

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

## Elliott Young

---

**From:** capt.a.j.beck@gmail.com  
**Sent:** Saturday, December 4, 2021 2:33 PM  
**To:** Planning and Zoning  
**Subject:** Opposition to #C/U2279  
**Attachments:** 1202210904\_HDR.jpg; 1202210903\_HDR.jpg

RECEIVED

DEC 04 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

**Department of Planning and Zoning**  
**Attn: Planning & Zoning Commission**  
**2 The Circle**  
**P.O. Box 417**  
**Georgetown, DE 19947**

**RE: Opposition to #C/U2279**  
**Ron Sutton**  
**Site: 33309 Kent Avenue, Bethany Beach, DE 19930; TMP 134-17.11-6.00**

Sir/Madam:

I am writing you today to express my absolute opposition to the above captioned Conditional Use application that you will hear this Thursday, 9 December 2021. My wife and I intend to be at the meeting to voice our objections to this application.

Since 1976, we have owned eight different properties on Ocean Pines Lane, all of which are in near proximity to the subject property. We currently make our home at 33378 Ocean Pines Lane in a new home we finished just last year. Also, we currently own two vacant lots on Ocean Pines Lane adjacent to our home.

We have seen many changes over the years, but nothing in comparison to what has happened over the past couple of years in terms of new development and construction that has negatively impacted the long time residents of this neighborhood. The negative impacts to our neighborhood if this conditional use application is approved include but are not limited to the following:

- 1. 11 is way too many units.** The issue that we want to emphasize is that the proposed density is not in character with homes adjacent to and in the immediate vicinity of the Site—the Meris Bed & Breakfast consists of two one-story buildings, eleven units of one bedroom each which is a long way from 11 condos with 44 bedrooms.
- 2. 42 foot height for this many buildings would change the character of the neighborhood.** This is a big issue and what the developer is proposing is not in character with single family homes nearby. The vast majority of nearby homes are single family dwellings; those multi-family units nearby--the Sea Colony villas—are only two-story buildings.

3. **Lighting from traffic on property will be a nuisance to surrounding homes.** Picture 44 cars (when these four BR homes are fully leased or otherwise occupied) coming in and out of the complex in the evening. There may be additional concerns from spotlights or other building lighting given that the plan calls for the buildings to be within 10 feet of the property line.
4. **Traffic—**
  - a. Adding 44 BRs and 44 cars (and likely more in July/August) to the traffic and parking mix.
  - b. Jefferson Bridge Rd. traffic, already treacherous (one recent pedestrian fatality), will be made much worse because Sea Colony is erecting a gate as an absolute limit on people driving west to east through Sea Colony.
6. **Swails—runoff, ditches and storm drainage already are a big overflow problem in the area already near the old motel/planned condo; likely would be made worse by new construction, congestion and many more people.** We should recognize that State law has created and requires the developer to go through an agency approval process with the Sussex Conservation District (SCD), so Commissioners generally tend to defer to the Sussex Conservation District as to opposition based on stormwater issues. This suggests NOT making this your dominant point; perhaps just emphasizing that developer's plan would double the current lot coverage and while we understand that the developer will have to comply with Sediment and Stormwater Regulations, we have experienced, and have continued concern with present stormwater issues that may be exacerbated by the development of the site in the manner proposed by the Applicant.
7. **Condos – Developers will leave all enforcement of rules to a condo board.** The developer/applicant held a preliminary meeting on October 27, during which the developer representatives repeatedly suggested that many of our concerns would be addressed down the road in community governing documentation. We recognize that the design of this project will be determined by the Commission and ultimately the Council, hopefully in a manner that will address our concerns now rather than post site plan approval in condominium governing documents where owners of the surrounding community of long-term, primarily single-family dwellings will be very unlikely to have any voice.
8. **Inadequate Sewer Capacity.** Our information is that there are only 5.5 EDU's of sewer capacity available to this property. By what authority are these developers entitled to double the sewer capacity already allocated, and at whose expense will this additional capacity be created?

In the past year, Virginia builder Evergreen Homes has built seven homes in our immediate neighborhood. Photos of these homes taken this morning show how imposing these buildings are on the streetscape. These buildings have been built setback to setback to setback, and up to the maximum allowed building height. Every single cubic foot of the building envelope has been filled with plastic-sided structures that resemble cheaply built barracks on a military base. Every single tree on these seven lots has been cut down to accommodate the over-building of the seven lots. What the applicant is proposing to do with the subject property is more of the same; clear-cutting the property of all trees and then filling the entire building envelop with plastic-sided architecturally vacuous structures that destroy the character of the neighborhood.

WE look forward to rising in opposition to this project this coming Thursday evening.

Sincerely,

**Andrew J. Beck**

**Vicki L. Beck**

Andrew J. Beck

33378 Ocean Pines Lane

Bethany Beach, Delaware 19930

e-mail: [capt.a.j.beck@gmail.com](mailto:capt.a.j.beck@gmail.com)

Phone/text: 843-345-8288













**Elliott Young**

---

**From:** Susan Curtis <slcurtis000@gmail.com>  
**Sent:** Friday, December 3, 2021 2:21 PM  
**To:** Planning and Zoning  
**Subject:** 33309 Kent Avenue, Bethany Beach, DE 19930; TMP 134-17.11-6.00  
**Attachments:** Zoning Letter BB.pdf

**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.

Department of Planning and Zoning  
Commissioners,

Attached is my letter in opposition of the proposed development of 33309 Kent Ave. in Bethany Beach DE.

Please consider this when determining approval of this project.

Susan Curtis

RECEIVED  
DEC 03 2021  
SUSSEX COUNTY  
PLANNING & ZONING



Susan and Craig Curtis  
533 Fern Trail  
Signal Mountain TN 37377  
[Slcurtis000@gmail.com](mailto:Slcurtis000@gmail.com)

December 3, 2021

Department of Planning and Zoning  
Attn: Planning & Zoning Commission  
2 The Circle  
P.O. Box 417  
Georgetown, DE 19947

**RE: Opposition to #C/U2279**

**Ron Sutton**

**Site: 33309 Kent Avenue, Bethany Beach, DE 19930; TMP 134-17.11-6.00**

My husband and I own the property at 33378 Ocean Pines Lane which was transferred to us by my mother in January 2021. My parents had owned this property since the 1970's along with 3 other lots and a small house at 33343 Ocean Pines Lane. I have spent significant time in Bethany Beach throughout my youth and adulthood, sometimes living year round and sometimes travelling from as far away as Southern California to spend time there. I have shared this special place with my children and plan to develop the lot we now own as a family retreat.

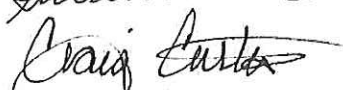
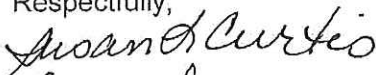
In part what has been so important to us is that the surrounding area to the proposed rezoning for 33309 Kent Avenue was quieter than Bethany Beach proper and nearby communities, without homes being on top of each other, and the scale of what has been built, until recently, has been fitting within the current character of the area.

The slow creep of high density development is impacting the community greatly, traffic has increased and infrastructure has not kept up. Road safety for pedestrians has deteriorated and needs to be addressed.

All in all granting high density development without generous setbacks to maintain mature vegetation will damage the quality of life for all current residence. Thoughtful improvements while maintaining the special character of this area are desired, high density development which alters it is not.

Bethany Beach's motto has always been "The Quiet Resort" please maintain that to the greatest extent possible.

Respectfully,



Susan and Craig Curtis



**Jennifer Norwood**

---

**From:** Ellen Feeney <ellenfeeney@icloud.com>  
**Sent:** Monday, November 29, 2021 12:28 PM  
**To:** Planning and Zoning  
**Cc:** tomfise@mindspring.com  
**Subject:** opposition to #C/U2279 Ron Sutton

**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.

Department of Planning and Zoning

Attn: Planning & Zoning Commission

2 The Circle

P.O. Box 417

Georgetown, DE 19947

**RE: Opposition to #C/U2279**

**Ron Sutton**

**Site: 33309 Kent Avenue, Bethany Beach, DE 19930; TMP 134-17.11-6.00**

I am a homeowner in Sea Colony West. I want it to be known that I am strongly against the building of the 11 unit condominium on the site of 33309 Kent Ave.

This proposed density is definitely not in keeping with the character of the homes adjacent to and in the vicinity of the site.

