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May 26, 2026

VIA: FEDEX & EMAIL TO: EScerra@mvtown.com

Mayor Ronald Belinko
Deputy Mayor Sharon L. Brienza
Joseph Parent
Robert Wisgirda
Deborah Sosnoski
c/o Eileen Scerra, Town Manager
36404 Club House Road
Millville, DE 19967

RE: Petition for Annexation
Sussex County Tax Parcel Nos.:
134-15.00-15.01, 15.02, 17.12, 17.16, 17.17 and 17.18 (94.7± acres)
South of Burton Farm Road (S.C.R. 373)

Dear Mayor and Town Council:

I represent The Christopher Companies, the equitable owner (contract purchaser) of the above-referenced properties. Please accept this letter as part of the Petition for Annexation of these approximately 94.7± acres situated off Burton Farm Road (S.C.R. 373) and being identified on the Sussex County Tax Maps as Parcel Nos. 134-15.00-15.01, 15.02, 17.12, 17.16, 17.17 and 17.18 (collectively the "Annexation Property"). The Town's Petition for Annexation form is attached hereto as Exhibit A. In addition to requesting the annexation of these lands into the municipal limits of The Town of Millville ("Town"), the applicant requests an initial zoning classification of MPC – Master Planned Community District.

I. The Annexation Property

The Annexation Property is owned as follows: (i) Rachel L. Huggins and Jeffrey T. Huggins own Sussex County Tax Parcel Nos. 134-15.00-15.01 and 15.02; and (ii) Wayne R. Cooper owns Sussex County Tax Parcel Nos. 134-15.00-17.12, 17.16, 17.17 and 17.18. Copies of the deeds showing their ownership of the respective portions of the Annexation Property are attached hereto as Exhibit B. When the six tax parcels are combined, the total area for annexation is 94.7± acres as shown on the Annexation Plan attached hereto as Exhibit C. In addition to the depiction of the Annexation Property on the Annexation Plan, the legal description of the

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Annexation Property is attached hereto as Exhibit D. Further, the Huggins and Mr. Cooper signed authorizations before a notary public confirming their desire to have these properties annexed into the Town. The notarized authorizations to the Petition for Annexation are included with the Petition for Annexation attached as Exhibit A.

II. 2019 Comprehensive Plan

Each chapter of the Town's 2019 Comprehensive Plan ("Comprehensive Plan") ends with Goals and Recommendations. Chapter 11 is the "Land Use" chapter of the Plan and like all the other chapters identifies several goals and recommendations. Goal 11-6 of the Comprehensive Plan describes the Town's position on annexation of property as follows:

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

The Annexation Property meets this goal as the Annexation Property is adjacent to the Town's existing boundaries, specifically the West Village of Millville by the Sea. In addition, Artesian Recourses (through Artesian Water Company, Inc. and Artesian Wastewater Management, Inc.) has informed the applicant that it is willing and able to provide central water and wastewater services to these properties.

Within Chapter 11, the Comprehensive Plan further describes its position regarding "Annexations" referring on Page 74 as the Town having a "strong interest," stating:

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.

The Comprehensive Plan goes on to describe various land use planning tools and guides to consider as part of land use applications, including annexation requests. Those tools include the Comprehensive Plan itself, Sussex County's Comprehensive Plan and the Delaware Strategies for State Policies and Spending. These three land planning tools all support the requested annexation.

First, as noted above, one of the express goals within the "Land Use" chapter of the Comprehensive Plan is appropriate annexation of land—*i.e.*, where land is adjacent to the Town's boundaries and central water and wastewater services are available. To assist in that process, last year, the applicant requested that the Town amend Map 6 in the Comprehensive Plan to include the Annexation Property in the Town's "Annexation Area."

Second, Sussex County's 2045 Future Land Use Map in its 2018 Comprehensive Plan identifies the Annexation Property as being in the "Coastal Area," one of the County's "Growth

Areas” in its Comprehensive Plan. Annexation allows this growth to occur within the Town’s boundaries subject to the Town’s Code and with the Town’s direction.

Third, the 2025 Delaware State Strategies for State Policies and Spending identify the Annexation Property as being within Investment Levels 2 and 3 with Investment Level 2 being described as “the most active portions of Delaware’s developed landscape.”

In addition, the Office of State Planning Coordination which develops the State Strategies for State Policies and Spending reviewed the proposed change to Map 6 of the Town’s Comprehensive Plan and in its summary letter stated, “[t]his office has no objections to the comprehensive plan land use map amendment.”

In summary, the Town’s Comprehensive Plan and the guides referenced within the Comprehensive Plan itself support this annexation request.

III. Zoning Classification

The initial zoning classification of a property as it is annexed into a municipality is an essential part of any Petition for Annexation. For the Annexation Property, the initial zoning classification sought is the Town’s MPC – Master Planned Community District. This petition seeks this zoning classification for two important reasons:

- (1) The immediately adjacent property (West Village of Millville by the Sea) is shown on the Town’s Future Land Use Map (Map 5) as being with the “Master-Planned Community” area; and
- (2) The Town’s Zoning Map shows that the prevalent residential zoning classification in this area of the Town (Millville by the Sea) is the MPC – Master Planned Community District.

In short, the applicant’s request to extend the Future Land Use Map and Zoning Map designations on the adjacent properties to the Annexation Property is a logical extension of those existing land use classifications.

IV. Conclusion and Petition for Annexation

The above excerpts from the Town’s Comprehensive Plan and the review by the Office of State Planning Coordination demonstrate that the requested annexation and designation of the MPC – Master Planned Community District are not only consistent with the express goals of the Comprehensive Plan but also provides the following key benefits for lands immediately adjacent to the existing boundaries of the Town: (1) placing the Town in control of the zoning and use of the land, and (2) creating additional sources of permitting and tax revenue.

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Pursuant to the Town's Charter, Code and Comprehensive Plan, my client submits the following package of documents as its Petition for Annexation:

- Exhibit A: Petition for Annexation (owners' verifications and this letter)
- Exhibit B: Huggins Property (Deed Book 5230, Page 269) and Cooper Property (Deed Book 2670, Page 232)
- Exhibit C: Annexation Plan;
- Exhibit D: Legal Description of lands to be annexed; and
- Exhibit E: Notice provided to property owners within 200 feet.

My client and I look forward to working with the Town Council, its Annexation Committee, Planning Commission, professionals, staff and the residents of the Town throughout this annexation process.

Very truly yours,

MORRIS JAMES LLP



David C. Hutt, Esquire

Enclosures

Cc: Seth L. Thompson, Esquire
The Christopher Companies
Solutions IPEM, LLC