

1/22/21

Dear Mr. Whitehouse

If this is not too late,  
I am writing to you about  
the Evans Farm Apartments.

My main concern is the  
traffic which seems to be  
everyones concern nowadays  
in this lower Sussex County  
area. I was hoping that  
P&Z would consider a  
comprehensive traffic impact  
study of the area to show  
the problem of too much  
traffic in the area already.

I know I am only one  
family in the area with strong  
feelings against the impact  
of so much building causing

so many problems such as  
where would we go if we  
had to evacuate, the cause  
of flooding when so many  
trees are removed. I know  
so much of the money used  
in Delaware budget comes  
from transfer taxes and  
such. Building wisely will  
affect our future environment  
and safety. I hope P.d.Z. will  
act responsibly for all of us

Lynn L. Brunk

RECEIVED

JAN 29 2021

SUSSEX COUNTY  
PLANNING & ZONING



Michael J Sorrell  
31011 Scissorbill Road  
Ocean View Delaware 19970

RECEIVED

FEB 11 2021

SUSSEX COUNTY  
PLANNING & ZONING

RE: CU 2206 Linder & Company (Evans Farm)

Dear R C Wheatley, Planning & Zoning Commission,

I do commend the County's Plan for comprehensive land use and its current implementation. However, I caution the plan currently submitted by Linder & Company, (Evans Farm) for one-hundred and ninety-eight apartments which will be in buildings, as proposed, forty-two feet high.

The proposed seventeen buildings are not comparable to any current buildings in this area. The area use currently is residential, wood lands and farming.

As a local resident adjacent to Evans Farms, I seriously question the storm water controls being espoused by Linder; sheet flow and infiltration. Our area floods now, with Evans Farm actually being used as a farm. We all know the water flows down to Banks Acres and Whites Creek, then from the creek into the Indian River Bay. I hope that you, with your insight gained from years in public service can prevent this from happening.

I implore you, to determine if this proposed plan is best for Sussex County and its citizens who live in the surrounding communities.

I do not believe it is.

Sincerely,



## Russell Warrington

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**From:** webmaster@sussexcountype.gov on behalf of Sussex County DE  
<webmaster@sussexcountype.gov>  
**Sent:** Wednesday, February 10, 2021 3:42 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, February 10, 2021 - 3:42pm

Name: Richard & Doreen Moore  
Email address: doreensmoore@gmail.com  
Phone number: 3022519663  
Subject: CU-2206 Linder & Company-Evans Farm Development  
Message:  
February 10, 2021

CU-2206 Linder and Company – Evans Farm Development

Jamie Whitehouse, Robert Wheatley, R. Keller Hopkins, Kim Stevenson, J. Bruce Mears and Holly Wingate We live in the Bay Forest Community adjacent to the Evans Farm. We oppose to the proposed apartment development of the Evans Farm property along the Old Mill Road.

We simply don't have the infrastructure to support 200 units apartment. The roads are unsafe for additional two thousand cars creating more traffic. There are no shoulders and no pedestrian/bike lanes.

The threats to adjacent neighborhoods are real posing a storm water threat with additional buildings and hard surfaces. It will have environmental impact on bays and wetlands.

The development would impact efficient emergency response from police, EMS, and fire.

Multi- family apartments definitely impact the adjacent communities as many of us invest our retirement into our homes.

Please oppose the application.

Thank you.

Sincerely,

Richard and Doreen Moore  
32406 Plover Court  
Ocean View, DE 19970

**From:** Mark Gibson <va11.independent@gmail.com>

**Sent:** Friday, February 12, 2021 7:54 PM

**To:** Michael.vincent@sussexcountyde.gov; Doug Hudson <doug.hudson@sussexcountyde.gov>; Todd F. Lawson <tlawson@sussexcountyde.gov>; Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>

**Cc:** glthrift53@gmail.com

**Subject:** Fwd: Evans Farm Project

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As property owners in Bay Colony, this position does not reflect our opinion of the development at Evans Farm. We are not opposed to this development or change that results in housing opportunity for all.

Mark & Kristen Gibson

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

**From:** Bay Colony Property Owners Association <[Messenger@associationvoice.com](mailto:Messenger@associationvoice.com)>

**Date:** Fri, Feb 12, 2021 at 6:57 PM

**Subject:** Evans Farm Project

**To:** [va11.independent@gmail.com](mailto:va11.independent@gmail.com) <[va11.independent@gmail.com](mailto:va11.independent@gmail.com)>

The Board of Governors has received a number of calls and emails regarding the Evans Farm development and we want everyone to be aware of the 200 apartment units with garages that are now being planned at the corner of Old Mill and Railway Roads. Our Community Coalition Committee has been very proactive and has been following and attending meetings on this project. We need everyone's support in making sure that this huge impact development does not go forward. We are attaching the notes taken by Gary Thrift at the last meeting and need your help by contacting members of the Sussex County Council Members (listed at the bottom) as well as by attending the February 18<sup>th</sup> public hearing in Georgetown at Delaware Technical College (information also listed below). The Community Coalition Committee has also brought some nearby communities into the fold in support of this effort. We will continue to let everyone know what is going on with this project as we learn more.

Lynn and Community Coalition Committee members:



On February 10, 2021, I participated in a zoom meeting regarding the proposed Evans Farm development project. On the zoom call were about 15 people representing at least ten different communities; e.g., Bay Forest, Seagrass, Preserves, Banks Acres, White's Creek Manor, Denton Manor, Bethany Forest, Bethany Bay, Banks Harbor, Solitude, etc. The purpose of the meeting was to plan a collaborative strategy for presenting our collective opposition to the development of 200 apartments with detached garages on this farm at the corner of Old Mill and Railway Roads.

The following are some of the KEY POINTS from this meeting:

1. SAFETY - We need to send a strong message to the County Council and Planning/Zoning Commission regarding our displeasure with the expedited manner in which this hearing is being held; rather than delay the meeting for about two months (per my written request to Councilman Doug Hudson), they are instead placing the interests of developers ahead of the safety and welfare of our many residents who are compromised by COVID-19 and would be reluctant to attend a public meeting.
2. COLLABORATION - In addition, we want to send an equally strong message that this will be the first of many collaborative ventures by our communities to stand together in opposition to any future developments in our surrounding communities. As one participant aptly noted, "We either hang together, or we hang separately."
3. ISSUES - Although they may vary somewhat from community to community, there are many issues that have been raised; e.g., untenable traffic problems, storm water run-off and flooding, school capacity, cyclist and pedestrian safety concerns, and an ongoing shift from a rural landscape to one that is more urban.

4. COMPREHENSIVE PLANNING - We wish to call out the Commission for not having a comprehensive vision for the future; e.g., rather than a piecemeal approach to each new development, there needs to be long term umbrella planning for each development to address community amenities like bicycle paths, sidewalks for pedestrians, storm water management, etc.

5. CHARACTER OF OUR NEIGHBORHOOD - Finally, the primary thrust of our opposition must be our overarching theme about the 'character' of our neighborhood. This will resonate more with the Commission than any other concerns listed. Three-story apartments DO NOT fit in with the character of our surrounding communities which are predominantly single family dwellings with a minimal number of residences per acre.

#### NEXT STEPS:

HEARING - The Sussex County Planning and Zoning Commission will hold a public hearing on Thursday February 18 at 3:00 PM at Delaware Technical Community College in Room 540 of the Carter Partnership Center. The agenda for the hearing can be found at [www.sussexcountype.gov](http://www.sussexcountype.gov). Gary Thrift will attend this hearing representing Bay Colony's interests, and anyone else who is interested in attending is encouraged to do so; numbers and voices count! For those who cannot risk attending in person, you can join this forum online. The meeting will be streamed live at <https://sussexcountype.gov/council-chamberbroadcast>. To join the meeting via telephone, please dial: Conference Number is 1-302-394-5036. Conference Code is 570176.

EVANS WATCH INFO - Concerned citizens have developed a website called "Evans Farm Watch." All of Bay Colony's residents are encouraged to check out this link at [www.Evansfarmwatch.com](http://www.Evansfarmwatch.com) to stay abreast of



related events. No doubt, many of you have read articles in the local newspapers highlighting these concerns. You may also observe signs near this proposed development in the near future voicing our opposition. Join the website group for updates.

ACT NOW - While Gary plans to represent Bay Colony at this February 18 hearing, it has been made abundantly clear by 'people in the know' that the more letters of concern and emails voicing our opposition, the more likely our local government and political leaders will take note. So YOU are asked to write a letter, initiate a call, or send an email to express your concerns about the hearing and the proposed development. Here's who you can contact:

Jamie Whitehouse, Director of Planning and Zoning Commission, 302-856-6323, [Jamie.whitehouse@sussexcountyde.gov](mailto:Jamie.whitehouse@sussexcountyde.gov)

Todd Lawson, County Administrator, [tlawson@sussexcountyde.gov](mailto:tlawson@sussexcountyde.gov)

Doug Hudson, District 4, Sussex County Councilman, 302-542-1432, [Doug.Hudson@sussexcountyde.gov](mailto:Doug.Hudson@sussexcountyde.gov)

Michael Vincent, President of the Sussex County Council, 302-629-2396, [Michael.vincent@sussexcountyde.gov](mailto:Michael.vincent@sussexcountyde.gov)

Letters can be sent to Sussex County Council, 2 The Circle, PO Box 589, Georgetown DE 19947.

Thanks to everyone for your support.

Gary Thrift

*"Working side by side with our neighbors, we can become a force multiplier to solve issues that affect all of us in our daily lives!"*



**From:** David Bartlett Sr <[david.j.bartlett.sr@gmail.com](mailto:david.j.bartlett.sr@gmail.com)>  
**Sent:** Sunday, February 14, 2021 1:51 PM  
**To:** Doug Hudson; Michael H. Vincent; John Rieley; Todd F. Lawson  
**Subject:** OPPOSE CU#2206

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Gentlemen,

Realizing that the Sussex County Council has a full plate due to the COVID-19 Pandemic and the multiple postponements that the corona virus created over the past year, as well as the level of opposition on the CU#2206, I will "spare" Council Members with my views, concerns and personalization as to why my wife and I built our home here in 2017. I will also spare the commissioners as to why I feel CU#2206 will adversely affect the lifestyle my wife and I had hoped to enjoy in Sussex County. Our reason for retiring here in the first place. And as each Council Member is already keenly aware of - the negative public view of CU#2206. That said, let me get to the points that I feel Council Members will be interested in, to make a decision on this highly controversial project, if in fact it is approved by Planning and Zoning. As an fyi, this same letter will be sent to Mark Schaefer, Cynthia Green and Robin Griffith - each of their email addresses are unavailable , to be able to send it TO them as I have each of you.....

On February 18, Sussex County Planning and Zoning (P&Z) will consider "Conditional Use Permit #2206". IF approved, it will change 48.1 acres (50.2 NON- contiguous acres) of farmland in Ocean View, Delaware, into a 198 unit, 3 story apartment building complex. The Evans Farm is located on the Whites Neck Peninsula and is currently made up of homes that are no more than 1.5 stories tall. Currently **ONLY** single family homes occupy this entire area - there is NOT another 3 story complex like the one being planned by the Linder company / (Pettinaro Development) , within 1 square mile of this proposed development site - also known as Evans Farm. To avoid duplication - Maps of the area depicting distances, will be or have been provided by the Evans Farm Watch team. *Three story*

*structures are completely out of character for this area, and will detrimentally affect the character of the thousands of existing homes on the Whites Neck Peninsula. Currently the ONLY 3 story homes near this area are over 3/4 of a mile away. Those 3 story homes ( located behind and across from Weis Grocery Store - off of Club House rd) and are built on pilings/stilts due to Whites Creek flood water concerns - the bottom floor of these structures were approved for parking vehicles underneath the 2nd floor (uninhabitable first floor). There is both a real and perceived threat that a devaluation of homes in the general area, will be created if CU #2206 is approved. I sincerely request that Council "NOT" allow this precedent to be set.!*

The COVID 19 pandemic has taught all of us many valuable lessons. I feel we ALL better understand the true meaning of "essential personnel" (including this writer) . Certainly, anyone reading this today , has a new appreciation for our essential workers, some of whom are financially unable to purchase a home of their own, but are entitled to affordable and quality housing. There are a number of properties on Rte.26 that are **ALREADY ZONED commercial** that can be built upon to provide rental housing. *It should be noted that the 2019 Millville Comprehensive plan indicated that enough moderate- income housing already exists in the area.*

The Sussex County Planning and Zoning Commission is charged with protecting the rights of property owners of this county, to ensure that any project being proposed is appropriate for the **area**. *Proposal #2206 as written, IS inappropriate and out of character for this area.* We recognize that the owner has a right to build on their property, if they choose to, but the current property owners have rights too. That said, I refer the County Council to your Mission Statement and the "Graphical Representation of the Government's Structure" that places ""PEOPLE"" at the top of the structure! We the people that are property owners, ARE the majority! And our needs should be the highest priority vs a contractor who has a desire to do nothing more than line their collective pockets, even if at the expense of the county, the state and the taxpayers/property owners!

I would be remiss if I did NOT bring the following items to the commission's attention:

1. Buildings proposed are inconsistent with current residential single-family homes in the entire area. As mentioned above there are NO 3 story rental units within 1 mile of the proposed development. The 3 story units that are mentioned



above - have a buffer of over 875 feet from single family homes. If CU#2206, 3 story buildings will be placed as close as 80 feet from existing homes in the area.

2. ***The density proposed is completely inconsistent with the current area.*** Bethany Bay referenced above has a density of 1.25 residents per acre, whereas CU#2206 is proposing 4 residents per acre.
3. ***Various infrastructure needs are simply insufficient or don't exist at all*** , to support the additional density that will occur. Currently there are "NO" family doctors that are taking new patients in this area. Hospitals that provide multiple services are located in Lewes or on the Nanticoke River. The Lord Baltimore school system was already at capacity, prior to COVID 19. Millville fire company is also stretched to the limit and the chief of the FD has real concerns about this development.
4. There is limited, to NO, access to public services such as transportation. There is NO public bus system in the area. The COVID 19 pandemic has further highlighted what happens when services are non-existent. Creating a development prior to implementing these services would have a detrimental impact on current residents.
5. ***Homes surrounding Evans Farm already have SIGNIFICANT stormwater management issues.*** On December 16, 2020, this area had a rainfall event of 2.1 inches as measured by the University of Delaware and validated by WBOC news. The rainfall event was over a 20 hour period. Stormwater runoff from Evans Farm exasperated flooding in Banks Acres, Denton Manor, and Whites Creek Manor. Evans Farm is currently a cash crop field with soybeans that have been harvested. Should CU#2206 be approved in its current form, ***it will create approximately 17.6 acres of "impermeable surface"***. The same 2.1 inch rainfall event would generate approximately 2.3 MILLION more gallons of water. Current plans show an



inadequately sized stormwater pond. Simply stated the existing developments mentioned above **CAN NOT** handle any additional stormwater..!

6. The stormwater management issue (mentioned in 5 above) is coupled with real concerns of the hundreds of private well water heads in the area . **The Banks Acres development alone** (directly across from Evans Farm) **is 100% private water wells for potable water needs**. Contamination is a REAL CONCERN! As if groundwater contamination from runoff were not enough, there is an existing, abandoned chicken house that has asbestos siding on both sides for the entire length of the chicken house. Peritoneal mesothelioma is a real concern. As flood waters pass by this house, asbestos is picked up and travels by way of an existing ditch ( **this ditch is NOT a tax ditch - each owner, on the ditch owns a portion with their property**) that was installed when Banks Acres was a working farm. ALL of the wells in Banks Acres on this street, back up to this ditch. Pictures provided show the extent of the flooding from this one rainstorm alone. Some well pumps are above ground, which also creates an electrical hazard. The Evans Farm project will only exasperate this situation.
7. Surrounding roads that are already failing will realize increased traffic. There are NO shoulders or sidewalks from Evans Farm to the few local stores in the area. In 2008, DELDOTS 'own study determined that the existing roads in the immediate area could NOT be maintained in an acceptable service condition. Furthermore the PLUS study for the Evans Farm project is based on 10 year old traffic counts - significant housing projects HAVE BEEN completed since that last study.
8. There is a protected wellhead area (identified by DNREC and the EPA) to the NE that already floods in simple minor storm events. The current stormwater management plan

provided by Pennoni is inadequate to deal with flooding, that will only be further exacerbated by CU#2206.

9. Further DNREC has identified a wellhead "recharge area" to the SE of Evans Farm that will be further compromised by stormwater flow from Evans Farm.
10. ANY additional pollution (especially petroleum based) from parked vehicles on a complex the size of CU#2206 will leech into the tidal waters of Whites Creek to the east, and Collins Creek to the North, having a detrimental impact to the recreational and commercial shellfish population of the Indian River Bay.

ALL of the above being considered the residents in this area are fully aware that the developer is a known bully (admitted by the developer himself in a Oct 2, 2015 article in Delaware Today. The article went on to state that "the developer will keep fighting, and eventually everyone else will wear down - the developers own words, not mine). Assuming that Sussex County Council allows themselves to be bullied by the developer or the law firms that they have hired to push this development through to ensure success, we request that County Council place the following conditions on the developer.

1. A brand new PLUS report be conducted to reflect the current status of the area, that is relative to 2021. Any and all recommendations on the PLUS report are to be followed through to completion.
2. A thorough traffic study be conducted by DELDOT at the developers expense. This study is to be newly created, current (2021 values) and reflect traffic conditions that are common during the summer months (highest traffic volume). A condition set that the recommendations of that study will be implemented at NO cost to DELDOT or the taxpayers of the county. ANY and ALL road improvements necessary are



to be funded 100% by the developer and roads that are damaged due to heavy truck use, during construction, are repaired - costs to be absorbed by the developer and a bond held for this reason, and managed by a DELDOT representative.

3. ANY final decisions on stormwater management ponds, are to be made by the Sussex Conservation District, signed off by Jessica Watson and implemented EXACTLY as dictated by Sussex Conservation District.
4. Stormwater Ponds are designed to NRCS Type II rainfall distributions and sized at "TWO TIMES" the 10 year Cv for Sussex County or a 500 year storm event and any flow rate exceeding that requirement, such that flow discharge rates are cut in half.
5. A security bond of up to 20% of the overall value of the project, that is to be held for 10 years and then reviewed, to be used for developments in the area. Money is to be used - should stormwaters impact homes or private wellheads.
6. ANY major plan change valued at \$50K, shall require a review by Planning and Zoning and a new Public Hearing
7. Buffers be placed at 75 feet inside the mandatory setback, with mature trees of a minimum of 6 feet tall, to screen ANY objectionable features
8. That the existing abandoned chicken house and abandoned buildings that are known to be sided with ASBESTOS (as determined by the lab Harvard Environmental labs report dated 1/21/21) are to be abated in accordance with BOTH DNREC and EPA guidelines, necessary permits obtained and a minimum of 10 soil samples taken, under the supervision of the appropriate DNREC department taken from the dirt flooring of the chicken house. If additional remediation steps are required, the developer is to address those concerns at the developers costs.



**9. Developer is NOT allowed to tie into the “privately owned ditches” in Banks Acres to discharge stormwater.**

We request that the County Council take the following into consideration when making a decision on CU#2206 -

What if we were your parents - what would you want for us? If this was next door to your home, your community, your slice of the Whites Neck peninsula - what would you approve for yourselves - we expect nothing different! Do the RIGHT THING and OPPOSE CU#2206 for the good of the property owners of this area.

I ask that Sussex County Council - **OPPOSE CU#2206!**

Thanks you for your consideration,  
David J. Bartlett Sr.



**From:** Michael <mccoy.mike@live.com>  
**Sent:** Sunday, February 14, 2021 7:08 PM  
**To:** [Messenger@AssociationVoice.com](mailto:Messenger@AssociationVoice.com)  
**Cc:** Doug Hudson  
**Subject:** RE: Evans Farm Project

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I'm confused by the assumption of agreement to your opinion regarding the email we were presented regarding the Evans Farm Project. My wife and I have been residents of Bay Colony for 10 years and do not have any polls or emails regarding our thoughts on this matter. Kind of presumptuous of the board to think we all have the same opinion!

I also find it quite ironic that several of the neighborhoods trying to team up against this proposal are MUCH larger in units creating more infrastructure issues that you are referring to in #3. I'm sure everyone that has moved in to these current developments would not have opposed their own community being constructed.

Moreover, this area has a HUGE NEED for reasonably priced rentals. The average Ocean View salary is \$17 per hour – they cannot afford to live in Bay Colony, Bay Forest, Bethany Bay etc. How elitist to assume that an apartment complex would be opposed for our local families and workers. Recently, searching for a rental for our college educated daughter proved that affordable rentals are not to be found nearby. Frustrating to say the least.

Some direct responses to your points:

1. SAFETY: there are an amazing number of local residents who are actively working, going out to eat, etc. Masking up and taking precautions has proven effective. Furthermore, concerned citizens have the right to contact Planning and Zoning through other means. **As in the stated instructions found at the bottom of their meeting agenda:**

MEETING INSTRUCTIONS- \* The Sussex Planning & Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

PLEASE NOTE: The meeting is to be held at the following location: Room 540, Carter Partnership Center at Delaware Technical Community College, 21179 College Drive, Georgetown, DE The public is encouraged to view the meeting on-line. Any person attending in-person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask. Seating capacity is limited and seating assignments will be enforced.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamberbroadcast> The County is required to provide a dial-in telephone number for the public to comment during the appropriate time of the meeting. Note, the on-line stream experiences a 30-second delay. Any person who dials in by telephone should listen to the teleconference audio to avoid the on-line stream delay. To join the meeting via telephone, please dial: Conference Number: 1 302-394-5036 Conference Code: 570176 Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items listed under public hearings on this agenda.



2. COLLABORATION: The Evans Farm Project as presented is a collaboration of boards, not of the residents. **We were not asked and do not want to be associated with this point of view.** Your roles and responsibilities DO NOT include representing Bay Colony members in external affairs such as the Evans Farm Project. This is a GROSS overplay on your part as to how far your power extends.

According to our by-laws the roles and responsibilities of the board are as follows:

Section 3.2. Powers and Duties The Board shall have, on behalf of the Members, the power to manage the business operations and affairs of the Association and for such purposes to engage employees and appoint agents and to define their duties and fix their compensation, enter into contracts, leases and other written instruments or documents and to authorize the execution thereof by officers elected by the Board, shall have such incidental powers as may be appropriate to the performance of their duties and shall have such other powers and duties as may be required under these By-laws, the Certificate of Incorporation, or as may be imposed upon it by the Members.

And further, in addition to the duties that may be imposed by the Certificate of Incorporation or these By-laws, or by resolution of the Members, the Board shall be vested with the following powers and duties: (a) Maintenance, repair, replacement, and landscaping of the Common Areas and facilities of the Association. (b) The enforcement of the provisions of these By-laws. (c) The collection of the Assessments from the Members. (d) Employment and dismissal of the personnel necessary for maintenance, operation and repair and replacement of the Common Areas. (e) Adoption and amendment of rules and regulations covering details of operation of the Association. (f) Opening of bank accounts on behalf of the Board and designating the signatories required therefor. (g) Obtaining of insurance for the Association pursuant to the provisions of the Certificate of Incorporation relating thereto, (h) Making of repairs, additions and improvements to or alterations of the Common Areas and repairs to and restoration of the Common Areas in accordance with the other provisions of these By-laws, after damage or destruction by fire or other casualty or as a result of condemnation of eminent domain proceedings. (i) The retention of such legal and accounting services necessary or proper in the operation of the Association.

3. ISSUES: ARE YOU KIDDING ME? We have potentially close to 400 homes, Bay Forest has sold out and has well over 900+ homes/villas, and Bethany Bay has close to 600 units and you are worried about 200 apartments? It was ok for us but not for them? I'm extremely concerned it is because of an "elitist" view that apartments don't belong here. Yet, when we moved here houses were much more affordable. We would struggle to get into Bay Colony now with these prices. Why would we deny a nicely laid out planned apartment community? Borders on discrimination in my opinion.
4. COMPREHENSIVE PLANNING: Systemic problem in Sussex County but again – why is it ok for us to be here but shut down future residents? Remember all of these great things you would like are also going to invite higher taxes. Infrastructure is not free and I question how you even voted in our latest referendum to expand the schools you are quoting as being a concern. So many people come to us from tax heavy states and yet they complain we don't have everything they did when they were at home. You cannot have high levels of infrastructure without funds.

5. CHARACTER: This one absolutely screams of discrimination and elitism. Bethany Bay has 3 story condos, Ellis point 3 story homes, Creekside has 3 story townhomes. What is wrong with a 3 story apartment building? Is it different – yes, but the plans actually look like it could be a very nice neighborhood. Repeating the fact that having reasonably priced apartments is actually a huge gap in our housing in this area. The recent real estate market has made home ownership almost impossible for first time buyers, single income families or fixed income retirees. This is a great opportunity for reasonable prices in a designed and planned community.

I would like this to be shared with the rest of the residents as well. We should not be represented without having a voice in the matter.

Thank you for your time. A response would be welcomed. Also, upon presenting YOUR thoughts to the Planning and Zoning committee, please represent you as yourself – not as the board of Bay Colony.

I've also included Doug Hudson on this response.

Best regards,  
Mike and Christine McCoy

**From:** Bay Colony Property Owners Association <[Messenger@AssociationVoice.com](mailto:Messenger@AssociationVoice.com)>  
**Sent:** Friday, February 12, 2021 6:57 PM  
**To:** [mccoy.mike@live.com](mailto:mccoy.mike@live.com)  
**Subject:** Evans Farm Project

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5. CHARACTER OF OUR NEIGHBORHOOD - Finally, the primary thrust of our opposition must be our overarching theme about the 'character' of our neighborhood. This will resonate more with the Commission than any other concerns listed. Three-story apartments DO NOT fit in with the character of our surrounding communities which are predominantly single family dwellings with a minimal number of residences per acre.

#### NEXT STEPS:

HEARING - The Sussex County Planning and Zoning Commission will hold a public hearing on Thursday February 18 at 3:00 PM at Delaware Technical Community College in Room 540 of the Carter Partnership Center. The agenda for the hearing can be found at [www.sussexcountynj.gov](http://www.sussexcountynj.gov). Gary Thrift will attend this hearing representing Bay Colony's interests, and anyone else who is interested in attending is encouraged to do so; numbers and voices count! For those who cannot risk attending in person, you can join this forum online. The meeting will be streamed live at <https://sussexcountynj.gov/council-chamberbroadcast>. To join the meeting via telephone, please dial: Conference Number is 1-302-394-5036. Conference Code is 570176.

EVANS WATCH INFO - Concerned citizens have developed a website called "Evans Farm Watch." All of Bay Colony's residents are encouraged to check out this link at [www.Evansfarmwatch.com](http://www.Evansfarmwatch.com) to stay abreast of



related events. No doubt, many of you have read articles in the local newspapers highlighting these concerns. You may also observe signs near this proposed development in the near future voicing our opposition. Join the website group for updates.

**ACT NOW** - While Gary plans to represent Bay Colony at this February 18 hearing, it has been made abundantly clear by 'people in the know' that the more letters of concern and emails voicing our opposition, the more likely our local government and political leaders will take note. So YOU are asked to write a letter, initiate a call, or send an email to express your concerns about the hearing and the proposed development. Here's who you can contact:

Jamie Whitehouse, Director of Planning and Zoning Commission, 302-856-6323, [Jamie.whitehouse@sussexcountype.gov](mailto:Jamie.whitehouse@sussexcountype.gov)

Todd Lawson, County Administrator, [tlawson@sussexcountype.gov](mailto:tlawson@sussexcountype.gov)

Doug Hudson, District 4, Sussex County Councilman, 302-542-1432, [Doug.Hudson@sussexcountype.gov](mailto:Doug.Hudson@sussexcountype.gov)

Michael Vincent, President of the Sussex County Council, 302-629-2396, [Michael.vincent@sussexcountype.gov](mailto:Michael.vincent@sussexcountype.gov)

Letters can be sent to Sussex County Council, 2 The Circle, PO Box 589, Georgetown DE 19947.

Thanks to everyone for your support.

Gary Thrift

*"Working side by side with our neighbors, we can become a force multiplier to solve issues that affect all of us in our daily lives!"*

**From:** David J. Bartlett Sr. <noreply@forms.email>  
**Sent:** Sunday, February 14, 2021 2:00 PM  
**To:** Robin Griffith <rgriffith@sussexcountyde.gov>  
**Subject:** Contact Form: OPPOSE CU#2206

Name: David J. Bartlett Sr.  
Email: [david.j.bartlett.sr@gmail.com](mailto:david.j.bartlett.sr@gmail.com)  
Phone: 484-667-0999  
Subject: OPPOSE CU#2206  
Message: Ms. Griffith,

Realizing that the Sussex County Council has a full plate due to the COVID-19 Pandemic and the multiple postponements that the corona virus created over the past year, as well as the level of opposition on the CU#2206, I will "spare" Council Members with my views, concerns and personalization as to why my wife and I built our home here in 2017. I will also spare the commissioners as to why I feel CU#2206 will adversely affect the lifestyle my wife and I had hoped to enjoy in Sussex County. Our reason for retiring here in the first place. And as each Council Member is already keenly aware of - the negative public view of CU#2206. That said, let me get to the points that I feel Council Members will be interested in, to make a decision on this highly controversial project, if in fact it is approved by Planning and Zoning. As an fyi, this exact memo was sent to your the other council members.

