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PLEASE NOTE

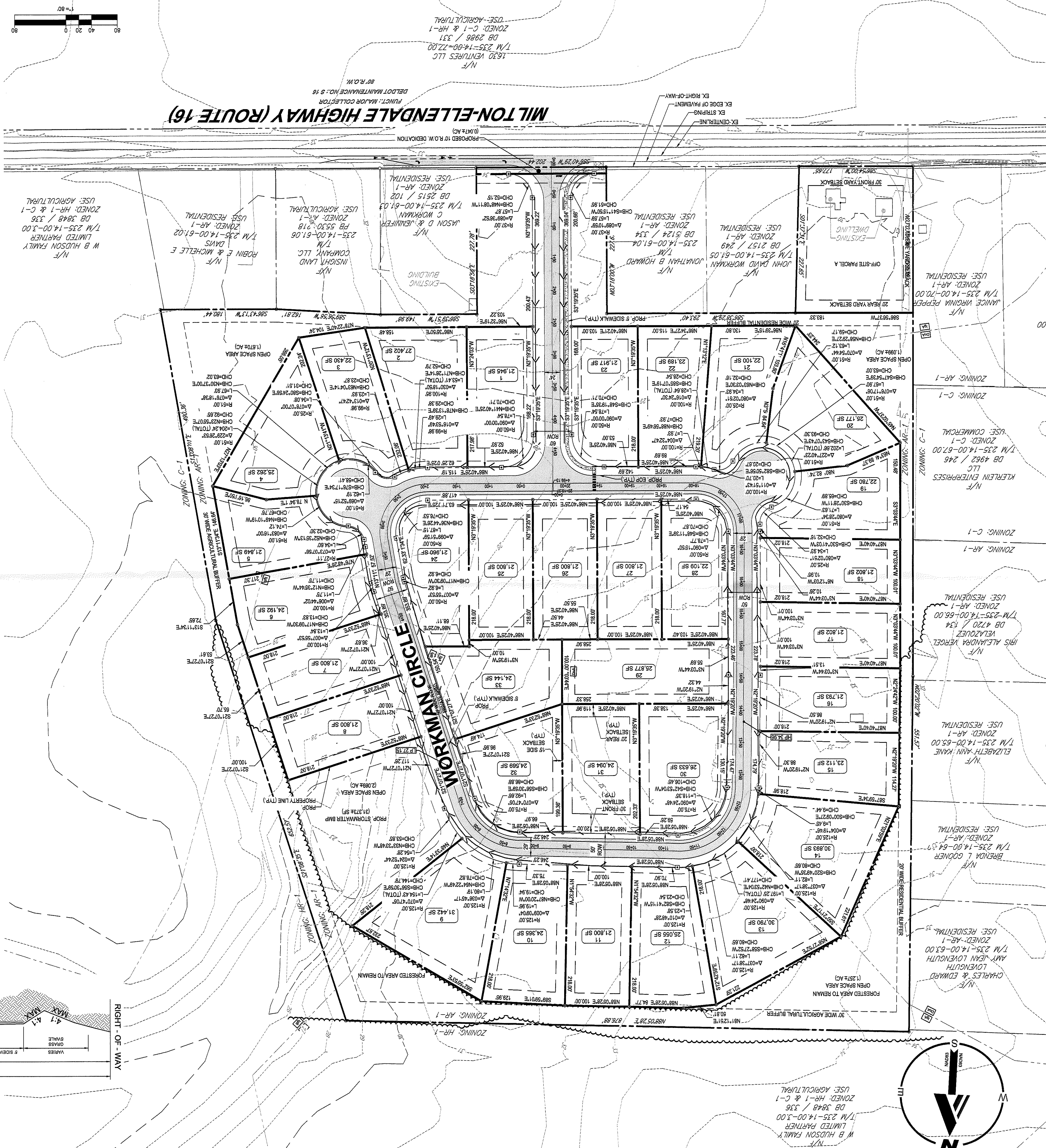
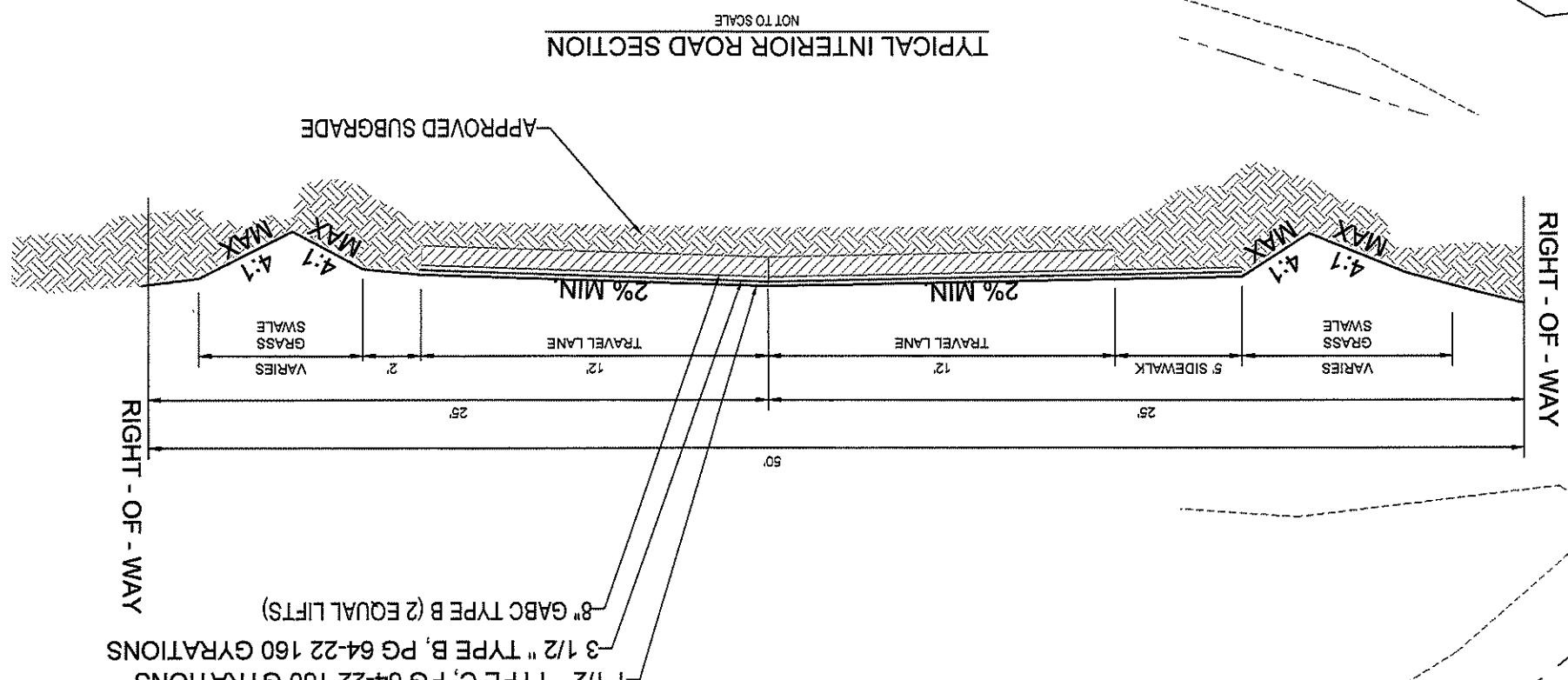
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COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

