEN SPACES IN TOWN AND IN FUTURE DEVELOPMENTS FOR RECREATIONAL, ENVIRONMENTAL, AND AESTHETIC PURPOSES.

11-5 | TARGET AND PHASE DEVELOPMENT IN AREAS WHERE SERVICES CAN BE PROVIDED AT THE LEAST COST AND IN THE SHORTEST TIME POSSIBLE.

11-6 | PROMOTE THE ANNEXATION OF APPROPRIATE AREAS ADJACENT TO EXISTING TOWN BOUNDARIES THAT WILL BE SERVICED BY CENTRAL WATER AND WASTEWATER SYSTEMS.

RECOMMENDATIONS

11-1 CONTINUE TO WORK WITH SUSSEX COUNTY AND THE TOWN OF OCEAN VIEW TO ENSURE THAT DEVELOPMENT WITHIN THE AREA OF CONCERN IS COMPATIBLE WITH MILLVILLE'S CHARACTER.

The Town should participate in the land use decision processes in Sussex County and neighboring Ocean View to stay informed on development surrounding the Town and to provide input where issues impact its residents.

11-2 WORK WITH SUSSEX COUNTY, THE TOWN OF OCEAN VIEW, AND PROPERTY OWNERS TO ROUND OUT MUNICIPAL BOUNDARIES.

In areas where the municipal boundaries of Millville and Ocean View create enclaves and other areas of jurisdictional confusion, the Towns should work together with Sussex County and relevant property owners to adjust the municipal boundaries to eliminate such confusion.

11-3 REGULARLY REVIEW ORDINANCES AND SERVICES TO REFLECT GROWING NEEDS.

As Millville grows, it will be important for the Town to review its ordinances and to review the services it provides to ensure that the Town keeps pace with services demanded by growth.

11-4 COORDINATE WITH SUSSEX COUNTY AND OCEAN VIEW REGARDING ANNEXATION AND DEVELOPMENT PROPOSALS WITHIN THE ANNEXATION AREA.

Continue coordination and communication with Millville and Ocean View defining how the towns will coordinate with each other on annexation and development requests in annexation areas. An agreement with Sussex County would define coordination on development activity within the area of concern, as well as sewer issues.

11-5 ENSURE THAT NECESSARY SERVICES CAN BE PROVIDED TO ANNEXED LANDS.

According to Title 22, Section 101, Delaware Code, the Town must complete a plan of services prior to annexation of land. Because the Town does not provide most of the utilities and services necessary to serve the annexed land, it is important that the Town notify service providers about annexation and allow for comment from these providers. Providers include water, sewer, electric, fire protection, police protection, emergency medical services, schools, and other services. As a part of the plan of services, the Town is required to obtain letters from Sussex County regarding sewer, Tidewater Utilities regarding water, and the relevant electric provider, stating their ability to provide service to the annexed land.

CHAPTER 12 | IMPLEMENTATION

ACCOMPLISHMENTS

The following provides a summary of accomplishments of the 2008 Comprehensive Plan recommendations:

- Regularly review ordinances and services to reflect growing needs;
- Ensure that necessary services can be provided to annexed lands;
- Adopted design standards and guidelines for the Atlantic Avenue/Route 26 corridor;
- Investigated opportunities to provide historic sites and structures;
- Worked to expand the sewer system;
- Initiated discussions to develop stormwater management practices to address stormwater runoff impacts;
- Coordinated with the Sussex Conservation District to ensure new developments address how stormwater quantity and quality treatment are achieved;
- Encouraged the use of Low Impact Development and stormwater best management practices;
- Continued relationships with the Delaware State Police;
- Continued support of the Millville Volunteer Fire Company
- Coordinated efforts with Beebe Medical;
- Established incentives for medical intensive development;
- Worked with DelDOT on issues related to Atlantic Avenue/Route 26;
- Integrated new and old streets, sidewalks, and bike paths;
- Worked with developers to ensure new development provides adequate recreation facilities; and
- Encouraged the planting of native trees, plants, and flowers throughout Town.