On February 18, Sussex County Planning and Zoning (P&Z) will consider "Conditional Use Permit #2206". IF approved, it will change 48.1 acres (50.2 NON- contiguous acres) of farmland in Ocean View, Delaware, into a 198 unit, 3 story apartment building complex. The Evans Farm is located on the Whites Neck Peninsula and is currently made up of homes that are no more than 1.5 stories tall. Currently ONLY single family homes occupy this entire area - there is NOT another 3 story complex like the one being planned by the Linder company / (Pettinaro Development) , within 1 square mile of this proposed development site - also known as Evans Farm. To avoid duplication - Maps of the area depicting distances, will be or have been provided by the Evans Farm Watch team. Three story structures are completely out of character for this area, and will detrimentally affect the character of the thousands of existing homes on the Whites Neck Peninsula. Currently the ONLY 3 story homes near this area are over 3/4 of a mile away. Those 3 story homes ( located behind and across from Weis Grocery Store - off of Club House rd) and are built on pilings/stilts due to Whites Creek flood water concerns - the bottom floor of these structures were approved for parking vehicles underneath the 2nd floor (uninhabitable first floor). There is both a real and perceived threat that a devaluation of homes in the general area, will be created if CU #2206 is approved. I sincerely request that Council "NOT" allow this precedent to be set.!

The COVID 19 pandemic has taught all of us many valuable lessons. I feel we ALL better understand the true meaning of "essential personnel" (including this writer) . Certainly, anyone reading this today , has a new appreciation for our essential workers, some of whom are financially unable to purchase a home of their own, but are entitled to affordable and quality housing. There are a number of properties on Rte.26 that are ALREADY ZONED commercial that can be built upon to provide rental housing. It should be noted that the 2019 Millville Comprehensive plan indicated that enough moderate- income housing already exists in the area.

The Sussex County Planning and Zoning Commission is charged with protecting the rights of



property owners of this county, to ensure that any project being proposed is appropriate for the area. Proposal #2206 as written, IS inappropriate and out of character for this area. We recognize that the owner has a right to build on their property, if they choose to, but the current property owners have rights too! That said, I refer the County Council to your Mission Statement and the "Graphical Representation of the Government's Structure" that places "PEOPLE" at the top of the structure! We the people that are property owners, ARE the majority! And our needs should be the highest priority vs a contractor who has a desire to do nothing more than line their collective pockets, even if at the expense of the county, the state and the taxpayers/property owners!

I would be remiss if I did NOT bring the following items to the commission's attention:

Buildings proposed are inconsistent with current residential single-family homes in the entire area. As mentioned above there are NO 3 story rental units within 1 mile of the proposed development. The 3 story units that are mentioned above - have a buffer of over 875 feet from single family homes. If CU#2206, 3 story buildings will be placed as close as 80 feet from existing homes in the area.

The density proposed is completely inconsistent with the current area. Bethany Bay referenced above has a density of 1.25 residents per acre, whereas CU#2206 is proposing 4 residents per acre.

Various infrastructure needs are simply insufficient or don't exist at all, to support the additional density that will occur. Currently there are "NO" family doctors that are taking new patients in this area. Hospitals that provide multiple services are located in Lewes or on the Nanticoke River. The Lord Baltimore school system was already at capacity, prior to COVID 19. Millville fire company is also stretched to the limit and the chief of the FD has real concerns about this development.

There is limited, to NO, access to public services such as transportation. There is NO public bus system in the area. The COVID 19 pandemic has further highlighted what happens when services are non-existent. Creating a development prior to implementing these services would have a detrimental impact on current residents.

Homes surrounding Evans Farm already have SIGNIFICANT stormwater management issues. On December 16, 2020, this area had a rainfall event of 2.1 inches as measured by the University of Delaware and validated by WBOC news. The rainfall event was over a 20 hour period. Stormwater runoff from Evans Farm exasperated flooding in Banks Acres, Denton Manor, and Whites Creek Manor. Evans Farm is currently a cash crop field with soybeans that have been harvested. Should CU#2206 be approved in its current form, it will create approximately 17.6 acres of "impermeable surface". The same 2.1 inch rainfall event would generate approximately 2.3 MILLION more gallons of water. Current plans show an inadequately sized stormwater pond. Simply stated the existing developments mentioned above CAN NOT handle any additional stormwater..!

The stormwater management issue (mentioned in 5 above) is coupled with real concerns of the hundreds of private well water heads in the area. The Banks Acres development alone (directly across from Evans Farm) is 100% private water wells for potable water needs. Contamination is a REAL CONCERN! As if groundwater contamination from runoff were not enough, there is an existing, abandoned chicken house that has asbestos siding on both sides for the entire length of the chicken house. Peritoneal mesothelioma is a real concern. As flood waters pass by this house, asbestos is picked up and travels by way of an existing ditch (this ditch is NOT a tax ditch - each owner, on the ditch owns a portion with their property) that was installed when Banks Acres was a working farm. ALL of the wells in Banks Acres on this street, back up to this ditch. Pictures provided show the extent of the flooding from this one rainstorm alone. Some well pumps are above ground, which also creates an electrical hazard. The Evans Farm project



will only exasperate this situation.

Surrounding roads that are already failing will realize increased traffic. There are NO shoulders or sidewalks from Evans Farm to the few local stores in the area. In 2008, DELDOTS 'own study determined that the existing roads in the immediate area could NOT be maintained in an acceptable service condition. Furthermore the PLUS study for the Evans Farm project is based on 10 year old traffic counts - significant housing projects HAVE BEEN completed since that last study.

There is a protected wellhead area (identified by DNREC and the EPA) to the NE that already floods in simple minor storm events. The current stormwater management plan provided by Pennoni is inadequate to deal with flooding, that will only be further exacerbated by CU#2206. Further DNREC has identified a wellhead "recharge area" to the SE of Evans Farm that will be further compromised by stormwater flow from Evans Farm.

ANY additional pollution (especially petroleum based) from parked vehicles on a complex the size of CU#2206 will leech into the tidal waters of Whites Creek to the east, and Collins Creek to the North, having a detrimental impact to the recreational and commercial shellfish population of the Indian River Bay.

ALL of the above being considered the residents in this area are fully aware that the developer is a known bully (admitted by the developer himself in a Oct 2, 2015 article in Delaware Today. The article went on to state that "the developer will keep fighting, and eventually everyone else will wear down - the developers own words, not mine). Assuming that Sussex County Council allows themselves to be bullied by the developer or the law firms that they have hired to push this development through to ensure success, we request that County Council place the following conditions on the developer.

A brand new PLUS report be conducted to reflect the current status of the area, that is relative to 2021. Any and all recommendations on the PLUS report are to be followed through to completion.

A thorough traffic study be conducted by DELDOT at the developers expense. This study is to be newly created, current (2021 values) and reflect traffic conditions that are common during the summer months (highest traffic volume). A condition set that the recommendations of that study will be implemented at NO cost to DELDOT or the taxpayers of the county. ANY and ALL road improvements necessary are to be funded 100% by the developer and roads that are damaged due to heavy truck use, during construction, are repaired - costs to be absorbed by the developer and a bond held for this reason, and managed by a DELDOT representative. ANY final decisions on stormwater management ponds, are to be made by the Sussex Conservation District, signed off by Jessica Watson and implemented EXACTLY as dictated by Sussex Conservation District.

Stormwater Ponds are designed to NRCS Type II rainfall distributions and sized at "TWO TIMES" the 10 year Cv for Sussex County or a 500 year storm event and any flow rate exceeding that requirement, such that flow discharge rates are cut in half.

A security bond of up to 20% of the overall value of the project, that is to be held for 10 years and then reviewed, to be used for developments in the area. Money is to be used - should stormwaters impact homes or private wellheads.

ANY major plan change valued at \$50K, shall require a review by Planning and Zoning and a new Public Hearing

Buffers be placed at 75 feet inside the mandatory setback, with mature trees of a minimum of 6 feet tall, to screen ANY objectionable features

That the existing abandoned chicken house and abandoned buildings that are known to be sided with ASBESTOS (as determined by the lab Harvard Environmental labs report dated 1/21/21) are to be abated in accordance with BOTH DNREC and EPA guidelines, necessary



permits obtained and a minimum of 10 soil samples taken, under the supervision of the appropriate DNREC department taken from the dirt flooring of the chicken house. If additional remediation steps are required, the developer is to address those concerns at the developers costs.

Developer is NOT allowed to tie into the "privately owned ditches" in Banks Acres to discharge stormwater.

We request that the County Council take the following into consideration when making a decision on CU#2206 -

What if we were your parents - what would you want for us? If this was next door to your home, your community, your slice of the Whites Neck peninsula - what would you approve for yourselves - we expect nothing different! Do the RIGHT THING and OPPOSE CU#2206 for the good of the property owners of this area.

I ask that Sussex County Council - OPPOSE CU#2206!

Thanks you for your consideration,  
David J. Bartlett Sr.

## Jamie Whitehouse

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**From:** David J. Bartlett Sr. <noreply@forms.email>  
**Sent:** Sunday, February 14, 2021 2:42 PM  
**To:** Jamie Whitehouse  
**Subject:** Contact Form: OPPOSE CU#2206!

**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: David J. Bartlett Sr.  
Email: david.j.bartlett.sr@gmail.com  
Phone: 484-667-0999  
Subject: **OPPOSE CU#2206!**  
Message: Mr. Whitehouse

Realizing that the Sussex County Planning and zoning board have a full plate due to the COVID-19 Pandemic and the multiple postponements that the corona virus created over the past year, as well as the level of opposition on CU#2206, I will "spare" you and other P&Z members with my views, concerns and personalization as to why my wife and I built our home here in 2017. I will also spare the board members as to why I feel CU#2206 will adversely affect the lifestyle my wife and I had hoped to enjoy in Sussex County. Our reason for retiring here in the first place. And as each Council Member is already keenly aware of - the negative public view of CU#2206. That said, let me get to the points that I feel P&Z Members will be interested in, to make a decision on this highly controversial project, if in fact it is approved by Planning and Zoning. As an fyi, pictures depicting much of what I am speaking of will be provided this coming Thursday evening (February 18) at the P&Z hearing and/or will be provided by the group a.k.a. Evans Farm Watch.

On February 18, Sussex County Planning and Zoning (P&Z) will consider "Conditional Use Permit #2206". IF approved, it will change 48.1 acres (50.2 NON- contiguous acres) of farmland in Ocean View, Delaware, into a 198 unit, 3 story apartment building complex. The Evans Farm is located on the Whites Neck Peninsula and is currently made up of homes that are no more than 1.5 stories tall. Currently "ONLY" single family homes occupy this entire area - there is NOT another 3 story complex like the one being planned by the Linder company / (Pettinaro Development) , within 1 square mile of this proposed development site - also known as Evans Farm. To avoid duplication - Maps of the area depicting distances, will be or have been provided by the Evans Farm Watch team. Three story structures are completely out of character for this area, and will detrimentally affect the character of the thousands of existing homes on the Whites Neck Peninsula. Currently the ONLY 3 story homes near this area are over 3/4 of a mile away. Those 3 story homes ( located behind and across from Weis Grocery Store - off of Club House rd) and are built on pilings/stilts due to Whites Creek flood water concerns - the bottom floor of these structures were approved for parking vehicles underneath the 2nd floor (uninhabitable first floor). There is both a real and perceived threat that a devaluation of homes in the general area, will be created if CU #2206 is approved. I sincerely request that Sussex County Planning and Zoning "NOT" allow this precedent to be set.!

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The Sussex County Planning and Zoning Commission is charged with protecting the rights of property owners of this county, and to ensure that any project being proposed is appropriate for the area. Proposal #2206 as



written, IS inappropriate and out of character for this area. We recognize that the owner has a right to build on their property, if they choose to, but the current property owners have rights too! That said, I refer P&Z members to view the County Council Mission Statement and the "Graphical Representation of the Government's Structure" that places ""PEOPLE"" at the top of the structure! We the people that are property owners, ARE the majority! And our needs should be the highest priority vs a contractor who has a desire to do nothing more than line their collective pockets, even if it be at the expense of the county, the state and the taxpayers/property owners!

I would be remiss if I did NOT bring the following items to the attention of P&Z:

> Buildings proposed are inconsistent with current residential single-family homes in the entire area. As mentioned above there are NO 3 story rental units within 1 mile of the proposed development. The 3 story units that are mentioned above - have a buffer of over 875 feet from ANY single family homes. If CU#2206 is approved, 3 story buildings will be placed as close as 80 feet from existing homes in the area.

> The density proposed is completely inconsistent with the current area. Bethany Bay referenced above has a density of 1.25 residents per acre, whereas CU#2206 is proposing 4 residents per acre.

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>Surrounding roads that are already failing will realize increased traffic. There are NO shoulders or sidewalks from Evans Farm to the few local stores in the area. In 2008, DELDOTS 'own study determined that the existing roads in the immediate area could NOT be maintained in an acceptable service condition. Furthermore the PLUS study for the Evans Farm project is based on 10 year old traffic counts - significant housing projects HAVE BEEN completed since that last study.

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>Further DNREC has identified a wellhead "recharge area" to the SE of Evans Farm that will be further compromised by stormwater flow from Evans Farm.

>ANY additional pollution (especially petroleum based) from parked vehicles on a complex the size of CU#2206 will leech into the tidal waters of Whites Creek to the east, and Collins Creek to the North, having a detrimental impact to the recreational and commercial shellfish population of the Indian River Bay.

ALL of the above being considered the residents in this area are fully aware that the developer is a known bully (admitted by the developer himself in a Oct 2, 2015 article in Delaware Today. The article went on to state that "the developer will keep fighting, and eventually everyone else will wear down - the developers own words, not mine.

We request that the Members of Sussex County Planning and Zoning take the following into consideration when making a decision on CU#2206 -

What if we were your parents - what would you want for us? If this was next door to your home, your community, your slice of the Whites Neck peninsula - what would you approve for yourselves - we expect nothing different! Do the RIGHT THING and OPPOSE CU#2206 for the good of the property owners of this area.

I ask that Sussex County Planning and Zoning - OPPOSE CU#2206!

Thanks you for your consideration,  
David J. Bartlett Sr.







# BayForest

at bethany beach

February 17, 2021

To Whom it May Concern,

The Bay Forest Community Association Board of Directors represents over 900 homes located adjacent to the proposed Evans Farm development on the corner of Old Mill Rd and Whites Neck Rd. Based on input from residents in our community, many are opposed to the development of this land as proposed by Linder & Company and have been very vocal in their opposition.

Early last year, we conducted a survey of our community regarding the proposed Evans Farm development including their position for or against the development and seeking the reasons why. Almost half of the community provided input to the survey. The survey showed that many of our residents were worried about increased traffic on Old Mill Rd with only one proposed entrance/exit from the community, storm water and flooding concerns with the low lying land and poor soil drainage conditions, noise, light annoyances from the neighboring property, and concerns about the aesthetic look of the property. The most overriding concern was the density of the proposed development of 198 homes on only 50 acres of property and how the proposed apartments do not match with the existing nature of the surrounding single family homes.

As a result of the survey, a few members of the Bay Forest Board of Directors met with representatives of Linder & Company in February of 2020 in their offices in Wilmington to discuss the community's concerns. We approached the Developer about making some realistic changes to the proposed plan that would help residents of our community, while making them 100% supportive, more at ease. We requested that the trees between our properties not be removed and the buffer between our two property lines be increased from 20' to 40' with more evergreen tree cover and to improve the landscaping along the perimeter of the property with increased berms and native landscaping or grasses.



Earlier this month, the Bay Forest Board held a town hall with the community, the main objective was to provide new information updates and receive more current feedback from the community residents. Based on the feedback from the town hall, the sentiment of many of our homeowners has not changed. The homeowners voiced numerous concerns however the three main concerns remained: traffic, storm water management, and non-consistency of use with the neighboring community.

Our Community is concerned that the traffic impact study is out of date. Much has changed in the surrounding community in the past 15 years since the last study was performed. Our residents would like to see an updated traffic impact study performed and submitted prior to approval.

There are also concerns regarding the flooding that exists today along Railroad Ave during rain events. Our homeowners would like assurances that the storm water management system will be sufficient to deflect water and run off from the property into proper systems that will not negatively impact the area where our two properties join and will not increase the flooding to the roadways.

We will continue to monitor the proposed Evans Farm development plans and inform our Bay Forest residents on updates and the review process as it moves from the Planning & Zoning Commission to Sussex County Council.

We appreciate your time and please consider our input & comments.

Regards,  
John Corrao  
Bay Forest HOA President

**From:** Beth Benedict <noreply@forms.email>  
**Sent:** Tuesday, February 9, 2021 5:46 PM  
**To:** Robin Griffith <rgriffith@sussexcountyde.gov>  
**Subject:** Contact Form: **Opposition of Evans Farm**

Name: Beth Benedict  
Email: [Beth.Benedict@me.com](mailto:Beth.Benedict@me.com)  
Phone: 2404493490  
Subject: Opposition of Evans Farm  
Message: February 6, 2021

We are writing to express our opposition to the proposed development of the "Evans Farm" property along Old Mill Road adjacent to the Bay Forest development.

Our first objection to the building of apartments, as opposed to single family homes, is that this seems to be a plan to bail out the developer who made a bad business decision buying property at an inflated price that could not support their original plans to build single family homes on the site. Single family homes, with incorporated green space that supports the environment, would be in keeping with recent developments in this area and would be consistent with the current infrastructure – traffic / roads, pedestrian / bicycle safety and access, community and emergency services.

There are significant problems associated with this proposed plan. The plan does not provide for how the local infrastructure will be able to support this high-density development. Most important is Old Mill road is already a highly trafficked road with no support for the safety of pedestrians or cyclists. This development would overwhelm the capacity of this road and fails to provide for significant safety and quality of life issues. Another problem is that the developer proposes that the sole point of access / exit to this property would be on the Old Mill road instead of on the less traveled Railway road.

As neighbors of the proposed development, we are also very concerned about the lack of adequate separation between the Bay Forest homes immediately adjacent to the proposed high-density apartments and garages and parking for a very large # of cars. The adjacent Bay Forest community of single-family homes has made preserving the environment a key attribute of its development plan, adding value to the surrounding community. The proposed minimal buffer between these two properties is wholly inadequate and represents the developers desire to maximize revenue without regard to the impact on the property's neighbors. At a minimum the proposed plan must provide for a greatly expanded buffer on its western border – this should include grass covered berms and evergreen bushes and trees of various heights to provide for both visual separation and noise reduction. These plantings must be mature shrubs and trees in order to provide immediate relief to the Bay Forest homes most affected by the proposed development. Related to this separation is the issue of drainage and ensuring that the drainage can withstand severe weather conditions including flooding.

It is our strong recommendation that the Planning and Zoning Commission reject this application and invite the developer to submit a new plan representing the needs and recommendations of the property owners most affected by the proposed development of the Evans Farm property. Any new development plan must show that the plans for the development adds value to the



surrounding communities.

Sincerely,

Beth and A. Dwight Benedict  
30352 Sanderling Road  
Bay Forest  
Ocean View, DE 19970

## Jamie Whitehouse

---

**From:** Mark MacMicking <mhmacmicking@gmail.com>  
**Sent:** Monday, February 15, 2021 9:21 AM  
**To:** Jamie Whitehouse; Todd F. Lawson; Doug Hudson;  
michael.vincent@sussexcountyde.gov  
**Subject:** Evans Farm Project

**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.

Gentlemen,

I am a resident of Bay Colony and am concerned about the proposed Evans Farm Project. Many of my neighbors and residents from the surrounding communities are concerned about how the county grows, feeling that better planning needs to be addressed before new communities and businesses are started. Especially in regards to the roadways, let alone the outstanding issues with other infrastructure like cable/internet and cellular telephone problems. As well as other issues such as the poor water run-off management.

While I understand the necessity for growth in Sussex County, I feel that this project as well as other new community projects are not taking the concerns of the citizens who currently live in the county, as well as the visitors to our area, mostly during the Summer months.

Sussex County roads are already over-burdened and can't properly handle the added traffic during the summer season. This causes added stress to the current residents, just trying to get to the store, or doctor visits, etc. In addition, more motor vehicle, cyclists and pedestrian accidents.

As a former Delaware law enforcement officer, I also have many concerns about the police presence in this part of Sussex County. I have spoken to several local police officers and they have told me that DSP Troop 4 is drastically undermanned, and that in our area. Due to this DSP rarely has Troopers to respond to complaints, so the local PDs have to take time away from their communities to handle DSP complaints. This is something that I have noticed as well. Again, here is another issue that will reduce response time when serious calls for service occur.

In addition, from my experience apartment complex residents traditionally bring numerous criminal issues, such as drugs and I already know that our county is taxed with high drug traffic. Plus, apartment complexes typically reduce property values.

For the above reasons, I ask that the Sussex County Council re-consider the implementation of this planned community.

Thank you for your service to our County and your time.

Respectfully,

Mark MacMicking  
Bay Colony Resident





## Nick Torrance

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, February 12, 2021 6:18 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, February 12, 2021 - 6:17pm

Name: Edward Wagman  
Email address: ewagman@verizon.net  
Phone number: 3024023157  
Subject: CU-2206 Linder & Company - Evans Farm Development  
Message:  
To:

J. Bruce Mears

Robert C. Wheatley

R. Keller Hopkins

Holly Wingate

Kim Hoey Stevenson

CU-2206 Linder & Company - Evans Farm Development

I strongly oppose the proposal to build 17 apartment buildings and 15 car garages at Evans Farm as stated in C/U 2206. This proposal is completely inconsistent with the surrounding Sussex County communities.

The design of the community is not in accord with the County's Superior design requirement, by placing the garages on the perimeter of the community with the residential buildings interior positioning surrounded by a gang of garages, essentially isolating itself from all the surrounding communities.

By its design, the development proposed in C/U 2206 Evans Farm will require more nighttime lighting than anything currently existing in this part of Sussex County. The apartment dwellers would demand city like dusk to dawn lighting to try to create a feeling of night safety as they traverse from the remote garages to the interior apartments, while creating unnecessary additional light pollution in rural Sussex County. The proposed forest buffer, even with six foot short trees



will not be dense enough to provide screening to the existing homes surrounding the proposed apartments or containing the new light pollution. For these reasons the Commission should reject the proposed conditional use.

New growth should compliment the County, not degrade it, especially when it tries to circumvent the County guidelines and existing neighbors desire to maintain or improve community desirability. Please listen to the existing residents and voters, and reject the proposals of those who want you to ignore established community guidelines for their own selfish purposes.

I oppose the granting of C/U 2206 Evans Farm's request for the proposed conditional use.

Ed Wagman

528 Harbor Rd

Ocean View, DE

19970

Whites Creek Manor

**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Saturday, February 13, 2021 2:25 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Saturday, February 13, 2021 - 2:25pm

Name: Michael Scheerer  
Email address: mscheerer51@gmail.com  
Phone number: 410-804-4540  
Subject: Re: CU-2206 Linder & Company Evans Farm Development  
Message:  
Re: CU-2206 Linder & Company Evans Farm Development

To the Attention of:

Robert C. Wheatley  
R. Keller Hopkins  
Kim Hoey Stevenson  
J. Bruce Mears  
Holly Windgate

To All Members of the Sussex County Planning and Zoning Commission,

WE STRONGLY OPPOSE THIS DEVELOPMENT AS PROPOSED AND ASK THAT THE COMMISSION DENY IT.

My Wife and I are residents of Sussex County at 25233 Dunlin Way, Ocean View, DE 19970. We moved from Maryland to Delaware for our retirement for all of the well-known reasons that make this a very attractive environment for retirees. Before deciding, we looked at a number of options along the mid Atlantic and southern east coast of the country. One of the PRIMARY reasons we moved here was the character of this area of "lower-slower Delaware" with its rural beauty, convenience to beaches and THE LACK OF COMMERCIAL AND HIGH DENSITY RESIDENTIAL DEVELOPMENT. We used to vacation in this area, so once we moved here it felt like we were always on vacation!

We are aware of the proposed development as referenced above. While we certainly do not have all the detailed facts that will be presented to the Commission, we have learned of some facts that contribute to our understanding of the proposed development.

It is our understanding that a previous conditional use permit was granted for this land over a decade ago, but that it has expired.

It is our understanding that the new application for conditional land use is for a development of an entirely different nature and character when compared to the initial approved application.

It is our understanding that this development, if approved, would consist of high-density, multilevel, rental apartments. It is our understanding that the appropriate impact studies relative to traffic, infrastructure and storm water management are either lacking or very outdated.



We believe that there may not be sufficient understanding of the impact that this development will have on this area of the County and the State.

We believe that the negative impact on infrastructure, traffic, storm water management, crime statistics, and on the near coastal and delicate tidal ecosystem in which we live must be carefully considered and taken as priorities over expanding the tax base. This development could certainly overburden our law enforcement, fire and medical first responders.

This proposed development is in no way consistent with the master development plans of the surrounding areas and towns.

Allowing it to be built will drastically change the character of the local area and could be a deterrent for future potential residents to move here. This could have a negative impact on the tax base, small businesses and retail establishments.

**WE STRONGLY OPPOSE THIS DEVELOPMENT AS PROPOSED AND ASK THAT THE COMMISSION DENY IT.**

If this is allowed to go forward as proposed, it could set a precedent for future developments, forever changing the character and potentially bright future of this wonderful part of our country.

Michael T. Scheerer

Barbara L. Scheerer

**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, February 12, 2021 6:18 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, February 12, 2021 - 6:17pm

Name: Edward Wagman  
Email address: ewagman@verizon.net  
Phone number: 3024023157  
Subject: CU-2206 Linder & Company - Evans Farm Development  
Message:  
To:

J. Bruce Mears

Robert C. Wheatley

R. Keller Hopkins

Holly Wingate

Kim Hoey Stevenson

CU-2206 Linder & Company - Evans Farm Development

I strongly oppose the proposal to build 17 apartment buildings and 15 car garages at Evans Farm as stated in C/U 2206. This proposal is completely inconsistent with the surrounding Sussex County communities.

The design of the community is not in accord with the County's Superior design requirement, by placing the garages on the perimeter of the community with the residential buildings interior positioning surrounded by a gang of garages, essentially isolating itself from all the surrounding communities.

By its design, the development proposed in C/U 2206 Evans Farm will require more nighttime lighting than anything currently existing in this part of Sussex County. The apartment dwellers would demand city like dusk to dawn lighting to try to create a feeling of night safety as they traverse from the remote garages to the interior apartments, while creating unnecessary additional light pollution in rural Sussex County. The proposed forest buffer, even with six foot short trees



will not be dense enough to provide screening to the existing homes surrounding the proposed apartments or containing the new light pollution. For these reasons the Commission should reject the proposed conditional use.

New growth should compliment the County, not degrade it, especially when it tries to circumvent the County guidelines and existing neighbors desire to maintain or improve community desirability. Please listen to the existing residents and voters, and reject the proposals of those who want you to ignore established community guidelines for their own selfish purposes.

I oppose the granting of C/U 2206 Evans Farm's request for the proposed conditional use.

Ed Wagman

528 Harbor Rd

Ocean View, DE

19970

Whites Creek Manor

**Nick Torrance**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Monday, February 15, 2021 2:56 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, February 15, 2021 - 2:55pm

Name: Noreen & Alan Spiegelman

Email address: noreenspiegelman@gmail.com Phone number: 3026163973

Subject: Objection to zoning change CU-2206 (Evans Farm development)

Message:

We regret that health concerns prevent us from attending the hearing to consider CU2206 (Evans Farm Apartments) in person. This message is to convey our firm opposition to the development of 200 apartment units on about 50 acres of property designated as General Residential District and surrounded by single family homes and lower density housing. We adamantly oppose approval of the requested zoning change.

My husband and I chose our retirement home in the area for its proximity and easy access to the beach, a temperate climate and easy access to open spaces unhindered by traffic and higher density developments. Our expectation was for limited, thoughtful growth that would compliment existing communities while providing appropriate options for new and existing workers that are required to support the Sussex County infrastructure.

For the following reasons we believe that the Evans Farm project, planned as a 200-apartment community, will be a bad precedent if allowed to proceed. Please consider the surrounding communities overwhelming objections as you deliberate:

- Proposed density of 200 units on 50 acres is inconsistent with the surrounding area and unwelcome to those who purchased property and homes expecting development to be minimal and only of similar type to that already built and occupied. Speaking for ourselves, we left New York City years ago and did not intend to live in an area with high density apartments.
- We do not believe that the current fire and safety infrastructure can support 200 units at the Evans Farm location. We need to ensure that the citizens currently living along and in the vicinity of Railway and Old Mill Roads can be assured that ambulances and fire equipment have unimpeded and timely access to our communities. Increased traffic and construction resulting from the potential Evans Farm Development makes that access questionable.
- Increased traffic will certainly be an issue for all area citizens. As more people have opted to move to the area full time, we are currently experiencing daily off-season waits at the Route 26 and Old Mill Road traffic light of two to three cycles. It is our understanding that two cycles are considered unacceptable by DOT. An additional 200-400 cars will exacerbate already overloaded two lane roads.
- Anyone who has driven by the property can plainly see that stormwater does not drain. For days following even minor precipitation to property remains flooded. The proposed stormwater drainage proposal is probably not sufficient to alleviate the issues of water drainage on neighboring properties.
- We enjoy the nearby Delaware State Park trails as well as the network of trails owned by Bethany Bay Homeowners' Association. These trails border the Evans Farm property and there is nothing in the plans that will prevent unauthorized use and potential abuse of the trails that are maintained with the funds and by the owners of Bethany Bay.
- Our expectation is to continue to have peaceful enjoyment of the "Quiet Resorts" area. We totally oppose the reward of a speculative land acquisition 15+ years ago with approval of a change of zoning that benefits only the developer and not the thousands of citizens who oppose it for the reasons outlined above.



