

JAMIE WHITEHOUSE, AICP  
DIRECTOR OF PLANNING & ZONING  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountyde.gov



**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE

# Attn: Planning & Zoning Dept.

June 15, 2022

Planning & Zoning Dept.  
County Administration Office  
2 The Circle  
Georgetown, DE 19947  
Dear Members:

I am writing to urge you to not allow the zoning change on the tract of land adjacent to the Love Creek Elementary School where 84 townhomes are proposed. This plan would be adding to the already overbuilding and congestion on Route 24 where the resulting vehicles exiting onto Route 24 will cause more accidents and backed up traffic creating a hazardous environment for school children. Backed up traffic already exists with parents dropping off and picking up children. Adding further vehicle activity by placing a townhome development in the immediate same area makes no common sense to those who live along Route 24. Please stop the zoning code and do the right thing by protecting our children and the environment. Thank you for your consideration.

Sincerely,



Eleanor Pray  
48 Love Creek Drive  
Lewes, DE 19958

RECEIVED

JUN 17 2022

SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

# Attn: Planning & Zoning Dept.

June 15, 2022

Planning & Zoning Dept.

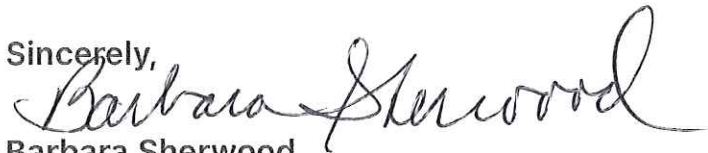
County Administration Office

2 The Circle

Georgetown, DE 19947

I am writing to urge you to not allow the zoning change on the tract of land adjacent to the Love Creek Elementary School where 84 townhomes are proposed. This plan would be adding to the already overbuilding and congestion on Route 24 where the resulting vehicles exiting onto Route 24 will cause more accidents and backed up traffic creating a hazardous environment for school children. Backed up traffic already exists with parents dropping off and picking up children. Adding further vehicle activity by placing a townhome development in the immediate same area makes no common sense to those who live along Route 24. Please stop the zoning code and do the right thing by protecting our children and the environment. Thank you for your consideration.

Sincerely,



Barbara Sherwood

48 Love Creek Drive

Lewes, DE 19958

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JUN 17 2022

SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

SUSSEX COUNTY  
PLANNING & ZONING

JUN 17 2022

RECEIVED

Thomas Negran  
19124 Chartres St.  
The Four Seasons at Belle Terre  
Lewes, DE 19958

RECEIVED

JUN 22 2022

SUSSEX COUNTY  
PLANNING & ZONING

June 22, 2022

Jamie Whitehouse, Planning Director

Dear Mr. Whitehouse:

Please submit our position opposing the approval of the conditional use application C/U 2304 and a petition containing 157 signatures from the residents of The Four Seasons at Belle Terre for the record of the P&Z Public Hearing on June 23<sup>rd</sup>, 2022

Respectfully,

Thomas Negran

## Petition to Sussex County Planning & Zoning Commission

We, the undersigned residents of The Four Seasons at Belle Terre respectfully request that you consider our position against granting conditional use for multifamily dwellings on tax parcel 334-12.00-16.04

	Name	Address	Signature
1	Roman Tsyline	23128 Bourbon	
2	Tetiana Tsyline	— — —	
3	Lois Anne Bullen	21204 Dauphine St	
4	Kathleen Marek	21163 Conti St	
5	Suzanne Dennis	21322 Dauphine St.	
6	Bonnie Gobin	21322 Dauphine St.	
7	Candace Sprague	21218 Dauphine St	
8	Ann Yacuzzi	19255 Chartres St	
9	Em Roth	19234 Chartres St	
10	Paul Wilson	23006 Bourbon Cr	
11	Denis Sternberg	19266 Chartres St.	
12	Mary Princiotta	21209 Dauphine St	
13	Lrisey Magrath	21216 Dauphine St	
14	Steve + Eleanor Medoff	19219 Chartres St.	
	Number of signatures on page		14



We, the undersigned residents of The Four Seasons at Belle Terre respectfully request that you consider our position against granting conditional use for multifamily dwellings on tax parcel 334-12.00-16.04