In addition the height of the proposed buildings - 42 feet - would NOT fit into this area. This height would change the character of the area into a commercialized site.

The additional traffic and noise would change our lovely neighborhood into a much busier and commercialized site.

If condominiums need to be built, at least cut the size in half. This new 11 unit development would be a huge detriment to the existing area and all the people that currently enjoy and have invested in this space.

Again, I am a current homeowner that is STRONGLY opposed to this development plan.

Ellen Feeney

Sea Colony homeowner



## Elliott Young

---

**From:** Candy Minner <cminner423@comcast.net>  
**Sent:** Sunday, December 5, 2021 10:33 PM  
**To:** Planning and Zoning  
**Subject:** Opposition to #C/U2279 Ron Sutton; 33309 Kent Avenue, Bethany Beach, DE 19930;  
TMP 134-17.11-6.00

**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.

Department of Planning and Zoning  
Attn: Planning & Zoning Commission  
2 The Circle  
P.O. Box 417  
Georgetown, De 19947

Re: Opposition to #C/U2279  
Ron Sutton  
Site: 33309 Kent Avenue, Bethany Beach, DE 19930; TMP 134-17.11-6.00

SUSSEX COUNTY  
PLANNING & ZONING

DEC 05 2021

RECEIVED

Dear Commissioners:

My name is Dale Minner. My wife and I have been Bethany homeowners for the past 25 years. I would like to express my concern and opposition of the proposed development on Kent Avenue in Bethany Beach.

Our property is on the corner of Jefferson Bridge Road and Argyle Lane. We are already extremely concerned about the heavy traffic on Jefferson Bridge Road. The number of cars associated with this proposed complex of eleven, 4-story, 4-bedroom units would make that road even more dangerous than it already is!

In addition, current ditching and storm drainage in the area of Kent, Jefferson Bridge, and Argyle Lane is inadequate and can only be exacerbated by the amount of run-off that would be created by a development that would double the current lot coverage.

We **strongly oppose** this development for numerous reasons including the fact that a development of this magnitude is not in character with homes in the neighborhood. Even the Sea Colony villas are two-story buildings..... not 11 condos with 44 bedrooms positioned on a 1-acre lot!

I respectfully request that you DENY Application No. C/U 2279.

Thank you for your consideration.

Sincerely,  
Dale Minner





Email to: [pandz@sussexcountryde.gov](mailto:pandz@sussexcountryde.gov)

Submitted: December 8, 2021 at 9 am, EST

Neighborhood Petition Signed by 28 Owner Residents Urging Denial of Application No. C/U 2279, Ron Sutton. 33309 Kent Avenue, Bethany Beach 19930: TMP 134-17.11-6.00, Argyle Lane, Ocean Pines Lane, Kent Avenue and Surrounding, December 8 PandZ Hearing

This is a request that you please enter into the official record, and share with Commissioners, the attached Petition signed by the following 28 Owner Residents Urging Denial of Application No. C/U 2279, Ron Sutton. 33309 Kent Avenue, Bethany Beach 19930: TMP 134-17.11-6.00, Argyle Lane, Ocean Pines Lane, Kent Avenue and Surrounding, for December 8 PandZ Hearing.

Signers:

Thomas F. Fise  
Mary Ellen R. Fise  
Craig Curtis  
Susan Curtis  
Suzanne Ellian  
Levon Ellian  
Jan Seilhamer  
Candace Minner  
Dale Minner  
Edward Petronzio  
Melanie Petronzio  
Robert Frumkin  
Maureen Frumkin  
Scott Frumkin  
Neal Frumkin  
Frumkin  
Joseph W. Howard  
Ann E. Howard  
Nina S. Holvey  
Andrew Beck  
Vicki Beck  
Thomas Gugerty  
Margaret Gugerty  
David Connolly  
Joan Connolly  
Brent Hayhurst  
Ellen Feeney  
John Feeney

I look forward to participating in the December 9 hearing; many of the above residents will be present in person or virtually. In addition other owner-residents in opposition to C/U 2279 have already provided written statements of their opposition, and others will be participating to register their opposition during the course of the hearing.



Thank you, and please let me know if anything else may be needed from me to accomplish entry of this petition and its signers' opposition into the hearing record, or to otherwise assist your efforts in any other way.

Thomas F. Fise

[tomfise@mindspring.com](mailto:tomfise@mindspring.com)

Cell: 202-270-7630































**PETITION IN OPPOSITION TO APPLICATION CONDITIONAL USE NO. 2270**

We, the undersigned, do hereby submit the following Petition, respectfully requesting that the Sussex County Planning and Zoning Commission and County Council **DENY** Application No. C/U 2279 to grant a Conditional Use of Land in a MR Medium Density Residential District for Multi-Family Dwellings (11 Units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.035 acres, more or less, and located at 33309 Kent Avenue, Bethany Beach, Delaware 19930, further identified as Tax Map Parcel No. 134-17.11-6.00.

**NAME**

**ADDRESS**

Joseph W. Howard	33380 Ocean Pines La
Joseph W. Howard	Bethany Beach DE 19930

Ann E. Howard	33380 Ocean Pines La
Ann E. Howard	Bethany Beach DE 19930



PETITION IN OPPOSITION TO APPLICATION CONDITIONAL USE NO. 2270

We, the undersigned, do hereby submit the following Petition, respectfully requesting that the Sussex County Planning and Zoning Commission and County Council DENY Application No. CU 2279 to grant a Conditional Use of Land in a MR Medium Density Residential District for Multi-Family Dwellings (11 Units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.035 acres, more or less, and located at 33709 Kent Avenue, Bethany Beach, Delaware 19930, further identified as Tax Map Parcel No. 134-17-11-6.00

NAME

ADDRESS

Nina S. Holwey

33296 Angyle Ln Bethany Beach



**PETITION IN OPPOSITION TO APPLICATION CONDITIONAL USE NO. 2270**

We, the undersigned, do hereby submit the following Petition, respectfully requesting that the Sussex County Planning and Zoning Commission and County Council **DENY** Application No. C/U 2279 to grant a Conditional Use of Land in a MR Medium Density Residential District for Multi-Family Dwellings (11 Units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.035 acres, more or less, and located at 33309 Kent Avenue, Bethany Beach, Delaware 19930, further identified as Tax Map Parcel No. 134-17.11-6.00.

**NAME**

**ADDRESS**

David Beck  
David Beck

33378 Ocean Pines Lane  
33375 Ocean Pines Lane, B.B.

ALSO OWN

LOT # 3 GULL ENTERPRISES

SUBDIVISION

LOT # 7 GULL ENTERPRISES

SUBDIVISION



**PETITION IN OPPOSITION TO APPLICATION CONDITIONAL USE NO. 2270**

We, the undersigned, do hereby submit the following Petition, respectfully requesting that the Sussex County Planning and Zoning Commission and County Council **DENY** Application No. C/U 2279 to grant a Conditional Use of Land in a MR Medium Density Residential District for Multi-Family Dwellings (11 Units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.035 acres, more or less, and located at 33309 Kent Avenue, Bethany Beach, Delaware 19930, further identified as Tax Map Parcel No. 134-17.11-6.00,

**NAME**

**ADDRESS**

Thomas Gugerty / #9  
Margaret Gugerty

33324 Arzyle Lane Bethany Beach, DE. 19936  
33324 Arzyle Lane, Bethany Beach  
DELAWARE 199













**PETITION IN OPPOSITION TO APPLICATION CONDITIONAL USE NO. 2270**

We, the undersigned, do hereby submit the following Petition, respectfully requesting that the Sussex County Planning and Zoning Commission and County Council **DENY** Application No. C/U 2279 to grant a Conditional Use of Land in a MR Medium Density Residential District for Multi-Family Dwellings (11 Units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.035 acres, more or less, and located at 33309 Kent Avenue, Bethany Beach, Delaware 19930, further identified as Tax Map Parcel No. 134-17.11-6.00.

**NAME**

**ADDRESS**

Ellen Feeney  
Ellen Feeney

54044 Sundial Place Bethany  
Beach Delaware

John Feeney  
John Feeney

54044 Sundial Place Bethany  
Beach Delaware



**PETITION IN OPPOSITION TO APPLICATION CONDITIONAL USE NO. 2270**

We, the undersigned, do hereby submit the following Petition, respectfully requesting

that the Sussex County Planning and Zoning Commission and County Council **DENY**

Application No. C/U 2279 to grant a Conditional Use of Land in a MR Medium Density

Residential District for Multi-Family Dwellings (11 Units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.035 acres, more or less,

and located at 33309 Kent Avenue, Bethany Beach, Delaware 19930, further identified as Tax

Map Parcel No. 134-17.11-6.00.