Thank you for your serious consideration of our objections.  
Noreen & Alan Spiegelman  
30475 Shore Lane #22  
Ocean View, DE 19970

## Jamie Whitehouse

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**From:** John Betz <johnwbetz@gmail.com>  
**Sent:** Saturday, February 13, 2021 2:07 PM  
**To:** Jamie Whitehouse  
**Subject:** Evans Farm Development

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

Dear Jamie Whitehouse,

We have been reading about the large and dense construction proposed for the Evans Farm development at the intersection of Old Mill and Railway Roads.

The prospect of many dense, three story units is of great concern to us and our neighbors. Traffic is already worse, moving from summer congestion to year round congestion as formerly summer residents spend more time here. School capacity is already a problem. Clearly the local infrastructure is already near its limit. We already lack safe walking and bicycling in these areas.

Of great additional concern is how this development will damage the character of the area. We were attracted to move here—buying an existing home, not adding a new home—in large part because of the suburban look. Our neighborhoods are full of single family homes of relatively low density, providing a relaxing charm that all enjoy. Tall, dense, clustered apartments are not consistent with this character.

Please do not allow this development to proceed.

Also, it's past time for this area to have a comprehensive development plan. Large new developments can't merely be added at a whim. It's time to take a moratorium on development, and build a master plan for the next decades that addresses residential and commercial developments in the context of current and planned roads, bike lanes, walkways, schools, safety services, water and sewage, and other aspects. Let's understand what this area can support and what needs to be added to support it, before it becomes further congested, unsafe, and out of character. Let's think about what roads need to be widened, with bike lanes and walking paths, while there is still farmland, before more development prevents such expansion while adding to congestion. Let's require developers to pay their fair share for additional infrastructure that will be needed because of their developments.

You have the power to make this an even more attractive, livable, and desirable area of Delaware. Please do the right thing by denying the Evans Farm development, then designing and implementing a comprehensive development plan before it is too late.

Sincerely,

John and Donna Betz  
34328 Indian River Drive  
Dagsboro, DE 19939



## Jamie Whitehouse

---

**From:** Doug Hudson  
**Sent:** Saturday, February 13, 2021 4:33 PM  
**To:** Jamie Whitehouse  
**Subject:** Fwd: Contact Form: Re: CU-2206 Linder & Company Evans Farm Development

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**From:** Michael Scheerer <noreply@forms.email>  
**Sent:** Saturday, February 13, 2021 2:37 PM  
**To:** Doug Hudson  
**Subject:** Contact Form: Re: CU-2206 Linder & Company Evans Farm Development

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

Name: Michael Scheerer  
Email: mscheerer51@gmail.com  
Phone: 410-804-4540  
Subject: Re: CU-2206 Linder & Company Evans Farm Development  
Message: Re: CU-2206 Linder & Company Evans Farm Development

To Members of the Sussex County Council

WE STRONGLY OPPOSE THIS DEVELOPMENT AS PROPOSED AND ASK THAT THE COMMISSION DENY IT.

My Wife and I are residents of Sussex County at 25233 Dunlin Way, Ocean View, DE 19970. We moved from Maryland to Delaware for our retirement for all of the well-known reasons that make this a very attractive environment for retirees. Before deciding, we looked at a number of options along the mid Atlantic and southern east coast of the country. One of the PRIMARY reasons we moved here was the character of this area of "lower-slower Delaware" with its rural beauty, convenience to beaches and THE LACK OF COMMERCIAL AND HIGH DENSITY RESIDENTIAL DEVELOPMENT. We used to vacation in this area, so once we moved here it felt like we were always on vacation!

We are aware of the proposed development as referenced above. While we certainly do not have all the detailed facts that will be presented to the Commission, we have learned of some facts that contribute to our understanding of the proposed development.

It is our understanding that a previous conditional use permit was granted for this land over a decade ago, but that it has expired.

It is our understanding that the new application for conditional land use is for a development of an entirely different nature and character when compared to the initial approved application.

It is our understanding that this development, if approved, would consist of high-density, multilevel, rental apartments. It is our understanding that the appropriate impact studies relative to traffic, infrastructure and storm water management are either lacking or very outdated.

We believe that there may not be sufficient understanding of the impact that this development will have on this area of the County and the State.

We believe that the negative impact on infrastructure, traffic, storm water management, crime statistics, and on the near coastal and delicate tidal ecosystem in which we live must be carefully considered and taken as priorities over expanding the tax base. This development could certainly overburden our law enforcement, fire and medical first responders.

This proposed development is in no way consistent with the master development plans of the surrounding areas and towns.

Allowing it to be built will drastically change the character of the local area and could be a deterrent for future potential residents to move here. This could have a negative impact on the tax base, small businesses and retail establishments.

WE STRONGLY OPPOSE THIS DEVELOPMENT AS PROPOSED AND ASK THAT THE COMMISSION DENY IT.

If this is allowed to go forward as proposed, it could set a precedent for future developments, forever changing the character and potentially bright future of this wonderful part of our country.

Michael T. Scheerer

Barbara L. Scheerer



## Jamie Whitehouse

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**From:** Sherry Duhon <noreply@forms.email>  
**Sent:** Sunday, February 14, 2021 10:49 AM  
**To:** Jamie Whitehouse  
**Subject:** Contact Form: Evans Farm

**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: Sherry Duhon  
Email: sherryd354@gmail.com  
Phone: 3022518841  
Subject: **Evans Farm**

Message: My husband Andy and I are writing to express opposition to the proposed development of the "Evans Farm" property along Old Mill Road adjacent the Bay Forest development.

Our first objection of the apartments, as opposed to single family homes, is that this seems to be a plan to bail out the developer with a bad decision buying property at an inflated price that could not support their original plans to build single family homes, with incorporated green space that supports the environment, would be in keeping with recent developments in this area and would be consistent with the current infrastructure - traffic/roads, pedestrian/bicycle safety and access, community and emergency services.

There are significant problems associated with this proposed plan. The plan does not provide for how the local infrastructure will be able to support this high density development. Most important is Old Mill road is already a highly trafficked road with no support for the safety of pedestrians or cyclists. This development will overwhelm the capacity of this road and fails to provide for significant safety and quality of life issues. Another problem is that the developer proposes that the sole point of access/exit to this property would be on the Old Mill road instead of on the less traveled Railway road.

As neighbors of the proposed development, we are also very concerned about the lack of adequate separation between the Bay Forest homes immediately adjacent to the proposed high density apartments and garages and parking for a very large number of cars. The adjacent Bay Forest community of single family homes has made preserving the environment a key attribute of its development plan, adding value to the surrounding community. The proposed minimal buffer between these two properties is wholly inadequate and represents the developers' desire to maximize revenue without regard to the impact on the property's neighbors. At a minimum the proposed plan must provide for a greatly expanded buffer on its western border - this should include grass covered berms and evergreen bushes and trees of various heights to provide both visual separation and noise reduction. These plantings must be mature shrubs and trees in order to provide immediate relief to the Bay Forest homes most affected by the proposed development. Related to this separation is the issue of drainage and ensuring that the drainage can withstand severe weather conditions including flooding.

It is our **STRONG** recommendation that the Planning and Zoning Commission reject this application and invite the developer to submit a new plan representing the needs and recommendations of the property owners most affected by the proposed development of the Evans Farm property. Any new development plan must show that the plan must show that the plans for the development add value to the surrounding communities.

Lastly, we would like to have a sign language interpreter for deaf residents who live around the property at all hearings.

Thank you for listening,  
Sherry and Andy Duhon



38535 Oyster Catcher Drive  
Ocean View, DE 19970

From: David Bartlett Sr <[david.j.bartlett.sr@gmail.com](mailto:david.j.bartlett.sr@gmail.com)>  
Sent: Sunday, February 14, 2021 1:51 PM  
To: Doug Hudson; Michael H. Vincent; John Rieley; Todd F. Lawson  
Subject: OPPOSE CU#2206

**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.

Gentlemen,

Realizing that the Sussex County Council has a full plate due to the COVID-19 Pandemic and the multiple postponements that the corona virus created over the past year, as well as the level of opposition on the CU#2206, I will "spare" Council Members with my views, concerns and personalization as to why my wife and I built our home here in 2017. I will also spare the commissioners as to why I feel CU#2206 will adversely affect the lifestyle my wife and I had hoped to enjoy in Sussex County. Our reason for retiring here in the first place. And as each Council Member is already keenly aware of - the negative public view of CU#2206. That said, let me get to the points that I feel Council Members will be interested in, to make a decision on this highly controversial project, if in fact it is approved by Planning and Zoning. As an fyi, this same letter will be sent to Mark Schaefer, Cynthia Green and Robin Griffith - each of their email addresses are unavailable , to be able to send it TO them as I have each of you.....

On February 18, Sussex County Planning and Zoning (P&Z) will consider "Conditional Use Permit #2206". IF approved, it will change 48.1 acres (50.2 NON- contiguous acres) of farmland in Ocean View, Delaware, into a 198 unit, 3 story apartment building complex. The Evans Farm is located on the Whites Neck Peninsula and is currently made up of homes that are no more than 1.5 stories tall. Currently **ONLY** single family homes occupy this entire area - there is NOT another 3 story complex like the one being planned by the Linder company / (Pettinaro Development) , within 1 square mile of this proposed development site - also known as Evans Farm. To avoid duplication - Maps of the area depicting distances, will be or have been provided by the Evans Farm Watch team. *Three story*

*structures are completely out of character for this area, and will detrimentally affect the character of the thousands of existing homes on the Whites Neck Peninsula. Currently the ONLY 3 story homes near this area are over 3/4 of a mile away. Those 3 story homes ( located behind and across from Weis Grocery Store - off of Club House rd) and are built on pilings/stilts due to Whites Creek flood water concerns - the bottom floor of these structures were approved for parking vehicles underneath the 2nd floor (uninhabitable first floor). There is both a real and perceived threat that a devaluation of homes in the general area, will be created if CU #2206 is approved. I sincerely request that Council "NOT" allow this precedent to be set.!*

The COVID 19 pandemic has taught all of us many valuable lessons. I feel we ALL better understand the true meaning of "essential personnel" (including this writer) . Certainly, anyone reading this today , has a new appreciation for our essential workers, some of whom are financially unable to purchase a home of their own, but are entitled to affordable and quality housing. There are a number of properties on Rte.26 that are **ALREADY ZONED commercial** that can be built upon to provide rental housing. *It should be noted that the 2019 Millville Comprehensive plan indicated that enough moderate- income housing already exists in the area.*

The Sussex County Planning and Zoning Commission is charged with protecting the rights of property owners of this county, to ensure that any project being proposed is appropriate for the **area**. *Proposal #2206 as written, IS inappropriate and out of character for this area.* We recognize that the owner has a right to build on their property, if they choose to, but the current property owners have rights too. That said, I refer the County Council to your Mission Statement and the "Graphical Representation of the Government's Structure" that places ""PEOPLE"" at the top of the structure! We the people that are property owners, ARE the majority! And our needs should be the highest priority vs a contractor who has a desire to do nothing more than line their collective pockets, even if at the expense of the county, the state and the taxpayers/property owners!

I would be remiss if I did NOT bring the following items to the commission's attention:

1. Buildings proposed are inconsistent with current residential single-family homes in the entire area. As mentioned above there are NO 3 story rental units within 1 mile of the proposed development. The 3 story units that are mentioned



**Nick Torrance**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Saturday, February 13, 2021 9:25 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Saturday, February 13, 2021 - 9:25pm

Name: David J. Bartlett Sr.  
Email address: david.j.bartlett.sr@gmail.com Phone number: 484-667-0999  
Subject: OPPOSE CU#2206

Message:

To: Sussex County Planning and Zoning commissioners including:  
Robert C. Wheatley  
R. Keller Hopkins  
Kim Hoey Stevenson  
J. Bruce Mears  
Holly Wingate

Commissioners,

Realizing that the Planning and Zoning commission has a full plate due to the COVID-19 Pandemic and the multiple postponements that the corona virus created over the past year, as well as the level of opposition on the CU#2206, I will "spare" the commissioners my views, concerns and personalization as to why my wife and I built our home here in 2017. I will also spare the commissioners as to why I feel CU#2206 will adversely affect the lifestyle my wife and I had hoped to enjoy in Sussex County. Our reason for retiring here in the first place. And as each commissioner is already keenly aware of - the negative public view of CU#2206. That said, let me get to the points that I feel the commissioners are interested in, to make a decision on this highly controversial project.

On February 18, Sussex County Planning and Zoning (P&Z) will consider "Conditional Use Permit #2206". IF approved, it will change 48.1 acres of farmland in Ocean View, Delaware, into a 198 unit, 3 story apartment building complex. The Evans Farm is located on the Whites Neck Peninsula and is currently made up of homes that are no more than 1.5 stories tall. Currently ONLY single family homes occupy this entire area - there is NOT another 3 story complex like the one being planned by the Linder company / (Pettinaro Development) , within 1 square mile of this proposed development site - also known as Evans Farm - maps will be or have been provided by the Evans Farm Watch team that depicts the above. Three story structures are completely out of character for this area, and will detrimentally affect the character of the thousands of existing homes on the Whites Neck Peninsula. Currently the ONLY 3 story homes near this area are over 3/4 of a mile away. Those homes (behind and across from Weis Grocery Store - off of Club House rd) are built on pilings/stilts due to Whites Creek flood water concerns - the bottom floor in these structures were approved for parking vehicles underneath the 2nd floor. There is both a real and perceived threat that a devaluation of homes in the general area, will be created if CU #2206 is approved. Please do not allow this precedent to be set.!

The COVID 19 pandemic has taught all of us many valuable lessons. I feel we ALL better understand the true meaning of "essential personnel" (including this writer) . Certainly, anyone reading this today , has a new appreciation for our essential workers, some of whom are financially unable to purchase a home of their own, but are entitled to affordable

and quality housing. There are a number of properties on Rte.26 that are ALREADY ZONED commercial that can be built upon to provide rental housing.

The Sussex County Planning and Zoning Commission is charged with protecting the rights of property owners of this county, to ensure that any project being proposed is appropriate for the area. Proposal #2206 as written, IS inappropriate and out of character for this area. We recognize that the owner has a right to build on their property, but the current property owners have rights too.! And we, the property owners, ARE the majority!

I would be remiss if I did NOT bring the following items to the commission's attention:

- 1 -Buildings proposed are inconsistent with current residential single-family homes in the entire area
- 2- The density proposed is completely inconsistent with the current area
- 3- Various infrastructure needs are simply insufficient or don't exist at all , to support the additional density that will occur
- 4- There is limited, to NO, access to public services such as transportation
- 5- Surrounding homes to the Evans Farm already have SIGNIFICANT stormwater management issues
- 6- The above stormwater management is coupled with concerns of the hundreds of private well water heads in the area . Banks Acres alone (directly across from Evans Farm) is 100% private water wells for potable water needs
- 7- Surrounding roads that are already failing will realize increased traffic. DelDOT's own engineering firm determined in 2008 that the existing roads in the immediate area could not be maintained in an acceptable service condition.
- 8- There are NO shoulders or sidewalks from Evans Farm to the few local stores in the area
- 9- There is a protected wellhead area (identified by DNREC and the EPA) to the NE that already floods in minor storm events that will only be exasperated by this development
- 10- Further , DNREC has identified a wellhead "recharge area" to the SE of Evans Farm that will be further compromised by stormwater flow from Evans Farm
- 11- ANY additional pollution (especially petroleum based) from parked vehicles on a complex of this size will surely leech into the tidal waters of Whites Creek to the east, or Collins Creek to the North, that will be detrimental to the recreational and commercial shellfish population of the Indian River Bay We request that the Planning and Zoning Commissioners take the following into consideration when making a decision on CU#2206 - What if we were your parents - what would you want for us? If this was next door to your home, your community, your slice of the Whites Neck peninsula - what would you approve for yourselves - we expect nothing different! Do the RIGHT THING and OPPOSE CU#2206 for the good of the property owners of this area.

I ask that Sussex County Planning and zoning - OPPOSE CU#2206!

Thanks you for your consideration,  
David J. Bartlett Sr.



## Jamie Whitehouse

---

**From:** Richard and linda lytle <noreply@forms.email>  
**Sent:** Thursday, February 11, 2021 1:58 PM  
**To:** Jamie Whitehouse  
**Subject:** Contact Form: Evans farm zoning application

**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: Richard and linda lytle  
Email: rrlytle@icloud.com  
Phone: 2404810307  
Subject: Evans farm zoning application  
Message: February 6, 2021

Jamie Whitehouse  
Planning and Zoning Commission  
Sussex County Government

We are writing to express our opposition to the proposed development of the "Evans Farm" property along Old Mill Road adjacent to the Bay Forest development.

Our first objection to the building of apartments, as opposed to single family homes, is that this seems to be a plan to bail out the developer who made a bad business decision buying property at an inflated price that could not support their original plans to build single family homes on the site. Single family homes, with incorporated green space that supports the environment, would be in keeping with recent developments in this area and would be consistent with the current infrastructure – traffic / roads, pedestrian / bicycle safety and access, community and emergency services.

There are significant problems associated with this proposed plan. The plan does not provide for how the local infrastructure will be able to support this high-density development. Most important is Old Mill road is already a highly trafficked road with no support for the safety of pedestrians or cyclists. This development would overwhelm the capacity of this road and fails to provide for significant safety and quality of life issues. Another problem is that the developer proposes that the sole point of access / exit to this property would be on the Old Mill road instead of on the less traveled Railway road.

As neighbors of the proposed development, we are also very concerned about the lack of adequate separation between the Bay Forest homes immediately adjacent to the proposed high-density apartments and garages and parking for a very large # of cars. The adjacent Bay Forest community of single-family homes has made preserving the environment a key attribute of its development plan, adding value to the surrounding community. The proposed minimal buffer between these two properties is wholly inadequate and represents the developers desire to maximize revenue without regard to the impact on the property's neighbors. At a minimum the proposed plan must provide for a greatly expanded buffer on its western border – this should include grass covered berms and evergreen bushes and trees of various heights to provide for both visual separation and noise reduction. These plantings must be mature shrubs and trees in order to provide immediate relief to the Bay Forest homes most affected by the proposed development. Related to this separation is the issue of drainage and ensuring that the drainage can withstand severe weather conditions including flooding.



It is our strong recommendation that the Planning and Zoning Commission reject this application and invite the developer to submit a new plan representing the needs and recommendations of the property owners most affected by the proposed development of the Evans Farm property. Any new development plan must show that the plans for the development adds value to the surrounding communities.

Sincerely,

Richard and Linda Lytle  
31030 Scissorbill Road  
Bay Forest  
Ocean View, DE 19970

**Nick Torrance**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, February 17, 2021 1:25 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, February 17, 2021 - 1:25pm

Name: Joseph Innes  
Email address: jayinnes@me.com  
Phone number: 3022518514  
Subject: Conditional Use No. 2206 Linder & Company - Evans Farm Development  
Message:  
2/10/21

Sussex County Planning and Zoning Commission Sussex County, Delaware

Dear Commission Members,

We are writing to express our concerns and strong opposition to Conditional Use No. 2206 Linder & Company - Evans Farm Development, slated to be discussed by the Commission on February 18, 2021.

Just over a decade ago we began exploring areas and communities suitable for building our retirement home, settling on a site in the Bay Forest development in Sussex County which is adjacent to the 200 unit apartment complex being proposed. Our reasons for selecting this area and community included the commitment of our developer and other communities and individuals in the immediate area to preserve its character, its woodlands and marshes while providing environmentally sensitive access to the bay, and also demonstrating respect and concern for overburdening the local infrastructure. Now ALL of that is being threatened by a development company seeking to build an apartment complex, solely to minimize losses stemming from faulty investment decisions.

Our community is surrounded by other single family home communities and individually developed homesites consistent with the overall environment. The proposed apartment complex is totally out of character for the immediate area and its not simply a case of finding a way to fit a "round peg in a square hole." The local roads, already heavily used, will be even more overburdened, the impact extending to intersections further away, including Atlantic Avenue, that are already congested. Furthermore, there are no sidewalks on the roads adjacent to the proposed development and the resulting increase in the number of people walking and riding bikes on them will only increase what is already a precarious public safety situation.

It's not only the roads that concern us, we drive past that parcel almost everyday, and it's obvious that the entire area is prone to serious flooding from stormwater runoff without any additional houses built on it. With runoff comes pollution and adding 200 apartments to the mix will certainly increase those issues. While we are not engineers or environmental protection agents, before any conditional use waiver is granted those issues need to be thoroughly examined and studied.

A complex of this density is also certain to require significant other upgrades in infrastructure and services including healthcare, emergency and safety, schools, etc. We simply cannot ignore the undeniable impact of this apartment complex being inserted in an area that is designated for and comprised of single family homes and farmland. The cost to the county and state to accommodate it, if even possible, will greatly exceed the cost of the land and significantly degrade the environment and quality of life of everyone living in the area.

We take pride in considering ourselves part of the wave of new Sussex County residents, and know that development is happening all around us and will continue. We accept that and are progressive in our views on growth, especially when it's well managed like our own. This request for a conditional use waiver represents a "peg that has no place on our gameboard," and it should not be granted.

Thank you for addressing our concerns.

Ruth and Joseph Innes  
36344 Redstart Ct  
Ocean View, DE 19970



**From:** Jay Innes <[noreply@forms.email](mailto:noreply@forms.email)>  
**Sent:** Wednesday, February 17, 2021 1:44 PM  
**To:** Doug Hudson  
**Subject:** Contact Form: Opposition to Conditional Use No. 2206

**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: Jay Innes  
Email: [jayinnes@me.com](mailto:jayinnes@me.com)  
Phone: 3022518514  
Subject: Opposition to Conditional Use No. 2206  
Message: 2/10/21

Sussex County Council  
Sussex County, Delaware

Dear Council Member Hudson,

We are writing to express our concerns and strong opposition to Conditional Use No. 2206 Linder & Company - Evans Farm Development, slated to be discussed by the Commission on February 18, 2021.

Just over a decade ago we began exploring areas and communities suitable for building our retirement home, settling on a site in the Bay Forest development in Sussex County which is adjacent to the 200 unit apartment complex being proposed. Our reasons for selecting this area and community included the commitment of our developer and other communities and individuals in the immediate area to preserve its character, its woodlands and marshes while providing environmentally sensitive access to the bay, and also demonstrating respect and concern for overburdening the local infrastructure. Now ALL of that is being threatened by a development company seeking to build an apartment complex, solely to minimize losses stemming from faulty investment decisions.

Our community is surrounded by other single family home communities and individually developed homesites consistent with the overall environment. The proposed apartment complex is totally out of character for the immediate area and its not simply a case of finding a way to fit a "round peg in a square hole." The local roads, already heavily used, will be even more overburdened, the impact extending to intersections further away, including Atlantic Avenue, that are already congested. Furthermore, there are no sidewalks on the roads adjacent to the proposed development and the resulting increase in the number of people walking and riding bikes on them will only increase what is already a precarious public safety situation.

It's not only the roads that concern us, we drive past that parcel almost everyday, and it's obvious that the entire area is prone to serious flooding from stormwater runoff without any additional houses built on it. With runoff comes pollution and adding 200 apartments to the mix will certainly increase those issues. While we are not engineers or environmental protection agents, before any conditional use waiver is granted those issues need to be thoroughly examined and studied.

A complex of this density is also certain to require significant other upgrades in infrastructure and

services including healthcare, emergency and safety, schools, etc. We simply cannot ignore the undeniable impact of this apartment complex being inserted in an area that is designated for and comprised of single family homes and farmland. The cost to the county and state to accommodate it, if even possible, will greatly exceed the cost of the land and significantly degrade the environment and quality of life of everyone living in the area.

We take pride in considering ourselves part of the wave of new Sussex County residents, and know that development is happening all around us and will continue. We accept that and are progressive in our views on growth, especially when it's well managed like our own. This request for a conditional use waiver represents a "peg that has no place on our gameboard," and it should not be granted.

Thank you for addressing our concerns.

Ruth and Joseph Innes  
36344 Redstart Ct  
Ocean View, DE 19970

**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, February 17, 2021 3:28 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, February 17, 2021 - 3:28pm

Name: Charles E Trois  
Email address: JTrois53@gmail.com  
Phone number: 14849875042  
Subject: CU-2206 Linder & Co. -Evans Farm Development  
Message:  
02/17/2021  
Planning & Zoning Commission

Sussex County DE

CU-2206 Linder & Co – Evans Farm Development Dear Mr. Mears, We are writing this letter to convey our opposition to the Evans Farm development project.

We have several specific concerns, the most concerning are:

- 1) Safe vehicular, bicycle and pedestrian movement in and around the area of the proposed project.
- 2) Effect on property values
- 3) Overall traffic concerns , specifically increased volume which the road structure cannot handle

We moved into this area because of the relaxed and quiet country setting. We definitely do not want that to change to a city look.

It is already challenging to get around this area in season now. This would make it near impossible.

Please consider all of this in your decision making process.

Respectfully

Charles & Joanne Trois

We Vote!



**From:** [spdmia@gmail.com](mailto:spdmia@gmail.com) <[spdmia@gmail.com](mailto:spdmia@gmail.com)>  
**Sent:** Wednesday, February 17, 2021 12:59 PM  
**To:** Todd F. Lawson <[tlawson@sussexcountyde.gov](mailto:tlawson@sussexcountyde.gov)>  
**Subject:** Evans Farm Project

**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 Mr. Lawson,

I am a resident of Bay Colony near Millville, DE and my husband and I are very concerned with the Evans Farm Project that is being proposed. It is a horrible decision to proceed with this project. As a councilman you not only represent the corporations who want to develop here in Sussex County, but the people who live here too. So, we hope you will take the time to listen to residents. This project will destroy the character of this area of Sussex County. The area is already too dense and I am not referring to just the tourist season. It's also a safety issue. This area does not have the infrastructure to handle another large development. Progress is not always good. Please we urge you to strongly reconsider approving this project.

Sincerely, Melissa and Steven Douglas

**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, February 17, 2021 1:27 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, February 17, 2021 - 1:26pm

Name: Charles E Trois  
Email address: JTrois53@gmail.com  
Phone number: 14849875042  
Subject: CU-2206 Linder & Co. -Evans Farm Development  
Message:  
02/17/2021  
Planning & Zoning Commission

Sussex County DE

CU-2206 Linder & Co – Evans Farm Development Dear Commission members We are writing this letter to convey our opposition to the Evans Farm development project.

We have several specific concerns, the most concerning are:

- 1) Safe vehicular, bicycle and pedestrian movement in and around the area of the proposed project.
  - 2) Effect on property values
  - 3) Overall traffic concerns , specifically increased volume which the road structure cannot handle
- We moved into this area because of the relaxed and quiet country setting. We definitely do not want that to change to a city look.

It is already challenging to get around this area in season now. This would make it near impossible.

Please consider all of this in your decision making process.

Respectfully

Charles & Joanne Trois

We Vote!

**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, February 17, 2021 5:18 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, February 17, 2021 - 5:17am

Name: Lawrence Delia and Jeanette Delia

Email address: delialarry@gmail.com

Phone number: 3025196818

Subject: Evans Farm proposal

Message: My wife Jeanette and I totally object to this proposed building site. 17 apartment buildings and then another 15 auto garages. This does not fit in keeping with our community. We absolutely object to C/U 2206 request. All surrounding communities are either 1 or 2 stories. This also further enhances an insurmountable amount of traffic flow. The summers will be horrific. Thank you for your time and cooperation in this matter.



**From:** Ed Mehl <[e.mehl@mchsi.com](mailto:e.mehl@mchsi.com)>  
**Sent:** Wednesday, February 17, 2021 10:21 AM  
**To:** Todd F. Lawson <[tlawson@sussexcountyde.gov](mailto:tlawson@sussexcountyde.gov)>  
**Subject:** Evans Fram project

**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 and wife want want to express our opposition to the proposed project at the Evans farm. With the construction of all the new housing in the area already being built, II We think the addition will add to much congestion. The area cannot handle more responsibility for health care, fire protection and police protection than we already have. I also feel it will reduce our home value which as seniors we worked for to obtain. Please convey our concerns to the other members of the Council.

Sincerely,  
Ed and Pat Mehl  
11 Bethany Forest Dr.  
Dagsboro, DE 19939

## Jamie Whitehouse

---

**From:** Carolyn Cicio <carolyncicio@hotmail.com>  
**Sent:** Wednesday, February 17, 2021 12:21 PM  
**To:** Jamie Whitehouse  
**Cc:** Bud Cicio  
**Subject:** Evans Farm Project

**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.

Jamie Whitehouse:

I'm writing to protest continuation of the Evans Farm project at this time. I have been a resident of Bay Colony for thirteen years and have witnessed the explosive growth of this part of Sussex County over the past few years. The infrastructure has not been able to keep up and the schools are way overcrowded. Several large development projects are ongoing and only partially built at this time. I'm sure you have heard many objections to this proposed project so I will not continue to enumerate them. Unfortunately, due to Covid19, we will not be able to attend the February meeting in person, but hope you will seriously consider the negative impact the Evans Farm project will have on this area.

Carolyn Cicio

**Jamie Whitehouse**

---

**From:** spdmia@gmail.com  
**Sent:** Wednesday, February 17, 2021 11:28 AM  
**To:** Michael.vincent@sussexcountyde.gov; Jamie Whitehouse; Doug Hudson; Todd F. Lawson  
**Subject:** Evans Farm Project

**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 Mr. Vincent,

I am a resident of Bay Colony near Millville, DE and my husband and I are very concerned with the Evans Farm Project that is being proposed. It is a horrible decision to proceed with this project. As a councilman you not only represent the corporations who want to develop here in Sussex County, but the people who live here too. So, we hope you will take the time to listen to residents. This project will destroy the character of this area of Sussex County. The area is already too dense and I am not referring to just the tourist season. It's also a safety issue. This area does not have the infrastructure to handle another large development. Progress is not always good. Please we urge you to strongly reconsider approving this project.

