JAMIE WHITEHOUSE, AICP DIRECTOR OF PLANNING & ZONING (302) 855-7878 T (302) 854-5079 F jamie.whitehouse@sussexcountyde.gov





PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN KIM HOEY STEVENSON, VICE-CHAIRMAN R. KELLER HOPKINS J. BRUCE MEARS HOLLY J. WINGATE





Sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date: November 4th, 2021

Application: CU 2314 Millsboro Fire Company

Applicant: Millsboro Fire Company

P.O. Box 83

109 East State Street Millsboro, DE 19966

Owner: Michael H. Nauman

29 Blairs Pond Road Houston, DE 19954

Site Location: 30134 Millsboro Highway, Millsboro

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Fire Department Substation

Comprehensive Land

Use Plan Reference: Developing Area

Councilmanic

District: Mr. Rieley

School District: Indian River School District

Fire District: Millsboro Fire Department

Sewer: Septic (Private, On-Site)

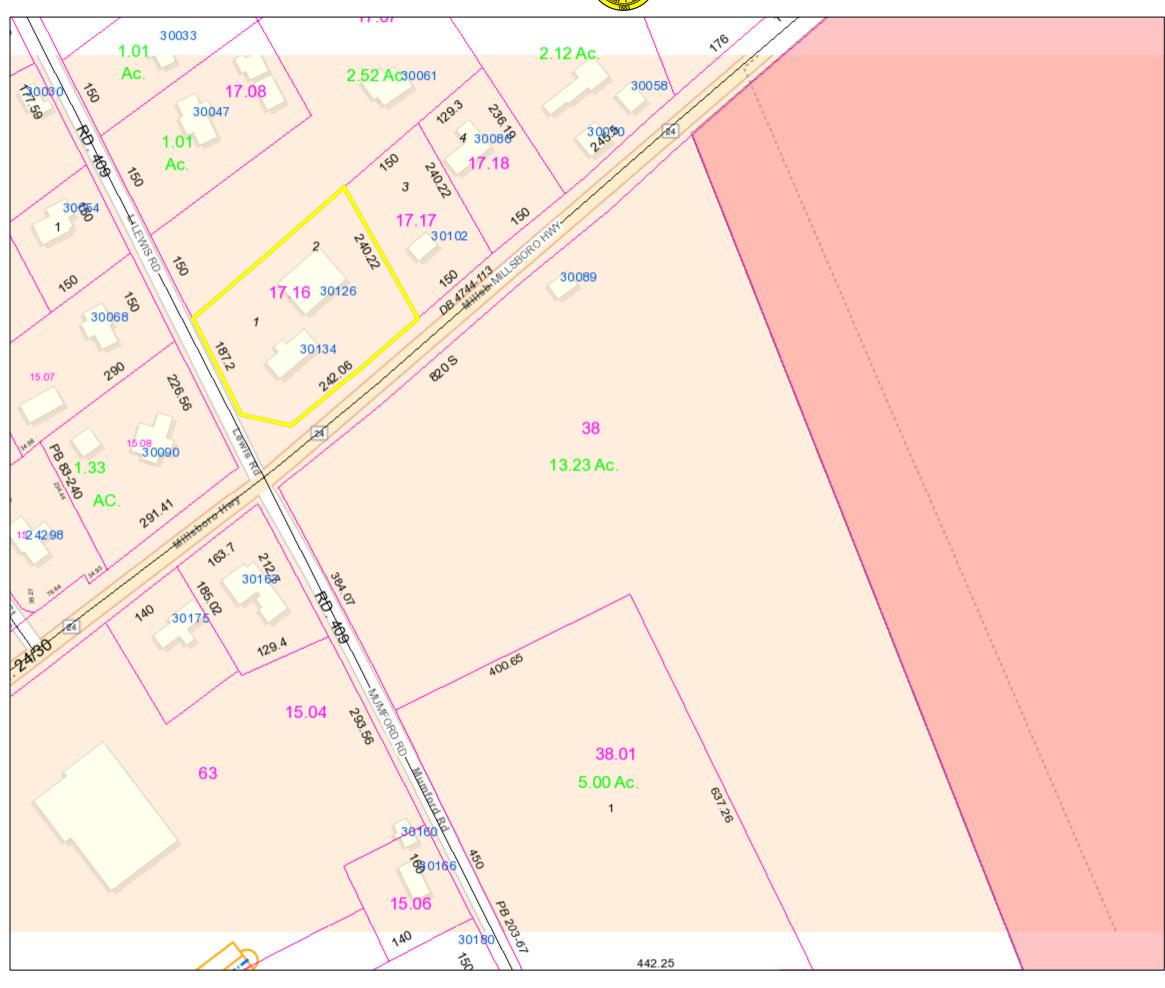
Water: Well (Private, On-Site)

Site Area: 1.54 acres +/-

Tax Map ID.: 133-20.00-17.16







| PIN: | 133-20.00-17.16 |
|-----------------|-------------------|
| Owner Name | NAUMAN MICHAEL H |
| | |
| | |
| Book | 4994 |
| Mailing Address | 29 BLAIRS POND RD |
| City | HOUSTON |
| State | DE |
| Description | G DONAWAY LANDS |
| Description 2 | LOTS 1 2 NW INT |
| Description 3 | RT 24 RD 409 |
| Land Code | |
| | |