NAME

ADDRESS

*George I. Kessler*

*Highgate Court 4079  
Highgate Court 4079*





## Christin Scott

---

**From:** Haig Ellian <he9329@aol.com>  
**Sent:** Wednesday, December 8, 2021 10:08 AM  
**To:** Planning and Zoning  
**Subject:** re Opposition to #C/U2279

**Categories:** Christin

**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.

Department of Planning & Zoning Commission  
ATTN: Planning & Zoning Commission 2 The Circle  
Georgetown, DE 19947

RE: Opposition to #C/U2279  
Ron Sutton  
Site: 3309 Kent Avenue. Bethany Beach, DE 19930 TMP 134-17.11-6.00

Dear Commissioners:

My husband and I purchased 12 Eugene Lane which is now 33334 Argyle Lane, Bethany Beach, DE 19930 41 years ago. We chose Bethany because it was a quiet peaceful place to build our second home, a quiet peaceful beach cottage for our family. which we have enjoyed for 41 years.

Having a motel so close to us was a concern but because it was one level like our cottage and very quiet we continued to enjoy our wonderful peaceful second home. Our son lived in our cottage for 13 years while he was a policeman in South Bethany.

It is very upsetting to think our cottage will be overshadowed by this development of 11 units 4 stories high. We will be directly impacted because our property runs along the length of the proposed development. Our family, along with our neighbors would appreciate a development more in tune with our neighborhood, not a huge block of buildings which is not smart development and will create more noise for our peaceful neighborhood and more traffic on Jefferson Bridge Road.

Respectfully,

Suzanne Ellian  
33334 Argyle Lane, Bethany Beach, DE 19930  
4317 Curtis Rd., Chevy Chase, MD 20815  
he9329@aol.com  
240 426 5325

Levon Ellian  
33334 Argyle Lane, Bethany Beach DE 19930  
25223 Military RD, Cascade MD 21719  
MCP246@aol.com  
240 418 7274

Jan Seilhamer (wife of Levon Ellian)  
3334 Argyle Lane, Bethany Beach DE 19930  
25223 Military Rd., Cascade MD 21719



**Elliott Young**

DEC 04 2021

**From:** s wollard <swollard@gmail.com>  
**Sent:** Saturday, December 4, 2021 11:25 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

RECEIVED

**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.

To: [pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov)

Subject: C/Z 1948 Comments - Hearing December 9, 2021

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

## Elliott Young

---

**From:** Helaine Catalano <hbcatalano@gmail.com>  
**Sent:** Saturday, December 4, 2021 1:00 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
**Attachments:** HOA Email to P&Z canal park.docx  
  
**Categories:** Elliott

RECEIVED

DEC 04 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please consider the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park, but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shoreline.

I believe allowing the GCP community to share one canal access point is a very reasonable and equitable request.

Thank you for your consideration and assisting our community in this matter.

Helaine and Robert Catalano

41247 Gloucester Drive  
Rehoboth Beach, DE 19971

## Elliott Young

---

**From:** Tim Hurlebaus <tim.hurlebaus@gmail.com>  
**Sent:** Saturday, December 4, 2021 1:18 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

RECEIVED

DEC 04 2021

**Categories:** Elliott

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Tim and Victoria Hurlebaus



19548 Manchester Drive

Rehoboth Beach, DE 19971

## Elliott Young

---

**From:** Michael Zeik <mzeik@me.com>  
**Sent:** Saturday, December 4, 2021 1:36 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

RECEIVED

DEC 04 2021

**Categories:** Elliott

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

---

Michael Zeik & Mark Finkelstein  
19502 Bridgewater Dr.  
Rehoboth, DE 19971  
610-955-9337  
[mzeik@me.com](mailto:mzeik@me.com)



## Elliott Young

---

**From:** Jeff Stavisky <stavisky@comcast.net>  
**Sent:** Saturday, December 4, 2021 4:10 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Elliott

RECEIVED

DEC 04 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners:

I am homeowner within The Grande at Canal Pointe. I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock. Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line. Other communities in the vicinity enjoy docks along the canal which include motorized boats.

I believe that allowing the Grande at Canal Point homeowners community to share one common dock is not only reasonable but is the best way to protect the shoreline.

Thank you for consideration in this matter.

Sincerely,

Jeff Stavisky  
37609 Worcester Drive  
Rehoboth Beach, DE 19971



## Elliott Young

---

**From:** chris/cheri <chris10102@comcast.net>  
**Sent:** Saturday, December 4, 2021 5:09 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
**Categories:** Elliott

RECEIVED

DEC 04 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Chris and Cheryl Shoemaker

19476 Manchester Drive

Rehoboth Beach, DE 19971



Virus-free. [www.avast.com](http://www.avast.com)

## Elliott Young

---

**From:** Tom And Jeff <tomandjeff@comcast.net>  
**Sent:** Saturday, December 4, 2021 10:20 PM  
**To:** Planning and Zoning  
**Cc:** tomandjeff@comcast.net  
**Subject:** C/Z 1948 Comments - Hearing 12/9/2021  
  
**Categories:** Elliott

RECEIVED

DEC 04 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Thomas Resh  
Jeffrey Meyers  
41213 Gloucester Drive  
Rehoboth Beach, DE 19971

302.212.2164





## Elliott Young

---

**From:** Comcast.net <lesslan@comcast.net>  
**Sent:** Saturday, December 4, 2021 10:52 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments-Hearing Dec 9, 2021  
  
**Categories:** Elliott

RECEIVED

DEC 04 2021

SUSSEX COUNTY  
PLANNING & ZONING

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.

Dear Planning and Zoning Commissioners,

As homeowners within The Grande at Canal Pointe (GCP), we would like to express our support for request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

We believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Leslie and Allan Slan  
15 Year Residents of Canal  
Pointe



**Elliott Young**

---

**From:** Jon Bergen <jon.r.bergen@gmail.com>  
**Sent:** Saturday, December 4, 2021 11:59 AM  
**To:** Planning and Zoning; Jon Bergen  
**Subject:** P&Z Support Letter - December 9 meeting  
**Attachments:** 2021-12-03\_Support\_letter.pdf  
  
**Categories:** Elliott

SUSSEX COUNTY  
PLANNING & ZONING  
DEC 04 2021  
RECEIVED

**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.

Attached please find a letter of support for a topic on the December 9, 2021 P&Z meeting.

RECEIVED  
DEC 04 2021  
SUSSEX COUNTY  
PLANNING & ZONING



Jon Bergen  
37467 Liverpool Lane  
Rehoboth Beach, DE 19971

December 4, 2021

Sussex County – Planning & Zoning

2 The Circle  
P.O. Box 417  
Georgetown DE, 19947

pandz@sussexcountyde.gov

To Whom It May Concern:

As a homeowner within Grande at Canal Pointe (GCP), I would like to express my support for the request to **AMEND or REMOVE** Ordinance 1700 to remove condition #15 of C/Z 1538 and CZ 1926 (ordinance 1700 and 2786 respectively) – “No piers, docks, boat ramps, or other water related recreational facilities shall be permitted”.

As previously communicated, the removal of this ordinance provides for many benefits of the community without any distraction from others. Or put another way, it is as close to a zero sum gain as is possible. In addition, there is great community support for this removal as evidenced by:

Of the 288 homeowners, 180 voted (a large percentage for a community) and of those 163 voted to remove the condition to allow a community kayak/canoe/paddleboard dock.

Typically, amenities are encouraged for communities as this would provide less of a tax on resources if resources are shared versus owned individually.

This amenity provides for recreation on a communal waterway, without the taxing influences of introduced more motorized vessels as already exist to the benefit of private homeowners each with their own dock.

We are willing to and would follow the guidance of DNREC and the Army Corps of Engineers to design a best suited dock to protect the canal.

Docks already exist on the canal, often for single homeowners for larger (motorized) vessels which place more stress on the waterway.

All in, a communal dock would benefit up to 280 households (though not everyone will use it) with less stress than an individual dock for a motorized vessel that benefits one household

As such, I ask for approval of the removal of this condition.

