

MILFORD CITY COUNCIL  
MINUTES OF MEETING  
September 24, 2018

A Meeting of the City of Milford Annexation Committee was held in the Joseph Ronnie Rogers Council Chambers at Milford City Hall, 201 South Walnut Street, Milford, Delaware on Monday, September 24, 2018.

PRESIDING: Chairman Owen Brooks Jr.

IN ATTENDANCE: Committee Members: Councilman Christopher Mergner and James Starling Sr.

Mayor Arthur Campbell

Councilmember Mike Boyle and Todd Culotta

STAFF: City Planner/Acting City Manager Rob Pierce and City Clerk Terri Hudson

Chairman Brooks called the Committee Meeting to order at 7:43 p.m. for a review of the following requests:

*Annexation/Lands belonging to Gilbert C. & Irene D. Simpson  
Applicant Windward Communities LLC  
5919 South Rehoboth Boulevard, Milford  
Tax Map 3-30-11.00-43.00  
1.940 +/- Acres  
Current Zone AR-1/Proposed Zone C-1*

Mr. Pierce referenced the survey showing the existing property that contains a single-family detached dwelling and accessory buildings in the First Ward. Three of the adjacent properties are in City limits so this will help square the boundary line off.

The parcel is directly south of the previous Putt-a-Rosa site on South Rehoboth Boulevard or 950 feet south of the Southeast Second Street intersection.

The plan is to incorporate the subject parcel into a larger commercial and residential project to the north and east. The proposed site entrance for these projects would be located on or near this parcel. The proposed use would be a small shopping center on the commercial property. It is tied into a thru-entrance with a multi-family project on the eastern portion that would extend to Beaver Dam Road.

All streets are anticipated to be privately owned. Any entrance off South Rehoboth Boulevard will require DelDOT approval.

As with any development, the parcel will be subject to DNREC storm-water regulations and the developer is required to obtain permits from the Sussex Conservation District and the State of Delaware.

The applicant is requesting a C1 (Community Commercial District) designation that is consistent with the City's Comprehensive Plan Land Use and Zoning Maps.

The site is currently served by an on-site septic system and well. Those utilities will remain in place until the property is redeveloped or utilities become technically available. Any connection would be at the expense of the property owner/developer. It is anticipated that this area, including the shopping center project, would be served with a new sewage pumping station located on South Rehoboth Boulevard.

The area would be served with a water main extension from the existing infrastructure along South Rehoboth Boulevard to Beaver Dam Road.