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June 21, 2022  
Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Debbie Botchie  
Town Manager

Re: Toomey Property Minor Subdivision  
and Change of Zoning Review  
Millville, Delaware  
GMB File No. R220106.00

Dear Ms. Botchie:

We have completed our review of the of the Minor Subdivision Plan and Rezoning Plan for the above referenced project. The site is located on Tax Map Parcel 134-12.00-376.00 and zoned C-1, the applicant is making the request subdivide the parcel into two parcels (Parcel A 2.163AC and Parcel B 11.736 AC) and change the Zoning of Parcel B to RPC. 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 existing parcel is shown as C-1 on the Zoning Map and Commercial use in the Future Land Use Map in the 2019 Comprehensive Plan. All the parcels within the Town of Millville that surround the parcel are shown as residential use on the future land use map in the 2019 Comprehensive Plan. The request to subdivide existing parcel and change the zoning on the proposed Parcel B is line with the current and future land use of the surrounding area.
2. The Site Data Table shows the C-1 min. lot frontage and min. lot area as the requirements of a small-scale shopping center as shown in Town Code Section 155-13 Subsection B Item 3.
3. Separate Site Plans would be still required to be submitted and approved by the Town and all required agencies before the two proposed parcels could be developed if the request for the Minor Subdivision and Rezoning was approved by the Town.

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/