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

911 Address

Streets

County Boundaries

Tax Ditch Segments

Tax Ditch Channel

-- Pond Feature

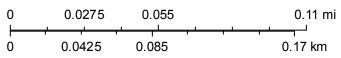
+ Special Access ROW

Extent of Right-of-Way

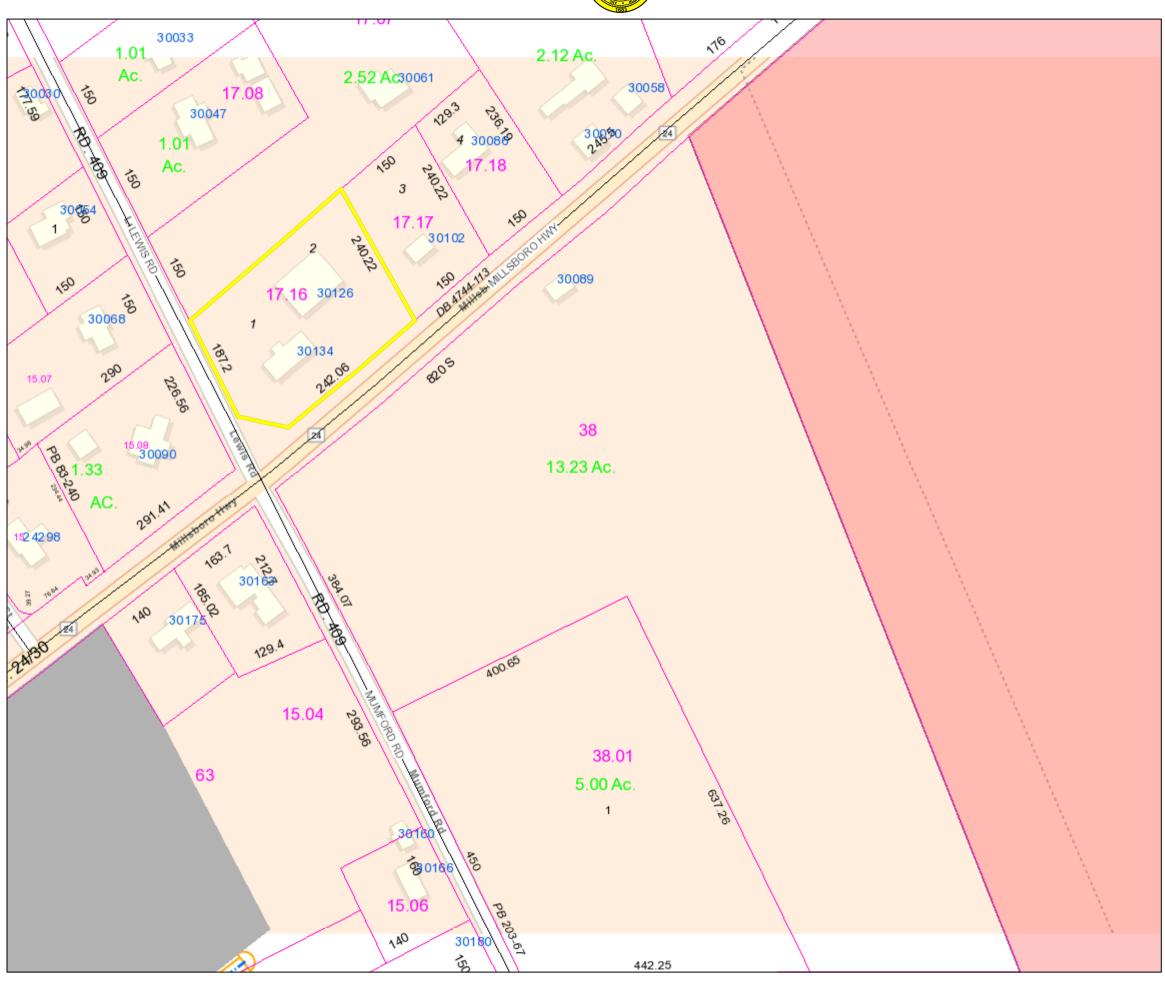
Municipal Boundaries

TID

1:2,257







| PIN: | 133-20.00-17.16 |
|-----------------|-------------------|
| Owner Name | NAUMAN MICHAEL H |
| | |
| | |
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polygonLayer

Override 1

polygonLayer

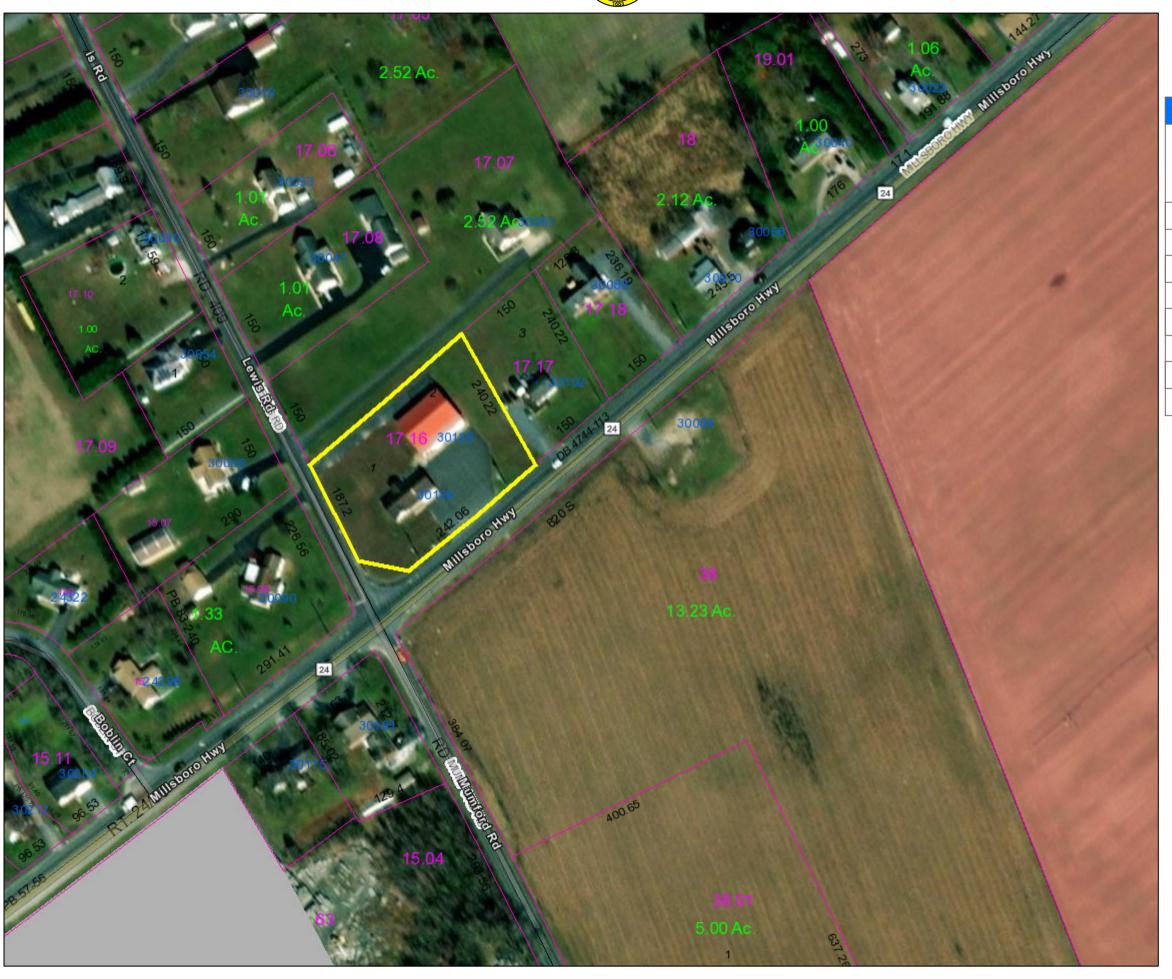
Override 1

Tax Parcels

911 Address

- Streets

1:2,257 0 0.0275 0.055 0.11 mi 0 0.0425 0.085 0.17 km



| PIN: | 133-20.00-17.16 |
|-----------------|-------------------|
| Owner Name | NAUMAN MICHAEL H |
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polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

911 Address

- Streets

1:2,257

0 0.0275 0.055 0.11 mi 0 0.0425 0.085 0.17 km

JAMIE WHITEHOUSE, AICP MRTPI

PLANNING & ZONING DIRECTOR (302) 855-7878 T (302) 854-5079 F jamie.whitehouse@sussexcountyde.gov





DELAWARE sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members

From: Christin Scott, Planner I

CC: Vince Robertson, Assistant County Attorney and Applicant

Date: October 28, 2021

RE: Staff Analysis for CU 2314 Millsboro Fire Company

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2314 Millsboro Fire Company to be reviewed during the November 4, 2021 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel: 133-20.00-17.16 to allow for a fire department substation. The parcel is lying on the northeast corner or Lewis Road (S.C.R. 409) and Millsboro Highway (Rt. 24). The parcel consists of 0.1.54 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the parcel has a designation of "Developing Area." The surrounding and adjacent to the north, south, and east also contain the "Developing Area" land use designation. The properties on the opposite side of Lewis Road contain the "Low Density" land use designation. The property on the southwest side of Millsboro Highway contains the "Industrial" land use designation.

As outlined within the 2018 Sussex County Comprehensive Plan, Developing Areas are newer, emerging growth areas that demonstrate the characteristics of developmental pressures. Most of the proposed Developing Areas are adjacent to municipalities, within or adjacent to potential future annexation areas of a municipality, or adjacent to Town Centers. – A range of housing types are appropriate in Developing Areas, including single family homes, townhouses, and multi-family units. In selected areas and at appropriate intersections, commercial uses should be allowed. A variety of office uses would be appropriate in many areas. Portions of the Developing Areas with good road access and few nearby homes should allow for business and industrial parks. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home.

