



GEORGE, MILES & BUHR, LLC

P02

◆◆◆◆

ARCHITECTS
ENGINEERS

400 HIGH STREET
SEAFORD, DE 19973
PH: 302.628.1421
FAX: 302.628.8350

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com

◆◆◆◆

JAMES H. WILLEY, JR., PE
PETER A. BOZICK, JR., PE
JUDY A. SCHWARTZ, PE
CHARLES M. O'DONNELL, III, PE
W. BRICE FOXWELL, PE
A. REGGIE MARINER, JR., PE
JAMES C. HOAGESON, PE
STEPHEN L. MARSH, PE
DAVID A. VANDERBEEK, PE
ROLAND E. HOLLAND, PE
JASON M. LYTLE, PE
CHRIS B. DERBYSHIRE, PE
W. MARK GARDOCKY, PE
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, PE

JOHN E. BURNSWORTH, PE
MICHAEL G. KOBIN, PE
VINCENT A. LUCIANI, PE
ANDREW J. LYONS, JR., PE
W. NICHOLAS LLOYD
AUTUMN J. WILLIS

September 16, 2020
Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Substation Road Subdivision
Change of Zoning Review
Millville, Delaware
GMB File No. R200176.00

Dear Ms. Botchie:

We have completed our review of the Rezoning Plan dated August 12, 2020 for the 135 single family lot Substation Road Subdivision. The site is located on Tax Map Parcel 134-16.00-17.00 and zoned AR, the applicant is making the request to change the Zoning to R (residential). The submission was reviewed per Town of Millville Code Article XIII Amendments, and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. The above referenced parcel is 49.98 acres and is located on both sides of Substation Road approximately 350ft south of the intersection of Substation Road and Cypress Point Trail.
2. The zoning adjacent to the part of the parcel on the East side of Substation Road is RCP to the North and East sides and MPC on the South side. The zoning adjacent to part of the parcel on West side of Substation Road is MPC.
3. The proposed development and request for the rezoning is in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,


Andrew J. Lyons, Jr., P.E.
Sr. Project Engineer

AJL/