REV	DATE	COMMENT
1	11/03/21	PER AGENCY COMMENTS
2	3/11/22	REMOVAL OF LOT
3	5/9/22	PER COUNTY COMMENTS

REVISIONS



Ashley Paugh

From: Adam Spanier <ajspan@yahoo.com>
Sent: Wednesday, May 25, 2022 7:09 AM
To: Planning and Zoning
Subject: Zoning Change

RECEIVED

MAY 25 2022

Categories: Ashley

SUSSEX COUNTY
PLANNING & ZONING

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To Whom It May Concern:

I am a resident in Eagle Point at 17653 Gate Dr. Unit 2, Lewes, DE. As a direct neighbor to the location under deliberation, I am writing to state my strong and unequivocal OPPOSITION to the proposed INCREASE IN DENSITY related to: *C/U 2352 CB Lewes, LLC An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential District to amend the conditions of approval of C/U 1845 (Ordinance No. 2106) to increase the number of permitted multifamily units from 168 to 198 for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 18.08 acres, more or less. The property is lying on the northeast side of Plantations Road (Rt. 1D), 850 feet northwest of Robinsonville Road (S.C.R. 271). 911 Address: N/A. Tax Parcel: 334-6.00-504.02.* There are several reasonable issues why I find the increase in density objectionable, including, but not limited to:

- 1) the traffic that now attempts to get in and out of the site onto Plantations Road already creates safety hazards because it only as a 2 lane ingress/egress with no internal turn lanes. The area often referred to at DelDOT hearings as Malfunction Junction within 1/4 mile pulls traffic from Beaver Dam Rd, Plantations Road, the Henlopen Landing single family housing community, Lowes ONLY ingress/egress and Five Points. DelDOT keeps referencing "years" in time before any solution to an already bad situation can maybe be slightly corrected. TRAFFIC ALONE CAUSES MANY HEALTH AND SAFETY ISSUES with emergency vehicles, school buses, etc.
- 2) the site for over two years has created flooding and repeated drainage issues onto the Eagle Point property without any resolution by the DEVELOPERS
- 3) the site already exceeds highest capacity per acre of surrounding communities
- 4) the Eagle Point community cooperatively assisted Coastal Tide to modify their original site plan by allowing a delay in construction of fencing that the County required to be installed as part of the original site plan. Only a portion of the fencing has been completed, although occupied for almost a year. Without the required fencing, many residents believe that the adjacent private property is their personal path to Wawa, Home Depot, Dominios Pizza or Tokyo Steakhouse and others.
- 5) None of the ENCLOSED trash areas has been constructed and when cans are put out, they blow over and scatter into adjoining communities= EAGLE POINT. Those enclosures were all part of the original approved plan by the County.
- 6) The owner has demonstrated that they are not capable of living up to the requirements and are only seeking additional ways to enhance their bottom line.

Therefore, I strongly object to increasing the density of this property that has already demonstrated an inability to be a good neighbor. Adding more residents would only exacerbate the situation. Thank you for your consideration.

Sincerely,

Adam Spanier
17653 Gate Dr. Unit 2
Lewes, DE 19958