The subject property is zoned Agricultural Residential (AR-1). The adjacent properties to the north, south, east and west of the subject sites are also zoned Agricultural Residential (AR-1). A property further west on the south side of Millsboro Highway is zoned Light Industrial (LI-2).

Since 2011, there has been one (1) Conditional Use application within a 1-mile radius of the application site. Conditional Use No. 2008 was approved by the Sussex County Council on



Staff Analysis CU 2314 Millsboro Fire Company Planning and Zoning Commission for November 4, 2021

Tuesday, April 21, 2015, through Ordinance No. 2395, to allow for a trucking business and parking of vehicles.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional use to allow for a fire department substation, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

File#: <u>CU 2314</u> 202113987

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department 2 The Circle (P.O. Box 417) Georgetown, DE 19947 302-855-7878 ph. 302-854-5079 fax

| 502-055-7676 pn. 302-854-50 | 779 fax / RECEIVED |
|--|---|
| Type of Application: (please check applicable) | / |
| Conditional Use | SEP 2 2 2021 |
| Zoning Map Amendment | SUSSEX COUNTY |
| Site Address of Conditional Use/Zoning Map Amendment | PLANNING & ZONING |
| 30134 Millsboro Hwy, Millsboro DE 19966 | t |
| Type of Conditional Use Requested: Request for an ordinance to grant a Conditional Use of land in an AR- Department Substation for the Millsboro Fire Company, Inc. | |
| Тах Мар #: 133-20.00-17.16 | Pi PP II |
| | Size of Parcel(s): 1.54 acres |
| Current Zoning: AR-1 Proposed Zoning: AR-1 | Size of Building: 60' x 80' detached garage |
| Land Use Classification: RS - Residential Single Family | |
| Water Provider: Private Sewer F | Provider: Private |
| Applicant Information | |
| Applicant Name: Millsboro Fire Company | |
| Applicant Address: PO Box 83 100 Rost State Charles | |
| City, Millisporo | ZipCode: <u>19966</u> |
| Phone #:(302) 934-8359 E-mail: president@ | @millsborofire.com |
| Owner Information | |
| Owner Name: Michael H. Nauman | |
| Owner Address: 29 Blairs Pond Rd | |
| City: Houston | 71. |
| Phone #: (302) 242-7526 | Zip Code: <u>19954</u> |
| Agent/Attorney/Engineer Information | |
| Agent/Attorney/Engineer Name: George Smith, Esq. (Sergovic, Agent/Attorney/Engineer Address: 25 Chapters State of the Stat | Cormon W-11 |
| Agent/Attorney/Engineer Address: 25 Chestnut Street | Cartney, Owens, PA) |
| City: Georgetown State: DE Phone #:(302) 542-2216 F-mail: buck@susse. | |
| Phone #:(302) 542-2216 E-mail: buck@susse | exattorney com |





Check List for Sussex County Planning & Zoning Applications The following shall be submitted with the application

| the following shall be submitted with the application | |
|---|----|
| Completed Application | |
| Provide eight (8) copies of the Site Plan or Survey of the property Survey shall show the location of existing or proposed building(s), building setback parking area, proposed entrance location, etc. Provide a PDF of Plans (may be e-mailed to a staff member) Deed or Legal description | s, |
| Provide Fee \$500.00 | |
| Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting. | |
| Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sig on the site stating the date and time of the Public Hearings for the application. | n |
| DelDOT Service Level Evaluation Request Response PLUS Response Letter (if required) | |
| The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct. | |
| I also certify that I or an agent on by behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware. | |
| Signature of Applicant/Agent/Attorney Date: 9/20/21 | |
| McCast H. Date: 8/15/21 | |
| For office use only: Date Submitted: Staff accepting application: Location of property: Fee: \$500.00 Check #: Application & Case #: | |
| Subdivision: Date of PC Hearing: Date of CC Hearing: Decision of CC: | |



STATE OF DELAWARE

DEPARTMENT OF TRANSPORTATION

800 BAY ROAD P.O. BOX 778 DOVER, DELAWARE 19903

NICOLE MAJESKI SECRETARY

August 4, 2021

Mr. Jamie Whitehouse, Director Sussex County Planning & Zoning P.O. Box 417 Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Millsboro Fire Company** proposed land use application, which we received on July 29, 2021. This application is for an approximately 1.54-acre parcel (Tax Parcel: 133-20.00-17.16). The subject land is located on the northeast corner of Millsboro Highway (State Route 24) and Mumford Road (Sussex Road 409). The subject land is currently zoned AR-1 (Agriculture Residential) with a conditional use approval to replace the existing house and garage with a Fire Department Substation.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along Millsboro Highway from Delaware Avenue to Phillips Hill Road, are 4,790 and 6,159 vehicles per day, respectively. The annual average daily traffic volume along Mumford Road is 1,140 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse Page 2 of 2 August 4, 2021

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,

T. William Brockenbrough, Jr.

J. William Broshonbrough of

County Coordinator

Development Coordination

TWB:afm

cc:

Millsboro Fire Company, Applicant

Nicholas Torrance, Sussex County Planning & Zoning

Elliott Young, Sussex County Planning & Zoning

David Edgell, Coordinator, Cabinet Committee on State Planning Issues

Todd Sammons, Assistant Director, Development Coordination

Scott Rust, South District Public Works Manager, Maintenance & Operations

Steve McCabe, Sussex County Review Coordinator, Development Coordination

Derek Sapp, Subdivision Manager, Development Coordination

Kevin Hickman, Subdivision Manager, Development Coordination

Brian Yates, Subdivision Manager, Development Coordination

John Andrescavage, Subdivision Manager, Development Coordination

James Argo, South District Project Reviewer, Maintenance & Operations

Troy Brestel, Project Engineer, Development Coordination

Claudy Joinville, Project Engineer, Development Coordination

Anna maria Furmato, Project Engineer, Development Coordination

SUSSEX COUNTY ENGINEERING DEPARTMENT **UTILITY PLANNING & DESIGN REVIEW DIVISION** C/U & C/Z COMMENTS

| TO: | | Jamie Whitehouse | | | | |
|---|---|--|--|--|--|--|
| REVIEWER: Chris Calio | | Chris Calio | | | | |
| DATE | ≣: | 10/18/2021 | | | | |
| APPL | LICATION: | CU 2314 Millsboro Fire Company | | | | |
| APPL | ICANT: | Millsboro Fire Company | | | | |
| FILE | NO: | WSPA -5.02 | | | | |
| | MAP & CEL(S): | 133-20.00-17.16 | | | | |
| LOCA | ATION: | 30134 Millsboro Highway | | | | |
| NO. C | OF UNITS: | Fire Department Substation | | | | |
| GRO: | SS EAGE: | 1.54 | | | | |
| SYST | EM DESIGN | ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: 2 | | | | |
| SEWI | ER: | | | | | |
| (1). Is the project in a County operated and maintained sanitary sewer and/or water | | | | | | |
| | district? Yes □ No ⊠ | | | | | |
| | a. If yes, see question (2).b. If no, see question (7). | | | | | |
| (2). | . Which County Tier Area is project in? Municipal Growth & annexation Area | | | | | |
| (3). |). Is wastewater capacity available for the project? N/A If not, what capacity is available? N/A . | | | | | |
| (4). | Is a Construction Agreement required? No If yes, contact Utility Engineering at (302) 855-7717. | | | | | |
| (5). | Are there any System Connection Charge (SCC) credits for the project? No If yes, how many? N/A . Is it likely that additional SCCs will be required? N/A If yes, the current System Connection Charge Rate is Unified \$6,600.00 per EDU. Please contact N/A at 302-855-7719 for additional information on charges. | | | | | |

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? No
 □ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? N/A
- (8). Comments: The proposed Conditional Use is within the Growth and Annexation Area of the Town of Millsboro. Contact the Town of Millsboro to determine the availability of sanitary sewer and water.
- (9). Is a Sewer System Concept Evaluation required? Not at this time
- (10). Is a Use of Existing Infrastructure Agreement Required? Not at this time
- (11). <u>All residential roads must meet or exceed Sussex County minimum design</u> standards.

