

October 22, 2025

Eric Evans
Code and Building Official
Town of Millville
36404 Club House Road
Millville, DE 19967

RE: **Application for Conditional Use**
Millville Town Center 3
Sussex County, DE
BMG Project No.: 2021052.00

Dear Mr. Evans:

Becker Morgan Group, Inc. is hereby submitting a Conditional use Plan on behalf of Millville Residential LLC for the above referenced project. The proposed development is to convert the existing wooded lot into a 23 lot residential community with single family attached homes consisting of 17 townhomes and 6 duplexes. The following documents are provided in support of this submission:

- One (1) paper copy of the Preliminary Site Plan
- One (1) paper copy of the Landscape Plan

In addition, we offer the following responses to comments received in your letter received on 9/12/2025:

General:

1. The proposed development is in line with the 2019 Comprehensive Plan for future land use for the above reference parcel.
a. BMG Response: Noted.
2. The proposed MV Town Center 3 has one planned entrance from Dukes Drive.
a. BMG Response: Noted.
3. Per Town Code Section 155-11. Subsection B, Item 2; A mix of residential dwelling units must be single-family detached dwellings. A minimum of at least three of the following permitted housing types must be provided, including at least one multifamily dwelling unit. The applicant has requested to develop the proposed site with only Townhomes and Single family attached. GMB has reviewed the other RPC zoned parcels and has found that the adjacent parcel 134-12.00-411.02 zoned RPC has only the single family attached dwelling type.
a. BMG Response: Noted.
4. Town Code Section 155-11, Paragraph H states that: "No land area shall be zoned RPC unless the land contains a minimum acreage of 10 acre. Parcels or tracts less than the minimum acreage may be permitted if they are contiguous to an existing RPC zoned area and if they may be harmoniously integrated into the RPC area, consistent with the requirements and purposes of this zone. Parcels less than 10 acres may be joined with parcels a part of an RPC if the total of all said parcel is 10 acres." Parcel 134-12.00-396.00 is zoned PC and is part of an existing RPC District.
a. BMG Response: Noted.

BECKER MORGAN GROUP, INC.

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100 DISCOVERY BOULEVARD, SUITE 102
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615 SOUTH COLLEGE STREET
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5. Town Code Section 125-31: Streetlights; Streetlights shall be required in all subdivisions unless specifically exempted by the town council. Please show locations of proposed streetlights.
 - a. **BMG Response: Proposed streetlight locations have been added to the C-201 sheet.**
6. Town Code Section 155-11, Paragraph M, Item 2, Part C: Twenty-five percent of said open space shall be designed and developed for active recreation. All open space may be open to the use of residents or dedicated to a homeowners' association, the Town of Millville or other governing agency as public parkland upon legal agreement between the Town and the applicant/developer. No active recreation open space has been shown on the site plan. Although this proposed development is close to the existing Town Park
 - a. **BMG Response: Noted. Currently 25% of the site is planned to be open space. A path has been proposed which leads to the Existing Town Park. We request that it be considered part of our active recreational open space.**
7. Town Code Section 125-30 Sidewalks; Sidewalks shall be provided within all residential subdivisions, including creation of a new street. Sidewalks shall be provided on both sides of the street and shall be five feet in width unless otherwise specified, and in commercial and industrial subdivisions they shall be from curb to property lines unless otherwise specified. The Plan is showing Sidewalk only on one side of the Entrance Road off of Dukes Drive
 - a. **BMG Response: A sidewalk connection & associated easement has been added to the existing sidewalk on the frontage road.**
8. Sheet C-001:
 - Under site data, number 19 for Area Breakdown, there should be a section for impervious surface and pervious area
 - The building heights for each building should be stated under the site data information
 - Town Code Section 155-66, Subsection 3, Item q; The approximate number of dwelling units to be included in each type of housing: single-family dwellings, two-family dwellings, townhomes, apartments, and/or number of units for other uses and their designation. Please add a table to show the exact number and type of housing unit that is shown withing the site drawings on this sheet.
 - a. **BMG Response: Number 19 in the site data has been updated to include the impervious and pervious area breakdowns for the pre and post conditions. The building heights for each building type have been added to the site data under number 8. Finally, a table has been added to show the number of each building type in the post condition.**
9. Sheet C-201:
 - There is an overlapping text for the Dukes Drive Road label. Please adjust so that all labels are legible.
 - Town Code Section 155-66, Subsection 3, Item t; The approximate location and size of all existing and proposed structures or pavement areas or significant natural features, including but not limited to buffer areas, landscaping, wooded areas and bodies of water. Please label the Dimensions/area of proposed open space and SWM ponds.
 - a. **BMG Response: The C-201 sheet has been revised to make the road label for Dukes drive legible, as well as adding dimensions for the SWM ponds and open space on all applicable sheets.**
10. GMB recommends that a driveway apron be installed at the existing gravel drive to parcel 134-12.00-396.02



ARCHITECTURE
ENGINEERING

- a. *BMG Response: A driveway apron has been added at the access point of the gravel drive to the proposed access road to the site, see sheet C-001 or C-201.*
11. Additional comments may be forthcoming once the required information has been received and reviewed.

a. *BMG Response: Noted.*

If you have any questions, please do not hesitate to contact me.

Sincerely,
BECKER MORGAN GROUP, INC.

A handwritten signature in blue ink, appearing to read "Andrew P. Colletti".

Andrew P. Colletti
Associate

APC/apc

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