Thank you for assisting our community in this matter.

Sincerely,

Homeowner:



Jon Bergen  
Address: 37467 Liverpool Lane  
Rehoboth Beach, DE 19971



## Elliott Young

---

**From:** tdolce@comcast.net  
**Sent:** Sunday, December 5, 2021 8:33 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Elliott

RECEIVED

DEC 05 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- ***Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.***
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Terry Dolce  
37471 Liverpool Lane Rehoboth Beach DE 19971  
410-300-0246





**Elliott Young**

---

**From:** Richard Delargey <rpd@structuralmaintenance.com>  
**Sent:** Sunday, December 5, 2021 11:04 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
**Attachments:** GCP Sample Email P&Z (1).docx  
  
**Categories:** Elliott

RECEIVED

DEC 05 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Thank you for your consideration regarding this matter.

Rick Delargey  
Resident of Canal Pointe



To: pandz@sussexcountyde.gov

Subject: C/Z 1948 Comments - Hearing December 9, 2021

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Rick and Patrice Delargey  
19506 Bridgewater Drive  
Rehoboth Beach, DE 19971



**Elliott Young**

---

**From:** Sandelli Home <sandelli92@gmail.com>  
**Sent:** Sunday, December 5, 2021 2:37 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Elliott

RECEIVED

DEC 05 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council. • Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock. • Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock. • The County Comprehensive plan also encourages recreation connected to our waterways. • DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal. • Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels. • Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line. I believe allowing the GCP community to share one canal access point is a very reasonable request. Thank you for assisting our community in this matter.

Rick and Sue Sandelli  
GCP Homeowners



## Elliott Young

---

**From:** Andy Whitescarver <rehobothrealestate40@gmail.com>  
**Sent:** Sunday, December 5, 2021 11:25 AM  
**To:** Planning and Zoning  
**Subject:** Subject: C/Z 1948 Comments - Hearing December 9, 2021  
**Categories:** Elliott

RECEIVED

DEC 05 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.



Andy Whitescarver

Grande At Canal Pointe

**Elliott Young**

---

**From:** Nathan Pickard <napickard@gmail.com>  
**Sent:** Sunday, December 5, 2021 3:53 PM  
**To:** Planning and Zoning  
**Subject:** Canal Point Resident input to P&Z  
  
**Categories:** Elliott

RECEIVED

DEC 05 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

To: pandz@sussexcountyde.gov  
From: Nathan Pickard  
41223 Gloucester Dr  
Rehoboth Beach DE 19971

Subject: C/Z 1948 Comments - Hearing December 9, 2021

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Sincerely

Nathan Pickard

41223 Gloucester Dr

Sent from my iPad

## Elliott Young

---

**From:** Martha Good <martha@marthagood.com>  
**Sent:** Sunday, December 5, 2021 2:47 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Elliott

RECEIVED  
DEC 05 2021  
SUSSEX COUNTY  
PLANNING & ZONING

**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.

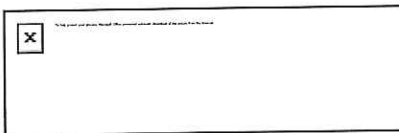
Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

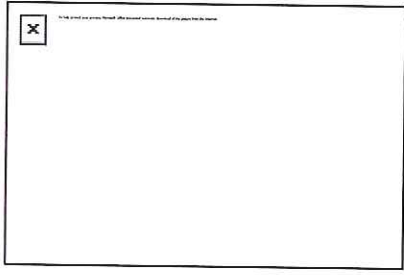
I believe allowing the GCP community to share one canal access point is a very reasonable request.  
Thank you for assisting our community in this matter.



[www.marthagood.com](http://www.marthagood.com)

An Affiliate of Departure Lounge® |

Virtuoso Member - Specialists in the Art of Travel



## Elliott Young

---

**From:** Robert West <bobsbin@hotmail.com>  
**Sent:** Sunday, December 5, 2021 1:44 PM  
**To:** Planning and Zoning  
**Subject:** Public Hearing. C/Z 1948 Comments  
**Attachments:** Canal dock amendment- RW.docx  
  
**Categories:** Elliott

RECEIVED

DEC 05 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Subject: C/Z 1948 Comments - Hearing December 9, 2021

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please consider the following before casting your County Council vote on this matter:

- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the canal park shore, but under dangerous conditions without a dock. The residents are mostly senior citizens.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities, such as Henlopen Acres enjoy docks that harbor large gasoline powered boats.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.
- The previous amendment moved us closer to these goals. Unfortunately, some of those conditions conflicted each other, rendering that amendment worthless. The large number of specific conditions created unnecessary complexity.

1. How could we provide electronic FOB control, and not allowed electricity?

- Please keep in mind that this a private community of mostly senior citizens. We have a vested interested in the safety and character of the park.
- I have observed a large and loud gathering on the Henlopen Acres side of the canal. That wouldn't happen in our community.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Robert West  
41292 Gloucester Dr.

## Elliott Young

---

**From:** William Rodruan <wrodruan@gmail.com>  
**Sent:** Sunday, December 5, 2021 7:48 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
**Categories:** Elliott

RECEIVED

DEC 05 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Bill Rodruan



Grande at Canal Pointe Home Owner

**Elliott Young**

---

**From:** Thomas Cawley <tcawley55@gmail.com>  
**Sent:** Monday, December 6, 2021 3:15 PM  
**To:** Planning and Zoning  
**Subject:** c/z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Elliott

RECEIVED  
DEC 06 2021  
SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear P&Z Commissioners,

As a GCP homeowner I am voicing my support for our request to amend or remove condition #15 of C/Z 1538,

As you know 163 owners out of 180 voted in favor of adding a kayak and canoe dock. Amenities are encouraged by County policy for subdivisions, especially taking advantage of our waterways. DNREC and the Corps of Engineers will supervise and regulate safe structures that also protect our waterways. The proposed amenities are smaller and less intrusive than many already permitted and operating safely in the area. The existing lack of facilities makes the current access to the waterways unsafe for users and risks environmental damage to unstable areas.

The request is modest and very reasonable in my opinion and should be approved.

Thank you all for your service to the community.

Tom and Liz Cawley  
41284 Gloucester Dr, Rehoboth Beach, DE 19971



## Elliott Young

---

**From:** Ed Barnett <ed.barnett7@gmail.com>  
**Sent:** Monday, December 6, 2021 10:17 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 comments - Hearing Dec 9 2021  
  
**Categories:** Elliott

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*

*Edward and Janice Barnett  
37545 Worcester Drive  
Rehoboth Beach DE 19971*



## Elliott Young

---

**From:** Rich Rohde <rich.rohde47@gmail.com>  
**Sent:** Monday, December 6, 2021 10:26 AM  
**To:** Planning and Zoning  
**Subject:** CIZI 1948 Comments - Hearing December 9, 2021  
**Categories:** Elliott

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

I am a homeowner within The Grande at Canal Pointe (GCP), and I would like to express my support for the request to amend or remove condition #15 of CIZ 1538 (Ordinance No.1700) and CIZ 1926 (Ordinance No. 2786).

Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock. Other communities directly across the canal from our community enjoy individual homeowner docks with motorized boats and jet skis. It would be only fair for our community to have ONE dock/canal launch for our community,

Thank you for your consideration in this matter.

Richard A Rohde  
41324 Gloucester Drive  
Rehoboth Beach, DE 19971



Virus-free. [www.avast.com](http://www.avast.com)



## Elliott Young

---

**From:** Terry Jaywork <tjaywork@delawarelaw.com>  
**Sent:** Monday, December 6, 2021 10:40 AM  
**To:** Planning and Zoning  
**Cc:** Terry Jaywork  
**Subject:** Subject: C/Z 1948 Comments - Hearing December 9, 2021

RECEIVED

DEC 06 2021

**Importance:** High  
**Categories:** Elliott

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Subject: C/Z 1948 Comments - Hearing December 9, 2021

Dear Planning and Zoning Commissioners,

I am writing to express my support for our community's request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786). My wife and I have owned a house in The Grande At Canal Pointe since 2009 and we are about to make it our permanent residence in January of 2022.

Although "seniors", we own two kayaks and a number of years ago, launched them into the canal from the spot where the proposed kayak launch is located. Although, at high tide, it was possible to launch from the hard ground with difficulty, upon our return, it was low tide, and we had to wade through knee deep mud and silt, dragging our kayaks, stepping on and tripping over sharp branches submerged in the muddy bottom. The experience was so bad that we have not attempted to launch into the canal since.