1 Phyllis Feuerstein 19392 Royal St Phyllis Feuerstein  
 2 Donna Turner 19263 Chartres St. Donna Turner

Name	Address	Signature
Jennifer VanBlarcom	19223 Chartres St	J. VanBlarcom
Joyce Roos	21069 Decatur St	Joyce Roos
Phyllis Nellis	21176 Conti St	Phyllis Nellis
AMASA NEELIS	21176 CONTI ST	Amasa Nellis
Bernard Edmondson	19375 Royal St	Bernard Edmondson
Rebecca Goodman	19303 Royal St	Rebecca Goodman
Deane Good	19303 Royal St	Deane Good
Juan O'Leary	21143 Conti St	Juan O'Leary
Elise Henry	19344 Royal St	Elise Henry
Nancy Jill Keck	21160 Conti St	Nancy Jill Keck
Kristin B. Hamuth	19311 Royal St.	Kristin B. Hamuth
Barbara DeBorte	19240 CHARTRES ST	Barbara DeBorte
Katherine Jellan	19256 Chartres St	Katherine Jellan
Maura O'Sullivan	19368 Royal St	Maura O'Sullivan
Flia Jimenez	21123 Conti, Lewes	Flia Jimenez
Ed Jimenez	21123 Conti St, Lewes	Ed Jimenez
Karen Petrakis	21233 Dauphine St, Lewes	Karen Petrakis
Christina Burroughs	21234 Dauphine St, Lewes	Christina Burroughs

21 E M Roth 19234 Chartres  
 22 JAMES BOWEN 21150 CONTI  
 23 Papula h. D...  
 24 Cary G...  
 25 Larraie... 21134 Conti

Number of signatures on page (25) + 6 on Back  
 [Signature]  
 [Signature]

34

## Petition to Sussex County Planning & Zoning Commission

We, the undersigned residents of The Four Seasons at Belle Terre respectfully request that you consider our position against granting conditional use for multifamily dwellings on tax parcel 334-12.00-16.04

Name	Address	Signature
DAVID TURNER SR	19263 CHARTRES ST.	
RICK BOURNIQUE	21118 CONTI ST.	Rick Bourmigue
MARY SEMINARA	21163 CONTI ST	Mary Semunara
JIM BINGCOEAR	19109 CHARTRES ST	James Buggsion
Sheila Sferrella	21236 Dauphine St	Sheila Sferrella
Diane Christ	21128 Conti St.	Diane Christ
Mark Smalley	21226 Dauphine St	Mark Smalley
Olga Bolino	23030 Bourbon Cir	Olga Bolino
Lay Bolino	23030 Bourbon Cir	Lay Bolino
Diane Sozio	19319 Royal St.	Diane Sozio
Patricia Hutchinson	19319 Royal St	Patricia Hutchinson
Ken Dunaway	19248 Chartres St.	Ken Dunaway
ROBERT SEANOR	19339 Royal St.	Robert Seanor
Number of signatures on page		14



## Petition to Sussex County Planning & Zoning Commission

We, the undersigned residents of The Four Seasons at Belle Terre respectfully request that you consider our position against granting conditional use for multifamily dwellings on tax parcel 334-12.00-16.04

	Name	Address	Signature
1	Thomas Lynch	21042 <sup>Lewis</sup> Decatur ST	T. J. Lynch
2	Karen Mills Lynch	21042 <sup>Decatur ST</sup> Lewes DE	Karen Mills Lynch
3	MELISSA NOWELL	21023 <sup>Decatur ST</sup> LEWES DE	Melissa Nowell
4	ROBERT BEVENANI	19102 CHARTRES ST	[Signature]
5	Joan Potts	19268 Chartres St	Joan Potts
6	Donald Potts	19268 Chartres St	Donald Potts
7	Lee WARTSKI	19153 Chartres St	Lee Wartski
8	IRV WARTSKI	19153 Chartres St	Irw Wartski
9	NANCY EICK	21154 CONTI ST	N. Eick
10	RON PARADYSZ	21109 CONTI ST.	[Signature]
11	JOE RANAZZO	19227 CHARTRES ST	[Signature]
12	Linda & Gary Varsheim	23110 Bourbon Circle	[Signature]
13	Mark O'Neil	21153 Conti St.	Mark O'Neil
14	Robert Fencovski	19392 Royal St. LEWES	[Signature]
	Number of signatures on page		14



