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ARCHITECTURE  
ENGINEERING

# Millville Town Center 3

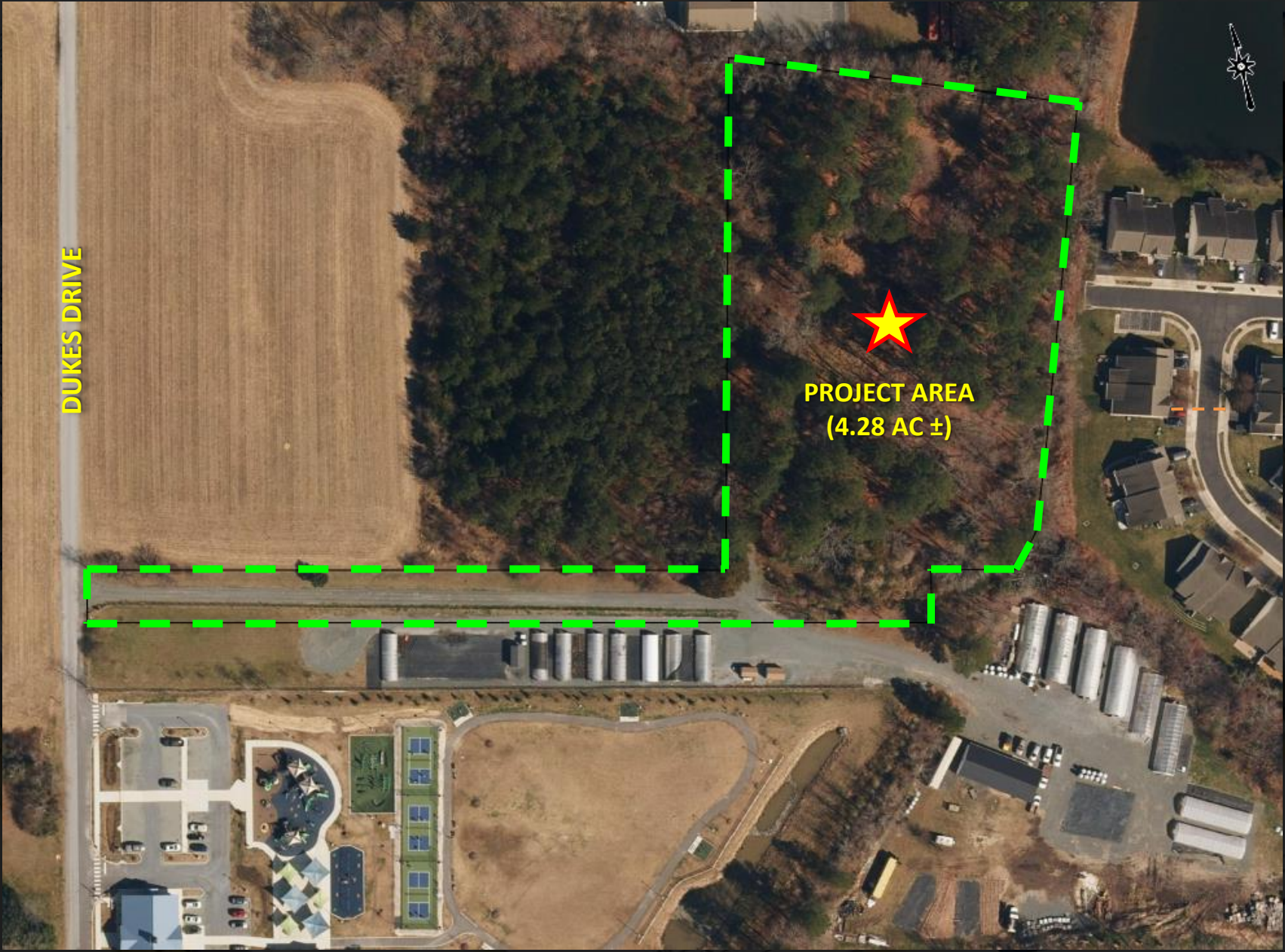
Planning & Zoning Meeting

Millville Residential LLC / 05.13.2026

# VICINITY MAP

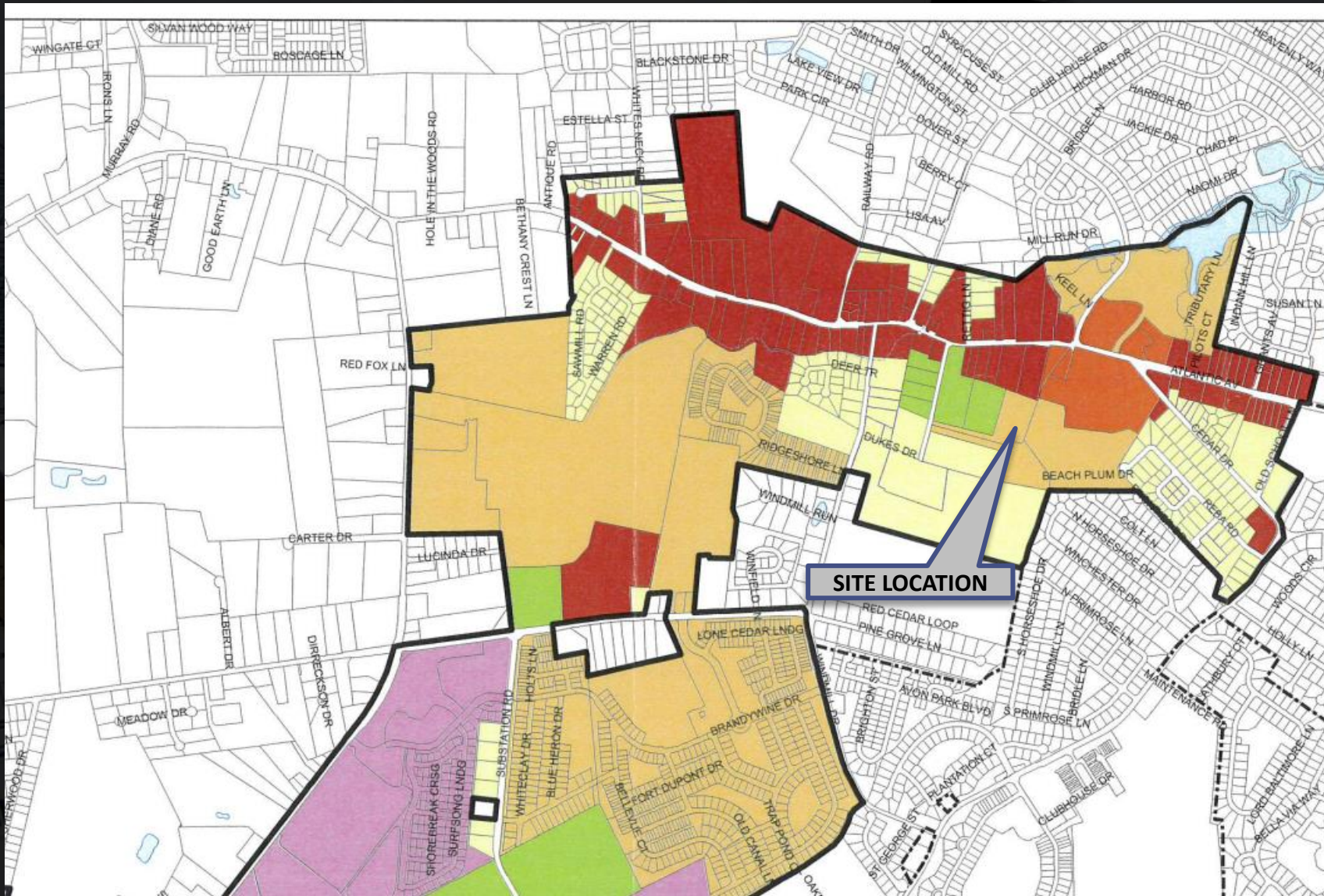


# PROJECT AREA - EXISTING CONDITIONS





# Existing Zoning



Map 2  
 Zoning  
 Legend

-  Town of Millville
-  Town of Ocean View
-  Parcels
-  Water Bodies
- Zoning**
-  AR - Agricultural Residential
-  C1 - Town Center Commercial
-  C2 - Town Commercial
-  MPC - Master Planned Community
-  R - Residential
-  RPC - Residential Planned Community