UTILITY PLANNING & DESIGN REVIEW APPROVAL:

John J. Ashman

Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.

Lisa Walls

No Permit Tech Assigned

CU157116 R = 6480.00. A = 92.06. C = 92.06. 876 = \$58.59.29.60 JOIDT EDTROUCE DETRIL 19.29 count aous 4403 (20, 4/10) 31,896 SQ FT.± U= 6480.00. ö PROME 856-5991 25, 022 S0 FT.± SUSSEU COUDTY ROAD \$24 (60 R/W) 36. چ آبیرایینامیداندیناییناییناغدیا DOWALD L. WARD APPROVED 35, 011 50. FT. ± 11 A BEST 62-75 MILIER LAND 32, 603 SQ. FT. + LEWIS, INC. SEORGE B. DOWAWAY GERTRUDE M. DOWAWAY SURVEYORS 398.29 DELAWARE (3) 3. 1165 ACREST DOC. SURCESTE PAR 30m 48 mc 148 RECORDER CHARGES 35 701-4 71 OTF 11099 LAUDS OF 5 28 : 09 : 20 MAY 18. 1992 LAUDS UJF OF HAROLD B. MUMFORD 538-407 \$ 673-556 DELAMARE 384039 (5) 639-159 DAGSBORO · PIPE 15.00 D. A. MORREIS 1-33-20-17

T.M. #1-33-20-17 part)



Dagsboro Volunteer Fire Department

Serving our Communities Since 1943

FIRE • RESCUE • EMERGENCY MEDICAL SERVICES

Physical Address: 28331 Clayton Street Dagsboro, Delaware

Mailing Address: PO Box 128 Dagsboro De 19939

Voice: (302) 732-6151 & (302) 732-1089 Ø Fax: (302) 732-

July 16, 2021

To whom it may concern,

In regards to the request from the leadership of the Millsboro Volunteer Fire Company in an attempt to gain support on future endeavors to obtain additional property for the use of establishing a secondary substation west side of Dupont Boulevard. Following several conversations with Millsboro Fire Chief Dennis Swain, it was explained that with the current traffic conditions additionally showing no signs of relief in or around the town of Millsboro along with the majority of their responding members residing west of Dupont Boulevard, we also feel it would be beneficial to the citizens of the Millsboro Fire Company's current response area and support their decision in obtaining this property. Should anyone have any further questions from the leadership of the Dagsboro Volunteer Fire Department in reference to this matter please feel free to reach out to us at any time.

Respectfully Submitted,

Dylan Betts

DVFD Fire Chief

(302) 245-9814

Alden Townsend

DVFD President

(302) 462-6834



The Desire To Serve, The Ability To Perform, The Courage To Act

P.O. Box 77, Georgetown, DE 19947 • Fire Station (302) 856-7700 • Fax (302) 855-1080

Ron Marvel Chairman, Delaware State Fire Prevention Commission 1463 Chestnut Grove Road Dover, DE. 19904

July 14, 2021

Dear Ron,

The Officers and Members of Georgetown Fire Company submit this correspondence as a letter of support for Millsboro Fire Company and its endeavors towards establishing a substation. Millsboro has been, and continues to be, a well-managed and dedicated partner in the delivery of Fire, Rescue and EMS service and the addition of a substation will serve to improve their already unwavering performance.

Therefore, we respectfully request the Commission grant Millsboro Fire Company permission to operate a substation within their district.

We Remain, At Your Service

Sincerely,

Michael A. Briggs

President

Mark Rogers

Fire Chief



STATE OF DELAWARE STATE FIRE PREVENTION COMMISSION DELAWARE FIRE SERVICE CENTER

(302) 739 - 3160 FAX (302) 739 - 4436 1463 CHESTNUT GROVE ROAD DOVER, DELAWARE 19904

July 22, 2021

President Ron O'Neal Millsboro Fire Company, Inc. P.O. Box 83 Millsboro, DE 19966

Dear President O'Neal:

The Fire Commission made a motion at their regular meeting on July 20, 2022 to grant a 6-month temporary sub-station permit to Millsboro Fire Company as presented on Route 24. Millsboro Fire Company will be responsible to reach out to the appropriate entities to secure all of the proper documents for a certificate of occupancy.

Please feel free to contact us if we can be of any further assistance.