## Petition to Sussex County Planning & Zoning Commission

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	Name	Address	Signature
1	Alyson Spieing	19388 Royal St.	Alyson Spieing
2	Paul J. Bingham	19109 Chartres St.	Paul J. Bingham
3	John Merkert	19196 Chartres St.	John Merkert
4	Wayne Merkert	19196 CHARTRES	Wayne Merkert
5	William Jones	19134 Chartres St.	William Jones
6	Joe Neenan	21039 Decatur ST	Joseph Neenan
7	Amanda Slatin	21214 Dauphine St.	Amanda Slatin
8	MARK SLATIN	21214 Dauphine St.	Mark Slatin
9	Rick Bell	21112 Court St.	Rick Bell
10	Mimi King	19158 Chartres ST	Mimi King
11	ETANNE GUGLIANO	21227 DAUPHINE ST	Etanne Gugliano
12	Renee B. Choney	19333 Royal Street	Renee B. Choney
13	Carl Myers	21219 Dauphine St	Carl Myers
14	Janice Winston	19210 Chartres St.	Janice Winston
Number of signatures on page			14

## Petition to Sussex County Planning & Zoning Commission

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	Name	Address	Signature
1	Karen Betts	1927 Chartres St Lewes	Karen Betts
2	Nelson Betts	19217 Chartres Lewes	<i>[Signature]</i>
3	Seth Winston	19210 Chartres St.	Seth Winston
4	Maurice Burns	19120 Chartres St.	Maurice Burns
5	Nancy Almay	19116 Chartres St	Nancy Almay
6	Christal Benenati	19102 Chartres St	<i>[Signature]</i>
7	PETER GARNIN	21147 CONTI STREET	<i>[Signature]</i>
8	DENNIS RODRIGUEZ	21147 CONTI STREET	D. RODRIGUEZ
9	BILL WALSH	21073 Decatur	<i>[Signature]</i>
10	MAURICE F WALSH	21073 Decatur St	Maurice F. Walsh
11	BRIAN O'DAY	19120 Chartres St	Brian O'Day
12	Cindy Wedel	21236 Dauphine	<i>[Signature]</i>
13	Bill Olsen	19368 Royal St.	<i>[Signature]</i>
14	Diane Campbell	19157 Chartres St	Diane Campbell
	Number of signatures on page		14



## Petition to Sussex County Planning & Zoning Commission

We, the undersigned residents of The Four Seasons at Belle Terre respectfully request that you consider our position against granting conditional use for multifamily dwellings on tax parcel 334-12.00-16.04

	Name	Address	Signature
1	Jim Souza	2110 Conti St Lewes	
2	Doreen Souza	2110 Conti St Lewes	
3	Tracee Hoyt	21144 Conti St Lewes	
4	Kim Gillespie	21144 Conti St Lewes	
5	Eileen Lewis	21208 Dauphine Lewes DE 19958	
6	D. Lewis	21208 Dauphine Lewes DE 19958	
	Ellen Scanlon	19353 Royal St. <small>Lewes, DE 19958</small>	
8	KEVIN SCANLON	19353 Royal St Lewes, DE, 19958	
9	Joseph Marsden	19337 Royal St Lewes DE 19958	
10	Sharon Mastrosimone	19204 Chartres St Lewes DE 19958	
11	Tracy Denton	21211 Dauphine St Lewes DE 19958	
12	BRENDA WELSH	21111 DAUPHINE ST LEWES, DE 19958	
13	John Rottiers	21210 Dauphine Lewes DE 19958 ST	
14	Mervyn Rottiers	21210 DAUPHINE ST LEWES 19958	
	Number of signatures on page		14



## Petition to Sussex County Planning & Zoning Commission

We, the undersigned residents of The Four Seasons at Belle Terre respectfully request that you consider our position against granting conditional use for multifamily dwellings on tax parcel 334-12.00-16.04