Sincerely, Melissa and Steven Douglas

Sent from Windows Mail



**Jamie Whitehouse**

---

**From:** Carolyn Cicio <carolyncicio@hotmail.com>  
**Sent:** Wednesday, February 17, 2021 12:21 PM  
**To:** Jamie Whitehouse  
**Cc:** Bud Cicio  
**Subject:** Evans Farm Project

**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.

Jamie Whitehouse:

I'm writing to protest continuation of the Evans Farm project at this time. I have been a resident of Bay Colony for thirteen years and have witnessed the explosive growth of this part of Sussex County over the past few years. The infrastructure has not been able to keep up and the schools are way overcrowded. Several large development projects are ongoing and only partially built at this time. I'm sure you have heard many objections to this proposed project so I will not continue to enumerate them. Unfortunately, due to Covid19, we will not be able to attend the February meeting in person, but hope you will seriously consider the negative impact the Evans Farm project will have on this area.

Carolyn Cicio

**Jamie Whitehouse**

---

**From:** spdmia@gmail.com  
**Sent:** Wednesday, February 17, 2021 12:53 PM  
**To:** Jamie Whitehouse  
**Subject:** Evans Farm Project

**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 Mr. Whitehouse,

I am a resident of Bay Colony near Millville, DE and my husband and I are very concerned with the Evans Farm Project that is being proposed. It is a horrible decision to proceed with this project. As a councilman you not only represent the corporations who want to develop here in Sussex County, but the people who live here too. So, we hope you will take the time to listen to residents. This project will destroy the character of this area of Sussex County. The area is already too dense and I am not referring to just the tourist season. It's also a safety issue. This area does not have the infrastructure to handle another large development. Progress is not always good. Please we urge you to strongly reconsider approving this project.

Sincerely, Melissa and Steven Douglas

Sent from Windows Mail

5 Dear Commission Member,

Opposition  
Exhibit

My name is **Robert Coale** and I own the home at **508 Harbor Rd at White's Creek Manor**. I want to make known my opposition C/U-2206 Linder & Company – Evans Farm a proposed community of 200 rental units.

I am concerned that the additional traffic this development will generate on Old Mill Rd, will increase travel time, lead to more and more serious accidents and if emergency services are needed at best increase response time to our community and possibly make reaching it impossible. Particularly during the summer months but often on weekends it can be difficult to make a left turn out of our community due to the existing volume of traffic. Traffic often backs up from the light at Route 26 and Old Mill to the bridge over the creek. Adding more cars could easily block our community entrance. Before further development in this area is allowed the dangerous conditions on Old Mill, the blind curves, lack of shoulders, standing traffic that prevents entering and exiting communities, and only one way to enter Route 26 that has a traffic light must be addressed.

A state highway report from 2008 clearly indicated that Old Mill Road and the other connectors to Route 26 were inadequate and did not conform to the standards in DEIDot's Road Construction manual. Since that study more than 1100 homes have been built and another 140 are approved to be built in the area served by these roads even without this development.

The Deldot Study from 2008 concluded that the then approved and pending improvements to Atlantic Avenue (Route 26) would not address the issues on Old Mill. It concluded by saying to meet the needs of further development "these additional capacity improvements will likely be infeasible based on physical limitations, right of way constraints, and public opposition." Nothing has changed since that report and the rapid development in the area has only made the situation worse. This project does not just put our neighbors at risk but those who would live at Evans Farm if this development is built.

Robert E. Coale 2/12/21  
(302) 265-9277

RECEIVED

FEB 17 2021

SUSSEX COUNTY  
PLANNING & ZONING



Michael J Sorrell  
31011 Scissorbill Road  
Ocean View Delaware 19970

osition  
hibit

Opposition  
Exhibit

RE: CU 2206 Linder & Company (Evans Farm)

Dear J Bruce Mears, Planning & Zoning Commission,

I do commend the County's Plan for comprehensive land use and its current implementation. However, I caution the plan currently submitted by Linder & Company, (Evans Farm) for one-hundred and ninety-eight apartments which will be in buildings, as proposed, forty-two feet high.

The proposed seventeen buildings are not comparable to any current buildings in this area. The area use currently is residential, wood lands and farming.

As a local resident adjacent to Evans Farms, I seriously question the storm water controls being espoused by Linder; sheet flow and infiltration. Our area floods now, with Evans Farm actually being used as a farm. We all know the water flows down to Banks Acres and Whites Creek, then from the creek into the Indian River Bay. I hope that you, with your insight gained from public service can prevent this from happening.

I implore you, to determine if this proposed plan is best for Sussex County and its citizens who live in the surrounding communities.

I do not believe it is.

Sincerely,



Opposition  
Exhibit

**From:** Bud Cicio <[budcicio@hotmail.com](mailto:budcicio@hotmail.com)>  
**Sent:** Tuesday, February 16, 2021 9:38 AM  
**To:** Todd F. Lawson <[tlawson@sussexcountysde.gov](mailto:tlawson@sussexcountysde.gov)>  
**Subject:** Evan's Farm

**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 live in Bay Colony, and would like you to know I oppose this project. We have to slow down the pace of development, and allow the infrastructure to catch up. I could write you a long, long letter detailing the issues, but I'm sure you've heard them all before.

Please take this opportunity to put the brakes on here, so we have time to make responsible decisions about our future.

Thank you,

*~Frank Cicio...*

**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, February 11, 2021 5:49 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, February 11, 2021 - 5:48pm

Name: PATRICIA MIDDLETON

Email address: Bmmpcm634@aol.com

Phone number: 302-537-9129

Subject: Evans Farm Development

Message: I am writing to let you know how upset I am with the proposed planning of Evans Farm. Apartments would certainly be out of place with our area single family dwellings and farm land.



**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, February 11, 2021 5:54 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, February 11, 2021 - 5:53pm

Name: Blaine Middleton

Email address: Bmmpcm634@aol.com

Phone number: 3025379129

Subject: C/U 2206 Evans Farm

Message: I am opposed to the building of apartments in a single home environment. I also find it unacceptable to build with garages and trash cans as the exterior view of the community.

Jamie Whitehouse

---

**From:** Ed and Pat Mehl <noreply@forms.email>  
**Sent:** Wednesday, February 17, 2021 10:03 AM  
**To:** Jamie Whitehouse  
**Subject:** Contact Form: Evans Farm Project

**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: Ed and Pat Mehl  
Email: e.mehl@mchsi.com  
Phone: 3022126651  
Subject: Evans Farm Project

Message: Writing to express our opposition to the construction of 200 apartments being built on the farm. With the addition of all the new homes in the area, We feel the area can not handle more traffic and congestion.

**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, February 11, 2021 5:57 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, February 11, 2021 - 5:57pm

Name: Jeffrey B Middleton

Email address: Bmmpcm634@aol.com

Phone number: 302-537-9129

Subject: Evans Farm Development

Message: I definitely am OPPOSED to the building of apartments in a single family area, especially since the design does nothing to enhance the area to say nothing of the increased volume of people and traffic.



**Jamie Whitehouse**

---

**From:** William & Barbara Brown <noreply@forms.email>  
**Sent:** Thursday, February 11, 2021 6:35 PM  
**To:** Jamie Whitehouse  
**Subject:** Contact Form: Evans Farm Development 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.

Name: William & Barbara Brown  
Email: rbeachplace@mediacombb.net  
Phone: 302-604-0479  
Subject: Evans Farm Development Proposal  
Message: Evans Farm Development Proposal

As voting full-time residents of the Bay Forest Community Sussex County, we would like to express our opposition to the proposal of CU-2206 Linden & Company Evans Farm Development. There are several issues that our family have serious concerns.

RESIDENTIAL and COMMERCIAL TRAFFIC - DRIVING, WALKING and BIKING SAFETY on Old Mill and surrounding roads have no biking lanes or sidewalks in this area. Would you like your children or grandchildren to use this road? Please drive through the area, before you vote!

STORM WATER MANAGEMENT - Concerns exist with every storm that hits the lower Delaware area. (Have you seen the flooding?) Please stop by and review the area after a heavy storm, water will sit for days in lake like areas. During the summer, the flooding increases the mosquito population, and strong odors from water sitting and stagnating during the summer heat. During the winter, this brings standing ice on roadways, causing road closures and detours.

Public Transportation - Residential rental properties bring students and hard working individuals who could need public transportation. With no public transportation, how will the residents get to work, school or stores? This then increase the foot and bike traffic on Old Mill Road.

I am not an Traffic Engineer, Water management expert or Safety Specialist. I am a very straight forward person and common sense individual. Adding this community without addressing the TRAFFIC and WATER MANAGEMENT and having it in place prior to construction is a grave error by the Commission and County. Have you every seen the signs on the road " Drive as if you live here! ", My family asks you to " Vote as you live here! "

Thanks for listening to our concerns

William and Barbara Brown  
30970 Scissorbill Road  
Ocean View, De 19970

**Jamie Whitehouse**

---

**From:** carole Dougherty <noreply@forms.email>  
**Sent:** Thursday, February 11, 2021 7:22 PM  
**To:** Jamie Whitehouse  
**Subject:** Contact Form: Evans Farm

**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: carole Dougherty  
Email: caroledougherty62@gmail.com  
Phone: 3026161116  
Subject: Evans Farm  
Message:  
Mr Whitehouse

There are hundreds of people concerned with this proposed Evans Farm project. We are just two concerned residence of Bay Forrest  
This large Urban project is inconsistent with the surrounding area This is a stable neighbor hood with home owner ship as its core value Many have moved to this neighborhood because of its quite and tranquil atmosphere This project would surely change that As a home owner who will be directly affected with this change we are asking that you require this builder to comply with his original request of building Condos or other housing of owner ship as to maintain the consistency of this neighborhood  
You represent us and give us a voice. There are many reasons to reject this application that will be presented at the up coming meetings which unfortunately may not be as represented because of the fear of the Covid. So many of us are Seniors with underlining health issues but be assured we are counting on you to work for us

Thank you for your time

**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, February 12, 2021 12:38 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, February 12, 2021 - 12:38pm

Name: Linda Eshelman  
Email address: LINDAXN41@GMAIL.COM  
Phone number: 3022128152  
Subject: evans farm project

**Message:**

I object to the proposal to build 17 apartment buildings and 15 car garages at Evans Farm as stated in C/U 2206. It is completely out of keeping and incompatible with the surrounding communities. Our homes are primarily 1 or 2 stories tall.

The design of the community is not in accord with the County's Superior design requirement, by placing the garages on the outside of the community with the residential buildings inside a ring of garages structures it essentially turns its back on the community it should be a part of. Therefore I oppose the granting of C/U 2206 Evans Farm's request for conditional use.

By its design the development proposed in C/U 2206 Evans Farm, will require more nighttime lighting that anything currently existing on the White's Neck Peninsula. With people parking at a remote site from their residence more light will be needed to ensure safe transit from car to house. Further unlike the homes nearby this lighting will need to be on dusk to dawn, whereas most owners tend to turn off their lights if they illuminate a neighbors home. With this design that would be impractical. The proposed forest buffer, even with six foot trees, will not be deep enough to provide screening to homes surrounding its backyards and the bedroom windows that will face it. For this reason the Commission should should reject the proposed conditional use. Thank you for considering this message.



**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, February 12, 2021 12:51 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, February 12, 2021 - 12:50pm

Name: Susan Duke  
Email address: sduke813@gmail.com  
Phone number: 410-259-8052  
Subject: Objection to Evans Farm Property Project C/U 2206  
Message:  
Good afternoon:

I have written before to oppose this project but now understand the architecture behind the project. I understand that there will be car garages that will back up to beautiful homes already constructed in the area. What a way to diminish property values!!! The project is completely opposite of anything built in the surrounding area and will depreciate the value of the area. The nighttime lighting alone will be an eyesore and an irritating inconvenience for those of us living in that area. What about the design requirement for Sussex county? Has that not been taken into account?

I vehemently oppose the granting of C/U 2206 Evans Farm's request for conditional use. Thank you for reading this!

**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: carole Dougherty  
Email: [caroledougherty62@gmail.com](mailto:caroledougherty62@gmail.com)  
Phone: 3026161116  
Subject: Evans Farm  
Message:  
Mr Hudson,

I know you are aware of the Hundreds of people concerned over this proposed Evans Farm Development and I know you have in the passed helped with other communities limiting the over development in sounding areas There are many reasons why this is not a good idea many of which will be presented at the meetings

I just have the need to appeal to you on a personal level. I was raised in an area of Pa that at one time was a great place to live Gradually the apartment complexes began to be build. Our neighbor hood went from a clean safe place to live to a place where you could not go out at night without risking robbery or physical harm A lot of us living in Bay Forrest do not have the resources to move and are to old to start over.

I have worked very hard to be able to leave that area and In my latter years put all of my assets into buying a property at Bay Forrest. Our property boarders on the field where the Evans Farm land is located I am asking you to consider how you would feel if this was happening in your back yard and I mean literally in your back yard.. So close that the noise and lighting alone would encroach on our ability to live in a peaceful environment. The other concern is that there is a big drug problem in this area and although many renters may be respectful people there is a tendency to draw a less desirable element to an apartment situation . Originally the builder got permission to build condo's and or other houses for home ownership which would be consistent with this area. There are other open area's that would be a better location for this affordable Housing and that would not be in a communities back yard. My husband thinks this letter is a waste of time but I think if someone could take the time to realize what it would feel like if this were happening to them it might put a different perspective on the decisions. No one is trying to stop him from building but to change the zoning as he has requested would have a detrimental affect in this neighbor hood.

Thank you for your time and I hope all the members of the Zoning Board and Counsel will think long and hard and hopefully rule in favor of the their constituents

Carole Dougherty

**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, February 16, 2021 2:20 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, February 16, 2021 - 2:19pm

Name: Lynn M. Appel  
Email address: lynnmappel@gmail.com  
Phone number: 302-242-7014  
Subject: CC2206 Linder & Company - Evans Farm Development  
Message:

To:  
Commissioner Robert C. Wheatley  
Commissioner R. Keller Hopkins  
Commissioner J. Bruce Mears and  
Commissioner Holly Wingate

I am writing to you in opposition to application CU-2206 Linder & Company - Evans Farm Development.

As a very near by resident, I am gravely concerned with the potential negative impact approval of this application will have on the quality of life this area promotes and prides itself on and for which I moved here to be a part of.

A 200 unit apartment complex is not the best use of this property.

1. It is not in keeping with the surrounding residential single-family neighborhoods.
2. That many additional water users will contribute to additional flooding issues that at times are already significant in the area.
3. A significant increase in traffic on nearby roads is concerning in order to have reasonable access to necessities. Additionally, Old Mill currently has a zero walkability rating. 200 apartments increases the opportunity for injury to pedestrians and bikers.

I am asking you as zoning commissioners and the gate keepers to Sussex County's quality of life to vote NO and not approve application CU-2206 Linder & Company - Evans Farm Development application.

Lynn Appel  
302-242-7014  
lynnmappel@gmail.com



**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, February 16, 2021 2:35 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, February 16, 2021 - 2:35pm

Name: Lynn M. Appel  
Email address: lynnmappel@gmail.com  
Phone number: 3022427014  
Subject: CU-2206 Linder & Company Evans Farm Development  
Message:

To:  
Commissioner Robert C. Wheatley  
Commissioner R. Keller Hopkins  
Commissioner J. Bruce Mears and  
Commissioner Holly Wingate

I am writing to you in opposition to application CU-2206 Linder & Company - Evans Farm Development.

As a very near by resident, I am gravely concerned with the potential negative impact approval of this application will have on the quality of life this area promotes and prides itself on and for which I moved here to be a part of.

A 200 unit apartment complex is not the best use of this property.

1. It is not in keeping with the surrounding residential single-family neighborhoods.
2. That many additional water users will contribute to additional flooding issues that at times are already significant in the area.
3. A significant increase in traffic on nearby roads is concerning in order to have reasonable access to necessities. Additionally, Old Mill currently has a zero walkability rating. 200 apartments increases the opportunity for injury to pedestrians and bikers.

I am asking you as zoning commissioners and the gate keepers to Sussex County's quality of life to vote NO and not approve application CU-2206 Linder & Company - Evans Farm Development application.

Lynn Appel  
302-242-7014  
lynnmappel@gmail.com

**From:** Art Kelly <[grampagus@yahoo.com](mailto:grampagus@yahoo.com)>  
**Sent:** Monday, February 15, 2021 2:55 PM  
**To:** Todd F. Lawson <[tlawson@sussexcountyde.gov](mailto:tlawson@sussexcountyde.gov)>  
**Subject:** Subject: C/U 2206 Linder & Company, Inc. (Evans Farm)

**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 Administrator Lawson,

We are residents of Bay Forest, the community immediately adjacent to the proposed apartment development known as Evans Farm. The estimated 198 to 200 three story apartments will have a significant impact on the environment and quality of life of all the communities surrounding the 50+ acre development.

Apartment buildings are totally out of keeping with the immediate area, both visually and the inherent problems of water runoff. The impervious surfaces will be increased forcing more precipitation into already over capacity steams and neighboring properties.

As far as our own community of Bay Forest, the apartments, at somewhere over an estimated overall 35'+ height, will significantly overshadow properties along Scissorbill Road and Grackle Court. This will decrease property values for homeowners in Bay Forest and the surrounding communities who have invested their future in Sussex County. If property values decrease so also will County, Ocean View and Millville revenue be negatively impacted.

Whites Neck Road is already a safety issue for pedestrians and bicyclists. The nature of an apartment development would indicate a transient population who would use their automobiles as well as walking and cycling to the local area for both jobs and shopping. Without sidewalks to nearby Atlantic Avenue there will be significant and deadly hazards. Traffic counts for the area have not been updated in about 10 years.

It is your responsibility to assure that the Ocean View and Millville communities remain viable and not have high-density development. Do not further stress the current school, health care and emergency services in the area.

We ask that the Evans Farm development not be allowed to proceed as currently envisioned.

Respectfully,

I. Diane Kelly

Arthur C. Kelly, Jr.

28718 Flicker Court



**Jamie Whitehouse**

---

**From:** Noreen & Alan Spiegelman <noreply@forms.email>  
**Sent:** Monday, February 15, 2021 2:49 PM  
**To:** Jamie Whitehouse  
**Subject:** Contact Form: Objection to CU-2206 (Evans Farm Development)

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

Name: Noreen & Alan Spiegelman  
Email: noreenspiegelman@gmail.com  
Phone: 302 616-3973

Subject: Objection to CU-2206 (Evans Farm Development)

Message: We regret that health concerns prevent us from attending the hearing to consider CU2206 (Evans Farm Apartments) in person. This message is to convey our firm opposition to the development of 200 apartment units on about 50 acres of property designated as General Residential District and surrounded by single family homes and lower density housing. We adamantly oppose approval of the requested zoning change.

My husband and I chose our retirement home in the area for its proximity and easy access to the beach, a temperate climate and easy access to open spaces unhindered by traffic and higher density developments. Our expectation was for limited, thoughtful growth that would compliment existing communities while providing appropriate options for new and existing workers that are required to support the Sussex County infrastructure. For the following reasons we believe that the Evans Farm project, planned as a 200-apartment community, will be a bad precedent if allowed to proceed. Please consider the surrounding communities overwhelming objections as you deliberate:

- Proposed density of 200 units on 50 acres is inconsistent with the surrounding area and unwelcome to those who purchased property and homes expecting development to be minimal and only of similar type to that already built and occupied. Speaking for ourselves, we left New York City years ago and did not intend to live in an area with high density apartments.
- We do not believe that the current fire and safety infrastructure can support 200 units at the Evans Farm location. We need to ensure that the citizens currently living along and in the vicinity of Railway and Old Mill Roads can be assured that ambulances and fire equipment have unimpeded and timely access to our communities. Increased traffic and construction resulting from the potential Evans Farm Development makes that access questionable.
- Increased traffic will certainly be an issue for all area citizens. As more people have opted to move to the area full time, we are currently experiencing daily off-season waits at the Route 26 and Old Mill Road traffic light of two to three cycles. It is our understanding that two cycles are considered unacceptable by DOT. An additional 200-400 cars will exacerbate already overloaded two lane roads.
- Anyone who has driven by the property can plainly see that stormwater does not drain. For days following even minor precipitation to property remains flooded. The proposed stormwater drainage proposal is probably not sufficient to alleviate the issues of water drainage on neighboring properties.
- We enjoy the nearby Delaware State Park trails as well as the network of trails owned by Bethany Bay Homeowners' Association. These trails border the Evans Farm property and there is nothing in the plans that will prevent unauthorized use and potential abuse of the trails that are maintained with the funds and by the owners of Bethany Bay.
- Our expectation is to continue to have peaceful enjoyment of the "Quiet Resorts" area. We totally oppose the reward of a speculative land acquisition 15+ years ago with approval of a change of zoning that benefits only the developer and not the thousands of citizens who oppose it for the reasons outlined above.

Thank you for your serious consideration of our objections.

Noreen & Alan Spiegelman



**Jamie Whitehouse**

---

**From:** Arthur and I. Diane Kelly <noreply@forms.email>  
**Sent:** Monday, February 15, 2021 2:51 PM  
**To:** Jamie Whitehouse  
**Subject:** Contact Form: C / U 2206, Linder & Company, Inc. (Evans Farm)

**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: Arthur and I. Diane Kelly  
Email: grampagus@yahoo.com  
Phone: 3026162624

Subject: C / U 2206, Linder & Company, Inc. (Evans Farm)

Message: We are residents of Bay Forest, the community immediately adjacent to the proposed apartment development known as Evans Farm. The estimated 198 to 200 three story apartments will have a significant impact on the environment and quality of life of all the communities surrounding the 50+ acre development. Apartment buildings are totally out of keeping with the immediate area, both visually and the inherent problems of water runoff. The impervious surfaces will be increased forcing more precipitation into already over capacity steams and neighboring properties.

As far as our own community of Bay Forest, the apartments, at somewhere over an estimated overall 35'+ height, will significantly overshadow properties along Scissorbill Road and Grackle Court. This will decrease property values for homeowners in Bay Forest and the surrounding communities who have invested their future in Sussex County. If property values decrease so also will County, Ocean View and Millville revenue be negatively impacted.

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We ask that the Evans Farm development not be allowed to proceed as currently envisioned.

Respectfully,  
I. Diane Kelly  
Arthur C. Kelly, Jr.  
28718 Flicker Court  
Ocean View, DE 19970  
(302) 616-2624  
grampagus@yahoo.com

**Jamie Whitehouse**

---

**From:** Noreen & Alan Spiegelman <noreply@forms.email>  
**Sent:** Monday, February 15, 2021 2:49 PM  
**To:** Jamie Whitehouse  
**Subject:** Contact Form: Objection to CU-2206 (Evans Farm Development)

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

Name: Noreen & Alan Spiegelman  
Email: noreenspiegelman@gmail.com  
Phone: 302 616-3973

Subject: Objection to CU-2206 (Evans Farm Development)

Message: We regret that health concerns prevent us from attending the hearing to consider CU2206 (Evans Farm Apartments) in person. This message is to convey our firm opposition to the development of 200 apartment units on about 50 acres of property designated as General Residential District and surrounded by single family homes and lower density housing. We adamantly oppose approval of the requested zoning change.

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- Proposed density of 200 units on 50 acres is inconsistent with the surrounding area and unwelcome to those who purchased property and homes expecting development to be minimal and only of similar type to that already built and occupied. Speaking for ourselves, we left New York City years ago and did not intend to live in an area with high density apartments.
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- Increased traffic will certainly be an issue for all area citizens. As more people have opted to move to the area full time, we are currently experiencing daily off-season waits at the Route 26 and Old Mill Road traffic light of two to three cycles. It is our understanding that two cycles are considered unacceptable by DOT. An additional 200-400 cars will exacerbate already overloaded two lane roads.
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- Our expectation is to continue to have peaceful enjoyment of the "Quiet Resorts" area. We totally oppose the reward of a speculative land acquisition 15+ years ago with approval of a change of zoning that benefits only the developer and not the thousands of citizens who oppose it for the reasons outlined above.

Thank you for your serious consideration of our objections.

Noreen & Alan Spiegelman



**From:** carole Dougherty <[noreply@forms.email](mailto:noreply@forms.email)>

**Sent:** Thursday, February 11, 2021 2:46 PM

**To:** Doug Hudson

**Subject:** Contact Form: Evans Farm

**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: carole Dougherty

Email: [caroledougherty62@gmail.com](mailto:caroledougherty62@gmail.com)

Phone: 3026161116

Subject: Evans Farm

Message:

Mr Hudson,

I know you are aware of the Hundreds of people concerned over this proposed Evans Farm Development and I know you have in the passed helped with other communities limiting the over development in sounding areas There are many reasons why this is not a good idea many of which will be presented at the meetings

I just have the need to appeal to you on a personal level. I was raised in an area of Pa that at one time was a great place to live Gradually the apartment complexes began to be build. Our neighbor hood went from a clean safe place to live to a place where you could not go out at night without risking robbery or physical harm A lot of us living in Bay Forrest do not have the resources to move and are to old to start over.

I have worked very hard to be able to leave that area and In my latter years put all of my assets into buying a property at Bay Forrest. Our property borders on the field where the Evans Farm land is located I am asking you to consider how you would feel if this was happening in your back yard and I mean literally in your back yard.. So close that the noise and lighting alone would encroach on our ability to live in a peaceful environment. The other concern is that there is a big drug problem in this area and although many renters may be respectful people there is a tendency to draw a less desirable element to an apartment situation . Originally the builder got permission to build condo's and or other houses for home ownership which would be consistent with this area. There are other open area's that would be a better location for this affordable Housing and that would not be in a communities back yard.

My husband thinks this letter is a waste of time but I think if someone could take the time to realize what it would feel like if this were happening to them it might put a different perspective on the decisions. No one is trying to stop him from building but to change the zoning as he has requested would have a detrimental affect in this neighbor hood.

Thank you for your time and I hope all the members of the Zoning Board and Counsel will think long and hard and hopefully rule in favor of the their constituents

Carole Dougherty



**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, February 14, 2021 2:39 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, February 14, 2021 - 2:38pm

Name: Eileen Uecker

Email address: eileen.ueckerA@veriaon.net Phone number: 410-549-8412

Subject: Evans Farm

Message:

The proposal to build 17 apartment buildings AND 15 garages is totally NOT in keeping with the surrounding communities. I object to this as stated in C/U 2206.

E. Uecker

**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Monday, February 15, 2021 7:46 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, February 15, 2021 - 7:46am

Name: Paul PICCONE  
Email address: paul@picconeit.com  
Phone number: 302-251-9194  
Subject: Traffic Impact of proposed Evans Farm development CU#2206

Message:

As residents of the Bay Forest Community since 2010 we wish to provide our support of the traffic study requirement as outlined in Mr. Goglia's letter of January 11, 2021 to Mr. Jamie Whitehouse, Director of Planning and Zoning. The traffic study should be completed prior to any approval of the subject development project.

Sincerely,  
Paul and Josie Piccone  
30988 Scissorbill Road  
Ocean View, DE 19970

**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, February 14, 2021 10:37 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, February 14, 2021 - 10:37am

Name: Gale Poudrier  
Email address: jgpoudrier@comcast.net  
Phone number: 2409975186  
Subject: Use No 2206 - Linder & Company - Evans Farm

Message:

My husband and I live in Bay Forest, Ocean View, DE. We oppose the conditional use of land in a general residential district for multi-family. This project would not be consistent use of land as compared to the surrounding areas. Our property backs up to Collins Creek, so we are very concerned about stormwater management, as well as traffic, environmental impact, and safety to this wonderful area that we relocated to for a better quality of life. Please make a decision that is best for this area.

Thank you,  
Gale Poudrier



**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, February 14, 2021 12:22 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, February 14, 2021 - 12:22pm

Name: Kristen Jones  
Email address: kmadoraj@gmail.com  
Phone number: 3025843407  
Subject: Evan's Farm  
Message:

To the 5 board members,

My husband has been keeping me up to date on the Evan's farm project. He is constantly harping about how the project will flood our house. I do to some extent share his concerns after seeing the last big rain bring water up the the side of my neighbors and our house.

However, my biggest issue is in regards to how that gigantic complex will fit into the area. I have been coming/living in the Bethany area for 30 some years now. More and more we seem to be falling into the same issues as northern delaware. Every bit of space taken up by mini malls and homes and buildings of all shape and size. Traffic, noise, pollution, no wildlife, people everywhere. Everything that Sussex county isn't.

The very culture of this area is the defined by the "quiet resort" title. This area is the retreat from the craziness of the outlets, route one and even route 26 when busy. It feels as if you are worlds away from all the hustle and bustle despite being minutes away. All the homes in this area are one and two story family homes. It is quaint, quiet, scenic, comforting.

The monstrosity of a complex that is planned at Evan's farm has no business being added to the area. It doesn't fit in with any of the surrounding neighborhoods.

It is the board's responsibility to protect the county's space and residents. It is important that what makes Sussex county great and loved by its full time residents be protected and cherished. In this day and age what this area offers is a rarity. If we don't stop this trend of overbuilding and not respecting the look and feel of the buildings currently in that area we will lose and never get back our county.

Thank you for your time and consideration. I hope we can rely on you to protect Sussex county and it's residents.

