

TO: Planning and Zoning (Board of Adjustment) - Sussex County Delaware
FROM: Steven Barbato, President – Old Landing III Homeowners Association
DATE: 12-12-2022
SUBJECT: **Case Number 12773** – Special Use Exception for Day Care Facility

We, one of the neighboring communities along Old Landing Road and to case number 12773, Bayshore community church, are absolutely opposed to a special use exception being granted to operate a daycare on this property.

A daycare facility is out of character for this area. Old Landing Road is a neighborhood of residential homes only. Old Landing Road is a two-lane road which is already overtaxed with traffic. It was never designed to handle the traffic it currently supports and cannot handle the extra trips per day that a daycare would create. Old Landing Road is a dangerous road for pedestrians and bicycle traffic with no space on the side of the road for walkers and bikers.

The proposed daycare would create additional unnecessary traffic to a part of the road that has a blind curve and is currently dangerous for vehicles, pedestrians, and cyclists. Further traffic of having a daycare facility on this road would certainly increase the accident rate for pedestrians, cyclists, and motor vehicles on this already challenging road with many potential severe or fatal injuries.

Additionally, a daycare facility in a residential area would surely devalue the surrounding property values, both now and in the future.

For all reasons, and many others, we are strictly opposed to the special use exceptions.

Sincerely,



Steven Barbato, President, Old Landing III Homeowners Association
16 Arnell Road, Rehoboth Beach, DE 19971-9672
Phone: 717-305-8493 - Email: sbarbato@gmail.com

RECEIVED

DEC 15 2022

SUSSEX COUNTY
PLANNING & ZONING

Board of Adjustment
Sussex County, Delaware

To the Sussex County Board of Adjustment,

We, the neighboring properties to Case Number 12773, Bay Shore Community Church, are absolutely opposed to a special ~~us~~ ^{USE} exception being granted to operate a daycare on this property.

A daycare facility is out of character for this area which is 100% residential. Old Landing Road is an area of residential homes only.

Old Landing Road is a two lane road which is already overtaxed with traffic. It was never designed to handle the traffic it currently supports and cannot handle the hundreds of extra trips per day that a daycare would create.

Also, a daycare facility in a residential area, would surely harm our property values, both now and in the future.

For all of these reasons, and many others, we are strictly opposed to this special use exception.

ANDREW ASSIMOS

date 12/5/2022

Andrew Assimos

date 12/05/2022

Address: 21791 C ST · REHOBOTH DE 19971

REHOBOTH BAY MOBILE HOME PARK

Amy Hollis

From: Jamie Whitehouse
Sent: Thursday, December 15, 2022 2:35 PM
To: Amy Hollis
Subject: FW: Contact Form: Special use exception to operate a daycare/Case No. 12773

From: Bruce and Rita Connolly <noreply@forms.email>
Sent: Thursday, December 15, 2022 2:29 PM
To: Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>
Subject: Contact Form: Special use exception to operate a daycare/Case No. 12773

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.

Name: Bruce and Rita Connolly
Email: ritaconnolly14@gmail.com
Phone: 505-263-6968

Subject: Special use exception to operate a daycare/Case No. 12773

Message: We own and live full time at 11 Fairway Drive, a property abutting the proposed daycare to be operated at 20376 Old Landing Road. We are strongly opposed to this exception. Old Landing Woods is a quiet, non-commercial neighborhood occupied by full-time residents. A daycare, or any commercial endeavor, would completely change the nature of this area, and decrease the value of homes that are alongside this property. Also, Old Landing Road is a narrow two-lane road that currently is beyond capacity; the proposed driveway for the daycare has no room to create a turn lane and is positioned in an area of road that is somewhat of a blind turn. Adding daily traffic and congestion from customers commuting to this daycare from early morning to evening would negatively impact everyone who lives along this stretch of road. We respectfully request that you deny this exception and keep this neighborhood zoned non-commercial.

To: Planning and Zoning (Board of Adjustment) Sussex County Delaware
From: Andrew and Jessica Hopkins, Adjacent homeowners, Old Landing Woods at Arnell Creek
Date: 12/10/2022
Subject: Case Number 12773 Special Use Exception for Daycare Facility

We, the homeowners of 9 Fairway Drive, are an adjacent property owner to the proposed case number 12773, Bayshore Community Church. We would like to express our **adamant opposition** to grant a "special use exception to operate a daycare" on this property.

This residential location is absolutely not suited to establish a daycare, or to operate any form of business to this magnitude. As adjacent property owners with a family, we purchased our home in this community, as did all of our neighbors, to grow up in a residential manner.

In addition, the infrastructure of Old Landing Road does not support the increase of traffic that this will create. This two-lane road is already over occupied with the increase of residential communities that have been established over the years and are currently being developed.

Although we do see a need to support community establishments, I can assure you that this proposed location is not suited for this. The building, parking lot and traffic created will be detrimental to the residential homeowners such as ourselves. Especially homeowners like us with a family that would have a giant parking lot and community building in our residential back yard.

I ask that you please take into consideration the negative affect that this proposal will have on our community and residential homeowners like us.

Sincerely,

Handwritten signatures of Andrew Hopkins and Jessica Hopkins, separated by an ampersand.

Andrew Hopkins & Jessica Hopkins, homeowners in Old Landing Woods at Arnell Creek.
9 Fairway Drive, Rehoboth Beach, DE 19971
Phone: 302-745-6911 Email: Andrewhopkins.fl@gmail.com

Board of Adjustment
Sussex County, Delaware

To the Sussex County Board of Adjustment,


We, the neighboring properties to Case Number 12773, Bay Shore Community Church, are absolutely opposed to a special use exception being granted to operate a daycare on this property.

A daycare facility is out of character for this area which is 100% residential. Old Landing Road is an area of residential homes only.


Old Landing Road is a two lane road which is already overtaxed with traffic. It was never designed to handle the traffic it currently supports and cannot handle the hundreds of extra trips per day that a daycare would create.

Also, a daycare facility in a residential area, would surely harm our property values, both now and in the future.

For all of these reasons, and many others, we are strictly opposed to this special use exception.

 Tim Blackburn date 12/14

 Robert Blackburn date 12/14

Address:  DONNA BLACKBURN 12/16/22
Adjacent land owners on Old Landing Road

Board of Adjustment
Sussex County, Delaware

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We, the neighboring properties to Case Number 12773, Bay Shore Community Church, are absolutely opposed to a special use exception being granted to operate a daycare on this property.

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For all of these reasons, and many others, we are strictly opposed to this special use exception.

William A. Auer

date 12/14/22

date

Address: 20410 Old Landing Rd^o