	Name	Address	Signature
1	David Kirby	1936J Royal St	<i>DKC</i>
2	PATRICK CORRIGAN	21231 DAUPHINE ST	<i>P. Corrigan</i>
3	THOMAS NEGRAN	19124 Chartres St	<i>T. Negran</i>
4	Michael Harrell	19125 Chartres St	<i>M. Harrell</i>
5	Peter Sipe	19189 Chartres	<i>P. Sipe</i>
6	RAY ATTENBERGER	21134 Connt. St.	<i>R. Attenberger</i>
7	Karen Plá	19144 Chartres St.	<i>Karen Plá</i>
8	Wilfred Plá	19144 Chartres St.	<i>Wilfred L. Plá</i>
9	Barbara Campione	21045 Decatur St.	<i>Barbara Campione</i>
10	Thomas J. Campione	21045 Decatur ST	<i>Thomas J. Campione</i>
11	JOSEPH GIUGLIANO	21227 DAUPHINE ST	<i>J. Giugliano</i>
12	ROBERT PARR	21069 DECATUR ST	<i>R. Parr</i>
13	FRANK SOFIA	19140 CHARTRES ST	<i>F. Sofia</i>
14	Jeann Marie Parva	21039 Decatur St	<i>J. Parva</i>
15	JOHN I KING	19158 CHARTRES ST	<i>J. I. King</i>
16	Donna Edmondson	19375 Royal St	<i>Donna Edmondson</i>

Number of signatures on page

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17	Paul Magrath	21216 DAUPHINE ST	<i>P. Magrath</i>
18	Robert Berner	21221 Dauphine St	<i>Robert Berner</i>
19	Jill Berner	21221 Dauphine St	<i>Jill Berner</i>
20	Robert Fleming	21113 Connt St	<i>R. Fleming</i>

## Petition to Sussex County Planning & Zoning Commission

We, the undersigned residents of The Four Seasons at Belle Terre respectfully request that you consider our position against granting conditional use for multifamily dwellings on tax parcel 334-12.00-16.04

	Name	Address	Signature
1	Dennis Graham	19260 Chartres St Lewes DE 19958	
2	John Strawnes	19213 Chartres St Lewes, DE 19958	
3	Patricia Graham	19260 Chartres St. Lewes, DE 19958	
4	Carol A. Oliver	19123 Chartres St Lewes, DE 19958	
5	DIAN G. STEIN	19220 Chartres St. Lewes, DE 19958	
6	Glen Fricke	LEWES - 19958 19123 CHARTRES ST	
7	David Stein	19220 Chartres St Lewes 19958	
8	James Tullo	19106 Chartres St Lewes DE 19958	
9	Fred Tullo	19106 Chartres St Lewes DE 19958	
10	John Strawnes	19213 Chartres St Lewes DE 19958	
11	John Cuthy	19227 CHARTRES ST	
12	Anthony J Princiotta	21209 DAUPHINE ST	
	Number of signatures on page		12



We, the undersigned residents of The Four Seasons at Belle Terre respectfully request that you consider our position against granting conditional use for multifamily dwellings on tax parcel 334-12.00-16.04

Name	Address	Signature
1 Glenn Margaret Hill	19374 Royal	Margaret Hill
2 Robert & Flery	21113 Conti	Robert & Flery
3 Barbara Brockett	Lalotas 19379 Royal St	Barbara Brockett
4 Regina Quadrino	23196 Bourbon Cr. Lewes	Regina Quadrino
5 MARIE BASSO	23214 BOURBON CR.	Marie Basso
6 Edward Beaman	19110 Chartres St	Edward Beaman
7 Toni Hooper	19110 Chartres St	Toni Hooper
8 Merrill Armstrong	23026 Bourbon Cir	Merrill Armstrong
9 Jackie Corbin-Armstrong	23026 Bourbon Cir	Jackie Corbin-Armstrong
Number of signatures on page		9



We, the undersigned residents of The Four Seasons at Belle Terre respectfully request that you consider our position against granting conditional use for multifamily dwellings on tax parcel 334-12.00-16.04

Name	Address	Signature
1 Susan Amato	19367 <sup>Leeway Dr</sup> Royal St	Susan Amato
Number of signatures on page		1

## Chase Phillips

---

**From:** Joy Bardsley <joybardsley@gmail.com>  
**Sent:** Monday, June 20, 2022 7:08 AM  
**To:** Planning and Zoning  
**Subject:** Sussex county planning & zoning meeting June 23, 2022

Opposition  
Exhibit

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

I would like to voice my opinion on the proposed building of 84 townhouses between Love Creek Elementary School and the New Home Realtor office on Rt 24.

