



GEORGE, MILES & BUHR, LLC

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ARCHITECTS  
ENGINEERS

21 VILLAGE GREEN DRIVE  
SUITE 101  
OCEAN VIEW, DE 19970  
PH: 302.628.1421  
PH: 800.789.4462  
oceanview@gmbnet.com

SALISBURY  
BALTIMORE  
SEAFORD  
LEWES  
OCEAN VIEW

www.gmbnet.com

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JAMES H. WILLEY, JR., P.E.  
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A. REGGIE MARINER, JR., P.E.  
JAMES C. HOAGESON, P.E.  
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AUTUMN J. BURNS  
CHRISTOPHER J. PFEIFER, P.E.  
BENJAMIN K. HEARN, P.E.

April 16, 2025

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Eileen Scerra  
Town Manager

Re: West Millville Re-zoning  
Site Plan Review  
Millville, Delaware  
GMB File No. R250093

Dear Ms. Scerra:

We have completed our review of the Re-zoning Site Plan dated February 19, 2025. The site is located on Tax Map Parcels 134-12.00-16.00, 134-12.00-1501.00 thru 1509.00 and 134-12.00-1510.00 thru 134-12.00-1515.00 and zoned Residential (R-1), the applicant has made a request to change the Zoning to Single Family and Two Family Residential District (R-2). The submission was reviewed by the 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 proposed re-zoning lots have a planned entrance on Whites Neck Road.
2. The zoning to the North of West Village is Sussex County Agricultural Residential (AR-1), to the East is a mix of Town of Millville R-1 and Sussex County AR-1, to the South side is Town of Millville Town Center Commercial (C-1), and West is Sussex County General Commercial (C-1).
3. The proposed development and request for the rezoning to Residential (R-2) would require an update to the future land use map within the 2019 Comprehensive Plan future land use for the above referenced parcels.
4. The change from R-1 to R-2 would allow the permitted use of two-family dwellings (duplexes) of up to 75% of the dwellings and smaller lot sizes for the Single-family lots. See the changes listed below for the lots.

**R-1**

- a. Lot frontage: 60 feet. Minimum lot frontage of 100 feet is required for lots without access to public sewer and water services.
- b. Lot area: 7,500 square feet.

- c. Maximum: the maximum coverage of the lot for the principal building and all accessory buildings shall be 45%.
- R-2 (Single-Family Dwellings)
- a. Lot frontage: 50 feet.
  - b. Lot area: 5,000 square feet.
  - c. Maximum: the maximum coverage of the lot for the principal building and all accessory buildings shall be 55%.
- R-2 (Two-Family Dwellings)
- a. Lot frontage: 40 feet.
  - b. Lot area: 4,000 square feet.
  - c. Maximum: the maximum coverage of the lot for the principal building and all accessory buildings shall be 55%.

5. Single Family and Two-Family Residential District R-2. All lots and units must have access to central or public sewer and water services.

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

Sincerely,



Andrew J. Lyons, Jr., P.E.  
Project Director

AJL/