A modest dock or similar structure would make it possible to launch and return to shore safely and without extreme difficulty.

It is unfortunate that our "neighbors" across the canal, who have not only numerous docks and a marina, with large powerboats, have opposed this request with meritless assertions. (For example, asserting that Canal Pointe kayakers could launch from the city facility by the canal bridge - one could as easily argue that power boats from the Town of Henlopen could launch from Rehoboth Bay Marina). Both the Planning Commission and the County Council should not only approve the application, but also approve the placement of low racks on the site to accommodate the kayak storage. The prior approval was a meaningless gesture because it did not allow kayaks to be stored near the launch site. Few of us are going to take their kayaks down from their garage, put them on the roof of their car, drive to the site, carry the kayak down the path to the launch site, and then repeat the entire process in reverse upon return to shore.

A modest launch structure and low racks to store kayaks will enhance the community with no negative impact to anyone. If the County is concerned about negative impacts, it should compare the docks, marina, and power boats across the canal to what is proposed here.

Thank you.  
Jaywork, 19487 Bridgewater Drive

Terry





## Elliott Young

---

**From:** Morgen Busch <morgen74@hotmail.com>  
**Sent:** Monday, December 6, 2021 10:48 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
**Categories:** Elliott

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

*Dear Planning and Zoning Commissioners,*

*Thank you for your time and consideration of our neighborhood request. As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786). My family and I love the outdoors and the ability to safely access the canal would be of great benefit. We currently use the canal to paddle board and kayak and having a dock for non motorized water sports would make it much safer to do so.*

*Please also take into account the following facts:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways. Allowing people safe and easy access to nature encourages their respect and care for such.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter! We appreciate it and hope you have a wonderful holiday.*

*Best,  
Morgen Busch*

Morgen John Busch



## Elliott Young

---

**From:** Ralph Wiest <lioncrazed@gmail.com>  
**Sent:** Monday, December 6, 2021 10:52 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
**Categories:** Elliott

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As one of the first homeowners (2007) in Canal Pointe, I would like to express my **STRONG** support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786).

While I live on the front side of the community, I enjoy taking daily walks around our community as part of my personal health and wellness program. I often walk down the path of our common park area as it's the only access or view we have of the canal and the wildlife that it harbors. Until being made aware of the current Ordinances, I had often wondered why we have no dock or ability to get closer to the canal other than a muddy and somewhat dangerous section between the end of the concrete path and the canal. And I was even more perplexed when looking across the canal at Henlopen Acres to see not just simple docks, but expansive docks with large motorized boats (some would say small yachts).

Please take into account the following when making your recommendation to the County Council:

- We have never seen such support and alignment within our community than with this request which is highly unusual for a very diverse and engaged community. Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A modest kayak and canoe dock within our common park area would provide a significant amenity for our community residents - and not just for launching a kayak or canoe but also to have a closer, easier, and much safer means to get closer to the canal to see it's beauty and wildlife. As I understand it, the County Comprehensive Plan also encourages recreation and such connections to our waterways.
- As noted above, other communities in the vicinity enjoy docks along the canal. It would only seem fair and just to allow a simple dock where others already enjoy expansive docks with motorized vessels.
- Also as mentioned above, access to the canal without a kayak and canoe dock is a safety and environmental concern using the existing muddy and unstable shoreline. As we get older we often "see", enjoy, and appreciate nature more but at same time need a safer way of doing so.

I believe allowing our Canal Pointe community to share one canal access point is a very reasonable and fair request.

Thank you for assisting and supporting our community in this matter.

Ralph Wiest  
19357 Mersey Drive  
Rehoboth Beach, DE 19971



## Elliott Young

---

**From:** mbergamini1 <mbergamini1@yahoo.com>  
**Sent:** Monday, December 6, 2021 10:59 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

RECEIVED

DEC 06 2021

**Categories:** Elliott

SUSSEX COUNTY  
PLANNING & ZONING

**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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786).*

*As an avid Kayaker and full-time resident of Canal Pointe, the addition of a dock in my neighborhood would prevent me from having to drive several miles on summer weekends to launch from the Lewes canal launches. That would reduce drivers on our crowded roads and would free up parking for other marina and Lewes Canal Park users.*

*Our community should have equal access to this beautiful natural area as the other neighborhoods with canal access.*

*The Grand at canal point dock will have limited impact to the environment compared to the pollution caused by the motorized boat access offered by adjacent communities.*

*Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*

*Michael*



## Elliott Young

---

**From:** mbergamini1 <mbergamini1@yahoo.com>  
**Sent:** Monday, December 6, 2021 10:59 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

RECEIVED

DEC 06 2021

**Categories:** Elliott

SUSSEX COUNTY  
PLANNING & ZONING

**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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786).*

*As an avid Kayaker and full-time resident of Canal Pointe, the addition of a dock in my neighborhood would prevent me from having to drive several miles on summer weekends to launch from the Lewes canal launches. That would reduce drivers on our crowded roads and would free up parking for other marina and Lewes Canal Park users.*

*Our community should have equal access to this beautiful natural area as the other neighborhoods with canal access.*

*The Grand at canal point dock will have limited impact to the environment compared to the pollution caused by the motorized boat access offered by adjacent communities.*

*Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*

*Michael*





**Elliott Young**

---

**From:** bbcatz3@aol.com  
**Sent:** Monday, December 6, 2021 12:23 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Elliott

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*

*Karl Korzenewski  
Homeowner, The Grande at Canal Pointe*



## Elliott Young

---

**From:** Erald Warwas <eraldwarwas@gmail.com>  
**Sent:** Monday, December 6, 2021 12:24 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

RECEIVED

DEC 06 2021

**Categories:** Elliott

SUSSEX COUNTY  
PLANNING & ZONING

**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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786). Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal. Prior to our discovery of condition #15, DNREC and the Corps of Engineers reviewed and authorized the proposed dock.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*
- I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*

*Kindly,*

*Erald Warwas and Judy Stover*



## Elliott Young

---

**From:** Brad Knopp <bradknopp@gmail.com>  
**Sent:** Monday, December 6, 2021 12:36 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

RECEIVED

DEC 06 2021

**Categories:** Elliott

SUSSEX COUNTY  
PLANNING & ZONING

**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.

*Dear Planning and Zoning Commissioners:*

*As the owner of a home in The Grande at Canal Pointe (GCP), I want to express my strong support for the community's request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).*

*Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels. Our community seeks permission to construct a much smaller facility for use only by unpowered watercraft.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*
- Removing or amending condition #15 would allow the community to provide a eco-sensitive improvement to the property, increase the use of the location for community members, and provide greater environmental security to this sensitive wetlands area though more thoughtful planning and maintenance of the location.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request and fits squarely into the spirit of the County Comprehensive plan..*

*Thank you for assisting our community in this matter.*

*Respectfully,*

*Bradley M. Knopp*



## Elliott Young

---

**From:** Sheila Conlon Bozik <sheila15c@aol.com>  
**Sent:** Monday, December 6, 2021 2:34 PM  
**To:** Planning and Zoning  
**Cc:** 1retrojoeg@gmail.com; If Found  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Elliott

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

*Dear Planning and Zoning Commissioners,*

*As homeowners within The Grande at Canal Pointe (GCP), we would like to express our support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786). Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and quite dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*We believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*

*Sheila & Joseph Bozik  
37488 Liverpool Lane  
Rehoboth, DE 19971*

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)





## Elliott Young

---

**From:** Bill Shults <BShults@smc3.com>  
**Sent:** Monday, December 6, 2021 9:49 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Elliott

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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 am a home owner at Canal Pointe and urge you to recommend to the county council that we have the very limited access to the canal that we are requesting.

Home owners on the other side of the canal currently have far more access than we are asking for, making our request quite reasonable.