WHAT ARE YOU, NUTS TO EVEN THINK ABOUT APPROVING THIS BUILDING OF 84 TOWNHOUSES AND SHARING AN ENTRANCE ROAD WITH THE ELEMENTARY SCHOOL!

Do you realize that when school is dismissed the buses leaving with children have the right of way due to a schedule they have to adhere to so their very important passengers arrive home at a certain time?

Can you imagine the complaints from residents in those townhouses trying to leave?!!

YOU NEED TO STOP APPROVING THESE DEVELOPMENTS!!

I'm hoping the Feds who just raised the interest might open some eyes on this Council and begin to slow or STOP this overdeveloping!

Jim and Joy Bardsley  
Briarwood Estates  
Route 24

RECEIVED  
JUN 21 2022  
SUSSEX COUNTY  
PLANNING & ZONING

Chase Phillips

**From:** Sue Zahn <suezahn@yahoo.com>  
**Sent:** Monday, June 20, 2022 11:57 AM  
**To:** Planning and Zoning  
**Subject:** Proposal for 84 units in the cornfield between Love Creek Elementary and Copps Seafood off Mulberry Knoll road

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Hello,

I fully support growth and development in our area but we need a plan for that growth. I am writing to call for the Sussex County Planning & Zoning board establish an **Adequate Public Facilities Ordinance (APFO)** requiring the developer to fund and complete necessary infrastructure improvements before the construction of any housing development can begin.

Thank you

- Sue Zahn  
Concerned resident

RECEIVED

JUN 21 2022

SUSSEX COUNTY  
PLANNING & ZONING



## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, June 19, 2022 8:58 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, June 19, 2022 - 8:58am

Name: Mary E Paylor  
Email address: ellen1944@verizon.net  
Phone number: 302-947-0676  
Subject: Stop building around rt 24

**Message:**

There is so much now off rt 24. There are accidents all the time. We don't need anymore builders in this area, it can't handle what's being built . I wonder who is okeying these builders.  
He needs to stop

RECEIVED

JUN 21 2022

SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** Mary Anne Rocks <mrocksrn@comcast.net>  
**Sent:** Sunday, June 19, 2022 7:23 AM  
**To:** Planning and Zoning  
**Subject:** Building 84 units near Love Creek Elementary School

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

I oppose the building of these units. Traffic is already a nightmare. All this development is out of control.  
Mary Anne Rocks

Sent from my iPhone

RECEIVED

JUN 21 2022

SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** M Schertzer <mshirtsir@gmail.com>  
**Sent:** Sunday, June 19, 2022 5:55 AM  
**To:** Planning and Zoning; Steve Smyk  
**Subject:** New construction proposal

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

A proposal build 84 units in the cornfield between Love Creek Elementary and Cops Seafood off Mulberry Knoll road is an outrageous lack of planning and will brother by the infrastructure tonics knees

I oppose this building proposal without reservation.

Will will the planning and zoning in Sussex county ever adopt an APFO like the rest of Delaware has??

Marty Schertzer  
63 Bryan Drive  
Rehoboth Beach

RECEIVED

JUN 21 2022

SUSSEX COUNTY  
PLANNING & ZONING



## Chase Phillips

---

**From:** momcat1966 <momcat1966@aol.com>  
**Sent:** Sunday, June 19, 2022 10:01 AM  
**To:** Planning and Zoning  
**Subject:** Development

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Please Sirs and Ladies;

The development in Sussex County has got to be brought to a halt, it is completely destroying what is and should be kept the wetlands it is, not tear down every tree to build more homes. The Governor has stated he wants to plant a tree for every Delawarean, how about we count the existing pristine forest areas that already exist as those trees and not let the developers rip them up.

I would also like to know who will be responsible for all the existing homes in the path of all this destruction that will be flooded when the existing old growth is torn out. The infrastructure cannot handle any more development, the traffic now year round is out of control, what will happen when another thousand homes are built?

