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January 21, 2025

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Eileen Scerra  
Town Manager

Re: Gander's Car Wash  
Final Site Plan Review  
Millville, Delaware  
GMB File No. R230046

Dear Mrs. Scerra:

We have completed our review of the Site Plan received December 16, 2024, as submitted by John Sovero for the proposed Gander's Car Wash Concept Plan review. The proposed site is located on Tax Map Parcels 134-12.00-404.00 and 134-12.00-405.00. The parcels are zoned C-1 with a planned entrance on Atlantic Ave. The submission was reviewed per Town of Millville Code 155 and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

**General**

1. Per Town Code Section 155-13, Subsection B, Car Wash is not listed as a permitted use in the C-1 District. The Applicant submitted a conditional use request for a car wash in this location. The Planning and Zoning Commission met on April 13, 2023 and voted 5-0 recommending the Town Council approve the application for Conditional Use. On May 23, 2023 the Town Council met and approved the Conditional Use Application for a full service car wash.
2. Per Town Code Section 155-28, Subsection C, Item (13): Parking may be permitted in the setback areas, provided that no more than 50% of any setback area may be used for off-street parking and the remaining portion of the setback area shall be landscaped. Parking shall be permitted in rear yard setback areas; provided, however, that a fifteen-foot landscaped buffed is required between parking and adjacent residential uses. **Parking is shown in the side yard setback on the West side of the lot, but it is less than 50% of the side yard setback.**

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3. Per Town Code Section 155-66, Subsection E, Item (3), Paragraph (i): Preliminary site plans shall show the location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within or adjoining the property. **The project is showing a proposed reduction of the Tax ditch ROW from 80ft to 40ft.**
4. Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 5, Subsection A Location of Parking; Commercial parking lots shall be located behind buildings. Commercial parking lots shall only be allowed to remain in front of or beside buildings as permitted by the Town Council. **Part of the parking is located within the front of building.**

**Permits Required for Proposed Site Work**

The Developer should forward the following permits/approvals to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.

1. Sussex County Conservation District – Storm Water Management and Erosion Control Permit and/or Letter of Exemption. **Review Complete letter Recieved.**
2. Sussex County Engineering Department – Sewer Service Approval. **Not Received.**
3. Office of State Fire Marshal – Site Plan Approval. **Received.**
4. Any other permits/approvals necessary to develop the project.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,



Andrew J. Lyons, Jr., P.E.  
Project Director

AJL/