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April 27, 2026

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

Re: MV Town Center 3
Preliminary Site Plan Review
Millville, Delaware
GMB File No. 250220

Dear Mrs. Scerra:

We have completed our review of the Preliminary Site Plan for the MV Town Center 3 for the 23-lot subdivision. The site is located on Tax Map Parcel 134-12.00-396.00 and zoned RPC. The submission was reviewed per Town of Millville Code Sections 125 and 155, MBTS Development Standards and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. The Town Council met on February 10, 2026 to review and discuss the Conditional Use application and voted 5-0 to recommend approval of the conditional use request to allow 17 townhomes and 6 duplexes on the existing RPC zoned parcel instead of the required 3 types of housing 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 die individual lots' footprint would be off the edge of die subject property's line, recognizing die 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 lieu of active open 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.

Please list the approved Conditional use and all conditions on the Record plan.

2. The proposed development is in line with the 2019 Comprehensive Plan future land use for the above referenced parcel,
3. The proposed MV Town Center 3 has one planned entrance from Dukes Drive.
4. Per Town Code Section 125-36, Subsection D, Item 15: The Preliminary plan shall show the following information. Location, dimensions and nature of all proposed structures, signs and utilities, including the approximate number of dwelling units to be included in each residential structure. **Please show the propped off-site utilities (water and sewer) to the proposed connection point to the existing lines.**
5. Per Town Code Section 125-36, Subsection D, Item 17: The Preliminary plan shall show Location and dimensions of all lots. **Please provide a preliminary record plan which labels the lot line dimensions.**
6. Per Town Code Section 155-11, Subsection K: Maximum number of dwelling units. The number of dwelling units permitted shall be determined by dividing the net development area by the minimum lot area per family or dwelling. Net development areas shall be determined by subtracting 25% of the area set aside for streets or the actual area of proposed streets, whichever is less. The area of land set aside for common open space or recreational use shall be included in determining the number of units permitted. However, the maximum building density shall not exceed 6.2 dwelling units per acre. **The proposed plan meets the requirements of the maximum number of dwellings units allowed calculation with the areas shown. The maximum number of dwelling units 26, the Site Plan proposes 23 units.**
7. Per Town Code Sections 155-66, Subsection E, Item 3, paragraph (a): The preliminary plans shall show the Geographical location, showing existing zoning districts boundaries; small key map giving the general location of the parcel to the remainder of the Town; the site in relation to all remaining property owners and surrounding property within the distance of 250 feet of the applicant's property; Tax Map and parcel number; name of the development. Plan shall cite deed book volume and page reference, referencing the volume

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and page in which the current deed and ownership to the property may be found in the Recorder of Deeds' office, Georgetown, DE; **Please provide the zoning district boundaries on the key map.**

8. Additional comments may be forthcoming once the required information has been received and reviewed.

Sincerely,



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

AJL

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