**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Monday, February 15, 2021 10:01 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, February 15, 2021 - 10:01pm

Name: Boe Daley

Email address: bojangles21@comcast.net

Phone number: 18568893731

Subject: Evans Farm

Message: 200 apartment units? Really? Not a good idea in my opinion. Too much flooding in that area as well as traffic and so many other issues. Stop the madness!

**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Monday, February 15, 2021 9:58 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, February 15, 2021 - 9:57pm

Name: Wendy Doll  
Email address: wendy.sg1996@yahoo.com  
Phone number: 717-855-0725  
Subject: CU-2206 Linder & Company - Evans Farm Development

Message:

Dear Robert C. Wheatley, R. Keller Hopkins, Kim Hoey Stevenson, J. Bruce Mears, and Holly Wingate,

My husband and I own a home at 31465 Railway Road, Ocean View, DE 19970. We are opposed to the proposal to build 200 multifamily units at the intersection of Railway Road and Old Mill Road. Our objections to this proposal are listed below.

\* The amount of traffic in this area, especially at the intersection of Railway Road and Old Mill Road, is already very high and the addition of several hundred more vehicles will make it very difficult to navigate these small roads safely. I have seen quite a few people make very risky turns in front of traffic or not fully stop at stop signs because, I assume, they got tired of waiting.

\* The field where the proposed units would be built floods quite frequently and leads to filling the drainage ditches along Railway Road. As of right now the drainage ditch on our property is sufficient, but I am afraid that if the excess water can no longer gather in the open field it will put stress on the existing drainage ditches and cause flooding issues at homes along Railway Road that currently do not have those problems.

\* There is a lot of wildlife that use the open field for grazing and resting. If we continue to take away their habitat I fear that there will be more potentially dangerous accidents involving vehicles and animals. They could also become nuisances in yards and destroy property.

\* The need for doctor, dentist, specialist, and hospital care already far outweighs the availability of such help. Now, with Covid-19 in play, even more people are relying on an already struggling healthcare system. More people would exacerbate this problem.

My husband and I moved here because we love the idea of The Quiet Resorts but if things continue to be so built up it will ruin the charm and quality of life we moved here to find.

Thank you for taking the time to consider the concerns and opinions of current full-time residents.

Wendy M. Doll



**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Monday, February 15, 2021 7:31 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, February 15, 2021 - 7:31pm

Name: Margaret Cook  
Email address: peggycook1@cox.net  
Phone number: 7039098497  
Subject: Evans farm apartments. Linder & company Units on the corner of Railway Drive and Old Mill Drive

Message:

Hello,

My name is Margaret Cook and I am a resident in the Bethany Bay neighborhood. I am writing to express concerns about the Evans farm proposed community. Adding another community, especially one this large, along rural roads, will change the nature of the community. Ocean View is already growing by leaps and bounds. It is impacting current residents who have moved to the beautiful community in order to have peace and quiet. As more and more developments come in, traffic gets worse and worse. I saw the traffic study indicated that it would not be a large impact. I would ask the people who did the study to be there some weekend during the summer and just try to go to the grocery store. I also have concerns about the impact on wildlife and the environment. I believe a 200 unit community along railway is ill advised. Please do not approve this community. If you must approve a community, please consider a community that is much smaller in nature and is more in keeping with the rural nature of our community.

Thank you

**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Monday, February 15, 2021 5:25 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, February 15, 2021 - 5:25pm

Name: Kraig and Michele Hannum  
Email address: mehannum@yahoo.com  
Phone number: 802-37-96096  
Subject: C/U 2206 Evans Farm

Message: Please let it be known that we object to the plan to build 17 apartment buildings and 15 garages at Evans Farm as proposed in C/U 2206. We are year-round homeowners in White's Creek Manor and are very concerned about the general impact on the area's infrastructure as well as specifics regarding the design. The development as proposed is not at all compatible, or in keeping with the surrounding communities, which primarily consist of one and two- story homes. The design does not follow the County's Superior design requirement due to the placing of the garages on the outside of the community's housing units, effectively closing off the residences to the community they should be part of. Additionally, the development proposed in C/U 2206 Evans Farm will require more nighttime lighting than anything currently existing on the White's Neck Peninsula. Unlike the nearby homes, this lighting will need to be on from dusk to dawn for the safety of the Evans Farm residents. Most nearby homeowners will not leave their lights on all night if they illuminate a neighbor's home. With the proposed Evan's Farm design, that would be impractical and would potentially adversely affect the surrounding homes. For at least these reasons, the Commission should reject the proposed C/U 2206 Evans Farm. Respectfully submitted, Kraig and Michele Hannum, 110 Naomi Drive

**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Monday, February 15, 2021 10:03 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, February 15, 2021 - 10:02pm

Name: Vincent Daley

Email address: hawk24\_08033@yahoo.com

Phone number: 18567233820

Subject: Evans Farm

Message: 200 apartment units does not fit in with the character of this area at all. I am not in favor of this application.



**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, February 16, 2021 10:56 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, February 16, 2021 - 10:55am

Name: Don Shope  
Email address: don.shope@gmail.com  
Phone number: 3026162978  
Subject: Opposition to Evans Farm construction

Message:

My parents retired to Bethany Bay in 1978. My wife and I retired to Bethany Bay in 2016. We have seen many changes over the years, both good and bad, but the Evans Farm project is a nightmare.

I object to the proposal to build 17 apartment buildings and 15 car garages at Evans Farm as stated in C/U 2206. It is completely out of keeping and incompatible with the surrounding communities. Our homes are primarily 1 or 2 stories tall.

The design of the community is not in accord with the County's Superior design requirement, by placing the garages on the outside of the community with the residential buildings in side a ring of garage structures it essentially turns its back on the community it should be a part of. Therefore I oppose the granting of C/U 2206 Evans Farm's request for conditional use.

By its design the development proposed in C/U 2206 Evans Farm, will require more nighttime lighting than anything currently existing on the White's Neck Peninsula. With people parking at a remove from their residence more light will be needed to ensure safe transit from car to house. Further unlike the homes near by this lighting will need to be on dusk to dawn, were as most owners tend to turn off their lights if the illuminate a neighbors home with this design that would be impractical. The proposed forest buffer even with six foot trees will not be deep enough to provide screening to homes surrounding its backyards and the bedroom windows that will face it. For this reason the Commission should reject the proposed conditional use.

Sincerely,  
Don Shope

**Nick Torrance**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Monday, February 15, 2021 10:29 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, February 15, 2021 - 10:28am

Name: Stanley E and Laura M WILDESEN

Email address: wildesen@umd.edu

Phone number: 2408826278

Subject: Opposition to C/U-2206 Linder & Company - Evans Farm Development

Message:

Our names are Stan and Laura Wildesen and we own a home at 639 Bridge Lane, Ocean View, DE 19970. We oppose the Evans Farm Development, as it is currently proposed for three reasons:

**ESTHETICS:** The development isn't in keeping with other housing developments in the area which consist of one and two story homes. The developer had an opportunity to ensure the complex would reflect a residential look; however, the ring of carports surrounding the housing units gives it an industrial look, instead. In addition, there doesn't appear to be enough of a landscaped buffer between the buildings and the adjacent roads.

**STORMWATER MANAGEMENT:** We live in White's Creek Manor and have, for years, had to contend with street flooding after significant rain events. The situation has only escalated due to new developments in the area. We would like to see a comprehensive storm water management plan undertaken by Sussex County for our area prior to the approval of any additional developments.

**TRAFFIC CONGESTION:** Old Mill and connecting roads cannot handle more traffic, especially in the summer. We would like to see a comprehensive traffic study undertaken prior to approval of any additional housing developments in the area.

Thank you for considering the above referenced issues.

\Regards,

Stan and Laura Wildesen

## Jamie Whitehouse

---

**From:** erasec@mchsi.com  
**Sent:** Friday, February 12, 2021 8:28 PM  
**To:** Jamie Whitehouse; Todd F. Lawson; Doug Hudson; Michael vincent  
**Subject:** Evans Farm Development.

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

Gentlemen; I recently became aware of the plans for development of a land parcel at the intersection of Railroad and Old Mill Road known as the Evans Farm property. Although I fully believe in the right of a property owner to develop their farmland, i also believe certain requirements need to be met prior to such development taking place. including that the development should conform to the character of the surrounding neighborhoods. Having lived in Bay Colony for the past 14 years I have seen the impact of local development on the use of all roads in this area, most particularly Old Mill and Irons Lane. None of the roads in this area have a berm of any significance and the hazards presented to motorists and bicyclists alike as traffic has increased are of primary concern to myself and many other local residents. Thus, prior to any additional development in this area Sussex County should immediately undertake major reconstruction of these roads so that additional traffic volume can be accommodated while bicyclists can also safely "share the road" via a paved berm. Only then should further Developments be permitte,d under fully regulated conditions with regard to design and implementation for egress to and from such Developments. Further, the Development housing elements should be in harmony with the surrounding Communities. I sincerely request that these items be further researched and openly discussed prior to any decision regarding the Evans Farm property.

Thank you for your time in reading this e-mail. Ray Secrist



**From:** [erasesec@mchsi.com](mailto:erasesec@mchsi.com) <[erasesec@mchsi.com](mailto:erasesec@mchsi.com)>

**Sent:** Friday, February 12, 2021 8:27:54 PM

**To:** Jamie Whitehouse <[jamie.whitehouse@sussexcountyde.gov](mailto:jamie.whitehouse@sussexcountyde.gov)>; Todd F. Lawson <[tlawson@sussexcountyde.gov](mailto:tlawson@sussexcountyde.gov)>; Doug Hudson <[doug.hudson@sussexcountyde.gov](mailto:doug.hudson@sussexcountyde.gov)>; Michael Vincent <[Michael.vincent@sussexcountyde.gov](mailto:Michael.vincent@sussexcountyde.gov)>

**Subject:** Evans Farm Development.

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

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Thank you for your time in reading this e-mail. Ray Secrist

## Jamie Whitehouse

---

**From:** coldmull@aol.com  
**Sent:** Saturday, February 13, 2021 9:45 AM  
**To:** Jamie Whitehouse  
**Subject:** What in the world are you thinking?

**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.

This is not an apartment community. Never has and needn't be. If you need a tax bump, I would rather pay a tad more than to live in a high density neighborhood. That's why I moved here and that's why I'll stay here.

Don't mess it up for the gratitude of some developer with \$ signs and won't live there.

Maybe that's it! Make the developers and investors live in the apartments for six years, the average span of a rental.

Charles and Joan Mulliken

Bay Colony

## Jamie Whitehouse

---

**From:** Robert Hinds <roberthinds10@hotmail.com>  
**Sent:** Saturday, February 13, 2021 1:07 PM  
**To:** Jamie Whitehouse  
**Subject:** Evans Farm 200-unit apartment complex (CU-2206 Linder & Company) at Old Mill and Railway Roads

**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.

Director Whitehouse

My wife and I, most respectfully, are extremely concerned that you and or members of the Sussex County Council would potentially consider the Evans Farm 200-unit apartment complex (CU-2206 Linder & Company) at Old Mill and Railway Roads to be a prudent project, or use of the land in this area. I also ask that you postpone the public hearing from February 18<sup>th</sup> to April or May given Covid-19, and the many newer, more contagious strains that have been publicized. To do otherwise, seemingly places the safety of the many residents who wish to attend the hearing in person, ahead of the convenience of the developer for this project.

To the point, my family and I chose to move here, Bay Colony in particular, because of tranquil and safe single-family residential/and agricultural setting the area offered. Allowing development of the Evans Farm property as a high-density apartment complex, would severely impact, if not completely ruin the lifestyle we came here to enjoy. Further, an apartment complex of this size goes completely against the theme of the single family residential communities that abut or neighbor the Evans Farms parcel. The roads surrounding this area are already stressed due to heavy traffic use (including many commercial trucks and farm equipment) that transit to and from the many single-family communities and farms in this vicinity. The surrounding roads are, likewise, inferior and unsafe in many ways, due to lacking shoulders, turn lanes, walking or bike paths. Storm water management in this area is equally weak, with road flooding common in many spots whenever it rains. Access and egress from Old Mill to Rt. 26 is already overcrowded, and during the summer months one is likely to wait several traffic lights to turn south onto Rt. 26, then only to sit in long back-ups southbound. It is already extremely difficult to get to the beach, make medical appointments, or even go to the grocery store on weekends, and most days during tourist season. Police and Fire protection is already spread thin in this area, and allowing the Evans Farm apartment complex to proceed would likely adversely impact this vital area of safety. For all of these reasons, I implore you to vote against any change in zoning that would allow the Evans Farms apartment complex to proceed.

Respectfully,  
Robert & Christine Hinds

Sent from Mail for Windows 10



## Jamie Whitehouse

---

**From:** Bill McGrail <bill@mcgrail.com>  
**Sent:** Saturday, February 13, 2021 2:14 PM  
**To:** Jamie Whitehouse; Todd F. Lawson; Doug Hudson;  
Michael.vincent@sussexcountyde.gov  
**Subject:** Opposition to Evans Farm Development

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

Gentle-persons,

A proposed 200 Unit Apartment Complex to be located in an area of single-family homes can not only lower the home values of adjacent developments, but also will serve as a warning to future developers of single-family homes to go elsewhere. Should this development, or anything like it, be allowed to insert itself and its probable 600 to 1000 occupants into a rural area not suited for such an influx in population, schools and their associated support activities (cars, buses, etc) will only serve to turn this small area of Sussex County into not only a traffic nightmare to serve the Complex, but also its effects will be felt throughout the entire area.

With the Pandemic's problems uppermost in everyone's mind, is it really prudent to have public hearings on a subject that involves constructing Apartments which will increase the density of human proximity and possibly add to more incidents of Covid cases creating another "hot spot" in Sussex County such as we have witnessed in the Georgetown area ? Shouldn't the health and safety of the present residents of Sussex County far outweigh the desire of a developer to place a large number of people in an area never intended for such use ?

Surely the Council can find another, more well- thought- out solution to housing the obvious personnel who are intended to occupy these facilities. There are plenty of nearby areas in the County where high-density housing will not impact established neighborhoods. Possibly this could be the spearhead effort to prepare a Comprehensive Zoning Plan for future construction in the County to include housing density, school planning, watershed issues, and support facilities to further Sussex County as THE Desirable Location to be in Delaware.

Very truly yours,

*F.W. McGrail III Ph.D*  
29489 Colony Drive  
Dagsboro, DE 19939

## Jamie Whitehouse

---

**From:** Sally McGrail <sally@mcgrail.com>  
**Sent:** Saturday, February 13, 2021 2:34 PM  
**To:** Jamie Whitehouse; Todd F. Lawson; Doug Hudson;  
Michael.vincent@sussexcountyde.gov  
**Subject:** Opposition to Evans Farm Development

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

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With the Pandemic's problems uppermost in everyone's mind, is it really prudent to have public hearings on a subject that involves constructing Apartments which increase the population density and possibly increase incidents of Covid cases creating another "hot spot" in Sussex County such as we have witnessed in the Georgetown area? Shouldn't the health and safety of the present residents of Sussex County far outweigh the desire of a developer to place a large number of people in an area never intended for such use?

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Very truly yours,

*Sally West McGrail Esq.*  
*Attorney at Law*  
*29489 Colony Drive*  
*Dagsboro, DE 19939*

## Jamie Whitehouse

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**From:** Debbie Wrightson <debrawrightson@gmail.com>  
**Sent:** Saturday, February 13, 2021 2:45 PM  
**To:** Jamie Whitehouse  
**Subject:** Evans Farm 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.

The purpose of this letter is to express our opposition to the proposed development at the corner of Old Mill and Railway Roads.

My husband and I recently moved to Dagsboro after owning a home in Ocean City, MD for over 20 years. We chose to leave Ocean City, because of its high density development, snarling traffic and lack of community feel. We were drawn to the Dagsboro/Ocean View area because of the abundance of open land, community parks and well cared for single-family homes. The Dagsboro/Ocean View area has a charming sense of community that cannot be preserved if the area succumbs to overdevelopment.

We believe that the proposed three story, multi-family apartment complex would have a negative impact on the quality of life in our community. The negative impact would include: traffic congestion that the current infrastructure cannot support, competition for community resources, and the use of land for a multi-story structure that does not complement the integrity of the existing community .

We urge you to protect and preserve the interests of the residents currently living in the affected area. Please prevent the proposal from moving forward.

Debbie & Charles Wrightson  
(Dagsboro residents)



## Jamie Whitehouse

---

**From:** Doug Hudson  
**Sent:** Saturday, February 13, 2021 4:28 PM  
**To:** Jamie Whitehouse  
**Subject:** Fwd: Evans Farm Proposal

[Get Outlook for iOS](#)

---

**From:** Debbie Wrightson <debrawrightson@gmail.com>  
**Sent:** Saturday, February 13, 2021 2:46 PM  
**To:** Doug Hudson  
**Subject:** Evans Farm 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.

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We urge you to protect and preserve the interests of the residents currently living in the affected area. Please prevent the proposal from moving forward.

Debbie & Charles Wrightson  
(Dagsboro residents)

## Jamie Whitehouse

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**From:** Roger Stanko <rv2012a@gmail.com>  
**Sent:** Saturday, February 13, 2021 10:22 PM  
**To:** Jamie Whitehouse  
**Subject:** Evans Farm

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

A big NO to this proposed development. It is totally out of character vs single homes in the area. Plus so many other infrastructure and safety concerns.

Roger And Alice Stanko  
Bay Colony

Sent from my iPhone

## Jamie Whitehouse

---

**From:** Doug Hudson  
**Sent:** Sunday, February 14, 2021 8:45 AM  
**To:** Jamie Whitehouse  
**Subject:** Fwd: NO to Evans Farm

Get Outlook for iOS

---

**From:** Roger Stanko <rv2012a@gmail.com>  
**Sent:** Saturday, February 13, 2021 10:25 PM  
**To:** Doug Hudson  
**Subject:** NO to Evans Farm

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.

Need your help to STOP this misplaced development.

Roger and Alice Stanko  
Bay Colony

Sent from my iPhone



**From:** tneff <[tneff@ptd.net](mailto:tneff@ptd.net)>

**Sent:** Saturday, February 13, 2021 6:05 PM

**To:** Doug Hudson

**Subject:** Opposed - CU-2206 Linder & Company - Evans Farm Development

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

Dear Mr. Hudson,

We are reaching out to you to express that we are strongly opposed to the "CU-2206 Linder & Company - Evans Farm Development" and we hope you will see this view, too.

We bought our Banks Acres property in 2015, with the dream of retiring here within the near future. We have always loved the area, so close to the beach but just back far enough to be away from the crowds. With the proximity to beautiful Holts Landing, in our opinion, we couldn't have picked a better location. This past winter we have made the decision to remove our manufactured home and build a stick built, permanent home here on Baltimore Ave.

We were very disappointed to learn of the proposed multi-family apartments being planned for the "CU-2206 Linder & Company - Evans Farm Development" just a stone's throw from our forever home.

We are strongly opposed to the proposed development for a number of reasons:

- This development presents a significant change to the character and living experience in our Community.
  - The homes in this area are 1 or 2 story privately owned structures. An additional 3rd story on the multi-family apartments would be out of character for this area. A short drive around our surrounding neighborhoods displays well kept 1 and 2 story single family homes, and a 3 story apartment complex plainly would not "fit in". We chose this area for the single family home look and feel, with well kept yards and quiet friendly neighbors, not a city style transient rental development in our neighborhood's back yard.
  - Storm water management.
    - During moderate to heavy rainstorms the Banks Acres and surrounding neighborhoods experience localized flooding due to poor drainage. Additional runoff from the hard surfaces of the proposed multi-family apartments would increase standing water to intolerable levels. Our home's backyard faces the drainage ditch where storm water flows from the direction of the Evans Farm. Additional storm water would flood not only our yard, but our neighbor's in other parts of Banks Acres and our neighbor's in White's Creek Manor.
  - Concern over decrease in our property value.
    - We have made a substantial investment in the Banks Acres neighborhood based on its single family homes and rural feel. We are committed to our community and are concerned that the property value of our investment may substantially decrease if multi-family apartments are allowed to be constructed.

It is our sincere hope that you would consider being opposed to the development, too.

Sincerely,  
Tim and Cat Neff  
Baltimore Ave Ocean View

**From:** tneff <[tneff@ptd.net](mailto:tneff@ptd.net)>

**Sent:** Saturday, February 13, 2021 6:05 PM

**To:** Doug Hudson

**Subject:** Opposed - CU-2206 Linder & Company - Evans Farm Development

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We were very disappointed to learn of the proposed multi-family apartments being planned for the "CU-2206 Linder & Company - Evans Farm Development" just a stone's throw from our forever home.

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- This development presents a significant change to the character and living experience in our Community.
  - The homes in this area are 1 or 2 story privately owned structures. An additional 3rd story on the multi-family apartments would be out of character for this area. A short drive around our surrounding neighborhoods displays well kept 1 and 2 story single family homes, and a 3 story apartment complex plainly would not "fit in". We chose this area for the single family home look and feel, with well kept yards and quiet friendly neighbors, not a city style transient rental development in our neighborhood's back yard.
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    - We have made a substantial investment in the Banks Acres neighborhood based on its single family homes and rural feel. We are committed to our community and are concerned that the property value of our investment may substantially decrease if multi-family apartments are allowed to be constructed.

It is our sincere hope that you would consider being opposed to the development, too.

Sincerely,  
Tim and Cat Neff  
Baltimore Ave Ocean View

**From:** Gale Poudrier <[noreply@forms.email](mailto:noreply@forms.email)>

**Sent:** Sunday, February 14, 2021 10:44 AM

**To:** Doug Hudson

**Subject:** Contact Form: Use No 2206 Linder & Company - Evans Farm

**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: Gale Poudrier

Email: [jgpoudrier@comcast.net](mailto:jgpoudrier@comcast.net)

Phone: 2409975186

Subject: Use No 2206 Linder & Company - Evans Farm

Message: Hello Mr. Hudson,

My husband and I live in Bay Forest, Ocean View. We oppose the project for conditional use of land in a general residential district for multi family units. The main reason is that this project would not be consistent with the surrounding area land use.

Our property backs us to Collins Creek so we are very concerned about storm water management, as well as traffic, safety, environmental impact, etc. We relocated to this wonderful area for a better quality of live.

Please make a decision that is right for this area.

thank you

Gale Poudrier



**From:** William & Barbara Brown <[noreply@forms.email](mailto:noreply@forms.email)>

**Sent:** Thursday, February 11, 2021 6:47 PM

**To:** Robin Griffith <[rgriffith@sussexcountyde.gov](mailto:rgriffith@sussexcountyde.gov)>

**Subject:** Contact Form: CU-2206 Linden & Company Evans Farm Development.

Name: William & Barbara Brown

Email: [rbeachplace@mediacombb.net](mailto:rbeachplace@mediacombb.net)

Phone: 302-604-0479

Subject: CU-2206 Linden & Company Evans Farm Development.

Message: Evans Farm Development Proposal

As voting full-time residents of the Bay Forest Community Sussex County, we would like to express our opposition to the proposal of CU-2206 Linden & Company Evans Farm Development. There are several issues that our family have serious concerns.

RESIDENTIAL and COMMERCIAL TRAFFIC - DRIVING, WALKING and BIKING SAFETY on Old Mill and surrounding roads have no biking lanes or sidewalks in this area. Would you like your children or grandchildren to use this road? Please drive through the area, before you vote!

STORM WATER MANAGEMENT - Concerns exist with every storm that hits the lower Delaware area. (Have you seen the flooding?) Please stop by and review the area after a heavy storm, water will sit for days in lake like areas. During the summer, the flooding increases the mosquito population, and strong odors from water sitting and stagnating during the summer heat. During the winter, this brings standing ice on roadways, causing road closures and detours.

Public Transportation - Residential rental properties bring students and hard working individuals who could need public transportation. With no public transportation, how will the residents get to work, school or stores? This then increase the foot and bike traffic on Old Mill Road.

I am not an Traffic Engineer, Water management expert or Safety Specialist. I am a very straight forward person and common sense individual. Adding this community without addressing the TRAFFIC and WATER MANAGEMENT and having it in place prior to construction is a grave error by the Commission and County. Have you every seen the signs on the road " Drive as if you live here!", My family asks you to "Vote as you live here"

Thanks for listening to our concerns

William and Barbara Brown  
30970 Scissorbill Road  
Ocean View, De 19970

## Jamie Whitehouse

---

**From:** Eugene Cousens <genecousens@kw.com>  
**Sent:** Sunday, February 14, 2021 5:21 PM  
**To:** Jamie Whitehouse  
**Subject:** Evans Farm Development.

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

Dear Mr. Whitehouse,

Please know that I am opposed to the apartment development at the Evans Farm property. The reasons are: Apartment buildings do not fit the character of our neighborhood communities which are mostly single family dwellings; overcrowding of traffic--the only traffic light is at Old Mill and Atlantic; stormwater and runoff in an area that already has issues with this; overcrowding of health facilities; school capacities; and general public safety in these times of the pandemic. Thank you for your service.

Sincerely,  
Gene Cousens

--

**Gene Cousens**  
Realtor\*  
***Resort Property Specialist***  
Keller Williams Realty  
Bethany Beach  
Off: 302-360-0300  
***Mobile: 410-241-5113***

**From:** Kristen Jones <[noreply@forms.email](mailto:noreply@forms.email)>

**Sent:** Sunday, February 14, 2021 12:33 PM

**To:** Doug Hudson

**Subject:** Contact Form: Evan's Farm

**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: Kristen Jones

Email: [kmadoraj@gmail.com](mailto:kmadoraj@gmail.com)

Phone: 3025843407

Subject: Evan's Farm

Message: Hello councilman Hudson,

My husband has been keeping me up to date on the Evan's farm project. He is constantly harping about how the project will flood our house. I do to some extent share his concerns after seeing the last big rain bring water up the the side of my neighbors and our house. As well as a football field worth of water in the intersection.

However, my biggest issue is in regards to how that gigantic complex will fit into the area. I have been coming/living in the Bethany area for 30 some years now. More and more we seem to be falling into the same issues as northern delaware. Every bit of space taken up by mini malls and homes and buildings of all shape and size. Traffic, noise, pollution, no wildlife, people everywhere. Everything that Sussex county isn't.

The very culture of this area is the defined by the "quiet resort" title. This area is the retreat from the craziness of the outlets, route one and even route 26 when busy. It feels as if you are worlds away from all the hustle and bustle. All the homes in this area are one and two story family homes. It is quaint, quiet, scenic, comforting.

The monstrosity of a complex that is planned at Evan's farm has no business being added to the area. It doesn't fit in with any of the surrounding neighborhoods.

It is important that what makes Sussex county great and loved by its full time residents be protected and cherished. In this day and age what this area offers is a rarity. If we don't stop this trend of overbuilding and not respecting the look and feel of the buildings currently in that area we will lose and never get back our county.

There are always other alternatives. Finding one without so many negative consequences seems like the only responsible way forward. Thank you for your time and consideration.



## Jamie Whitehouse

---

**From:** JEAN JACOBS <noreply@forms.email>  
**Sent:** Sunday, February 14, 2021 3:15 PM  
**To:** Jamie Whitehouse  
**Subject:** Contact Form: CU-2206 Linder \$ co.-Evans Farm Development

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

Name: JEAN JACOBS

Email: BLCjean@aol.com

Phone: 3025390663

Subject: CU-2206 Linder \$ co.-Evans Farm Development

Message: I totally oppose this development due to storm water management issues ( the field is flooded constantly and the road ditches are already full)), traffic volume and safety with no shoulder or walking/bike paths, environmental impact of closeness to wetlands, bay, peak season would make inferior roads blocked especially at #26 light, overall community character is small independent homes and police /fire are already overwhelmed.

**From:** Eugene Cousens <[genecousens@kw.com](mailto:genecousens@kw.com)>

**Sent:** Sunday, February 14, 2021 5:23 PM

**To:** Doug Hudson

**Subject:** Evans Farm development

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

Dear Councilman Hudson,

Please know that I am opposed to the apartment development at the Evans Farm property. The reasons are: Apartment buildings do not fit the character of our neighborhood communities which are mostly single family dwellings; overcrowding of traffic--the only traffic light is at Old Mill and Atlantic; stormwater and runoff in an area that already has issues with this; overcrowding of health facilities; school capacities; and general public safety in these times of the pandemic. Thank you for your service.

Sincerely,  
Gene Cousens

--

**Gene Cousens**

Realtor\*

***Resort Property Specialist***

Keller Williams Realty

Bethany Beach

Off: 302-360-0300

***Mobile: 410-241-5113***

**From:** Mark MacMicking <[mhmacmicking@gmail.com](mailto:mhmacmicking@gmail.com)>

**Sent:** Monday, February 15, 2021 9:21 AM

**To:** Jamie Whitehouse; Todd F. Lawson; Doug Hudson; [michael.vincent@sussexcountyde.gov](mailto:michael.vincent@sussexcountyde.gov)

**Subject:** Evans Farm Project

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Gentlemen,

I am a resident of Bay Colony and am concerned about the proposed Evans Farm Project. Many of my neighbors and residents from the surrounding communities are concerned about how the county grows, feeling that better planning needs to be addressed before new communities and businesses are started. Especially in regards to the roadways, let alone the outstanding issues with other infrastructure like cable/internet and cellular telephone problems. As well as other issues such as the poor water run-off management.

While I understand the necessity for growth in Sussex County, I feel that this project as well as other new community projects are not taking the concerns of the citizens who currently live in the county, as well as the visitors to our area, mostly during the Summer months.

Sussex County roads are already over-burdened and can't properly handle the added traffic during the summer season. This causes added stress to the current residents, just trying to get to the store, or doctor visits, etc. In addition, more motor vehicle, cyclists and pedestrian accidents.