Map Revisions

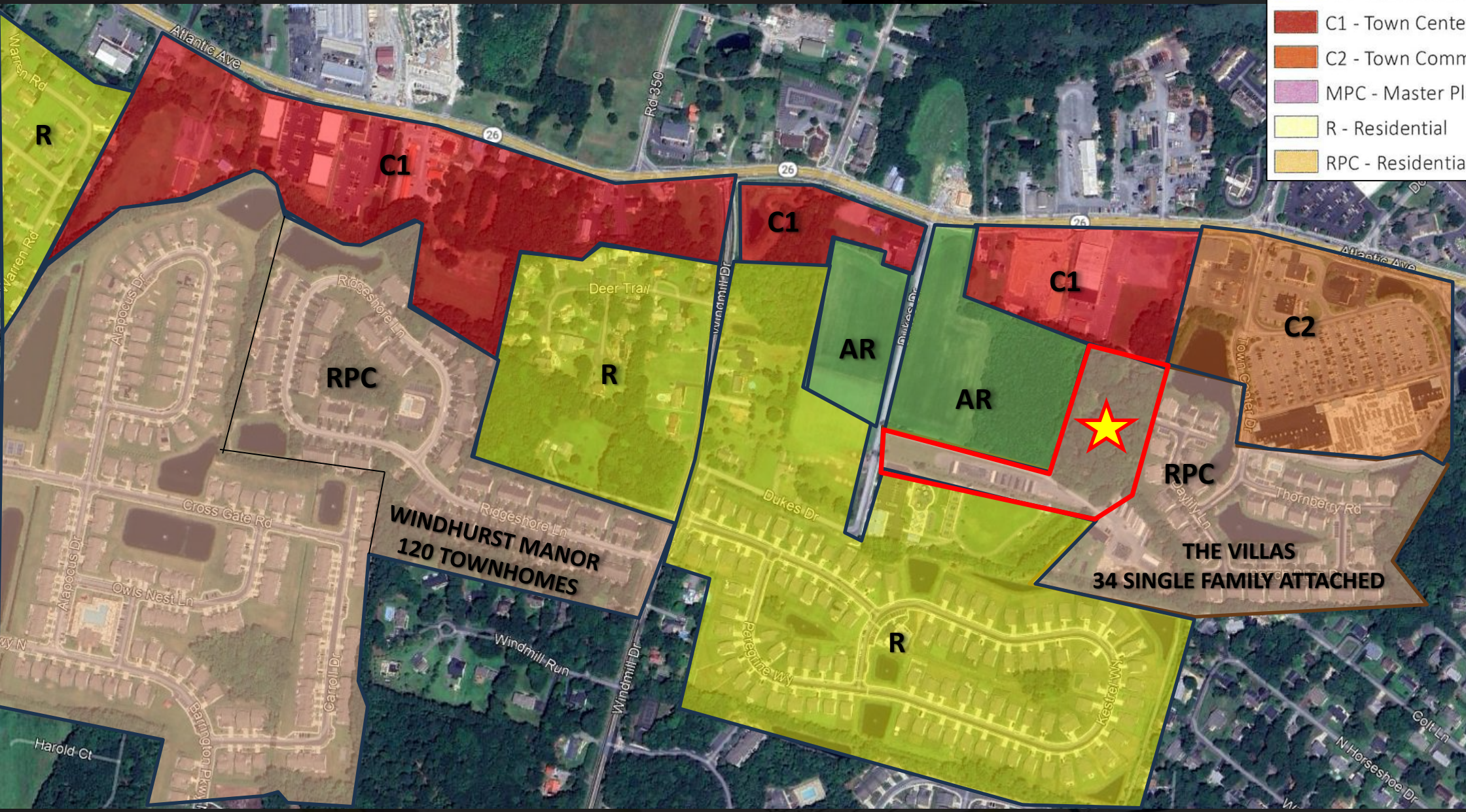
Data Sources

Town Boundary: OSPC/FirstMap (7/2018), updated 2019 per Town  
 Parcels: Sussex County (12/2018)  
 Zoning: URS/Town of Millville (7/2012), updated 2019 per Town  
 Road Names/Centerlines: Sussex County (12/2018)  
 Water Bodies: USGS/FirstMap (2014)

Notes

# 2019 Comprehensive Plan - ZONING

Zoning	
	AR - Agricultural Residential
	C1 - Town Center Commercial
	C2 - Town Commercial
	MPC - Master Planned Community
	R - Residential
	RPC - Residential Planned Community



# PROJECT AREA

IN ITS FEBRUARY 10, 2026 MEETING, TOWN COUNCIL APPROVED THE CONDITIONAL USE WITH THE FOLLOWING CONDITIONS:

1. PROVIDE BUFFERING ALONG THE BORDER WITH CEDAR COVE, INCLUDING EVERGREEN LANDSCAPING AND LEAVING EXISTING VEGETATION ALONG THE CEDAR COVE SIDE.
2. LEAVING 10-15 FEET (IN WIDTH) OF EXISTING TREES ALONG THE BORDER WITH THE TOWN PROPERTY, WHICH WOULD NOT BE ON THE LOTS THEMSELVES BECAUSE THE INDIVIDUAL LOTS' FOOTPRINT WOULD BE OFF THE EDGE OF PROPERTY LINE, RECOGNIZING THE EXACT WIDTH OF THE TREE BUFFER WOULD BE LIMITED WHERE THE STORMWATER POND BUFFER COULD NOT ALLOW EXISTING VEGETATION TO REMAIN.