Sincerely,

Ronald AMorvel

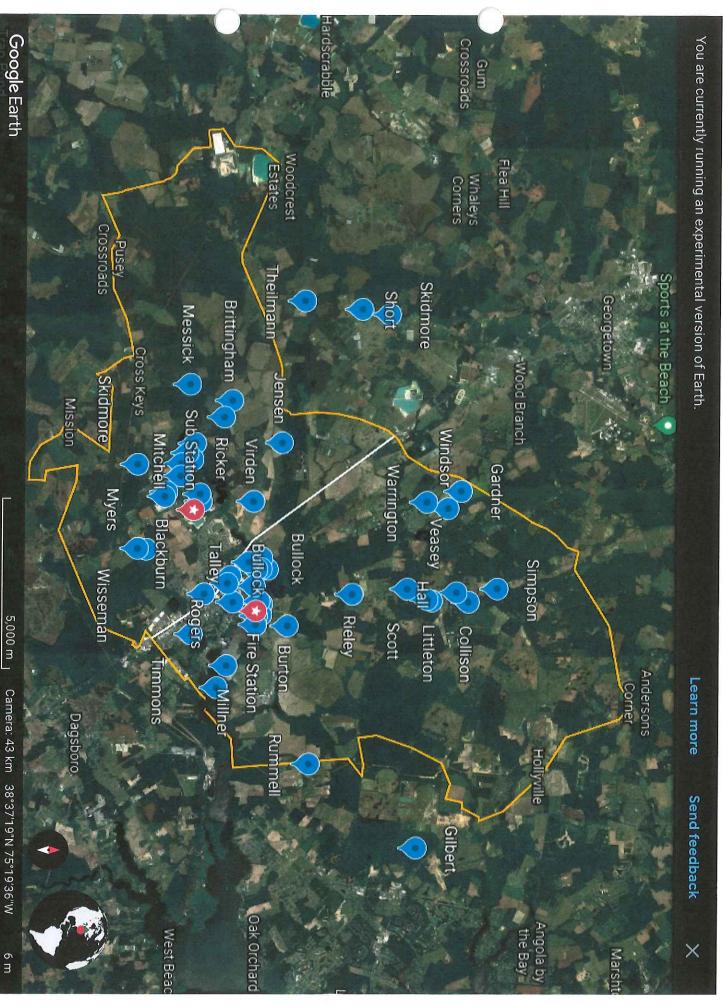
Ronald H. Marvel Chairman

RM/sl

#

9/2/2021

Google Earth



Data SIO, NOAA, U.S. Navy, NGA, GEBCO

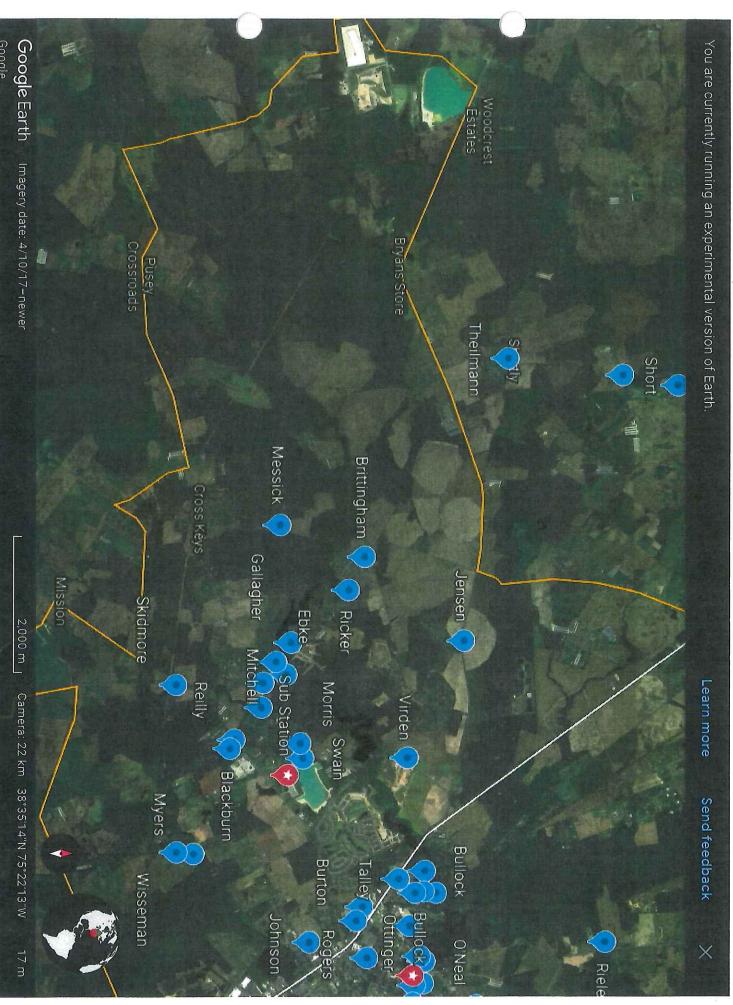
Map Key

Yellow = District boundary of Fire District #83 - Millsboro

White = U. S. Route 113

Blue = Homes of Millsboro Fire Company members





Map Key

Enlarged View of Fire District #83 – Millsboro Fire Company

West side of U.S. Route 113

Note Proposed Sub Station at Red balloon

Yellow = District boundary of Fire District #83 – Millsboro

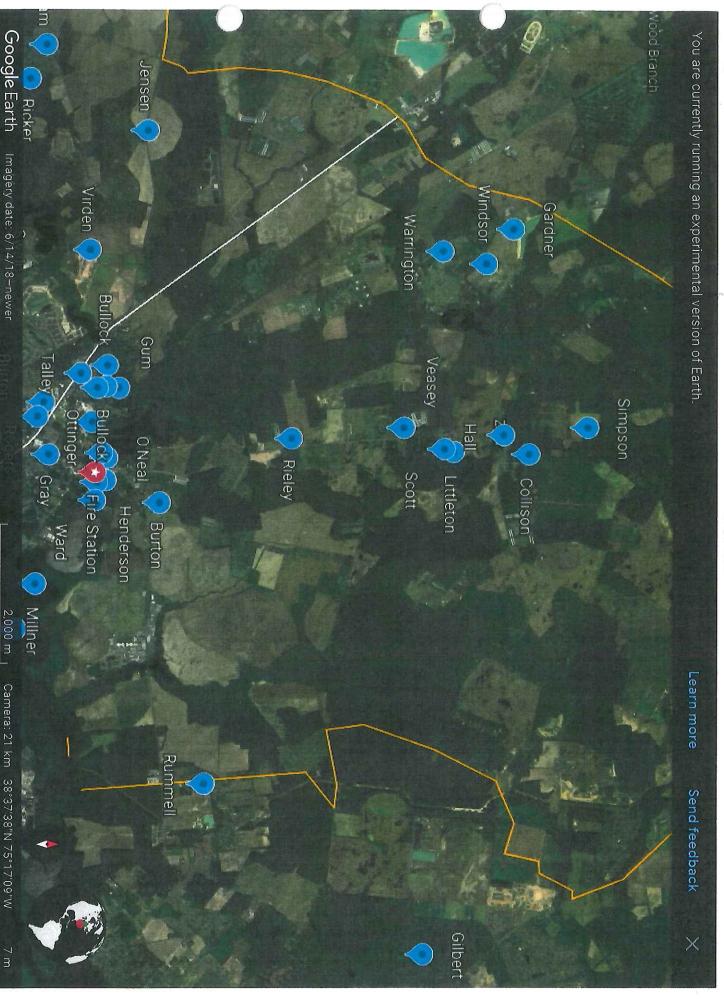
White = U. S. Route 113

Blue = Homes of Millsboro Fire Company members



9/2/2021 #3

Google Earth



Map Key

Enlarged View of Fire District #83 – Millsboro Fire Company

East side of U.S. Route 113

Note current Main Station at Red balloon

Yellow = District boundary of Fire District #83 - Millsboro

White = U. S. Route 113

Blue = Homes of Millsboro Fire Company members

133-20.00-17.16



MILLSBORO FIRE COMPANY, INC. P.O. BOX 83 MILLSBORO, DELAWARE 19966 STATION PHONE (302) 934-8359 FAX (302) 934-7960

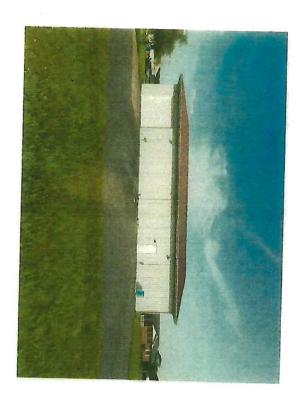
IMAGES OF LEWIS RD PROPERTY









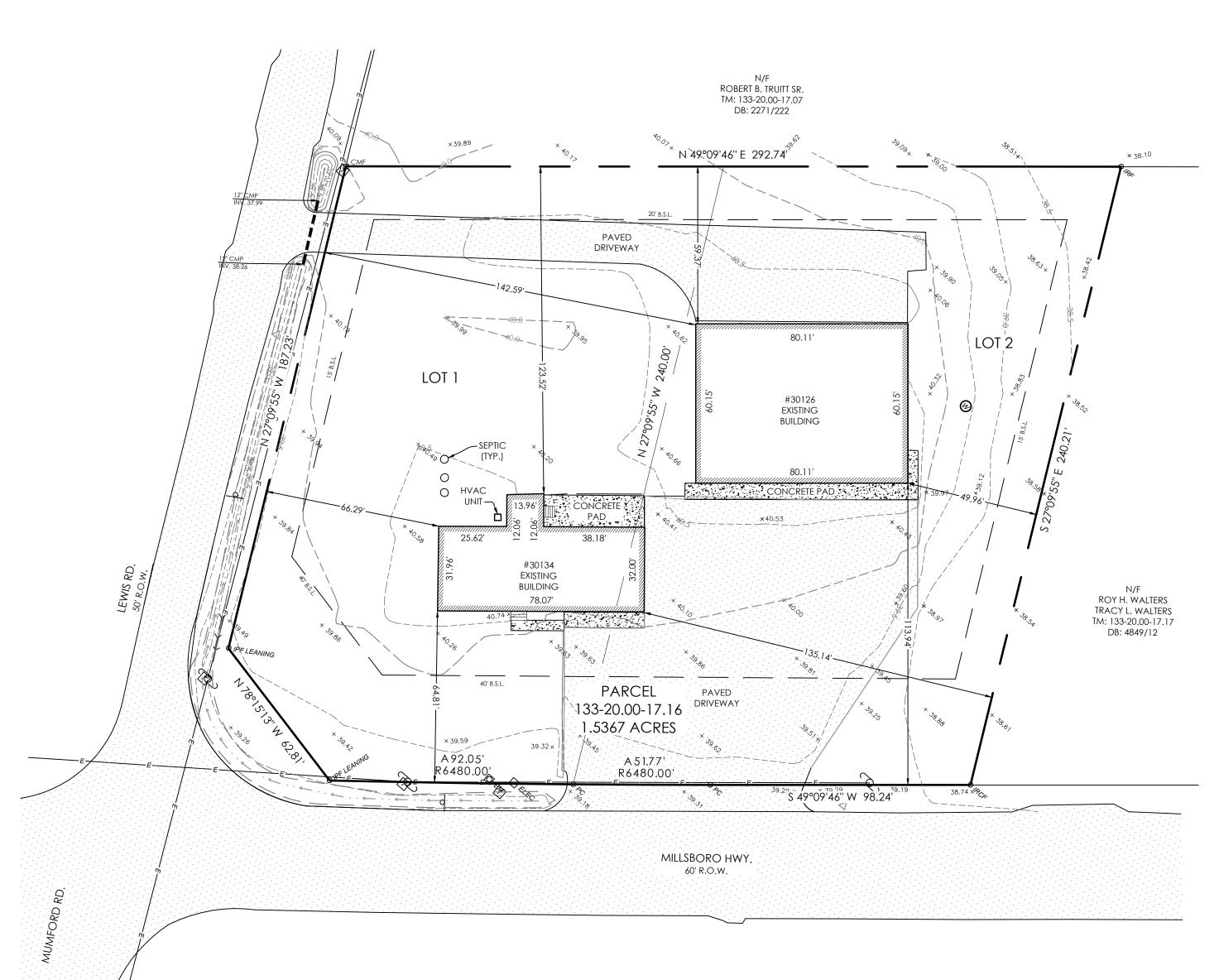


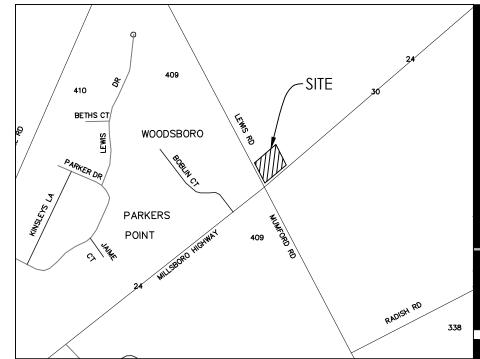












VICINITY MAP

1'' = 1,000'

GENERAL NOTES

1. CURRENT OWNER: MICHAEL H. NAUMAN

MICHAEL H. NAUMAN SANDRA P. NAUMAN 29 BLAIRS POND RD. HOUSTON, DE 19954

2. TAX REFERENCE: 133-20.00-17.16

3. DEED REFERENCE: 4994/99

4. PLAT REFERENCE: 48/148, (LANDS OF GERTRUDE & GEORGE DONAWAY)

5. AREA OF LOT: 66,918 SQ. FT., 1.5362 ACRES

6. BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 10005C0454K, PANEL 454 OF 660, WITH AN EFFECTIVE DATE OF JULY 16, 2015, THIS SITE IS LOCATED WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE.

7. SETBACKS PER ZONING CODE. FRONT = 40'

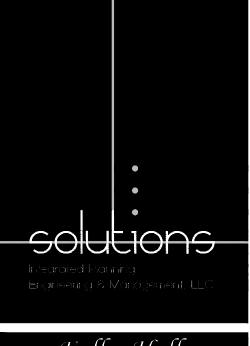
CORNER FRONT (LEWIS ROAD) = 15' SIDE = 15' REAR = 20'

8. ZONED: AR-1, AGRICULTURAL - RESIDENTIAL

9. BEARINGS SHOWN HEREON ARE REFERENCED TO NAD '83 DATUM.

LEGEND

| ND O <i>IRF</i> | IRON ROD FOUND |
|-----------------|----------------------|
| ND O IPF | IRON PIPE FOUND |
| .СН [| PAVEMENT HATCH |
| CH CH | CONCRETE HATCH |
| OX \triangle | MAILBOX |
| ELL Ø | WELL |
| TER O EM | ELECTRIC METER |
| OX | ELECTRIC SERVICE BOX |
| TAL T | TELEPHONE PEDESTAL |



| | Georgetown, DE 19947 T. 302.297.9215 | | | | | | |
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| www | .soluti | onsipe | m.co | m C | Copyri | ght © | 2021 |
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| REVISIONS | DESCRIPTION | | | | | | |