As a former Delaware law enforcement officer, I also have many concerns about the police presence in this part of Sussex County. I have spoken to several local police officers and they have told me that DSP Troop 4 is drastically undermanned, and that in our area. Due to this DSP rarely has Troopers to respond to complaints, so the local PDs have to take time away from their communities to handle DSP complaints. This is something that I have noticed as well. Again, here is another issue that will reduce response time when serious calls for service occur.

In addition, from my experience apartment complex residents traditionally bring numerous criminal issues, such as drugs and I already know that our county is taxed with high drug traffic. Plus, apartment complexes typically reduce property values.

For the above reasons, I ask that the Sussex County Council re-consider the implementation of this planned community.

Thank you for your service to our County and your time.

Respectfully,

Mark MacMicking  
Bay Colony Resident



**From:** Richard & Doreen Moore <noreply@forms.email>

**Sent:** Wednesday, February 10, 2021 3:56 PM

**To:** Robin Griffith <rgriffith@sussexcountyde.gov>

**Subject:** Contact Form: CU-2206 Linder & Company-Evans Farm Development

Name: Richard & Doreen Moore

Email: [doreensmoore@gmail.com](mailto:doreensmoore@gmail.com)

Phone: 3022519663

Subject: CU-2206 Linder & Company-Evans Farm Development

Message: February 10, 2021

CU-2206 Linder and Company – Evans Farm Development

Robin Griffith

We live in the Bay Forest Community adjacent to the Evans Farm. We oppose to the proposed apartment development of the Evans Farm property along the Old Mill Road. We simply don't have the infrastructure to support 200 units apartment. The roads are unsafe for additional two thousand cars creating more traffic. There are no shoulders and no pedestrian/bike lanes.

The threats to adjacent neighborhoods are real posing a storm water threat with additional buildings and hard surfaces. It will have environmental impact on bays and wetlands.

The development would impact efficient emergency response from police, EMS, and fire.

Multi- family apartments definitely impact the adjacent communities as many of us invest our retirement into our homes.

Please oppose the application.

Thank you.

Sincerely,

Richard and Doreen Moore

32406 Plover Court

Ocean View, DE 19970

**From:** Phyllis Harkless <[noreply@forms.email](mailto:noreply@forms.email)>  
**Date:** February 12, 2021 at 1:21:52 PM EST  
**To:** John Rieley <[jrieley@sussexcountyde.gov](mailto:jrieley@sussexcountyde.gov)>  
**Subject:** Contact Form: Evans Farm LAnd use hearing.  
**Reply-To:** Phyllis Harkless <[phyllis.hark@gmail.com](mailto:phyllis.hark@gmail.com)>

**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: Phyllis Harkless

Email: [phyllis.hark@gmail.com](mailto:phyllis.hark@gmail.com)

Phone: 302-537-1084

Subject: Evans Farm LAnd use hearing.

Message: Mr. Rieley, I probably won't be able to attend the land use meeting for Evans Farm Parcel. I live in Bethany Bay and think that the density of the planned housing is prohibitive. I have no objection to the land being developed, but a less dense community on such a small parcel would be better.

**From:** [erasesec@mchsi.com](mailto:erasesec@mchsi.com) <[erasesec@mchsi.com](mailto:erasesec@mchsi.com)>

**Sent:** Friday, February 12, 2021 8:27:54 PM

**To:** Jamie Whitehouse <[jamie.whitehouse@sussexcountyde.gov](mailto:jamie.whitehouse@sussexcountyde.gov)>; Todd F. Lawson

<[tlawson@sussexcountyde.gov](mailto:tlawson@sussexcountyde.gov)>; Doug Hudson <[doug.hudson@sussexcountyde.gov](mailto:doug.hudson@sussexcountyde.gov)>; Michael Vincent

<[Michael.vincent@sussexcountyde.gov](mailto:Michael.vincent@sussexcountyde.gov)>

**Subject:** Evans Farm Development.

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Gentlemen; I recently became aware of the plans for development of a land parcel at the intersection of Railroad and Old Mill Road known as the Evans Farm property. Although I fully believe in the right of a property owner to develop their farmland, i also believe certain requirements need to be met prior to such development taking place. including that the development should conform to the character of the surrounding neighborhoods. Having lived in Bay Colony for the past 14 years I have seen the impact of local development on the use of all roads in this area, most particularly Old Mill and Irons Lane. None of the roads in this area have a berm of any significance and the hazards presented to motorists and bicyclists alike as traffic has increased are of primary concern to myself and many other local residents. Thus, prior to any additional development in this area Sussex County should immediately undertake major reconstruction of these roads so that additional traffic volume can be accommodated while bicyclists can also safely "share the road" via a paved berm. Only then should further Developments be permitte,d under fully regulated conditions with regard to design and implementation for egress to and from such Developments. Further, the Development housing elements should be in harmony with the surrounding Communities. I sincerely request that these items be further researched and openly discussed prior to any decision regarding the Evans Farm property.

Thank you for your time in reading this e-mail. Ray Secrist



**From:** [coldmull@aol.com](mailto:coldmull@aol.com) <[coldmull@aol.com](mailto:coldmull@aol.com)>

**Sent:** Saturday, February 13, 2021 9:50 AM

**To:** Doug Hudson

**Subject:** What in the world are you thinking?

**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.

This is not an apartment community. Never has and needn't be. If you need a tax bump, I would rather pay a tad more than to live in a high density neighborhood. That's why I moved here and that's why I'll stay here.

Don't mess it up for the gratitude of some developer with \$ signs and won't live there.

Maybe that's it! Make the developers and investors live in the apartments for six years, the average span of a rental.

Charles and Joan Mulliken

Bay Colony

**From:** Bill McGrail <bill@mcgrail.com>

**Sent:** Saturday, February 13, 2021 2:14 PM

**To:** Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>; Todd F. Lawson <tlawson@sussexcountyde.gov>; Doug Hudson <doug.hudson@sussexcountyde.gov>; Michael.vincent@sussexcountyde.gov

**Subject:** Opposition to Evans Farm Development

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

Gentle-persons,

A proposed 200 Unit Apartment Complex to be located in an area of single-family homes can not only lower the home values of adjacent developments, but also will serve as a warning to future developers of single-family homes to go elsewhere. Should this development, or anything like it, be allowed to insert itself and its probable 600 to 1000 occupants into a rural area not suited for such an influx in population, schools and their associated support activities (cars, buses, etc) will only serve to turn this small area of Sussex County into not only a traffic nightmare to serve the Complex, but also its effects will be felt throughout the entire area.

With the Pandemic's problems uppermost in everyone's mind, is it really prudent to have public hearings on a subject that involves constructing Apartments which will increase the density of human proximity and possibly add to more incidents of Covid cases creating another "hot spot" in Sussex County such as we have witnessed in the Georgetown area ? Shouldn't the health and safety of the present residents of Sussex County far outweigh the desire of a developer to place a large number of people in an area never intended for such use ?

Surely the Council can find another, more well- thought- out solution to housing the obvious personnel who are intended to occupy these facilities. There are plenty of nearby areas in the County where high-density housing will not impact established neighborhoods. Possibly this could be the spearhead effort to prepare a Comprehensive Zoning Plan for future construction in the County to include housing density, school planning, watershed issues, and support facilities to further Sussex County as THE Desirable Location to be in Delaware.

Very truly yours,

*F.W. McGrail III Ph.D  
29489 Colony Drive  
Dagsboro, DE 19939*

**From:** Sally McGrail <sally@mcgrail.com>  
**Sent:** Saturday, February 13, 2021 2:34 PM  
**To:** Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>; Todd F. Lawson <tlawson@sussexcountyde.gov>; Doug Hudson <doug.hudson@sussexcountyde.gov>; Michael.vincent@sussexcountyde.gov  
**Subject:** Opposition to Evans Farm Development

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Gentle-persons,

A proposed 200 Unit Apartment Complex to be located in an area of single-family homes can not only lower the home values of adjacent developments, but also will serve as a warning to future developers of single-family homes to go elsewhere. Should this development, or anything like it, be allowed to insert itself and its probable 600 to 1000 occupants into a rural area not suited for such an increase in population, due to the lack of adequate infrastructure for such a development, schools and their associated support activities (cars, buses, etc). This will turn this small area of Sussex County into not only a traffic nightmare to serve the Complex, but also its effects will be felt throughout the entire area.

With the Pandemic's problems uppermost in everyone's mind, is it really prudent to have public hearings on a subject that involves constructing Apartments which increase the population density and possibly increase incidents of Covid cases creating another "hot spot" in Sussex County such as we have witnessed in the Georgetown area ? Shouldn't the health and safety of the present residents of Sussex County far outweigh the desire of a developer to place a large number of people in an area never intended for such use ?

Surely the Council can find another, more well- thought- out solution to housing the obvious personnel who are intended to occupy these facilities. There are plenty of nearby areas in the County where high-density housing will not impact established neighborhoods. Possibly this could be the spearhead effort to prepare a Comprehensive Zoning Plan for future construction in the County to include housing density, school planning, watershed issues, and support facilities to further Sussex County as THE Desirable Location to be in Delaware.

Very truly yours,  
*Sally West McGrail Esq.*  
*Attorney at Law*  
*29489 Colony Drive*  
*Dagsboro, DE 19939*



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, February 11, 2021 8:02 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, February 11, 2021 - 8:01pm

Opposition  
Exhibit

Name: Astrid Berry  
Email address: dadaberry@aol.com  
Phone number: 3026163724  
Subject: Evans Farm opposition  
Message:  
Commissioners:

Please note my strong objection to the proposal to build 17 apartment buildings and 15 car garages at Evans Farm as stated in C/U 2206. It is out of keeping and incompatible with the surrounding communities. The homes in the surrounding communities are primarily single homes and 1 or 2 stories tall.

The design of the proposed community is not in accord with the County's Superior design requirement, by placing the garages on the outside of the community with the residential buildings in side a ring of garages structures it essentially turns its back on the community it should be a part of. This is an eyesore and not up to the standards of our shore communities. Therefore, I strongly oppose the granting of C/U 2206 Evans Farm's request for conditional use.

By its design, the development proposed in C/U 2206 Evans Farm, will require more nighttime lighting that anything currently existing on the White's Neck Peninsula. With people parking at a distance from their residence more intense lighting will bel needed to ensure safe transit from garage to apartment. Further, unlike the homes near by, this lighting will need to be on dusk to dawn, were as most owners tend to turn off their lights if they illuminate a neighbors home. With this design that would be impractical. The proposed forest buffer even with six foot trees will not be deep enough to provide screening to homes surrounding its backyards and the bedroom windows that will face it. For this reason, also, the Commission should should reject the proposed conditional use.

Additionally the increased road use from all these tenants will thoroughly create excessive traffic that an already overburdened Mill Road cannot bear. The thought of this additional traffic for bikers, disabled scooter use and pedestrians is terrifying. We have disabled people who use Mill Rd to get to shopping across Atlantic Ave and they will be in grave danger with more traffic! There is no bike path or side walks now and according to traffic surveys there is not room to create these. I am hoping the commission realizes the magnitude their decision will have on the people living and using this area. The additional traffic without safety solutions will lead to tragedy and surely loss of life.

I find the lack of good planning for communities along the shore creates detrimental environmental conditions. This proposal unfortunately is not different. The drainage situation in this area is becoming more and more precarious. There are areas of the surrounding communities that become inaccessible now when there are heavy rains and high tides - I cannot imagine how much worse this will get if we add a community that destroys so much of the land area that helps with drainage. Many areas will become inaccessible for days at a time. This is another life and safety risk for the members of the surrounding community.

Please consider carefully how this C/U 2206 impacts the land, the community and the environment and make the responsible decision to oppose!

Thank you  
Astrid Berry

## Evans Farm Watch

Wednesday, February 17, 2021

RECEIVED

FEB 17 2021

SUSSEX COUNTY  
PLANNING & ZONING

To: The Planning and Zoning Commissioners of Sussex County Delaware

The following petition was circulated from Sunday 02/14/21 at 2:20 PM through Wednesday 02/17/21 at 9:30 AM PM. It was created, circulated and cumulated by an online service, IPetitions.com. Signatures were verified as unique by validating a submitted email address and checking it for uniqueness within the signers of the petition. All signers received a confirming email. We have not listed the email addresses for privacy reasons.

There are a total of 625 signatures listed. In this time of Covid, door to door canvassing or collecting signatures at gatherings that properly reflect the sentiment of the neighbors of the Community surrounding the proposed Apartment Complex would have been contrary to the Governors directives and, put both collectors and signers at risk.

We ask that you review this collection of signatures, take it as a sign of the Communities wishes and review the many comments submitted.

Sincerely,



Tom Goglia

Full-time resident of Sussex County,  
Member of the Evans Farm Watch



LINDER CO.

CU # 2206

"The following is a list of Sussex County Delaware property owners and residents that oppose the current Linder & Co. / Pettinaro application # CU-2206 to allow the **Conditional Use** of that parcel of land located at the N/E corner of Old Mill Road and the south side of Railway Road located in Ocean View Delaware and permit the development of 200 multi-family living units. The undersigned will be adversely affected and irreparably harmed by allowing this development that fails to protect and will harm the safety, convenience, order, prosperity and welfare of the present and future owners and residents of the surrounding communities as well as the greater population of Sussex county. It should be understood that all of those signing this petition firmly request that this application # CU-2206 be denied."

#	Date/Time	Name	Comments
1	2/14/21 2:20 PM	Tom Goglia	
2	2/14/21 2:34 PM	Betty Goglia	
3	2/14/21 2:34 PM	Wollom Jensen	I am strongly opposed to this particular development as it is currently planned.
4	2/14/21 3:08 PM	Jackson chin	
5	2/14/21 3:08 PM	Martin Lampner	Beyond the issue of the scale and placement is the issue that the proposed design fails the county's requirement for Superior Design.
6	2/14/21 3:13 PM	Michael Shriver	I oppose the Evans Farm development.
7	2/14/21 3:19 PM	David J Bartlett Sr	I oppose CU#2206 (a.k.a. Evans Farm) as it will detrimentally affect the character of the thousands o existing f homes on the peninsula
8	2/14/21 4:48 PM	Timothy Mullen	
9	2/14/21 4:50 PM	Valerie	
10	2/14/21 4:51 PM	Jim Bligh	
11	2/14/21 4:52 PM	Stacy Miller	I oppose the proposed Evans Farm Apartment because this property is not zoned for such a high density development. Residents in the area already have enough difficulty trying to turn onto and off of Atlantic Avenue with the current amount of traffic. Having rental apartments will most certainly drive down property values because not only at these apartments not especially attractive but people that live in rentals do not have the same type of investment in their community so it will certainly detract from our community.
12	2/14/21 4:56 PM	Linda Kopf	Oppose!
13	2/14/21 4:56 PM	Joe Millsap	Roadways will not accept another 150 or more vehicles on local roadways



LINDER CO.

CU # 2206

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#	Date/Time	Name	Comments
14	2/14/21 4:57 PM	John Kopf	Oppose
15	2/14/21 4:58 PM	Elaine Musial	
16	2/14/21 5:00 PM	Sheldon Schwartz	
17	2/14/21 5:01 PM	Stanley Schwartzbart	I oppose CU-2206, Evan, Æs Farm Development...Old Mill road can not support additional traffic being created by the development. The infrastructure of Sussex County, Ocean View is not sufficient. Fire, Police are overwhelmed as is and this just adds more hardship..Traffic exiting Old Mill, Railway and White Neck have problems turning left onto rt26 as is...additional lights would need to be added..all of this should be considered before approval of any more developments..
18	2/14/21 5:07 PM	Ava Cohen	I oppose the Evans Farm project!
19	2/14/21 5:09 PM	Dan Dalina	
20	2/14/21 5:11 PM	Charlie Plis	I oppose the proposed development of the Evans Farm Apartment Complex. Apartment complexes are not aesthetic looking in appearance and are not of the same characteristics of the surrounding communities. Additionally, the current infrastructure of roads, storm water management, sanitary sewer system, pollution of runoff into the Bay and health care facilities will be overly stressed.
21	2/14/21 5:12 PM	Jude Lilly	The traffic to get from old mill rd to route 26 is already difficult, especially from May - sept. Adding 200 apartments will make it impossible. Why can, Æt this be a home development with fewer homes and therefore less cars.
22	2/14/21 5:14 PM	Jo Talley	

LINDER CO.

CU # 2206

<p>"The following is a list of Sussex County Delaware property owners and residents that oppose the current Linder &amp; Co. / Pettinaro application # CU-2206 to allow the Conditional Use of that parcel of land located at the N/E corner of Old Mill Road and the south side of Railway Road located in Ocean View Delaware and permit the development of 200 multi-family living units. The undersigned will be adversely affected and irreparably harmed by allowing this development that fails to protect and will harm the safety, convenience, order, prosperity and welfare of the present and future owners and residents of the surrounding communities as well as the greater population of Sussex county. It should be understood that all of those signing this petition firmly request that this application # CU-2206 be denied."</p>			
#	Date/Time	Name	Comments
23	2/14/21 5:19 PM	Boe Daley	Too much flooding already!
24	2/14/21 5:26 PM	Kathy Mazzeo	We already have a dangerous road without a shoulder. Bay Forest community values our wetlands and wildlife. The reputation of this builder is the opposite. Keep our wildlife and walkers/ bikers safe. Don't let this development happen.
25	2/14/21 5:31 PM	Stephanie Tuttle	It might be good for Ocean View to have full time apartments available for residents but this is not the location. It will have an impact on both animal and human life and significantly increased traffic volumes will increase safety risk on these well traveled roads. Thank you.
26	2/14/21 5:31 PM	Joseph J Bass	
27	2/14/21 5:32 PM	Maria Peccia	
28	2/14/21 5:33 PM	Elizabeth Bromley	
29	2/14/21 5:34 PM	Mary Anne Gelnett	
30	2/14/21 5:36 PM	Lynne Bligh	I am opposed to this development due to the impact on our local schools and traffic
31	2/14/21 5:50 PM	Bassem Habbouch	
32	2/14/21 5:56 PM	Dennis Drenner	
33	2/14/21 5:56 PM	Patricia Malecki	Traffic congestion, harm to the wildlife not the best area for apartments.
34	2/14/21 5:59 PM	Julian Sheats	
35	2/14/21 6:04 PM	Beth ortu	
36	2/14/21 6:05 PM	Jeri pierce	I agree with the petitions from the evidence form watch group I agreeWith the petitions that the Evans farm WatchHas submittedI opposeThe building of all of those apartments



LINDER CO.

CU # 2206

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#	Date/Time	Name	Comments
37	2/14/21 6:13 PM	Terrie Simonic	
38	2/14/21 6:18 PM	Nancy Martus	
39	2/14/21 6:21 PM	Karen riley	
40	2/14/21 6:21 PM	Tommy Friedrich	
41	2/14/21 6:26 PM	Susan Bieg	
42	2/14/21 6:31 PM	Monnaeae Fraim	
43	2/14/21 6:41 PM	Carole dougherty	
44	2/14/21 6:51 PM	Vincent Daley	Say, "No" to apartments on Evans Farm!
45	2/14/21 6:54 PM	Johann chieffi	
46	2/14/21 6:56 PM	Evelyn miller	I oppose the use of the Evans farm property for the development of multistoried apartments. The drainage on the proposed site is grossly inadequate. The increased traffic on Old Mill Road will surely be a greater hazard to walkers and bikers than already exists.
47	2/14/21 6:58 PM	Immanuel Queen	Roads not equipped to handle current traffic totally opposed to this project
48	2/14/21 7:01 PM	Kay Queen	Too much growth with no signs of doing anything to infrastructure totally opposed to this project
49	2/14/21 7:03 PM	Marc bofinger	
50	2/14/21 7:31 PM	Donald Nork	The current proposal is significantly more intensive than the previously approved plan.
51	2/14/21 7:40 PM	Amy GORMAN	
52	2/14/21 7:46 PM	Keely W	
53	2/14/21 7:51 PM	William Oterson	Our roads are not equipped to handle the influx of the additional traffic this apartment complex will create.



LINDER CO.

CU # 2206

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#	Date/Time	Name	Comments
54	2/14/21 7:53 PM	Frank Ortu	
55	2/14/21 7:57 PM	Brenda Frey	The infrastructure and public safety personnel are insufficient to properly care for the current residents of this unincorporated area. I want the Evans, AOs Farm development as apartments to be denied.
56	2/14/21 8:01 PM	James Langley	
57	2/14/21 8:05 PM	Sandy Reeder	
58	2/14/21 8:07 PM	Heather Hubert	
59	2/14/21 8:08 PM	Gary Harper	
60	2/14/21 8:10 PM	JoAnn Carlisle	
61	2/14/21 8:11 PM	Mike Carlisle	
62	2/14/21 8:12 PM	Richard Diamond	
63	2/14/21 8:13 PM	Diane chanev	
64	2/14/21 8:16 PM	Karyn Baust	
65	2/14/21 8:17 PM	Richard Moore	Please oppose to Apartments on Evans Farm.
66	2/14/21 8:17 PM	Joseph Innes	The density of the proposal has significantly changed and the already inadequate infrastructure will be further overwhelmed. Also safety issues as there are no sidewalks or bike lanes on the roadways.
67	2/14/21 8:20 PM	Doreen Moore	Please deny the Evans Farm apartment development proposal.
68	2/14/21 8:22 PM	Gina Sullivan	
69	2/14/21 8:23 PM	Sherry Duhon	
70	2/14/21 8:23 PM	Richard Suiter	
71	2/14/21 8:24 PM	Patricia D Bowman	
72	2/14/21 8:25 PM	JACQUELINE MCMULLEN	

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#	Date/Time	Name	Comments
73	2/14/21 8:26 PM	Fred Hubert	I am totally against the building of the building of the 200 apartment complex at the corner of Old Mill and Railway roads.
74	2/14/21 8:27 PM	James White	I am against rental apartments being introduced into this area of privately owned single family homes, townhouses and condos
75	2/14/21 8:28 PM	Ruth Habbouch	
76	2/14/21 8:29 PM	Courtney Carletti	
77	2/14/21 8:30 PM	Joseph DeLusant	
78	2/14/21 8:33 PM	Tania Myles	
79	2/14/21 8:36 PM	Martin Schuch	
80	2/14/21 8:36 PM	Debbie Nacchia	
81	2/14/21 8:42 PM	Harry Rizer	
82	2/14/21 8:42 PM	Rosemary Adamca Balzer	Old Mill Road is dangerous due to no shoulder
83	2/14/21 8:46 PM	Beth	No city buses available for apt residents
84	2/14/21 8:46 PM	Dwight Benedict	There s no soft shoulder or no sidewalk for pedestrians
85	2/14/21 8:47 PM	Kim Johnson	The infrastructure in Ocean View cannot handle this type of housing. We have flooding issues, roads have no sidewalks, high traffic volume on residential roads, etc.
86	2/14/21 8:48 PM	Ruth Innes	I,Äöm opposed to the possible development of Evans Farm!
87	2/14/21 8:48 PM	Patricia Reinsfelder Barnes	
88	2/14/21 8:50 PM	MARION DELUSANT	
89	2/14/21 8:51 PM	JO PEARSON	
90	2/14/21 8:52 PM	Liz Talley	
91	2/14/21 8:52 PM	JOE PEARSON	



## OPPOSITION PETITION

LINDER CO.

CU # 2206

2/17/21

<p>"The following is a list of Sussex County Delaware property owners and residents that oppose the current Linder &amp; Co. / Pettinaro application # CU-2206 to allow the <b>Conditional Use</b> of that parcel of land located at the N/E corner of Old Mill Road and the south side of Railway Road located in Ocean View Delaware and permit the development of 200 multi-family living units. The undersigned will be adversely affected and irreparably harmed by allowing this development that fails to protect and will harm the safety, convenience, order, prosperity and welfare of the present and future owners and residents of the surrounding communities as well as the greater population of Sussex county. It should be understood that all of those signing this petition firmly request that this application # CU-2206 be denied."</p>			
#	Date/Time	Name	Comments
92	2/14/21 8:53 PM	John Johnson	The proposed development is not aligned with the existing communities in the immediate area
93	2/14/21 8:54 PM	Linda Lytle	
94	2/14/21 8:55 PM	chelsea angstadt	I oppose this, living across the street we do not have the road capacity for this infrastructure.
95	2/14/21 8:56 PM	Michele Schaeffer	
96	2/14/21 8:56 PM	Grossinger Linda	
97	2/14/21 8:58 PM	Ken Schaeffer	
98	2/14/21 8:59 PM	Edward Ritacco	
99	2/14/21 8:59 PM	Richard lytle	Letters sent to zoning and planning commission. ,Ai- This development does not in any way ADD VALUE to the surrounding communities....only bails out a developer who paid too much for the property and needs this high density and poorly designed apt. complex.
100	2/14/21 9:00 PM	Gail Ritacco	
101	2/14/21 9:18 PM	Andy Duhon	
102	2/14/21 9:22 PM	Allison Friedrich	
103	2/14/21 9:35 PM	Greg	
104	2/14/21 9:37 PM	Lisa Jacobs	
105	2/14/21 9:38 PM	Luanne Kowalski	
106	2/14/21 9:43 PM	Allen Talbert	
107	2/14/21 9:49 PM	Robert Behler	This property should be developed as single family units in keeping with the surrounding neighborhoods!
108	2/14/21 9:51 PM	Russell Harrell	



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#	Date/Time	Name	Comments
109	2/14/21 9:52 PM	Carl M Nelson	
110	2/14/21 10:00 PM	Mal Grossinger	
111	2/14/21 10:01 PM	Bev Davis	I oppose this high density apartment complex. The current infrastructure in this area is not adequate to handle this type of development. The flooding and traffic are major issues in this area.
112	2/14/21 10:06 PM	Wanda Smith	
113	2/14/21 10:08 PM	Tim Davis	I oppose this development. This high density apartment complex does not coincide with the single family homes and townhomes in this area. Heavy traffic and major flooding already exist.
114	2/14/21 10:10 PM	Dennise Scott	
115	2/14/21 10:11 PM	Paul Haring	
116	2/14/21 10:12 PM	Brad Carpenter	
117	2/14/21 10:16 PM	Ann Rizer	
118	2/14/21 10:24 PM	Hazel Rinas	
119	2/14/21 10:50 PM	Janice Martin	
120	2/14/21 11:48 PM	Florri Beckley	Too many apts for this area to handle.. too many cars, too much pollution, terrible traffic .. I oppose greatly!!!
121	2/15/21 6:09 AM	Frank Younker	Infrastructure can not support this kind of development. Additionally the removal of wildlife habitat is detrimental to what Delmarva stands for
122	2/15/21 6:32 AM	Donna Walter	
123	2/15/21 6:47 AM	Karen Winship	
124	2/15/21 6:54 AM	Kathleen Sorrell	I oppose the building of 3 story apartments on this site
125	2/15/21 7:14 AM	Karen Amy	I am opposed to this development.

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#	Date/Time	Name	Comments
126	2/15/21 7:16 AM	Bobbie Harrison	I oppose this! As I live across the street from this mentioned site. I oppose this because 1 of the many reasons Railway Rd just cannot handle this extra traffic... 2. Where would all of the wildlife go?
127	2/15/21 8:12 AM	Mary Reed	My main concerns: infrastructure cannot handle another mega development. No sidewalks, roads can't handle the traffic we have now, school overcrowding, fire and rescue is not large enough to handle this, no public transportation.



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#	Date/Time	Name	Comments
128	2/15/21 8:19 AM	Georgette Greason	<p>Though affordable housing is necessary in every community, the proposed number of units for this location is too high. It would have immediate and long term negative consequences regarding the environment, wildlife, water usage and air pollution. Also, this increase in residents would impact traffic, stores and schools. Would more traffic lights need to be installed to safely turn onto Route 26? Would turning restrictions be imposed? Would more stores want to open in the area? With each commercial property comes trucks that need to deliver to them. How will schools be impacted? Renters do not pay property tax. Will property taxes rise for those on fixed incomes? Has the water supply been studied? What about cable and internet services? The local company cannot provide consistent quality service now. Also, the affordability of these units has not been made public yet. Are they income based units that require application? What percentage of market value rentals will they be? Are they long term leases? Will sublets be allowed? The list of concerns continues so it is recommended that this development be denied and land use rethought at this current time. At the very least further study of its impact on the community must be studied. Thank you.</p>
129	2/15/21 8:19 AM	Donna Longobardi Mallet	
130	2/15/21 8:27 AM	Gale Poudrier	
131	2/15/21 8:32 AM	Richard Peccia	
132	2/15/21 8:51 AM	Samuel Crawford	I oppose this project. This area, roads, utilities, etc can not handle a project if this size



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#	Date/Time	Name	Comments
133	2/15/21 8:56 AM	Billy Bowman	Do not allow this to be built on the Evans Farm. It does more harm than good.
134	2/15/21 8:57 AM	Jan Melton	I,Ãm all for affordable housing- just not in this location!
135	2/15/21 8:57 AM	Laura M West	
136	2/15/21 9:01 AM	LynnLeBrun	We hope you will consider this a bad plan for this property considering the surrounding area with its high volume of traffic
137	2/15/21 9:09 AM	Edward Krause	
138	2/15/21 9:11 AM	Kathleen Robertson	This site is not appropriate for a 3 story apartment building for many obvious reasons.
139	2/15/21 9:30 AM	Charles Griffin	I feel the location of this proposed apartment complex is not appropriate. The roadways will not properly support. The surrounding communities will be impacted in a negative manner.
140	2/15/21 9:32 AM	Howard and Linda Brown	This proposed development does not fit in with the existing neighborhoods for a variety of reasons. We hope you take all this in consideration and deny this development.
141	2/15/21 9:36 AM	Laura Hufford	Railway Road is a small unkept road. When Bethany Bay went in, we were promised a new and better kept road. That didn,Ãt happen and people fly in and out of that community. I lived on Railway and was the 3rd house from the end. It got worse and worse. The road is no longer safe and there,Ãs no policing of the speeders. Adding more homes will only exacerbate the already horrid situation there. These roads cannot handle it. And I,Ãm certain you won,Ãt find one soul in favor of this except those who will profit off it and don,Ãt live nearby.