Please, the citizens of Sussex County implore you, stop the development now while we still have a beautiful state to live in.

Respectfully a resident of Sussex County,  
Sharon Anthony  
momcat1966@aol.com

## Chase Phillips

---

**From:** Marsiglia, Linda <lmarsiglia@beebehealthcare.org>  
**Sent:** Sunday, June 19, 2022 11:04 AM  
**To:** Planning and Zoning  
**Subject:** Proposed development on 24

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

I understand there is a hearing on June 24 regarding an 84 unit development proposal on Rt 24. This must not happen. Rt 24 has already become a dangerous road to be on especially in the area of this proposed development. Our infrastructure can not handle anymore development. Please do not vote for this development to pass. Please give consideration to those of use having to deal with Rt 24 on a daily basis. It is a nitemare.

Thank you,  
Linda Marsiglia  
Chapel Green resident

Sent from my Verizon, Samsung Galaxy smartphone

**BEEBE HEALTHCARE CONFIDENTIALITY NOTICE:** The information contained in this electronic message including any attachment(s) is intended only for the intended recipient(s) named above. This electronic message may contain confidential or non-public information, and is exempt from disclosure under applicable state and federal laws. Unauthorized forwarding, printing, copying, distributing, or use of this information is strictly prohibited. If you feel you have received this message in error, please reply to the sender prior to destroying the electronic message, any attachment(s), and any copies.

## Chase Phillips

---

**From:** david pieffer <dpieffer@yahoo.com>  
**Sent:** Sunday, June 19, 2022 11:24 AM  
**To:** Planning and Zoning  
**Subject:** C/U 2304

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

As a resident of the Redden Ridge Community which is located on Old Landing, I have to strongly object to another community on RT. 24.

I am not normally adverse to development but the RT. 24 corridor has become a parking lot even in the off season due to the over development and lack of infrastructure in Sussex County.

How in good conscience could the Commission agree to adding to the already untenable traffic nightmare in and around RT. 24 and Warrington.

The current upgrades to the traffic flows in and around Warrington and 24 are already inadequate and adding to this issue won't improve the quality of life for your constituents, you are simply adding more fuel to the fire, if you would.

Until the DOT has designed and constructed a sufficient traffic system in and around the 24 corridor, I again can't see how the Commission could possibly approved further development either commercial or residential.

Regards.

David Pieffer  
Reddin Ridge

Sent from my iPhone

## Chase Phillips

---

**From:** Childers,Thomas <childeta@drexel.edu>  
**Sent:** Sunday, June 19, 2022 11:42 AM  
**To:** Planning and Zoning  
**Subject:** Development between Love Creek Elementary and Copps Seafood

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Please do not allow further development in this area. While it fills the developers' pockets, it greatly diminishes the quality of life for those who have chosen to live there. Further development will erode livability for all.

Tom Childers  
Rehoboth Beach

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, June 19, 2022 5:14 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, June 19, 2022 - 5:14pm

Name: Eric Sheridan  
Email address: esheri3@gmail.com  
Phone number: 4108129153  
Subject: Love Creek Elementary Entrance  
Message:  
Hello,

I am a father of two children who attend Love Creek Elementary school. It has come to my attention that there are plans to develop housing units next to the school, and that these housing units and the school itself will share the same entrance. I am concerned about the implications of having a shared entrance. As is, the entrance is very crowded, to the point where cars are backed up down route 24 during drop off and pickup. I have seen the school employ traffic guards numerous times just to help with congestion between cars entering and exiting the lot. I had felt the school would benefit from having work done on the entrance with the situation as is. With the proposal referenced above, I believe the challenges will become significantly worse. Aside from the significant increase in congestion, we would have an increase in safety issues as it relates to the kids. With such congestion comes an increase in aggressive driving and subsequently an increase in car and school bus accidents. Additionally, the increased congestion further limits the ability for emergency vehicles to enter the premises. With the advent of recent school shootings, etc, it is imperative that emergency vehicles be able to support the needs of the kids and the school unencumbered. I respectfully ask that you reconsider the use of a shared entrance for the reasons outlined above. My hope is that this message helps encourage the consideration of alternative solutions that would not impact the school and its children. Thank you for taking the time to read this message and consider my perspective.