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| \$21065 | 1" = 30' | RAM | SWF | SWF | |
|-------------|----------|-----------|--------------|--------------|--|
| Job Number: | Scale: | Drawn By: | Designed By: | Approved By: | |
| et No.: | | | | | |

Sheet No.:

File Name: S21065 Site Plan.dwg

0 30 60 9



P.O. BOX 83
MILLSBORO, DELAWARE 19966
STATION PHONE
(302) 934-8359
FAX
(302) 934-7960
www.millsborofire.com

July 14, 2021

Dear Friends and Neighbors,

The Millsboro Fire Company is looking to purchase the property at Millsboro Highway and Lewes Road to utilize it as a substation.

We currently have thirty-two volunteer members living west of US 113.

With the increasing traffic and the rapid growth of our community, The Millsboro Fire Company is trying to look forward and serve our community in the best way possible.

By having a substation on the west side, our response time to the station would be greatly reduced as well as to the safety of our volunteers responding to the station.

We hope to be good neighbors and stewards to both the families living around this property as well as the community.

Please support our endeavor by signing this letter of intent to help us help you.

Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Nite & Judy Hall

Address

23073 Lakeview Dr. Hellshopo, DE 1996



P.O. BOX 83
MILLSBORO, DELAWARE 19966
STATION PHONE
(302) 934-8359
FAX
(302) 934-7960
www.millsborofire.com

July 14, 2021

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Please support our endeavor by signing this letter of intent to help us help you.

Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Christine F. Chandler

Address

25/98 Winter Rd. Millsboro, De. 19966



P.O. BOX 83
MILLSBORO, DELAWARE 19966
STATION PHONE
(302) 934-8359
FAX
(302) 934-7960
www.millsborofire.com

July 14, 2021

Dear Friends and Neighbors,

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Please support our endeavor by signing this letter of intent to help us help you.

Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Address

Millsboro, DE 19966



P.O. BOX 83
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Name

Address

13020

La Keriew DR. Mills band



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The Officers and Members of

The Millsboro Fire Company

Name

Address

23007 hakeview DR Millshore, DE 1996



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Name

Address

23082 Lakeriew Dr Millsberro De



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The Officers and Members of

The Millsboro Fire Company

Name

Address

22973 LAKENEW DRIVE

MILLSBORO DE 19966

FIRE & RESCUE

MILLSBORO FIRE COMPANY, INC.