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#	Date/Time	Name	Comments
142	2/15/21 9:45 AM	Arthur C Kelly	This development is totally out of character for the Ocean View area. In addition it will cause severe stress to the infrastructure in terms of public safety due to the impact of traffic on a narrow road used by pedestrians and bicyclers.
143	2/15/21 9:45 AM	Gina Marie Dean	
144	2/15/21 9:52 AM	Frank j Cruise	Dear Sussex County Leaders: We are for environmentally friendly and responsible land use growth for development in Sussex County and in particular to the proposed Evans Farm development in Ocean View. With all the dense and cluster housing taking place in the greater Ocean View/Bethan Beach area and throughout Sussex County, we ask the council to deny this multi family living development application. It is requested that one be resubmitted that will have less impact on the fragile environment and the surrounding communities resources that ultimately be impacted by the approval of such a development. in Ocean View. We appreciate you for taking time to consider my request and we thank you for your service. Respectfully submitted, FJ Cruise
145	2/15/21 9:54 AM	Alan Bowers	
146	2/15/21 10:03 AM	Elaine Ferro	
147	2/15/21 10:03 AM	Nick phillips	No to building
148	2/15/21 10:06 AM	Becky Frey	I am opposed to the addition of 200 units. I am concerned that walk ability and access to goods and services and the burden on our public safety (fire, EMS and police) and importantly our school system. I encourage you to vote no to the Evans Farm development



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#	Date/Time	Name	Comments
149	2/15/21 10:12 AM	EDWARD W ROBINSON	I OPPOSE THIS NEW DEVELOPMENT-THE LOCAL TWO LANE ROADS CANNOT HANDLE ALL THE TRAFFIC NOW. ADDING A TURNING LANE ON ATLANTIC AVE DID NOTHING TO CURE THE PROBLEM. CAN OUR PRESENT SEWER SYSTEM HANDLE ALL THE NEW PEOPLE AT ONE LOCATION?.
150	2/15/21 10:15 AM	Eileen Smith	This absolutely the worst idea for this area. Congestion of roads which can turn into a nightmare. Please listen to us. Just say NO.
151	2/15/21 10:16 AM	Cathy Erner	
152	2/15/21 10:17 AM	Richard Smith	
153	2/15/21 10:20 AM	Nicole Marchincin	
154	2/15/21 10:21 AM	Tanya Gourley	Don't want them in OceanView.
155	2/15/21 10:23 AM	Dolores Hubert	I am against the construction of the 200 Unit apartment Complex at Old Mill and Railway Rds intersection.
156	2/15/21 10:29 AM	Art Abel	Will put 200 to 350 more vehicles in this small community. This will help to destroy an already failing infrastructure and chase wildlife into the surrounding developments. I already have deer in my front yard. Drives my dog crazy. Ocean View and Millville are having our quality of live taking away by over population.
157	2/15/21 10:50 AM	Caitlin Manning	I live in a development further down off Railway Road so I use Railway daily and this will be an absolute nightmare to have to deal with traffic from 200 apartments on this road.
158	2/15/21 10:56 AM	Richard Lew	Stop this build



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#	Date/Time	Name	Comments
159	2/15/21 10:58 AM	Laurie Phillips	I firmly disagree with the proposal to build 200 apartment units. Not to mention my frustration at the total lack of info.( ie.how many buildings quantity 2- 3 bedroom apts. and costs to live there that will likely be beyond supporting locals being displaced from limited affordable housing. I implore your board and Ocean View to STOPacontinuous out of control building of housing in a stressed traffic situation on 26 where all the resources for living are located. This a resort area and already carries the burdens and hardships of thousands of cars and visitors May through August. HAULT approval of anymore development "communities" . WAIT and see the impact of over 1000 homes approved to be built , many 3-5 bedrooms. Wait a year after completion for residents to move here and live through the density living of the area of Millville, Ocean View and Dagsboro for one year. Lets experience the density and conditions being created by greedy builders taking advantage of the DE tax breaks, urban flight from the pandemic from as far away as Virginia to New York. THEN I dare you to take a survey of the three community towns if there needs and quality of life were considered overt the tax revenues and bankrolls of those involved in this raping of the land nature and stealing the true community of people .
160	2/15/21 10:58 AM	Kelly Tibbs	
161	2/15/21 11:04 AM	Matt Sanders	
162	2/15/21 11:05 AM	Karen Rucci Pfeil	
163	2/15/21 11:06 AM	Amy Miller	Do not further congest the roads and over-develop the land.

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#	Date/Time	Name	Comments
164	2/15/21 11:06 AM	John Pfeil	
165	2/15/21 11:06 AM	Phillip Giusto	
166	2/15/21 11:09 AM	Carol Clark	Opposed to this building project
167	2/15/21 11:10 AM	Harvey Kasner	
168	2/15/21 11:10 AM	Cindy Kasner	
169	2/15/21 11:13 AM	Charleen Bowers	I oppose this project due to the negative impact that such a project would bring to the area.
170	2/15/21 11:15 AM	Fred Havelock	Not in favor of this. Vote no
171	2/15/21 11:17 AM	David Kay	Given the already deteriorating infrastructure in this area this proposal will only further stress and already overstressed area.
172	2/15/21 11:17 AM	Will Melton	
173	2/15/21 11:17 AM	Tony Sarro	There are no roads or infrastructure to support this community. Roads are already congested. This area is better suited for single family homes or town homes, not multi family units. This is poor planning for a project that will harm the area's welfare for generations to come.
174	2/15/21 11:20 AM	Rachel Rinas	
175	2/15/21 11:20 AM	Michael McGraw	I moved here last year from NJ to get away from all the traffic and people. I didn't use my savings to have a house built that is literally across the street from this potential site. These low income Apartments can not be built. This will only bring unwanted traffic and CRIME to our quit and peaceful community. I moved here because Ocean View is considered one of the top 5 safest cities in Delaware. This will change the way of life for everyone in the area. Especially everyone's property value.



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#	Date/Time	Name	Comments
176	2/15/21 11:21 AM	Sue Dailey	
177	2/15/21 11:27 AM	Esther Fowble	Please consider the impact this development will have on the community. Most people have moved to this area to enjoy less congestion and traffic. Appropriate infrastructure must first be in place.
178	2/15/21 11:27 AM	Rebecca Donovan	
179	2/15/21 11:28 AM	Janet Basara	Too many buildings. Too many people. Build single family homes or villas. Low rent apartments are Not wanted.
180	2/15/21 11:28 AM	Roderick Lowe	Local infrastructure can not handle Proposed increase in dense housing facility.
181	2/15/21 11:28 AM	Barbara Bruzzi	
182	2/15/21 11:30 AM	Carrie Hazel	
183	2/15/21 11:31 AM	David Knepp	Please . This project DOES NOT fit in with the single homes in this area.
184	2/15/21 11:34 AM	Bradley Bennett	
185	2/15/21 11:34 AM	Wanda Cole	
186	2/15/21 11:35 AM	Becky Hoppa	I oppose the proposed development of Evans Farm. The infrastructure is unable to support the volume of traffic this project would create. It creates an added burden on our police, fire and EMS personnel. The addition of multiple level apartments does fit well with the existing neighborhoods for many reasons.
187	2/15/21 11:35 AM	Greg Lancaster	
188	2/15/21 11:37 AM	Anna Risse	
189	2/15/21 11:38 AM	Robert McGarvey	
190	2/15/21 11:39 AM	Sharon and Barry Snyder	



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#	Date/Time	Name	Comments
191	2/15/21 11:40 AM	Bruce Meighan	A multi-family housing unit the size of this project does not belong in a single family home area. It will stress the infrastructure of the area and cause excessive traffic on Old Mill and Whites Neck roads creating a hazardous driving area.
192	2/15/21 11:41 AM	Melissa Wieand	
193	2/15/21 11:42 AM	Joe Hoppa	I oppose the proposed Evans Farm project. This project will have a negative impact on the surrounding communities. The roads in this area cannot handle the additional traffic.
194	2/15/21 11:43 AM	Jeannie Phillips	We do not want apartments on this land
195	2/15/21 11:43 AM	Jesse Boyes	
196	2/15/21 11:44 AM	Rita Jensen	
197	2/15/21 11:44 AM	Kenneth Dodson	
198	2/15/21 11:44 AM	Gary Thrift	If I wanted to reside in a heavily populated, high density area, I would have stayed in Baltimore. It's unconscionable to hold this public hearing amidst the COVID-19 pandemic, and it is equally disconcerting that anything other than single family homes would be considered in our communities.
199	2/15/21 11:46 AM	Jeanette Williams	
200	2/15/21 11:47 AM	Sharon Riley	I'm opposed
201	2/15/21 11:47 AM	Jim Bowman	
202	2/15/21 11:50 AM	katelyn jensen	
203	2/15/21 11:54 AM	Tami Behler	
204	2/15/21 11:56 AM	William Murphy	Oppose, as not conforming to the Area !

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205	2/15/21 11:58 AM	Susan Dohony	Inadequate infrastructure currently exists to present enough evidence to deny this development. Sussex County building is out of control.
206	2/15/21 11:59 AM	Patricia Swigart	The proposed development does not fit with the nature of the surrounding neighborhoods. It will create traffic issues overburdening local roads. And, it will increase water remediation issues to the detriment of neighboring properties.
207	2/15/21 12:02 PM	Cheryl Scalzi	Please, no!!! Quality of life will be affected in that area. Leave it alone!
208	2/15/21 12:07 PM	Pamela Ambrusch	
209	2/15/21 12:10 PM	Gary Mendelson	The proposed building of apartments does not seem like the proper use of the land. I am not in favor on this type of complex.
210	2/15/21 12:14 PM	Lynn Appel	
211	2/15/21 12:15 PM	Steven Sibbio	
212	2/15/21 12:15 PM	Patty Reichert	Build better roads first then affordable housing. Without sincere consideration for the roads I object.
213	2/15/21 12:15 PM	Donald DeGeorge	No way Evan farm build apartments . Will worst bad traffic light old mill rd and not have traffic light on white neck rd .
214	2/15/21 12:15 PM	Sharon Dormer	
215	2/15/21 12:17 PM	Linda A Sunday	
216	2/15/21 12:18 PM	Audrey Ellis	
217	2/15/21 12:18 PM	Colleen Piacentine	
218	2/15/21 12:19 PM	Debbie	
219	2/15/21 12:19 PM	George Riley Steinback	
220	2/15/21 12:21 PM	Daniel Cronin	The current infrastructure cannot support this development.



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#	Date/Time	Name	Comments
221	2/15/21 12:23 PM	Joe Avicoli	
222	2/15/21 12:23 PM	Carol White	
223	2/15/21 12:23 PM	Janet Steinback	
224	2/15/21 12:24 PM	Howard and Marianne Gold	We respectfully oppose the approval of the Conditional Use 2206 application for the Evans Farm apartment Complex. Sincerely, Howard and Marianne Gold 31004 Scissorbill Rd Ocean View, DE 19970
225	2/15/21 12:26 PM	Edwina von judd	
226	2/15/21 12:28 PM	Valerie Portney	
227	2/15/21 12:28 PM	Roberta Blattu	
228	2/15/21 12:34 PM	Clare kocman	
229	2/15/21 12:40 PM	Robert Moore	
230	2/15/21 12:42 PM	Alison S Latcheran	Agreed, the current infrastructure cannot handle a high occupancy apartment complex.
231	2/15/21 12:42 PM	Michael Scheerer	
232	2/15/21 12:49 PM	Kathleen Carpenter	
233	2/15/21 12:53 PM	Adrianna Abate	
234	2/15/21 12:56 PM	Joe White	
235	2/15/21 1:01 PM	Kim Norrett	
236	2/15/21 1:03 PM	Jenna Oakley	
237	2/15/21 1:04 PM	jeannie lorup	I am opposed to this apartment complex being built as it is the wrong decision for these plot of land. To densely populated area already.
238	2/15/21 1:06 PM	David Kowalchick	
239	2/15/21 1:07 PM	Aidan Rellis	



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240	2/15/21 1:11 PM	Joy nearpass	
241	2/15/21 1:13 PM	Barbara Gooding	
242	2/15/21 1:15 PM	Jeanne Culotta	
243	2/15/21 1:16 PM	Katy Pugh	There are many issues with this development, and others in this part of the county. Drainage, water quality, road safety and road conditions. The planning board should consider all of these
244	2/15/21 1:19 PM	Mary Goslee	It is unacceptable the housing developments going into our small town space. We are loosing our small beach appeal. Where are all the wild animals going, but in the roadways and homes. Where will 200 more homes of children go to school? Our county needs to wake up and stop allowing the money grabbers to get what they want.
245	2/15/21 1:23 PM	Cliff Dean	To much for area!!
246	2/15/21 1:23 PM	Noreen Spiegelman	
247	2/15/21 1:24 PM	Eileen Turnbaugh	
248	2/15/21 1:27 PM	Kelly Camden	MORE AFFORDABLE YEAR ROUND RENTALS
249	2/15/21 1:38 PM	Laura lecompte	Not the right area. Too much traffic, and infrastructure instability.
250	2/15/21 1:44 PM	Leslie Simendinger	
251	2/15/21 1:44 PM	Thomas E Gelnett	
252	2/15/21 1:50 PM	Lawrence Boyd	
253	2/15/21 1:54 PM	Martha shriver	
254	2/15/21 1:56 PM	Jay Middleton	Oppose to lack of infrastructure
255	2/15/21 1:58 PM	Loti Lapoint	
256	2/15/21 2:01 PM	Nanette Horne	

"The following is a list of Sussex County Delaware property owners and residents that oppose the current Linder & Co. / Pettinaro application # CU-2206 to allow the **Conditional Use** of that parcel of land located at the N/E corner of Old Mill Road and the south side of Railway Road located in Ocean View Delaware and permit the development of 200 multi-family living units. The undersigned will be adversely affected and irreparably harmed by allowing this development that fails to protect and will harm the safety, convenience, order, prosperity and welfare of the present and future owners and residents of the surrounding communities as well as the greater population of Sussex county. It should be understood that all of those signing this petition firmly request that this application # CU-2206 be denied."

#	Date/Time	Name	Comments
257	2/15/21 2:04 PM	Shane Marvel	No way! We have enough damn people here now!
258	2/15/21 2:04 PM	Thomas Neville	
259	2/15/21 2:07 PM	Peter Appel	There are many reason this is not the place for this project including crowded roads, insufficient drainage, and a too densely populated apartment complex.
260	2/15/21 2:08 PM	Kathleen scott	I object to oppose 3 story buildings of apartments on Evans Farms property
261	2/15/21 2:15 PM	Beb katz	Please stop this
262	2/15/21 2:17 PM	Susan Kaltenbaugh	
263	2/15/21 2:22 PM	Judy Stuhl	Enough with the over building of our small town!!
264	2/15/21 2:29 PM	Michele Grygo	I am a property owner a few streets from this location & highly am against any building there! Traffics would be terrible !
265	2/15/21 2:30 PM	James H Crowe	Not logical to destroy surrounding neighborhoods to build one.
266	2/15/21 2:30 PM	Chris Culotta	
267	2/15/21 2:33 PM	Barry Snyder	The land does not drain very well in any type of weather. Inappropriate for this area to build.
268	2/15/21 2:33 PM	William Winter	
269	2/15/21 2:33 PM	Laura collins	
270	2/15/21 2:35 PM	Haddon Reines	
271	2/15/21 2:35 PM	Edward Robinson	
272	2/15/21 2:37 PM	Donna Robinson	
273	2/15/21 2:39 PM	Christopher Culotta	I oppose the apartments planned foe the Evans Farm.
274	2/15/21 2:40 PM	Charles Yunces	The proposed development will affect the character of the land and homes around Evans Farm.



LINDER CO.

CU # 2206

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#	Date/Time	Name	Comments
275	2/15/21 2:40 PM	Hellen Brady	
276	2/15/21 2:41 PM	Nancy Waller	Stop new developments. Sussex County roads can not handle it.
277	2/15/21 2:42 PM	Carin Forest	
278	2/15/21 2:43 PM	OBrien Margaret	
279	2/15/21 2:44 PM	Gene Cousens	
280	2/15/21 2:46 PM	Margaret Bartlett	Please OPPOSE CU#2206! If the project is approved in the current format it will have a detrimental impact on the land and the overall character of single family homes in this area. This project as proposed is completely inappropriate land use for this property....!!
281	2/15/21 2:48 PM	Lolly Nolan	
282	2/15/21 2:51 PM	Robin Cannatelli	Stop the overdevelopment in Sussex County! It's disgraceful what is being done for the almighty dollar. The infrastructure can not support it.
283	2/15/21 2:51 PM	Bob Mitten	Current location does not support building another community for multiple reasons.
284	2/15/21 2:53 PM	Joy Mango	
285	2/15/21 2:59 PM	Gary fortенbaugh	These roads cannot handle the traffic. Summertime it takes a long time from club house rd and old mill to get to route 26.
286	2/15/21 3:07 PM	Kathleen Collins	
287	2/15/21 3:09 PM	W Jackson	
288	2/15/21 3:14 PM	Anthony Quici	I OPPOSE the construction of Evans Farm apartments. It will detrimentally affect the neighborhood in which I own a property and where I will be retiring.
289	2/15/21 3:24 PM	Teresa Emmell	



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#	Date/Time	Name	Comments
290	2/15/21 3:24 PM	Lawrence Pennypacker	
291	2/15/21 3:24 PM	Judith Morraye	Please do not build apartments on Evans farm. We are over run with traffic as it is.
292	2/15/21 3:28 PM	Harry Henkel	I live right on the corner of old mill and railroad I invite any and all of you to sit in my driveway and watch the traffic I can, I can even pull into my driveway because I can, I can back out of it I have to back into it so when I leave I pull out into traffic and on the weekends and holidays it, it's absolutely ridiculous the traffic is backed all the way up to my corner from Route 26 don't need another car in the area period ..and with that i Harry Henkel 36365 oldmill rd believe the proposed development will detrimentally affect the character of the land and homes around Evans Farm.
293	2/15/21 3:33 PM	Mike Voeltner	As a resident adjacent to this project, I am opposed to it! 3 story apartment buildings are NOT characteristic of the single family homes surrounding this piece of land!
294	2/15/21 3:35 PM	Gerald Phillips	
295	2/15/21 3:39 PM	Michele Burke	
296	2/15/21 3:41 PM	Grace Tarantino	
297	2/15/21 3:41 PM	Trish Marcules	
298	2/15/21 3:47 PM	eul lee	This parcel already gets flooded often. Adding more impervious surfaces will not help. Traffic is another concern.
299	2/15/21 3:47 PM	Patricia Altier	

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#	Date/Time	Name	Comments
300	2/15/21 3:49 PM	David Prosser	I dont think the current infrastructure can accomodate this housing/apartment development.
301	2/15/21 3:54 PM	Judi Raubaugh	I live right on Railway rd. And this rd is crazy busy now. It's not safe already half the time to get out of my driveway. Our roads aren't made for more traffic!!
302	2/15/21 3:55 PM	Marilyn A Kramer	
303	2/15/21 3:56 PM	Jacquelyn Hostelley	There is way to much traffic, even in the off season
304	2/15/21 4:00 PM	Brian Fake	
305	2/15/21 4:01 PM	Dan Zitofsky	
306	2/15/21 4:02 PM	Jean Jacobs	Absolutely oppose due to traffic, runoff, narrow roads, private homes neighborhood and environmental hazard
307	2/15/21 4:06 PM	Pam Switzer	I oppose the development due to increased traffic and environmental impacts
308	2/15/21 4:06 PM	Lisa Grob	
309	2/15/21 4:06 PM	Evie	
310	2/15/21 4:07 PM	Rich Hemmerich	Clearly the infrastructure and access roads back to this area are unable to support the increased volume of traffic. The light at 26 is often already backed up to Whites Creek and it would only get worse with this addition. I strongly oppose this new construction.
311	2/15/21 4:10 PM	Michelle Parsons	
312	2/15/21 4:16 PM	Dominic A DiMaio	I oppose the construction of Evans Farm development, will bring additional traffic to our already over crowded connecting roads, and also lower the value of surrounding properties.



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#	Date/Time	Name	Comments
313	2/15/21 4:18 PM	Jean Schellhardt	
314	2/15/21 4:22 PM	Bryan Grygo	this is ridiculous. Whoever wants this, only wants it for the money and doesn't care about those who live in Ocean View and it's obvious that person doesn't live in the Ocean View either. Go ruin another town. Maybe in Maryland or New Jersey.
315	2/15/21 4:23 PM	Richard Shugarts	We want to keep this area pure and nature. The wildlife are running out of places to go. This isn't the city & hopefully never will be...
316	2/15/21 4:24 PM	Theresa Langston	
317	2/15/21 4:25 PM	Rachel Magner	
318	2/15/21 4:30 PM	Kathy White	



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#	Date/Time	Name	Comments
319	2/15/21 4:32 PM	Fred Frey	I am a property owner in Bay Forest. My property backs up to the Evan,Ãs farm property. Whenever there is a significant rainfall the Evans farm property becomes a pond with approximately 1 acre of water gathering. This water does not drain off. It only evaporates over time. I oppose the development of this land primarily due to the lack of engineering required to obtain proper drainage of the property. Once this land is developed, the water drain off situation will adversely impact our community and more specifically my property which can barely absorb moderate rainfall,Ãs. Additionally, I object to the procedure that the developer has followed in the development of this property. Specifically he has applied the old bait and switch routine whereas it was originally going to be condominiums and now they want to convert over to high density apartment buildings Which are inappropriate for this neighborhood. The water drainage situation and road safety issues need to be addressed before any approval is given to move forward with this development.
320	2/15/21 4:36 PM	Rob Houck	
321	2/15/21 4:37 PM	Susan Carroll	We live in Bethany Bay. We have had to live with many bad design issues and poor construction from Pettinaro. I think it is just terrible he would do this to all the residents of Bethany Bay community that purchased from him.
322	2/15/21 4:44 PM	Pat Nolan	
323	2/15/21 4:47 PM	Rosemarie Toumey	

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#	Date/Time	Name	Comments
324	2/15/21 4:52 PM	Karen Williams	The surrounding roads cannot accommodate the increase in traffic, therefore I am opposed to this development.
325	2/15/21 4:53 PM	Bill Toumey	
326	2/15/21 4:54 PM	Ruth Walsh	
327	2/15/21 4:55 PM	Karen Taylor	
328	2/15/21 4:55 PM	Mary Rentz	
329	2/15/21 5:01 PM	charles e fisher	I strongly oppose this development as it will degrade Our quality of life in the immediate area and the nearby already fragile eco systems of whites creek and the indian river
330	2/15/21 5:03 PM	Cheryl A Kerr	
331	2/15/21 5:05 PM	Christine white	I oppose the building on Evans Farm the way it is proposed now.
332	2/15/21 5:05 PM	Richard Schmenner	
333	2/15/21 5:05 PM	Peter Horne	



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#	Date/Time	Name	Comments
334	2/15/21 5:06 PM	Susan Giusto	I vehemently oppose the Evans Farm site for multiple dwellings. This type of urban development should not be located in our rural environment due to lack of infrastructure, services and schools. The possibility of future increases in taxes on the local communities could become burdensome to the resident who have moved her to reduce their tax expenditures. Apartments also bring more transients into the area leading to fluctuations in demographics and related issues including over-development, flooding, drainage, water quality, road safety road conditions and environmental impact. Ocean View residents can't even get down to the beach due to the traffic on the weekends. The planning board must consider all of these issues.
335	2/15/21 5:09 PM	Judy Trias	
336	2/15/21 5:17 PM	Paula Krakowski	Oppose
337	2/15/21 5:20 PM	Karen Baust	As a VP of a Property Management Corp, I personally know there is a place for affordable housing. In a beach resort area is NOT the place.
338	2/15/21 5:21 PM	Carolyn Gorden	The traffic will be terrible with 200 additional apartments.
339	2/15/21 5:24 PM	Daniel Lilly	Too many cars will be involved in traffic on Old Mill Rd heading to route 26. During summer time Getting onto route 26 at the intersection of Old Mill and 26 will be impossible. The traffic light will back cars up on Old Mill. There is a dangerous Area in the road in which pedestrian traffic is dangerous. A smaller single family development is a better choice for that property with less cars involved.



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#	Date/Time	Name	Comments
340	2/15/21 5:27 PM	Diane Legge	Stop the Evans Farm apartments project. This area cannot handle the overcrowded highways and traffic as it is..
341	2/15/21 5:28 PM	Brian Emery	This out of control development must stop!
342	2/15/21 5:30 PM	Maria Webster	We do NOT need affordable housing here.
343	2/15/21 5:34 PM	Barb Rishel	
344	2/15/21 5:37 PM	Julie Mendelson	
345	2/15/21 5:40 PM	Lisa Freeland	
346	2/15/21 5:41 PM	Joanne Yuvanc	
347	2/15/21 5:47 PM	Mara Driggers	Too much congestion already. Not enough infrastructure
348	2/15/21 5:51 PM	Amanda Murray	
349	2/15/21 5:54 PM	William G Hazel	
350	2/15/21 5:56 PM	CLAUDIA S Januchowski	
351	2/15/21 5:58 PM	Kathleen Ruth	
352	2/15/21 6:01 PM	Bonnie Madden	Multi-family housing is inappropriate in this location.
353	2/15/21 6:02 PM	Lynn Mckernan	
354	2/15/21 6:03 PM	Jill Fenton	No.
355	2/15/21 6:09 PM	Valerie Ann Wood	Unbridled development must stop in Sussex County before it loses it's attractive charm.
356	2/15/21 6:13 PM	Linda J White	Stop!
357	2/15/21 6:16 PM	Lynda Anderson	

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#	Date/Time	Name	Comments
358	2/15/21 6:16 PM	Elena Garcia	Bay Forest is a nationally recognized, award winning community that the County can be really proud of as a huge achievement for Ocean View. I urge the decision makers to not only recognize the importance of preserving Bay Forest, but to not proceed with the Evans Farm development given the environmental impact and the lack of infrastructure that will negatively impact our community.
359	2/15/21 6:18 PM	Lisa Wolf	
360	2/15/21 6:20 PM	Irene DiBattista	Save Lower Delaware from over building!
361	2/15/21 6:21 PM	Walter Siegfried	The infrastructure is inadequate to handle additional traffic.
362	2/15/21 6:21 PM	Rosaleen Gilmore	
363	2/15/21 6:22 PM	Craig Schroeder	
364	2/15/21 6:24 PM	Harry Amato	
365	2/15/21 6:24 PM	Joyce Daugherty	
366	2/15/21 6:26 PM	Judy Kane	Sure hope this is successful!
367	2/15/21 6:30 PM	Melvin Cates	
368	2/15/21 6:32 PM	Lina Bartolomeo	
369	2/15/21 6:32 PM	Ivy Benson	
370	2/15/21 6:36 PM	Susan Pautler	For the good of our communities we do not need more housing and traffic congestion.
371	2/15/21 6:39 PM	Susan Watkins	Area is too congested already. Roads can't handle the traffic.
372	2/15/21 6:40 PM	Steven counts	Flooding is going to be a major problem if this is approved.



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#	Date/Time	Name	Comments
373	2/15/21 6:42 PM	Pat Leach	The infrastructure cannot handle a building of that size, nor can the roads handle the increase in traffic, nor can the school system accomodate the increase in students!!!
374	2/15/21 6:43 PM	Richard Lieber	
375	2/15/21 6:45 PM	Jane OConnor	
376	2/15/21 6:46 PM	Gail Dubowe	We oppose the development of this land in Sussex County. Please STOP!
377	2/15/21 6:46 PM	Dennis Quenneville	Building in a flood plain in an already overpopulated area with a deficiency in infrastructure. Please reconsider.
378	2/15/21 6:50 PM	Richard Leach	Just a bad idea on so many counts!!
379	2/15/21 6:51 PM	Michael Dixon	
380	2/15/21 6:51 PM	Kathy Jones	This area can,Äôt handle this density, and the proximity to the water is way too close. If you let them build these residences at this location, you WILL effect the waterways, traffic, and quality of life for the residents already there. And look at the housing already approved and started in the area, and those challenges haven,Äôt even started yet because they are not yet occupied.
381	2/15/21 6:55 PM	Karen Napolitano	
382	2/15/21 6:56 PM	Johanna Johnsen	
383	2/15/21 6:57 PM	John Gustitis	
384	2/15/21 6:58 PM	Carol Lamont	The current infrastructure does not support 200, 3 story apartments.
385	2/15/21 6:58 PM	Regina Dambrosio	This area cannot handle all these people, it will completely change everything here and not for the better!
386	2/15/21 7:02 PM	ALLYSON CHOI	



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#	Date/Time	Name	Comments
387	2/15/21 7:02 PM	Michael Lamont	Apartments will take away from the rural look of the neighborhood and attract transients.
388	2/15/21 7:03 PM	Sung Choi	
389	2/15/21 7:05 PM	Kathryn Vincent	I oppose this as it creates serious concerns in many different areas. Traffic in the county alone is a serious problem, why add to it? Fix the infrastructure first, with developments in mind and then allow for future. Since nothing has been done in the last 30+ years, start at that level. Adding anything to the already delinquent roadways is not only negligent but raises serious concerns as to how many people die because the emergency vehicles are not getting through. Please think long and hard about these very simple issues, with the thought process that if you lived in these developments and the emergency vehicles could not get through, then what?
390	2/15/21 7:07 PM	Gary Cicchini	NO! Problems: Water Runoff, Additional Traffic Congestion on Old Mill Rd and DE 26 area
391	2/15/21 7:07 PM	Leah Moore	Please stop the building!
392	2/15/21 7:07 PM	Linda Gillease	
393	2/15/21 7:08 PM	Ken placek	
394	2/15/21 7:11 PM	Chris Quici	I,Âm oppose the apartments proposed for Evan,Âs Farm in Oceanview.
395	2/15/21 7:13 PM	john mcdermott	
396	2/15/21 7:16 PM	Libby Bishop	
397	2/15/21 7:21 PM	Masiyn Behler	
398	2/15/21 7:22 PM	Steve Hartman	I oppose this project.