Thanks,  
William Shults  
19610 Manchester Drive



## Elliott Young

---

**From:** Cynthia Hogue <cynthiahogue@verizon.net>  
**Sent:** Monday, December 6, 2021 9:52 AM  
**To:** Planning and Zoning  
**Subject:** Constituent Letter

RECEIVED

DEC 06 2021

**Categories:** Elliott

SUSSEX COUNTY  
PLANNING & ZONING

**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.

**Subject:** *C/Z 1948 Comments - Hearing December 9, 2021*

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786). Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*

*Cynthia Hogue, Esq.  
resident of Grande at Canal Pointe*

Sent from the all new AOL app for iOS



## Elliott Young

---

**From:** Anne Taylor <annetaylor128@gmail.com>  
**Sent:** Monday, December 6, 2021 10:07 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

RECEIVED

DEC 06 2021

**Categories:** Elliott

SUSSEX COUNTY  
PLANNING & ZONING

**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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786). Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*

*Adding my request. Our community really appreciates your consideration.*

*Sincerely,*

*Anne Taylor  
Home owner  
41373 Gloucester Drive  
Rehoboth Beach, DE 19971*



## Elliott Young

---

**From:** BARBARA WIEDER <barbnp@aol.com>  
**Sent:** Monday, December 6, 2021 10:08 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Hearing Dec 9, 2021

RECEIVED

DEC 06 2021

**Categories:** Elliott

SUSSEX COUNTY  
PLANNING & ZONING

**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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).*

*Please take into account the following facts when making your recommendation to the County Council:*

- *Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- *Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- *The County Comprehensive plan also encourages recreation connected to our waterways.*
- *DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- *Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- *Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*

Barbara S. Wieder  
barbnp@aol.com





## Elliott Young

---

**From:** Pamela Kalen <pamela.kalen@gmail.com>  
**Sent:** Monday, December 6, 2021 10:12 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**Categories:** Elliott

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

--

Pam Kalen  
Homeowner the Grande at Canal Point



**Elliott Young**

---

**From:** CAROL A DALTON <chocolatebear@comcast.net>  
**Sent:** Monday, December 6, 2021 10:15 AM  
**To:** Planning and Zoning  
**Subject:** Subject: C/Z 1948 Comments - Hearing December 9, 2021  
**Categories:** Elliott

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*

Carol & Ed Christman



## Elliott Young

---

**From:** Sam Brian <sambrian@comcast.net>  
**Sent:** Monday, December 6, 2021 8:06 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

RECEIVED

DEC 06 2021

**Categories:** Elliott

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter

Brian Helsdon



## Elliott Young

---

**From:** Kelly Roddy <bkroddy@gmail.com>  
**Sent:** Monday, December 6, 2021 9:17 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Elliott

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786). Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*

*Kelly Roddy  
41231 Gloucester Dr.  
Rehoboth Beach, DE 19971*





## Elliott Young

---

**From:** Bruce Ruth <bruth851@gmail.com>  
**Sent:** Monday, December 6, 2021 9:33 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
**Categories:** Elliott

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

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 homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:

Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock. Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.

The County Comprehensive plan also encourages recreation connected to our waterways.

DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.

Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels. Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.  
Bruce Ruth



**Elliott Young**

---

**From:** Susan Lillard <suemunlil@yahoo.com>  
**Sent:** Monday, December 6, 2021 9:45 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Elliott

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Subject: C/Z 1948 Comments - Hearing December 9, 2021

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council:

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Susan Lillard



## Elliott Young

---

**From:** Samuel Gerbino, Jr. <architect7@hotmail.com>  
**Sent:** Monday, December 6, 2021 8:04 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
**Categories:** Elliott

RECEIVED  
DEC 06 2021  
SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter

Samuel M. Gerbino, Jr.



**Elliott Young**

---

**From:** Randy Ennis <randy@rcgweb.com>  
**Sent:** Monday, December 6, 2021 2:15 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
**Attachments:** Ennis Canal Point Dec 6 2021.docx  
  
**Categories:** Elliott

RECEIVED  
DEC 06 2021  
SUSSEX COUNTY  
PLANNING & ZONING

**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,

See attached letter in support of allowing kayak/canoe dock at Canal Point Park.

Thank You,  
Randy Ennis  
37487 Liverpool Lane  
Rehoboth Beach, DE 19971





December 6, 2021

Sussex County – Planning & Zoning

2 The Circle  
P.O. Box 417  
Georgetown DE, 19947

Dear Planning and Zoning Commissioners,

Canal park is a beautiful area, we walk to it every weekend. The dock will add a very usefully amenity to benefit our entire community. Provides ability to enjoy the canal without having to drive to other areas during the busy summertime season.

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please consider the following facts when making your recommendation to the County Council:

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park, but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Sincerely,

Homeowner: Randy Ennis

Address: 37487 Liverpool Lane, Rehoboth Beach, DE 19971



## Jennifer Norwood

---

**From:** M Moore <retiredatf@gmail.com>  
**Sent:** Tuesday, December 7, 2021 7:11 PM  
**To:** Planning and Zoning  
**Subject:** Fwd: Grande at Canal Point Kayak Launch

SUPPORT 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.

----- Forwarded message -----

**From:** M Moore <retiredatf@gmail.com>  
**Date:** Sat, Dec 4, 2021, 12:38 PM  
**Subject:** Grande at Canal Point Kayak Launch  
**To:** <pandz@susseccountyde.gov>

I support our community's request to amend or remove condition #15 of C/Z 1538 (ordinance number 1700) and C/Z 1926 (Ordinance number 2786).

I believe allowing the GCP community to share one canal access point to launch kayaks is a very reasonable request considering other communities enjoys docks for motorized boats in the same vicinity.

Thank you.

Margaret Moore  
37378 Oxford Ct  
Rehoboth Beach, De 19971

Sent from my iPad



**Jennifer Norwood**

---

**From:** Linda Van de Wiele <lmv0908@gmail.com>  
**Sent:** Tuesday, December 7, 2021 7:24 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

**SUPPORT 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.

***Dear Planning and Zoning Commissioners,***

***As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:***

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.***
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.***
- The County Comprehensive plan also encourages recreation connected to our waterways.***
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.***
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.***
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.***

***I believe allowing the GCP community to share one canal access point is a very reasonable request.***

***Thank you for assisting our community in this matter.***

***Sincerely,  
Linda Van de Wiele & Marianne DeLorenzo***



## Elliott Young

---

**From:** LAURA HOWARD <vahowards@comcast.net>  
**Sent:** Monday, December 6, 2021 4:09 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
**Categories:** Elliott

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As homeowners and full-time residents within The Grande at Canal Pointe (GCP), we express our support for the community's request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please consider the following when making your recommendation to the County Council:

- Of 288 homeowners, 163 of the 180-voting supported removing condition #15 that would allow a kayak and canoe dock.
- The County Comprehensive plan encourages recreation connected to our waterways.
- Amenities are encouraged by the County for subdivisions.
- A kayak and canoe dock within the community's common park area would provide a significant amenity for GCP residents.
- While residents can launch small vessels from the shoreline in the common park adjacent to the canal, doing so is dangerous without a dock as the terrain is unstable due to rocks, tree roots, and mud. Moreover, this condition raises environmental and safety concerns.
- A kayak and canoe dock constructed in accordance with DNREC and Corps of Engineers requirements would address those concerns and protect the navigable waterway on the canal.
- Other communities in the vicinity maintain numerous access points (including at least one marina) to the canal and regularly operate motor craft that can be far more environmentally damaging than the access that the GCP community's request seeks to achieve.



We believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting the GCP community with this request.

Sincerely,

Laura & Tom Howard  
37599 Worcester Dr  
Rehoboth Beach DE 19971

**Elliott Young**

---

**From:** Marc Toplin <mtoplin@gmail.com>  
**Sent:** Monday, December 6, 2021 4:10 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

RECEIVED

DEC 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my strong support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council:

- Of 288 homeowners, 180 homeowners voted with 163 homeowners voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels. (Kayaks and canoes do not use motors!!)
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community, since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

thank you for your consideration,

Marc B. Toplin  
19469 Manchester Drive  
Rehoboth Beach, DE 19971

**Jennifer Norwood**

---

**From:** Kim Burnett <kimburnett@aol.com>  
**Sent:** Tuesday, December 7, 2021 7:01 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

SUPPORT 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.