IMPLEMENTATION PLAN

The Implementation section will assist Town officials in making decisions to help shape the way Millville functions, grows and develops. Such decisions involve the location of land uses, the character and form of development, the improvement of community infrastructure and services, and the protection of environmental quality. This section summarizes the recommendations provided throughout the Plan. These recommendations have been identified by priority level, but should be addressed as funding and resources become available as well as consideration as a potential components of another project.

No.	Recommendation	Priority
2-1	Continue to pursue the Atlantic Avenue/Route 26 streetscape improvements.	High
2-2	Establish a gateway for Atlantic Avenue (Rt. 26).	High
3-1	Conduct a study regarding the feasibility of establishing a municipal police department.	Medium
3-2	Continue relationships with the Delaware State Police.	Ongoing
3-3	Continue supporting the Millville Volunteer Fire Company.	Ongoing
3-4	Work with federal, state, and county governments to locate service delivery centers in “downtown” Millville.	High
3-5	Work with Sussex County to plan for an additional library in Millville as the population increases.	Low
6-1	Continue to work with DelDOT on issues related to Atlantic Avenue/Route 26 and other State roads in and around Millville.	High
6-2	Continue to pursue the Atlantic Avenue/Route 26 streetscape improvements.	High
6-3	Develop a Capital Improvements Plan for Town maintained streets & sidewalks.	Low

No.	Recommendation	Priority
6-4	Continue integrating new and old streets, sidewalks, and bike paths.	Ongoing
6-5	Investigate the need and feasibility for public transportation.	High
6-6	Develop parking strategies for the Atlantic Avenue business district.	Medium
7-1	Inventory current water services to identify where wells can be converted to central water.	High
7-2	Continue to work at the Town and County level to expand the sewer system, especially as new development is proposed.	Ongoing
8-1	Continue Encouraging the planting of native trees, plants, and flowers throughout Town.	High
8-2	Create ordinances that protect environmental resources, such as trees and woodland areas, wildlife, etc.	Medium
8-3	Educate residents on the needs and benefits of protecting the environment and natural resources.	Ongoing
8-4	Apply for certification as a "Tree City."	Low
8-5	Establish a Town woodlands ordinance to protect forested wetlands from harm.	Medium
8-6	Create a wellhead protection ordinance to safeguard the public water supply.	Medium
8-7	The Town should continue to coordinate with the Sussex Conservation District to ensure new developments adequately address how stormwater quantity and quality treatment will be achieved.	High
8-8	The Town should investigate the need for a County/Town drainage study that identifies any issues that need to be mitigated.	Medium
8-9	Depending on study results, the Town should consider a stormwater management plan that sets prioritized goals and specific strategies to achieve these goals.	Low
8-10	Continue encouraging the use of Low Impact Development (LID) and Stormwater Best Management Practices (BMPs) during the site plan and subdivision review process.	High
8-11	Create Best Management Practices techniques within a Town Ordinance to preserve and protect natural resources during the land development application process.	Medium
9-1	The Town should continue with plans of investing in a recreation department as part of their capital planning improvements.	Low
9-2	Consider beginning negotiations with property owners for possible open space sites.	High
9-3	Continue working with developers to ensure new development provides adequate recreation facilities and amenities.	Ongoing
9-4	Ensure an appropriate mix of municipal parks and neighborhood/community parks.	Medium
9-5	Create a separate recreation plan.	Medium
9-6	Consider developing a standalone community survey to determine residents' open space preferences.	High
10-1	Encourage Stabilization and Repair of Older Structures.	Medium
11-1	Continue to work with Sussex County and the Town of Ocean View to ensure that development within the area of concern is compatible with Millville's character.	Ongoing
11-2	Work with Sussex County, the Town of Ocean View, and property owners to round out municipal boundaries.	High
11-3	Regularly review ordinances and services to reflect growing needs.	Ongoing
11-4	Coordinate with Sussex County and Ocean View regarding annexation and development proposals within the annexation area.	Ongoing
11-5	Ensure that necessary services can be provided to annexed lands.	Ongoing