P.O. BOX 83
MILLSBORO, DELAWARE 19966
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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Address

23561 Willow Drive Millsbor. Del 19966



P.O. BOX 83
MILLSBORO, DELAWARE 19966
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The Officers and Members of

The Millsboro Fire Company

Name

Muhurah Ocholiv

Address

30068 Lewis Rd



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The Officers and Members of

The Millsboro Fire Company

Name

Address

My 113 Daro, DR 1996



MILLSONIC FIRE COMPANY, INC.

P.O. BOY BE MALESBORD DELAWARE 1906 PLANTON HONE PARTED SAFE PAR

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The Officers and Members of

The Millsboro Fire Company

Name

Address

29952 Lewis Millsboro



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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Robin Robbert

Address
29104 Lewis Rd



MILESECHOLOGICE COMPANY, INC.

P.O. BOX 83 MONT PROFICE TRIANS PROFIT THE PROFIT PART TO BE TAX

20219-47990

July 14, 2021

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Name

Address



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The Officers and Members of

The Millsboro Fire Company

Name

Address

29715 LEWIS RS



FIRE COMPANY, INC.

PO BOX 83 MILLISBORO DELAWARE 19966 STATION PHONE

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Name

Address

nie Utkinson ss Moores Xing linet 51



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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Michael Burni

Address

Aress
30089 Lakevier Rd
Millsborg, DE 1916



PO BOX 83
MILSBORO DELAWARE 19966
STATION CHONE
(302) 934 4258
FAX

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Name

Address

123 Sandredge Ct.

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The Officers and Members of

The Millsboro Fire Company

Name

Address

105 Mores Crossing # ?

Kelleboro DE 19965



P.O. BOX 83
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The Millsboro Fire Company

Name

Address

300/4 LAKEVIEW RD

MILLI BOLI



P.O. BOX 83
MILLSBORO, DELAWARE 19966
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The Millsboro Fire Company

Name

Address

30110 Raheview Rd. Melsboro, DE 19966



PO FOX 88 MILSBORO DELAWARE 18666 STATION FROME 1967, 90) 1-3569

(a)(2) 634, 7500

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Name

Address

209 Lavel Rd Millsbow DE 19966



P.O. BOX 83 MILEBORO, DELAWARE 19906 STATION PHONE (302) 934 5359 FAX

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Name

Address

213 Linuxel Rd. Mill53010 DE 19910



MILSENE COMMINE

(2014) 5 (4·780)

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The Millsboro Fire Company

Name

Barry Ksham

Milisboru. DE 19966



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The Officers and Members of

The Millsboro Fire Company

Name

Lestar Billing

Address

26280 Handy Ad. Millborn De 19966



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MILLSBORO, DELAWARE 19966
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The Officers and Members of

The Millsboro Fire Company

Name

Address

77961 Lakeviras Dr. Millsboro, DE 19966



P.O. BOX 83
MILLSBORO, DELAWARE 19966
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The Officers and Members of

The Millsboro Fire Company

Tatricia Shelfe

Address

Whellips Aell DJ Mallibara, DE 1996



P.O. BOX 83
MILLSBORO, DELAWARE 19966
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The Millsboro Fire Company

Name DWH

Address

23717 Godwin school Road Mills500 DE 1996



PO BOX 83
MH LSBORO, DELAWARE 19950
STATION FHONE
(302) 934 5358
FAX

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The Officers and Members of

The Millsboro Fire Company

Name

John & Keni Justice

Address

30822 Acud Rd. mill53000 DE 19966

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> Thank you for your support, The Officers and Members of The Millsboro Fire Company

Name

MILLSOOMOTHE COMPANY, INC

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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Nathan & Dell Evans

Address

15 Parker De mollishe DE 19966



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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Christopher & Kate Lind

Address

6 Lewis Drive, Hillsboro

(3-1)

July 14, 2021

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Name

Jugh & Kennan argo

Address

3 Parker On millaboro De 19946

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The Officers and Members of

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Name

Mark & Paula Rogers

Address

29766 Revel Road, Willshow

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The Officers and Members of

The Millsboro Fire Company

Name

Address

22778 Carrys Camp Pd Mills bord DE 19966



P.O. BOX 83
MILLSBORO, DELAWARE 19966
STATION PHONE
(302) 934-8359
FAX
(302) 934-7960
www.millsborofire.com

July 14, 2021

Dear Friends and Neighbors,

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The Officers and Members of

The Millsboro Fire Company

Name

Address

23047 Jake view Dr



P.O. BOX 83
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The Millsboro Fire Company

Name

Address

23065 Faleview On



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The Millsboro Fire Company

Name

Address

23101 Jestevsew day.



P.O. BOX 83
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The Officers and Members of

The Millsboro Fire Company

Name

Address

33096 LAKEVIEW BR



P.O. BOX 83
MILLSBORO, DELAWARE 19966
STATION PHONE
(302) 934-8359
FAX
(302) 934-7960
www.millsborofire.com

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The Millsboro Fire Company

Name

Address

23185 LAKEVIEW DK.



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The Millsboro Fire Company

Name

Address

23167 Lupeview In



PO FOR 03 MILEROLLA DELAVORIE TESTO SIALOR, PROM 1909 MA SEE LAS

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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Address

30371 Mumford Rd Millsboro, De. 19966



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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Address

undad Rd.



PO BOX 88 BALLSHOHO, DELAWARE 1990& STATES PHONE PART 511-5365

3003 904 7960

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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Address

30163 Melsboro Highway



P.O. BOX B3 MILLSPORO DELAVARE 1906 PRELIALI MONE PRELIGITA SERV LA CONTROL SERVICIO

July 14, 2021

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The Officers and Members of

The Millsboro Fire Company

Name

Address

29980 MINSLOVO HWY, MINDSOVO De 19966



P.O. BOX 83 MALL SPORCE DELAWARE, 19066 STATION CHORSE PROFESSAL SESSA CASC CONTRACTORS

July 14, 2021

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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Corrado Construction Company (Kevih Rovele)

Address

29864 Millsboro Hishard Millsboro, DE 19966



PO POX 63 MALISEOFIO DELAVARE 1990W STATION ENOUS DETENDA 19858 188

(A. t. 3) & Sep. 7803¹

July 14, 2021

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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Kim Benton-Business Owner, State Farm Insur

Address

29848 Millsboro Huy Millsboro, DE 19968



Kim Benton RICP®

29848 Millsboro High way Millsboro, DE 19966-3604 Bus 302-934-9393 Fax 302-934-9309 kim@kimbenton.com

kim@kimbenton.com NMLS #139716 NMLS MLO #1 76725 MLO License #MLO-176725



LARIE FRANCISCO DE LA COMPANSA DE LA

July 14, 2021

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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Willed The

Address

Millsburg De 19912



P.O. BOX 83
MILLSBORO, DELAWARE 19966
STATION PHONE
(302) 934-8359
FAX
(302) 934-7960
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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

CANK ELICHOLZ

Address

9-3076 LAKEVIEN DR



P.O. BOX 83
MILLSBORO, DELAWARE 19966
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The Millsboro Fire Company

Name

Address

23113 Lakerier Drive



MALERONIC DELAMANTE 19066 STATES NOTE 1416-150-5

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> Thank you for your support, The Officers and Members of

The Millsboro Fire Company

Suzarne Vinners

Address
29820 Lewis Rd.



F.O BOX 83 FALSEOF O DELAWARE 19250 GLATICH FHORE 1922 G.4 5369 FAX

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The Officers and Members of

The Millsboro Fire Company

Name

frenc T. M. Grmik

Address

10096 Lewis Road M:11310000 DE 19966



PO BOX 83
MALAWAPIE 19066
STATION PHONE
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FOR
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FOR

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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Cerald W. Hocker, Jo.