**Dear Planning and Zoning Commissioners,**

**I own a home at The Grande at Canal Pointe (GCP), and I want you to know of my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).**

**Please consider the following when making your recommendation to the County Council:**

- **Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.**
- **Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.**
- **The County Comprehensive plan also encourages recreation connected to our waterways.**
- **DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.**
- **Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.**
- **Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.**

**I believe allowing the GCP community to share one canal access point is a very reasonable request.**

**Thank you.**

**Kim Burnett  
41317 Gloucester Drive  
Rehoboth Beach, DE 19971  
703-328-7822**



**Jennifer Norwood**

**SUPPORT EXHIBIT**

**From:** Kathy Eddins <keddins@psre.com>  
**Sent:** Tuesday, December 7, 2021 2:50 PM  
**To:** Planning and Zoning  
**Subject:** CIZ1948 Comments-Hearing December 9, 2021

**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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).*

*Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request. As a local realtor, this is an important amenity for our home values.*

*Thank you for assisting our community in this matter.*

**Kathy Eddins, REALTOR®**  
**EDDINS & HANNA TEAM**  
**Patterson-Schwartz Real Estate**  
**Direct: 302-893-4373 \* Fax: 302-239-3026**  
[www.EddinsHannaTeam.com](http://www.EddinsHannaTeam.com)  
**FIVE STAR PROFESSIONAL REAL ESTATE AGENTS**





*Referrals from our satisfied clients are our highest measure of success!*

---

**Warning:** Email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving Patterson-Schwartz Real Estate requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit/debit card numbers, or bank account/bank routing numbers) by email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at Patterson-Schwartz to confirm legitimacy of request.

**Jennifer Norwood**

---

**From:** Jo-Ann Hoovler <joannhoovler@gmail.com>  
**Sent:** Tuesday, December 7, 2021 4:01 PM  
**To:** Planning and Zoning  
**Subject:** Subject: C/Z 1948 Comments - Hearing December 9, 2021

**SUPPORT 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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*





**Jennifer Norwood**

**SUPPORT EXHIBIT**

**From:** Gail Schneider <gail.realestate@yahoo.com>  
**Sent:** Tuesday, December 7, 2021 4:31 PM  
**To:** Planning and Zoning  
**Cc:** DA Yentzer  
**Subject:** C/Z 1948 Comments - Hearing- December 9, 2021

**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.

Dear Planning and Zoning Commissioners,

We own a home in the Grand at Canal Pointe. We would like to express our support for the request to remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786).

*Please take into account the following facts when making your recommendation to the County Council:*

- *Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- *Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- *The County Comprehensive plan also encourages recreation connected to our waterways.*
- *DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- *Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- *Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*We believe that allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*

*Gail Schneider and David Yentzer*  
37409 Liverpool Lane  
The Grande at Canal Pointe  
Rehoboth Beach, DE 19971



## Jennifer Norwood

---

**From:** Billy Harris <wgharrisjr@gmail.com>  
**Sent:** Tuesday, December 7, 2021 5:20 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments Hearing December 9, 2021

SUPPORT 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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786).

Please take into account the following facts when making your recommendation to the County Council:

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

William Harris Jr. and Catherine Linhart  
Grande at Canal Pointe Homeowners



**Jennifer Norwood**

---

**From:** SS <snmns74@gmail.com>  
**Sent:** Tuesday, December 7, 2021 5:38 PM  
**To:** Planning and Zoning  
**Subject:** Subject: C/Z 1948 Comments - Hearing December 9, 2021

SUPPORT 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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

In particular I would like to call to the attention of the Commission condition 15.f, which seeks to specify the design of the kayak dock. The design should be left up to The Grande at Canal Pointe and should be in compliance with DNREC and the Army Corp of Engineers. The design should not be dictated by individuals of other communities. Please remove condition 15.f.

Thank you for assisting our community in this matter.

Sandor and Beatriz Szabo  
Homeowners in Grande at Canal Pointe



**Jennifer Norwood**

---

**From:** Earl Hoovler <earl.hoovler@gmail.com>  
**Sent:** Tuesday, December 7, 2021 6:40 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

SUPPORT 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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Respectfully,

Earl and JoAnn Hoovler

37574 Worcester Drive  
Rehoboth Beach, DE 19971

Cell: (703) 443-0276





## Jennifer Norwood

---

**From:** Robin Bedlington <rbedling@gmail.com>  
**Sent:** Monday, December 6, 2021 4:36 PM  
**To:** Planning and Zoning  
**Cc:** John Whitmore  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

SUPPORT 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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:*

- *Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- *Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- *The County Comprehensive plan also encourages recreation connected to our waterways.*
- *DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- *Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- *Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter.*  
*Robin Bedlington*  
*John Whitmore*  
*41309 Gloucester Drive*  
*Rehoboth Beach, 19971*



**Jennifer Norwood**

**SUPPORT EXHIBIT**

**From:** Senske <sensible2@comcast.net>  
**Sent:** Monday, December 6, 2021 4:56 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing 12/9/21

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council:

- \* Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- \* Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- \* The County Comprehensive plan also encourages recreation connected to our waterways.
- \* DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- \* Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- \* Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request. Thank you for assisting our community in this matter.

Sincerely,

Karen Senske  
19382 Mersey Drive  
Rehoboth Beach, De 19971

Sent from my iPhone



**Jennifer Norwood**

---

**From:** Angie Fox Gardner <angiefoxgardner@gmail.com>  
**Sent:** Monday, December 6, 2021 6:05 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

**SUPPORT 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.

*Dear Planning and Zoning Commissioners,*

*As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*I believe allowing the GCP community to share one canal access point is a very reasonable request.*

*Thank you for assisting our community in this matter,*

*Angie Gardner*

--

Thank you,

Angie Fox Gardner  
c: 410-419-0940



## Jennifer Norwood

---

**From:** barctai@comcast.net  
**Sent:** Monday, December 6, 2021 8:23 PM  
**To:** Planning and Zoning  
**Cc:** Tai Email; Barbara Ronca  
**Subject:** RE: C/Z 1948 Comments - Hearing December 9, 2021

SUPPORT 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.

*Dear Planning and Zoning Commissioners,*

*As a homeowners (Barbara Ronca & Francie Tai) within The Grande at Canal Pointe (GCP), we would like to express our support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786).*

*We appreciate your attention on the following and considerations of the facts when making your recommendation to the County Council:*

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.*
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.*
- The County Comprehensive plan also encourages recreation connected to our waterways.*
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.*
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.*
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.*

*We believe allowing the GCP community to share one canal access point is a reasonable request and appreciate your cooperation.*

*Thank you for assisting our community in this matter and we look forward in hearing.*

*Wishing you all a wonderful, safe and healthy holidays !*

*Kind regards,*

*GCP residents, Barbara and Francie*





**Jennifer Norwood**

**SUPPORT EXHIBIT**

**From:** Gregory Schlimm <greg@schlimm.biz>  
**Sent:** Tuesday, December 7, 2021 2:48 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for the request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

As you consider the request, please take into account the following facts when making your recommendation to the County Council:

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

We believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Greg Schlimm  
37326 Trent Court, Rehoboth Beach, DE 19971  
+1-202-492-8440  
greg@schlimm.biz



## Christin Scott

---

**From:** Randee Exler <randee.exler@gmail.com>  
**Sent:** Wednesday, December 8, 2021 4:04 AM  
**To:** Planning and Zoning  
**Subject:** C/z 1948 comments hearing dec 9 2021

**Categories:** Christin

To: pandz@stussexcountydc.gov

Subject: C/Z 1948 Comments - Hearing December 9, 2021

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1938 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

SUPPORT EXHIBIT

FILE COPY

- The County Comprehensive plan recreation connected to our waterwa
- DNREC and the Corps of Engineer required to permit safe structures th waterways on the canal.
- Other communities in the vicinity canal which are actually permitted fo
- Without a kayak and canoe dock, safety and environmental concern fo many residents currently access the and unstable shore line.

I believe allowing the GCP communit access point is a very reasonable rec  
Thank you for assisting our commun

Randee Exler  
19576 Manchester Dr  
reboth beach, de 19971  
301-335-2101

Sent from iPhone. Please excuse brevity and typos.



**Christin Scott**

---

**From:** Mark <mdmurphy@bentcom.net>  
**Sent:** Wednesday, December 8, 2021 8:29 AM  
**To:** Planning and Zoning  
**Subject:** FW: C/Z1948 Comments-Hearing December 9, 2021

**Categories:** Christin

**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.

Sent from Mail for Windows

---

**From:** Mark  
**Sent:** Wednesday, December 8, 2021 6:33 AM  
**To:** pandz@sussexcountyde.gov  
**Subject:** C/Z1948 Comments-Hearing December 9, 2021

Dear Planning and Zoning Commissioners,

As a homeowner within the Grande at Canal Pointe. We express our support for the request to amend or remove condition #15 of C/Z 1538 (Ordinance No.1700) and C/Z 1926 (Ordinance No. 2786). We ask that you take into account the following facts when making your recommendation to the County Council.

