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**Sussex County**

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## PLEASE NOTE

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

## Jamie Whitehouse

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**From:** Betsy Clark Schultz <ean1952@gmail.com>  
**Sent:** Wednesday, February 9, 2022 8:14 AM  
**To:** Planning and Zoning  
**Subject:** East Gate

**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.

My husband and I are very opposed to the wetlands behind our house being destroyed by East Gate. I have read the PLUS response letter from the state for Twin Lakes. The same response was given for East Gate. If Twin Lakes was not recommended, why would East Gate be recommended.? I hope everyone on the planning and zoning committee has actually read all the details. It is not necessary to repeat the comments from the PLUS response from pages 92 to 110. But I totally agree with the comments regarding preserving the mature forest and the threatened species in the 8 acres of Wetlands there. It seems there are plenty of acres on the north end of the site to develop without disturbing the wetlands.

My heart says this.

We have worked hard all our life to be able to have our retirement dream home near the beach. Ryan Homes at Fox Haven told us that the wetlands behind lot 37 would never be developed. So we believed and spent our life savings on this home. It was just what we were looking for.

We spent much time observing and enjoying the wildlife out back. So many Birds-cardinals, goldfinches, woodpeckers....the wrens peck on the window when the feeders are empty. These are like our children -we care for them, even the squirrels. There are so many of God's creatures living out there. The Forest is their home. Birds, squirrels, wild turkeys, raccoons, rabbits, and deer!

To the developer- It seems making money is more important than preserving nature and more important than the happiness of the elderly trying to enjoy their golden years.

Thank you,  
Betsy Schultz  
32480 W Haven Wood Dr  
Frankford, De 19945  
410-808-7397

**FILE COPY**  
Opposition  
Exhibit

**Jamie Whitehouse**

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**From:** Theresa Mosier <theresabroadcreek@gmail.com>  
**Sent:** Wednesday, February 9, 2022 12:12 PM  
**To:** Planning and Zoning  
**Subject:** East Gate Opposition

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To Whom it May Concern,

As homeowners in the Fox Haven our property backs up to the Wetlands that are being proposed in the East Gate Proposal.

Working with DNREC I was shown that there are many areas of this proposed property that are deemed Wetlands.. We were also told this at the time of purchase by Ryan Homes, and that this land would never be developed.

There are many Turtle and Plant species within this property that are protected. We have many questions, but most important this development proposal is identical to the previous Twin Lakes proposal in 2021 which was denied due to many (PLUS) issues.. Demolishing 19 acres of Mature Harwoods, disturbing dozens of animal species in and around the Wetlands must not take place.

My husband and I are opposed to this development and destruction of Wetlands.

Kind Regards,

Theresa Mosier

**FILE COPY**  
Opposition  
Exhibit

## Jamie Whitehouse

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**From:** John Kobus <johnfkobus@icloud.com>  
**Sent:** Wednesday, February 9, 2022 1:31 PM  
**To:** Planning and Zoning  
**Subject:** Proposed Eastgate Development

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Good afternoon.

I am writing this note with concerns over the development of land that I was informed to be "protected lands"—East Gate

I was told that no building would occur when I purchased the home known as lot 28 in Fox Haven that backs up to this property. Ryan Homes had to plant numerous trees in order to protect the land and maintain the water flow into the ponds. After reviewing some of the drawings it appears that the development will need to remove those trees forcing the water flow to change and the wildlife to disappear. I wanted everyone to know that many people in the Fox Haven Development thought the same and do not understand what changed and who changed it.

Thank you,

John Kobus

Lot 28 Fox Haven

**FILE COPY**

**Opposition  
Exhibit**

## Jamie Whitehouse

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**From:** Luke Crofoot <lukecrofoot@yahoo.com>  
**Sent:** Wednesday, February 9, 2022 2:46 PM  
**To:** Planning and Zoning  
**Subject:** 2021-19 East Gate Proposal (Comment)

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RE: 2021-19 East Gate

Homeowners of Fox Haven (adjacent to East Gate) respectfully disapprove of the revised 2021-19 East Gate proposal. Documentation confirms the existence of 8+ acres of established wetlands area which will be irrevocably impacted along with all associated environmental benefits. Changes in Federal guidelines / definitions do not change physical entities.

We support the Department of Natural Resources and Control (DNREC) recommendation to revert to the September 2020 plan for development of only the northern portion of this property.

We are planning to attend the public hearing on February 10 at the County Council Chambers in Georgetown.

Luke Crofoot  
Fox Haven (Lot 40)  
32503 West Haven Wood Drive  
Frankford, DE 19945

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Opposition  
Exhibit

## Jamie Whitehouse

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**From:** PAT ASHBURN <missywings@comcast.net>  
**Sent:** Tuesday, February 8, 2022 2:08 PM  
**To:** Planning and Zoning  
**Subject:** East Gate Proposal

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

I'm writing to protest the proposed East Gate subdivision, Application 2021-19 East Gate. This proposed subdivision will destroy several acres of protected wetlands. These wetlands are clearly marked on the Fox Haven Subdivision documents that I was given when buying my home. I chose my location as I was assured that there could be no building directly behind my property as it was protected wetlands. There is so much wildlife living in those wooded wetlands that will be destroyed if this subdivision is approved, not to mention the already weakened ecosystem in Southern Sussex County due to out of control development that the Sussex County Council has allowed. I know that the infrastructure cannot be sustained at present--the Phillip Showell Elementary School is already overcrowded. Route 20 (Zion Church Road) and Route 54 (Lighthouse Road) are already a nightmare in the off season. The influx of tourists once the "season" begins will make it impossible for many of us to leave our developments due to the lack of existing infrastructure. I cannot imagine being able to get to the beach in the "season" on a one-lane, Route 54.

I think it's a total disgrace that the Sussex County Council is allowing this to happen in our beautiful, previously rural area.

My husband and I will be at the meeting on Thursday, February 10, 2022.

Patricia Ashburn  
32400 W Haven Wood Dr  
Frankford, DE 19945

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