Address

30378 Munford Rd Millshoro DE 19946



MILLSBORG PRICOMPANY, INC.

PO BOX 85 MTLEHONO DELAYMANE 19306 BLOWN UNCHE PORTUNITARIA FAS (SIG) 5747980

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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Address

Junes Store Rd

M:115baro, DE 19961



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P.O. ROX 88 BATT SHOKO DELAVARE 19996 P.O. P.O. DOX 89 1994 P.O. DOX 89 1994

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Name

Linda Dukes

Address 30497 Junes Store Rd M: 115boro TDE 19966



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(2011) 5 Hr / (1911)

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The Officers and Members of

The Millsboro Fire Company

Name

Jason Hickman

Address

20958 Brunswick Ln



P.O. POX 83 KT (SEOKO PELAWASE 1930) CIALAN PEKINE PERI MIT SAMP LAX

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Name

Address

Millipara DE 14966



KALINDRO DELAWAR WING STATEMENTS 1400 151 1600

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Name

Address

& Brenda Hickman tardscrabble Rd



MILLSHOOL SINE COMPANY, INC.

P.O 1909 B3 WALEBORD DELAWARE 1906 PLAYES MONE PARESTA 1999

(24)2) 5 Sec. 7558

July 14, 2021

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The Officers and Members of

The Millsboro Fire Company

Name

Address

Tim + ViKKi Blades

35062 Wright Way
Millson DE 19964



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(2(12) 4 84 7880)

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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Address

30225 Conaway of Mills Word. DE



PO BOX 88
MITERORO DELAVARE 19769
STATION TRONG
PART 53.55
TAX

July 14, 2021

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Name

Address

56 Bearn Circle



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> Thank you for your support, The Officers and Members of The Millsboro Fire Company

Name

Karen Swain

Address
29806 Lewis Road



P.O. BOX BE 841 (\$1806)C, DELARANÉ 1920G 8 (A) DR. ARONE 1 862 (801 8569 1 902 (802 804)

July 14, 2021

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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Address

29761 Lows Rd-



P.O FON 88 MILIPANORO DELAMANE 19200 STATADA PHÓME PERA 924 3069 PAR PARISTRA 7660

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The Officers and Members of

The Millsboro Fire Company

Name

Address

29690 Lewis Road Millshow DE 19966



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The Officers and Members of

The Millsboro Fire Company

Name

Address

3006 Lewis Kof Millston De 19966



P.O. BOX 83
MILLSBORO, DELAWARE 19966
STATION PHONE
(302) 934-8359
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The Officers and Members of

The Millsboro Fire Company

Name

Address

MILLOW DE 1996



FIRE COMPANY, INC.

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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Address
113 Moores Xing Unit 51



MILLSHORO THE COMPANY, INC.

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Peril Well-Teel

July 14, 2021

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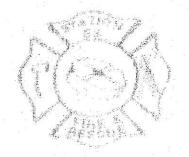
The Millsboro Fire Company

Name

Address

Millsboro DE. 19966

Olaslata lakes



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July 14, 2021

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Name

Address



MILLSROPIO PIDE COMPANY, INC.

PO 1924 83 MILLENDEC DECAMBLE 1934 8 RAND PLEBONE PO 1924 83

July 14, 2021

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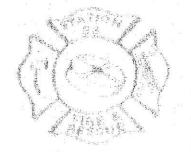
Name

Address

24907 Magnolia Circle

SSICO Whit

Plantion Lakes



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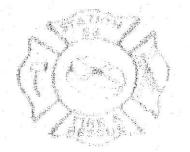
Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

2407 Magnolia Circle Millsbero, DE 199166 Murtin lakes



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The Millsboro Fire Company

Name

Elicabelk to Christian Johanson

Address

20998 Brunswich LN, M: 11sboro, DE Plantation Lakes



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July 14, 2021

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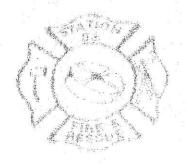
The Millsboro Fire Company

Name

John & Michele Brady

Address
20619 Woodlake Circle, Millsbord, DE 19966

Plantation Lakes



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The Millsboro Fire Company

Name

Address

20470 Asheville Drive

Millsboro, DE 19966

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MILESTON PINE COMMEN, INC

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Thank you for your support,

The Officers and Members of

The Millsboro Fire Company

Name

Stephanie Joseph and Joshue Joseph

Address

29545 Revel Road Millsboro, DE 19966



MAY SE THE ASSOCIATION (高) 产品工品层体能

July 14, 2021

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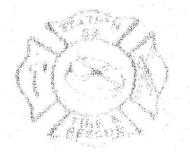
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> Thank you for your support, The Officers and Members of The Millsboro Fire Company

Name

Address



MILLSHORO THE COMPANY, INC.

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Paul bright

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The Millsboro Fire Company

Name

Address

23581 (sodwin Johov) W Willsbord, DE 19966



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The Officers and Members of

The Millsboro Fire Company

Name

Helen + Tim Morrow

Address

36 Parker Dr. Millsboro, DE 19966



MILLSHONO THE COMPANY, INC.

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The Millsboro Fire Company

Name

Alisa Hassler

Address

30615 Conaway Rd

rullsburg, De



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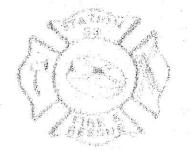
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The Officers and Members of

The Millsboro Fire Company

Name

Address Lungwood (AKES
21331 TREVIEW LAWE



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The Millsboro Fire Company

Name

Kenn & Rim Cacper

Address

23491 God win School Rd

millsbord De 19966



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Name

Address
23505 Godwin School Rd
Millsbord De 19966



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The Millsboro Fire Company

Name

Address

20578 Overman Way Millsboro DE (Plaintation Lawes) On Nov 2, 2021, at 4:47 PM, Ronald O'Neal < roneal@verizon.net > wrote:

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Good afternoon Holly,

I wanted to make sure someone from the Millsboro Fire Company had reached out to you regarding the Planning & Zoning public hearing scheduled for Thursday, November 4 at 3pm.

The fire company is in the process of purchasing a parcel of property at 30134 Millsboro Hwy in Millsboro, for use as a sub-station. As you know, traffic in and around Millsboro has increased dramatically over the past few years, to the point where it is extremely difficult for our volunteers who reside on the West side of Rt. 113 to respond to the fire house in a timely manner. This situation is increased during the summer months and on weekends, when the traffic is at it's heaviest.

In order to provide the best possible Fire and EMS coverage to the residents of the Town of Millsboro as well as the surrounding community, the Fire Company determined that a sub-station on Rt. 24 on the western side of Rt. 113 would allow our members to respond in both a safe and timely manner. The site we've selected already has a garage located on property and offers an excellent opportunity for our organization to be up and running quickly.

The Fire Company presented it's case before the Delaware State Fire Prevention Commission in July and was given a temporary permit to operate an emergency sub-station at the property mentioned above. We have been working with George Smith and Rachel Bleshman of Sergovic, Carmean, Weidman, McCartney & Owens and also Christin Scott in the County office in order to secure a Conditional Use for the property, and have been placed on the P & Z schedule for this Thursday and 3pm.

I would be more than happy to answer any questions or concerns you may have regarding this issue. I look forward to meeting you on Thursday.

Respectfully, Ron O'Neal President Millsboro Fire Company Email: roneal@verizon.net

Cell: (302)249-3972