- Of the 288 homeowners, 180 voted and 163 voted to remove condition #15, which would allow for a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within GCP common park would provide a significant amenity for GCP residents. At present, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy their docks along the canal which are permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

It is our belief that allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting GCP community in this matter.

Mark and Alice Murphy  
37415 Liverpool Lane  
Rehoboth Beach, DE.

Sent from Mail for Windows

**SUPPORT EXHIBIT**

**FILE COPY**





## Christin Scott

---

**From:** Jordan Gipple <jordan@gipple.us>  
**Sent:** Wednesday, December 8, 2021 3:32 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

**Categories:** Christin

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP) and a full-time resident of Sussex County, I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council:

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Jordan Gipple  
37542 Worcester Driver  
Rehoboth Beach DE 19971

**SUPPORT EXHIBIT**

**FILE COPY**



**Christin Scott**

---

**From:** Mike Searson <msearson@gmail.com>  
**Sent:** Wednesday, December 8, 2021 11:53 AM  
**To:** Planning and Zoning  
**Subject:** Subject: C/Z 1948 Comments - Hearing December 9, 2021

**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.

**Dear Planning and Zoning Commissioners,**

**As a homeowner within The Grande at Canal Pointe (GCP) I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).**

**Please take into account the following facts when making your recommendation to the County Council:**

- **Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.**
- **Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.**
- **The County Comprehensive plan also encourages recreation connected to our waterways.**
- **DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.**
- **Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.**
- **Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shoreline**
- **The GCP community has in place, for years, committees and monitoring resources to ensure that recreational activities within Canal Point are enjoyable, safe and respectful of neighbors, both inside and nearby the CPC community**

**I believe allowing the GCP community to share one canal access point is a very reasonable request.**

**Thank you for assisting our community in this matter.**

**Mike Searson 19549 Manchester Dr, Rehoboth Beach, DE 19971**

**SUPPORT EXHIBIT**

**FILE COPY**



**Christin Scott**

---

**From:** Bernie Rafferty <bjraff57@gmail.com>  
**Sent:** Wednesday, December 8, 2021 11:49 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021

**Categories:** Christin

**SUPPORT EXHIBIT**

**FILE COPY**

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my strong support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Bernard & Mary Rafferty  
37525 Worcester Drive  
Rehoboth Beach, DE 19971



**Christin Scott**

---

**From:** Kent AP.US <kent@aerialphotographers.us>  
**Sent:** Wednesday, December 8, 2021 10:05 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Christin

**SUPPORT EXHIBIT**

**FILE COPY**

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.

Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents.

Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.

The County Comprehensive plan also encourages recreation connected to our waterways.

DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.

Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.

Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request. **Removing condition #15 (which applies only to the GCP) would be the fairest and easiest solution.**

Thank you for assisting our community in this matter.

William and Lynette Larson  
37448 Liverpool Lane  
Rehoboth Beach, DE. 19971  
(703) 887-8703





**Christin Scott**

---

**From:** DOUGLAS HAWKLAND <hawklandiii@verizon.net>  
**Sent:** Wednesday, December 8, 2021 8:54 AM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Christin

**SUPPORT EXHIBIT**  
**FILE COPY**

**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.

To: [pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov)

Subject: C/Z 1948 Comments - Hearing December 9, 2021

Dear Planning and Zoning Commissioners,

As homeowners within The Grande at Canal Pointe (GCP), we would like to express our support for the request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal. The work we have done meets their standards.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels. Most individual houses have a private dock, we are requesting one kayak and canoe dock for a whole community.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable

shore line. We enjoy the canal but do not enjoy trudging through the mud/sediment to leave and return to our access point on the canal.

- We believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for your assistance in helping our community in this matter.

Doug and Nancy Hawkland

37484 Liverpool Ln

Rehoboth Beach, DE 19971

**Christin Scott**

---

**From:** Melissa Donnelly <MelissaGCP@comcast.net>  
**Sent:** Wednesday, December 8, 2021 8:46 AM  
**To:** Planning and Zoning  
**Subject:** FW: C/Z 1948 Comments - Hearing December 9, 2021  
**Attachments:** HOA Email to P&Z canal park.docx  
  
**Categories:** Christin

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please consider the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park, but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shoreline.

I believe allowing the GCP community to share one canal access point is a very reasonable and equitable request.

Thank you for your consideration and assisting our community in this matter.

**SUPPORT EXHIBIT**

Rex and Melissa Donnelly

**FILE COPY**

37444 Liverpool Lane  
Rehoboth Beach, DE 19971

Christin Scott

SUPPORT EXHIBIT

**From:** Linda Van de Wiele <lmv0908@gmail.com>  
**Sent:** Wednesday, December 8, 2021 6:34 AM  
**To:** Planning and Zoning  
**Subject:** Re: C/Z 1948 Comments - Hearing December 9, 2021  
**Categories:** Christin

FILE COPY

**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.

Resending as I'm not sure it went through.

On Tue, Dec 7, 2021 at 7:23 PM Linda Van de Wiele <lmv0908@gmail.com> wrote:

***Dear Planning and Zoning Commissioners,***

***As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:***

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.***
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.***
- The County Comprehensive plan also encourages recreation connected to our waterways.***
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.***
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.***
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.***

***I believe allowing the GCP community to share one canal access point is a very reasonable request.***

***Thank you for assisting our community in this matter.***

*Sincerely,*  
*Linda Van de Wiele & Marianne DeLorenzo*

**Christin Scott**

---

**From:** Linda Van de Wiele <lvandewiele@yahoo.com>  
**Sent:** Tuesday, December 7, 2021 7:25 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1948 Comments - Hearing December 9, 2021  
  
**Categories:** Christin

**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.

***Dear Planning and Zoning Commissioners,***

***As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786). Please take into account the following facts when making your recommendation to the County Council:***

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.***
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.***
- The County Comprehensive plan also encourages recreation connected to our waterways.***
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.***
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.***
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.***

***I believe allowing the GCP community to share one canal access point is a very reasonable request.***

***Thank you for assisting our community in this matter.***

**SUPPORT EXHIBIT**

***Sincerely,  
Dorothy Smith***

**FILE COPY**





To: pandz@sussexcountyde.gov

Subject: C/Z 1948 Comments - Hearing December 9, 2021

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP), I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No, 2786).

Please take into account the following facts when making your recommendation to the County Council.

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways. Recognizing the extensive Rehoboth Ave dock recently completed to accept visitors via the waterway.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shore line.

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Sincerely,  
Mark & Deborah Kauffman  
19541 Manchester Dr.  
Rehoboth Beach, DE

**SUPPORT EXHIBIT**

**FILE COPY**



## Christin Scott

---

**From:** Mike Searson <msearson@gmail.com>  
**Sent:** Wednesday, December 8, 2021 11:53 AM  
**To:** Planning and Zoning  
**Subject:** Subject: C/Z 1948 Comments - Hearing December 9, 2021

**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.

Dear Planning and Zoning Commissioners,

As a homeowner within The Grande at Canal Pointe (GCP) I would like to express my support for our request to amend or remove condition #15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786).

Please take into account the following facts when making your recommendation to the County Council:

- Of 288 homeowners, 180 voted with 163 voting to remove condition #15 which would allow a kayak and canoe dock.
- Amenities are encouraged by the County for subdivisions. A kayak and canoe dock within our common park area would provide a significant amenity for GCP residents. Currently, residents can launch vessels from the park but the means are less than ideal and dangerous without a dock.
- The County Comprehensive plan also encourages recreation connected to our waterways.
- DNREC and the Corps of Engineers are best suited and required to permit safe structures that protect navigable waterways on the canal.
- Other communities in the vicinity enjoy docks along the canal which are actually permitted for motorized vessels.
- Without a kayak and canoe dock, access to the canal is a safety and environmental concern for the community since many residents currently access the canal through a muddy and unstable shoreline
- The GCP community has in place, for years, committees and monitoring resources to ensure that recreational activities within Canal Point are enjoyable, safe and respectful of neighbors, both inside and nearby the CPC community

I believe allowing the GCP community to share one canal access point is a very reasonable request.

Thank you for assisting our community in this matter.

Mike Searson 19549 Manchester Dr, Rehoboth Beach, DE 19971