3. INSTALLING A 6-FOOT TALL DARK, SPEAR-STYLE METAL FENCE (SUCH AS ALUMINUM, NOT CHAIN-LINK) TO BLEND IN WITH THE TREES ALONG THE BORDER WITH THE TOWN PROPERTY
4. STUBBING A SIDEWALK FOR CEDAR COVE RESIDENTS TO USE TO ACCESS THE TOWN PARK IF THOSE RESIDENTS ELECTED TO CONNECT ON THEIR SIDE IN THE FUTURE.
5. INSTALLING A SIDEWALK ON ONLY ONE SIDE OF THE NEW ROAD, PROVIDED THE PARCEL ABUTTING THE SUBJECT PROPERTY ON THE SOUTH SIDE AS CONFIRMED ACCESS ONTO THE NEW ROAD.
6. CONTRIBUTING THE MONETARY EQUIVALENT OF A GAZEBO IN LIEN OF ACTIVE OPENING SPACE ON THE SUBJECT PROPERTY, WITH THE TOWN THEN APPLYING THE CONTRIBUTION TO UPCOMING ACTIVE OPEN SPACE IMPROVEMENTS IN THE TOWN PARK.
7. PROVIDING STREET LIGHTING AS REQUIRED BY TOWN CODE



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# TOWNHOME ELEVATIONS



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[beckermorgan.com](http://beckermorgan.com)

# SINGLE FAMILY ATTACHED/ DUPLEX ELEVATIONS



# SUMMARY

**THE SUBDIVISION IS CONSISTENT WITH CONDITIONS SET FORTH IN CONDITIONAL USE APPROVAL**

**PROJECT IS COMPLIANT WITH THE STANDARDS IN TOWN CODE**

**PROJECT ADDRESSES ALL COMMENTS FROM RECENT GMB REVIEW LETTER**



QUESTIONS?