

March 3, 2026

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

21 Village Green Drive
Suite 101
Ocean View, DE 19970

302.628.1421

oceanview@gmbnet.com

gmbnet.com

ARCHITECTS
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ENGINEERS

Dear Ms. Scerra:

We have completed our review of the Re-zoning request for the Lands of Crystal Lynn Trout. The site is located on Tax Map Parcel 134-12.00-366.00 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 lot is located on Windmill Drive.
2. The zoning to the North and the east of the property is of West Village Town of Millville Residential District (R-1) and to the South and West sides of the property is Town of Millville Residential Planned Community (RPC).
3. 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.

CHARLES M. O'DONNELL, III, P.E.
A. REGGIE MARINER, JR., P.E.
JAMES C. HOAGESON, P.E.
JASON M. LYTLE, P.E.
ROLAND E. HOLLAND, P.E.
MORGAN H. HELFRICH, AIA
CHRIS B. DERBYSHIRE, P.E.
KATHERINE J. MCALLISTER, P.E.
ANDREW J. LYONS, JR., P.E.
W. MARK GARDOCKY, P.E.
CHRISTOPHER J. PFEIFER, P.E.
BENJAMIN K. HEARN, P.E.

JOHN E. BURNSWORTH, P.E.
AUTUMN J. BURNS
BRENT R. JETT, P.E.
BRADLEY J. HOGAN, P.E.
DEANE L. TOWNSEND, AIA

- c. Maximum: the maximum coverage of the lot for the principal building and all accessory buildings shall be 55%.
- 4. 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/

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♦ ♦ ♦
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