## Chase Phillips

---

**From:** cneste <cneste@yahoo.com>  
**Sent:** Sunday, June 19, 2022 6:03 PM  
**To:** Planning and Zoning  
**Subject:** 84 townhouse development by Love elementary

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

I own a home down the road from this new crazy idea. Who are these politicians and government leaders giving permits right and left without any kind of thoughts on what the consequences of this project will be on the already incredible traffic nightmare on rt 24???? Any future infrastructure plans are not going to have any consequences on what you are deciding this month. We are completely in disagreement with having all this extra traffic on roads that CANNOT manage the current volume. Why are you allowing this crap?? Our vote is NO...just like it should be on any further developments without the proper infrastructure completed AHEAD of the developments. Carolyn Neste 34126 Caitlins Cor 19958

Sent from my Galaxy

## Chase Phillips

---

**From:** Sherry Palese <sherrypalese@gmail.com>  
**Sent:** Sunday, June 19, 2022 10:25 PM  
**To:** Planning and Zoning  
**Subject:** Overbuilding

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Stop the madness of tearing down trees and open land and all the crazy traffic it brings! Way out of control!

Sent from my iPhone

**Chase Phillips**

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**From:** Jayme Michnya <jmich001@hotmail.com>  
**Sent:** Tuesday, June 21, 2022 11:10 AM  
**To:** Planning and Zoning  
**Cc:** Judy Rose Seibert  
**Subject:** Thursday June 23rd 5 PM Planning & Zoning Public Hearing COMMENTS

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To Whom it may concern.

RECEIVED

In regards to:

JUN 21 2022

**c/Z 1949 J.G. Townsend Jr. & Co.**

SUSSEX COUNTY  
PLANNING & ZONING

**C/U 2304 J.G. Townsend Jr. & Co**

I would like to have my comment read please. Planning and Zoning Public Hearing. Thursday, June 23<sup>rd</sup> 5 PM.

As parents of children who attend Love Creek Elementary and homeowners in the Saddle Ridge neighborhood adjacent to Love Creek Elementary, we can tell you first-hand about the heavy traffic along Rt. 24 as Beacon and Love Creek Schools open and close. I would like to kindly request a Traffic Impact Study do to the fact it is in the Henlopen Transportation Improvement District. Although there may have been one done in 2016, there are several reasons we should consider conducting a new study.

1. Since 2016, approximately 15% growth in population in Lewes and Rehoboth Beach. Not to mention the abundance of new growth along Rt. 24 presently and currently planned.
2. Covid has given many parents the opportunity to work from home. This is causing an increase in the number of parents dropping off and picking up their children from Love Creek and Beacon.
3. Re-districting has caused longer bus rides for some students. Parents have opted to drop off and pick up their children instead of enduring long bus rides.
4. Love Creek Elementary School was not opened until September of 2017. Has there been a traffic study since then?
5. Overall school safety. With 84 Townhomes within 100 yards of the school, with Love Creek have to increase their safety protocols? A lot more people not affiliated with the school will be within walking distance. With school safety being a major concern in the United States currently, will it be easier to clearly protect the school grounds from being trespassed on?
6. Construction traffic. With the slowdown of housing units possibly in the future, how long will it take to sell and build 84 townhomes. How will this prolonged construction traffic affect an already melting pot of traffic at the intersection?
- 7.

As you know, there is only one exit and one entrance into Love Creek Elementary and the proposed 84 Unit Townhouse Development. Per the plan, Love Creek and the proposed Townhome Development will be sharing this single entrance / exit.

As parents of Love Creek students and homeowners who use Rt. 24 many times daily, I respectfully disagree that this is a safe, productive, and well thought out traffic plan for this development and the school. I also have never personally seen a development and a public school share the same entrance and exit.

Again, I kindly request a new up to date Traffic Impact Study to be done. In my opinion, an 84 Townhome development would cause unforeseen issues, delays, confusion, and accidents, at this entrance / exit point. Not to mention, any potential dangers that could arise when emergency vehicles need to enter or exit into the School or the proposed townhome Development.

Thank you for your consideration into this matter.

Regards,

Jayne & Laura Michnya