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#	Date/Time	Name	Comments
399	2/15/21 7:23 PM	Donna Fierro	
400	2/15/21 7:25 PM	Patricia Cinelli	
401	2/15/21 7:30 PM	Richard Bosch	
402	2/15/21 7:30 PM	DENNIS S PIKALOW	I oppose
403	2/15/21 7:33 PM	Gail Quenneville	
404	2/15/21 7:36 PM	Linda Fisher	I strongly oppose this project
405	2/15/21 7:37 PM	Sarah Hartman	I oppose this 200 multi-family living units project. The surrounding roads cannot handle all of the anticipated additional traffic. Each living unit could possibly have one, two or more vehicles to add to the roads.
406	2/15/21 7:40 PM	sarah Davis	
407	2/15/21 7:40 PM	Vicki Eastridge	
408	2/15/21 7:40 PM	Melissa A Fisher	
409	2/15/21 7:40 PM	Mike Bruzzi	
410	2/15/21 7:40 PM	CHRISTOPHER GAMBER	
411	2/15/21 7:40 PM	Bruce Benson	
412	2/15/21 7:40 PM	Jeanette Akhter	
413	2/15/21 7:40 PM	Leah Johnson	
414	2/15/21 7:41 PM	Jeremy Johnson	
415	2/15/21 7:41 PM	Rosemary Mirocco	It is time to remedy environmental and traffic problems before throwing dense housing complexes up. More housing is not the remedy to infrastructure issues. I just do not understand the apparent race to metropolis status with little concern for environmental impact



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416	2/15/21 7:41 PM	Steven M Michelse	Just because a developer proposes an idea, it doesn't mean it's good for the community - only the developer. Please do not allow the character of this area to be forever changed.
417	2/15/21 7:42 PM	Karen Anderson	
418	2/15/21 7:43 PM	Luz Ramos	
419	2/15/21 7:47 PM	Jeffery konigsbauer	It's time to stop all this building, we the people must take a stand !! time to take back Delaware
420	2/15/21 7:48 PM	Debra Harrell	Not enough resources to accommodate what is already here. Infrastructure, schools, Doctors ect.
421	2/15/21 7:48 PM	Jamie and Mark Russo	
422	2/15/21 7:49 PM	James Kelley	We do not have the infrastructure to support the density proposed. Also, this type of housing does not fit in developments of single family homes. I shudder to think how the roads to get in and out of our community will look like with this number of multi family living units. Our roads cannot support this traffic. Then, when the rain comes like this year, where does the water go?
423	2/15/21 7:51 PM	Raul Garcia	
424	2/15/21 7:54 PM	Debbie Boyd	This is too much on the environment and will put too many car on the small roads!
425	2/15/21 8:04 PM	William Beckley	
426	2/15/21 8:05 PM	ANDREW URBAN	Please please please don,Äôt let them build this!!! Don,Äôt ruin beautiful delaware!!!
427	2/15/21 8:07 PM	Pat campagna	I oppose this development



LINDER CO.

CU # 2206

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#	Date/Time	Name	Comments
428	2/15/21 8:11 PM	Kim Leggieri	
429	2/15/21 8:12 PM	Jeff natda	No. Enough is enough. Stop the insane ruin of Sussex County,Âôs landscape.
430	2/15/21 8:17 PM	Jeff Toren	
431	2/15/21 8:18 PM	Kelly Johnson	
432	2/15/21 8:21 PM	Nicole Weaver	
433	2/15/21 8:26 PM	Bob Poley	To many people and not enough room. Traffic is bad already, this will make things much worse. I am against the Evans Farm Apartment Complex being built.
434	2/15/21 8:36 PM	Gwen Lacy	
435	2/15/21 8:36 PM	Kathie T Brownlee	
436	2/15/21 8:36 PM	Cathi Donohue	
437	2/15/21 8:37 PM	Patricia Spackman	The surrounding roadways are way too crowded as it is. Environmental impact and traffic studies would easily show that this proposal pushes the limits on an already heavily burdened infrastructure in the Ocean View area. And has anyone looked at emergency evacuation during the peak season? I give this project a THUMBS DOWN. Please reject this proposal!
438	2/15/21 8:37 PM	Shaun Bromley	
439	2/15/21 8:38 PM	Jim Quinn	I am opposed to yet another high-density apartment complex being planned/built in the Ocean View/Millville.
440	2/15/21 8:42 PM	Sharon Dixon	No more building
441	2/15/21 8:46 PM	Ben Johnson	
442	2/15/21 8:47 PM	Rebecca Stack	
443	2/15/21 8:53 PM	Kathleen Herlehy Douglass	Roads were not ment for all that traffic

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#	Date/Time	Name	Comments
444	2/15/21 8:53 PM	Michele Kemmerzell	Coordinate county infrastructure Agencies in developing....infrastructure to support the residential developments resources : health, roads, schools, IT
445	2/15/21 9:04 PM	Lisa MacDowell	
446	2/15/21 9:09 PM	Jane Collacchi	
447	2/15/21 9:24 PM	Barry Lohr	
448	2/15/21 9:25 PM	Dan Collins	Enough is enough! It takes 20 minutes to make a left turn onto 26 from Old Mill Rd. between May 15th and September 30th. Clubhouse Rd and Railway are just as bad. And the ugly garages backing up to the street further destroy the areas aesthetics.
449	2/15/21 9:32 PM	Lisa Giovanni	
450	2/15/21 9:38 PM	Kelley White	
451	2/15/21 9:38 PM	Anthony Lawrence	No more Building you are ruining what all of us moved here for ..keep the land free of development
452	2/15/21 9:38 PM	Bob Collacchi	
453	2/15/21 9:39 PM	Jamie White	
454	2/15/21 9:41 PM	Chandra Justice	
455	2/15/21 9:46 PM	Michael Bichy	For Dorothy Schmitt - spouse
456	2/15/21 9:51 PM	Eileen Hovan	Our area is becoming overcrowded
457	2/15/21 10:06 PM	Carol Alcusky	
458	2/15/21 10:07 PM	Wendy Doll	I oppose this proposal due to concerns of overcrowding.
459	2/15/21 10:08 PM	Sheena Vanderhook	
460	2/15/21 10:11 PM	Michael Kirby	
461	2/15/21 10:11 PM	Brenda Hendron	



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#	Date/Time	Name	Comments
462	2/15/21 10:16 PM	Randall Eich	Environmental issues, storm water runoff, and high-density housing are major issues. Traffic impact studies need to be updated.
463	2/15/21 10:29 PM	Barb Barnhart	I am very opposed to this project. This area is already overcrowded. The impact to the environment and roads will strain the already burdened infrastructure. We must stop overdeveloping our area.
464	2/15/21 10:31 PM	Terry Cellini	Development of this land will negatively impact traffic and the environment.
465	2/15/21 10:35 PM	Carol Haig	
466	2/15/21 10:37 PM	Kate Zak	Over development will ruin this area. There is almost no area in eastern Sussex that isn't overwhelmed by traffic. Please deny this application.
467	2/15/21 10:39 PM	Linda Smith	
468	2/15/21 10:41 PM	Edward Williams	
469	2/15/21 10:44 PM	Linda Magarelli	Overbuilding, overcrowding without any thought to infrastructure and adverse effects to the surrounding communities.
470	2/15/21 10:59 PM	Jessica Freund	
471	2/15/21 11:21 PM	Barbara C Marinucci	



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#	Date/Time	Name	Comments
472	2/15/21 11:23 PM	Constance Eich	There is no need for rental units and multi-family housing of this magnitude in an already overburdened, swollen with land-use area. Our natural resources are being destroyed, depleted and severely damaged by flooding and environmental damage already done. We do not have adequate access to public services (police, ambulance and businesses). Roads cannot be widened and the lives of what little land exists for wildlife are being closed off and literally extinguished, leaving wildlife no place to go, causing more vehicular accidents and property damage. Growth in Sussex in double that of neighboring counties and we do not have proper drainage in this area. Approve this and you will destroy and cause irreparable damage to homes, surrounding land, roads and value of all neighboring single family residential communities.
473	2/16/21 12:27 AM	Helen Woodcheke	Over development is hurting our area in so many ways. It's irresponsible! Our current infrastructure can not handle it. Please deny this application.
474	2/16/21 3:03 AM	Ellen McAlinden	
475	2/16/21 5:21 AM	Caroline Lindauer	
476	2/16/21 6:01 AM	Ronald Scott	
477	2/16/21 6:08 AM	Jennifer Stretch	

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#	Date/Time	Name	Comments
478	2/16/21 6:12 AM	Henry R Hensel	Evans Farm Apartments are being built by Linder and Company of 234 N James Street, Newport, DE and will be managed by Pettinaro Residential, LLC of the same address. For those of us who lived through the Pettinaro nightmare here in Bethany Bay, that is a combination that should cause us great concern. Bethany Bay property adjoins the Evans Farm property at a most vulnerable spot. Take note and oppose Evans Farm Apartments.
479	2/16/21 6:15 AM	Leslie Woytowitz	
480	2/16/21 6:19 AM	Stacey	
481	2/16/21 6:27 AM	Cathy Mills	This will be a disaster to our community. Overloading resources and especially our roads.
482	2/16/21 6:43 AM	Jacqui Malantonio	Stop building!!
483	2/16/21 6:50 AM	Susan Havelock	
484	2/16/21 6:50 AM	Michael White	
485	2/16/21 7:01 AM	Christina Kreutziger	Please consider the full environmental and traffic impact studies before approving. Our roads are all ready overcrowded.
486	2/16/21 7:20 AM	Carol Bowman	
487	2/16/21 7:26 AM	Jeff Sokolik	It seems that there would not be any way possible to widen any of the roads leading in or out of this area ! They would have to take people property away to So !
488	2/16/21 7:31 AM	James Harding	
489	2/16/21 7:50 AM	Susan Francese	
490	2/16/21 7:51 AM	Patricia Carter	The current infrastructure does not support this project.
491	2/16/21 7:56 AM	Linda Lewis	

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#	Date/Time	Name	Comments
492	2/16/21 7:59 AM	Joe milauskas	I request that this application be denied



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#	Date/Time	Name	Comments
493	2/16/21 8:02 AM	Bud Michels	<p>There has to be a consideration for the humanity growth aspect of the Millville area. I am against building apartments or any more building in the Millville area.</p> <p>Overbuilding: With extensive overbuilding, deficient roads, lack of traffic management, lack of water/drainage management, and lack of safe sidewalks, bringing 1000+ new individuals into such an environmentally fragile area is irresponsible and will severely impact those who live in this Millville area already. There are plenty of surrounding areas which large tracts of land to build the infrastructure to accommodate such an increase in humanity. 50 acres in Millville is extremely small for 1000+ people plus 400+ vehicles. Emergency Services: Additionally, it is very common that dense communities not only bring traffic, but they have higher emergency call-volumes. It is the nature of many people in very little space. Millville does not have a Police Department so its the State Police who have to support the area. Also, the Millville Fire Department, who serves our community very well, has been overwhelmed with the residential buildup, even expanding their operation. The challenge is the services may diminish due to lack of human and financial resources. These women and men do a great job and as volunteers, we want to be sure we support them 100%. We need to think of these volunteers when we are building more dwellings. Jobs: There aren't enough year-round jobs to accommodate year-round tenants. Many stores and restaurants close in the winter due to lack of consumers in the off-season. Therefore, providing a year-round apartment rental option is creating more opportunities for failure of those seeking year-round resort area jobs. They just don't exist. Therefore, to increase occupancy during an economic downturn, the apartments costs will stay the same however, to reduce vacancy, the rent will have to be reduced, thus reducing the overall funding and profit models that the owners of any building will have. This will force the owners to diminish services and upkeep unless they are willing to take a loss. This is a big financial impact to the overall value of the Millville area.</p>

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#	Date/Time	Name	Comments
494	2/16/21 8:14 AM	Lori Rudolph	
495	2/16/21 8:22 AM	Patti Piccarreta	
496	2/16/21 8:27 AM	MARCIA KOWALCHICK	
497	2/16/21 8:34 AM	Melissa Wilson	
498	2/16/21 8:40 AM	Sherry Wheeler	
499	2/16/21 8:41 AM	Beth Hastings	I oppose 200 Apartments at Evans Farm Apartment Complex. Beth Hastings
500	2/16/21 8:47 AM	Karyn Mastrota	Enough building!!
501	2/16/21 8:48 AM	Charles Schafer	
502	2/16/21 8:53 AM	Edmund Milligan	
503	2/16/21 9:01 AM	richardt sargo	
504	2/16/21 9:19 AM	Terry Baylor	Flooding issues are known in this area. Once you do a bunch of digging it,Äs going to make it worse! Leave it alone! Also the traffic in this area is also horrendous already! Why do you people on the planning committee allow all of these homes to be built? You,Äre ruining Sussex County! Your greed is showing! It is obvious year in the pockets of the builders!!!!
505	2/16/21 9:20 AM	Rand Baylor	I am against building on this site because the traffic is already a problem in this area. Also it is a known fact that the drainage and the flooding has been a known problem here. You should leave the land alone because every time you build a new community it changes the natural lay of the land and causes more flooding and more runoff issues and you,Äre just creating more problems. Please stop!
506	2/16/21 9:22 AM	Diane Krause	
507	2/16/21 9:24 AM	Paul Rochford	I oppose this development as proposed.



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#	Date/Time	Name	Comments
508	2/16/21 9:25 AM	Andrew Mai	The proposed development will detrimentally affect the character of the land and homes around Evans Farm.
509	2/16/21 9:36 AM	Maryanne Miller	
510	2/16/21 9:36 AM	Linda M Grande	Traffic, flooding, will all be greatly impacted by this proposed development. In addition there is no sidewalk or shoulder on existing narrow walkways for people to walk to stores making for a very dangerous situation.
511	2/16/21 9:37 AM	Claude Massey	
512	2/16/21 9:37 AM	Wendy Schafer	
513	2/16/21 9:41 AM	Jill Johnson	
514	2/16/21 9:43 AM	Dorothy Schmitt	
515	2/16/21 9:46 AM	Jillian Brittin	
516	2/16/21 9:55 AM	LISA H SUBERS	I strongly disagree with the proposition/application # CU-2206 be approved. The environment here is at maximum capacity. The effect of further development will ruin our rural landscape. We need to help preserve open space, protect air and water quality. This space already suffers from extensive traffic delays. Our community is also concerned about the impact on our wildlife that thrives because of the open space this farm land provides. We have no area to expand our congested highways and no More space for our Bethany Beach and it,Äôs parking availability. Too add a complex of this size and location will be a direct, negative impact on our community, traffic, wild life and charm that our beach area depends upon. Reject this building as an act of conscious to our eco system. The
517	2/16/21 9:56 AM	Janet Brock	I,Äôm opposed to the possible development of Evans Farm!



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#	Date/Time	Name	Comments
518	2/16/21 9:56 AM	Barry Novich	
519	2/16/21 9:57 AM	Donna Skibbe	
520	2/16/21 9:58 AM	Keith Kominiak	
521	2/16/21 10:00 AM	Oksana Farber	
522	2/16/21 10:03 AM	Ronald Subers	Our community does not have capacity to expand this area. Roads are congested. Summer populations have skyrocketed. No place to park. No place at the beach. Our Bethany Bay community is losing its quiet value. Think of water run off. Think Of the impact on our wildlife. This proposed building will make our value go down , our congestion go up and destroy what little land conservation we have left. I say no. Stop. Keep the desirable nature that we have left.
523	2/16/21 10:06 AM	Jay Whitton	Roads are not up to standard to handle this amount of traffic; the entrance is too close to the 4way stop at Old Mill and Railway Rd; the planned design has plenty of open space within which to reorient the apartment and garage layout to minimize the impacts on neighboring communities. A larger green space buffer can be included and not harm the developers.
524	2/16/21 10:09 AM	Rebecca Jones	I am against the development of these apartments. It will produce crowding issues with traffic and the potential the owners will try and access the water through our private development.
525	2/16/21 10:12 AM	Carl Leverenz	200 units on this property is way to much!
526	2/16/21 10:14 AM	Melissa	
527	2/16/21 10:16 AM	Erica Starkey	
528	2/16/21 10:18 AM	Laurie	

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#	Date/Time	Name	Comments
529	2/16/21 10:28 AM	Scott Johnston	I strongly oppose the Evans Farm apartment complex. It will bring more traffic to an already high traffic area.
530	2/16/21 10:31 AM	Merle Johnston	I strongly oppose this project.
531	2/16/21 11:05 AM	Heather Barnes	No we don't want it
532	2/16/21 11:14 AM	Phyllis Harkless	We are concerned with possible run off into our ponds and traffic density. The land floods a lot.
533	2/16/21 11:21 AM	John Hillyard	
534	2/16/21 11:25 AM	Annette Jeffers	That property is often flooded. Improvements will affect the surrounding residential areas. And development shuts out yet another valuable refuge and feeding area for the deer that call our neighborhood home
535	2/16/21 11:27 AM	Norma Jean Giunta	
536	2/16/21 11:28 AM	Terry O'Brien	
537	2/16/21 11:34 AM	Cathy Hudowalski	How could anyone consider building a house in this area! I certainly would not consider buying here!
538	2/16/21 11:38 AM	Maria Payan	Look at the flooding. This is ridiculous
539	2/16/21 11:48 AM	Edmund S Coale	I oppose this development and the negative impact it will have on the infrastructure in 19970
540	2/16/21 11:50 AM	Anita Horn	Local governments are overlooking environmental and quality of life impacts in favor of the money they expect to take in for development. This has to stop.
541	2/16/21 11:56 AM	Randall Byle	I oppose this project.. Pettinaro has very poor standards on their construction. His sub standard construction has cost the owners in Bethany PBay hundreds of thousands of dollars to rectify problems.



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#	Date/Time	Name	Comments
542	2/16/21 11:56 AM	Deirdre Jensen	
543	2/16/21 11:58 AM	Gloria Friar	The density of this planned development cannot be supported by the infrastructure (particularly the roads) currently in place.
544	2/16/21 12:05 PM	Barbara Byle	I am opposed to this development and the adverse effects it poses to the environment and surrounding communities.
545	2/16/21 12:16 PM	JOHN J CAIN JR	I too request application # CU-2206 be denied.
546	2/16/21 12:20 PM	James Puff	This is so upsetting in so many ways for Bethany Bay.
547	2/16/21 12:21 PM	Phil Rindone	The existing infrastructure is not designed to accommodate such a large influx of new residents on such a tiny parcel. And the environmental impact would be borderline devastating.
548	2/16/21 12:21 PM	Yolanda Ramos	Stop the building.
549	2/16/21 12:29 PM	Mary Siegfried	
550	2/16/21 12:32 PM	Tim Sommers	
551	2/16/21 12:35 PM	Charles E Trois	
552	2/16/21 12:44 PM	Jeffrey Horton	My wife and I moved here last June to get ready for retirement. If this apartment complex goes thru we well no longer have the quietness of the community we live in. This will forever change this area. I didn't move here to be surrounded by apartments and low income tenants. I know from past experience that sooner or later there will be section eight tenants (Maryland) it these apartments. These individuals don't care how they treat things they don't own.
553	2/16/21 1:08 PM	Diane Colangelo	
554	2/16/21 1:27 PM	Karen Schroeder	



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#	Date/Time	Name	Comments
555	2/16/21 1:35 PM	William haig	
556	2/16/21 1:38 PM	Lou Ciccanti	Roads and infrastructure are not adequate to handle the influx of this venture. Additionally, The land is covered with water after periods of rain.
557	2/16/21 1:50 PM	Haik Novshadian	
558	2/16/21 1:51 PM	NOAH Novshadian	
559	2/16/21 1:51 PM	Kimberly Novshadian	Thank you
560	2/16/21 1:57 PM	Laura ferris	
561	2/16/21 1:58 PM	Richard Schneider	
562	2/16/21 1:58 PM	Miranda and KEN Harlan	
563	2/16/21 2:02 PM	Jessie Wetherhold	
564	2/16/21 2:10 PM	Pauline Santorelli	
565	2/16/21 2:20 PM	Noah M Novshadian	
566	2/16/21 2:21 PM	Emma Novshadian	Regards
567	2/16/21 2:26 PM	Steve Carr	
568	2/16/21 2:28 PM	Leslie Weightman	
569	2/16/21 2:28 PM	Melissa Davey	
570	2/16/21 2:37 PM	Kate P	Stop the reckless greed based expansion
571	2/16/21 2:48 PM	Robert Cassidy	This area is becoming too over-developed. Consider the impact on our Rt. 26 and all those who currently struggle with over-crowding.
572	2/16/21 2:53 PM	Phil Munkacsy	Too much development with traffic and flood issues made worse.
573	2/16/21 3:22 PM	Marcia Summers	
574	2/16/21 3:27 PM	Jennifer Seed	
575	2/16/21 3:27 PM	F W McGRAIL III	

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576	2/16/21 3:30 PM	John K Summers	I strongly oppose this proposed development.
577	2/16/21 3:39 PM	Deirdre Hoehn	
578	2/16/21 3:40 PM	Laurie Gutberlet	
579	2/16/21 3:48 PM	Lucille Fagan	
580	2/16/21 4:08 PM	Katke Green	
581	2/16/21 4:27 PM	Melody Bennett	
582	2/16/21 4:37 PM	Jill Lambert	
583	2/16/21 4:38 PM	Walt Lambert	
584	2/16/21 4:45 PM	Patricia Christ	
585	2/16/21 5:00 PM	Roger Cyr	Not in are back yard Move that stuff to Millsboro or Dagsboro
586	2/16/21 5:11 PM	Peggy cook	Things are growing too fast in Oceanview. We need to pay attention to keeping the peaceful nature of the area.
587	2/16/21 5:16 PM	Tim Murphy	Please deny #CU-2206
588	2/16/21 5:24 PM	Debra Dudkin	Please do not grant permission for 200 multi-family units. This will be detrimental to our local infrastructure on many levels- including flooding, overcrowding/traffic etc.
589	2/16/21 5:52 PM	Paula Schultz	I strongly oppose application #CU-2206.
590	2/16/21 5:56 PM	Patricia Costigliola	
591	2/16/21 6:00 PM	Brian and Mary S HARRYMAN	I previously sent an email to our new Councilperson, (mschaeffer@sussexcountyde.gov) outlining my objection to this project. Make your objection known as well...AND REMEMBER HOW THEY VOTE ON THIS.



LINDER CO.

CU # 2206

"The following is a list of Sussex County Delaware property owners and residents that oppose the current Linder & Co. / Pettinaro application # CU-2206 to allow the Conditional Use of that parcel of land located at the N/E corner of Old Mill Road and the south side of Railway Road located in Ocean View Delaware and permit the development of 200 multi-family living units. The undersigned will be adversely affected and irreparably harmed by allowing this development that fails to protect and will harm the safety, convenience, order, prosperity and welfare of the present and future owners and residents of the surrounding communities as well as the greater population of Sussex county. It should be understood that all of those signing this petition firmly request that this application # CU-2206 be denied."

#	Date/Time	Name	Comments
592	2/16/21 6:15 PM	Frank Dudkin	<p>Maybe I just don't understand "Progress" ....Approximately 200 apts, approximately 600 more people (didn't COVID teach us we need space), approximately 400 more cars, (because there isn't enough traffic already), the area floods if there is a heavy fog, so roof tops and parking lots should be beneficial to absorb run-off, I've personally had quite a time just to obtain "seasonal employment" but if working 2-3 local jobs seems reasonable, I guess those people looking to rent these apartments should be ok with that....., the grocery stores still have bare areas on the shelves, and all this is occurring during "offseason" . Maybe I don't understand progress the way Corporations and Boards do, but I see multiple development projects that appear abandoned, we all hear about the pay-offs and look the other way politics.....that's not progress just more of the same ol' same ol'. I think progress would be to use and improve what is here, everyone should be learning a lesson during these times about how to appreciate and use to the fullest, what we have....Quick history lesson. A settlement turned into a town, which turned to a city, which became over crowded, so the people moved away from the city, which then became run down, abandoned and deserted. This story repeats throughout history. When will we learn.</p>
593	2/16/21 6:22 PM	Lisa McGovern	
594	2/16/21 6:45 PM	David Rudolph	Please deny #CU-2206



LINDER CO.

CU # 2206

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#	Date/Time	Name	Comments
595	2/16/21 6:51 PM	Gail Bozzella	There are very few jobs and no public transportation to justify a need for a large apartment complex and the roads cannot accommodate the additional traffic.
596	2/16/21 6:52 PM	Nicole Frank	
597	2/16/21 6:53 PM	William and Barbara Brown	Adding 200 multi-family living units without first correcting the road safety and water drainage system will only create a worse condition for the local residence.
598	2/16/21 6:54 PM	Kathy Hart	
599	2/16/21 6:56 PM	LEWIS R PODOLSKIE	Sussex County waters and traffic are both terrible and this development will only make matters worse. Sussex County needs to develop rational policies regarding approval of major developments like this in order to protect the health and safety of our residents.
600	2/16/21 7:32 PM	Trish Gussis	
601	2/16/21 7:34 PM	Jacki Vinelli	
602	2/16/21 7:47 PM	Michele Thompson Ball	Please don't add apartments here !
603	2/16/21 8:16 PM	Gregory Dyson	I oppose the development on Evans Farm.
604	2/16/21 8:23 PM	Marian McLaughlin	I oppose the current this application #CU-2206 for the construction of the Evans Farm Apartment Complex.
605	2/16/21 8:24 PM	Richard McLaughlin	I oppose this application #CU-2206 for the Evans Farm construction project
606	2/16/21 8:29 PM	Richard Dunning	
607	2/16/21 8:32 PM	Janice Warns	
608	2/16/21 8:40 PM	Darlene kunkle	I love off Old Mill Rd and during summer traffic is crazy. Putting all these condos on Old Mill is going to make traffic and congestion unbelievable.

## OPPOSITION PETITION

LINDER CO.

CU # 2206

2/17/21

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#	Date/Time	Name	Comments
609	2/16/21 8:46 PM	Ruth Zlotowitz	Short-term rentals are inconsistent with the residential nature of the neighborhood.
610	2/16/21 9:04 PM	Joseph Gutberlet	
611	2/16/21 9:23 PM	Angela Frey	
612	2/16/21 9:25 PM	Heide Davis	I oppose the current #CU-2206 application. It will have an adverse negative effect on the environment, safety and welfare of the community.
613	2/16/21 9:26 PM	Pen Frey	
614	2/16/21 9:30 PM	Jamie Rellis	
615	2/16/21 9:44 PM	Michael Mooney	This proposed complex will introduce unreasonable congestion, with safety issues. Do not build it.
616	2/16/21 10:29 PM	Barbara Moran	I believe this development would have a negative impact on the area which is already struggling with overcrowding, and flooding issues.
617	2/16/21 11:16 PM	Margaret Gatti	the traffic on Old Mill Rd and Rt 26 is already horrible and unsustainable
618	2/16/21 11:23 PM	Charlie Smith	
619	2/17/21 2:54 AM	Jan Rousse	Building needs to stop. Our infrastructure cannot support what we have now!
620	2/17/21 3:51 AM	Nate Lermer	Concerned of the extra traffic it,Äöll cause especially in the summer.
621	2/17/21 7:07 AM	Marcy Maxwell	There is already too much traffic and too much flooding. Please deny #CU-2206.



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#	Date/Time	Name	Comments
622	2/17/21 7:09 AM	John and Jennifer Morton	We are heartbroken to think of the change this will bring to the community of Bethany Bay. We chose Bethany Bay as it was a quiet tranquil place, away from the traffic and crowds. We are deeply concerned about the detrimental change the increase in people and traffic will have on the community.
623	2/17/21 7:56 AM	Judith Muldoon	Building apartments on that site will create more congestion than what already exists. There would be an anticipated minimum of 150 to 200 cars on the property. Traffic on Old Mill Rd. and Route 26 is already terrible. The traffic already backs up past Clubhouse Rd. Back to Railway Rd. in the late spring, summer and fall months. One cannot even turn left from Railway Rd. onto Route 26 due to congestion.
624	2/17/21 8:55 AM	Deborah Rice	
625	2/17/21 9:18 AM	Deborah Gerdik	Adjust the project to the area - ridiculous idea for such small area full of single family residences



### Petition Opposing The Evans Farm Apartment Complex BETHANY FOREST HOMEOWNERS ASSOCIATION - 19939

RECEIVED

FEB 17 2021

SUSSEX COUNTY  
PLANNING & ZONING

The following is a list of Sussex County Delaware property owners and residents that oppose the current Linder & Co. / Petition to application # CU-2206 to allow the **Conditional Use** of that parcel of land located at the N/E corner of Old Mill Road and the south side of Railway Road located in Ocean View Delaware and permit the development of 200 multi-family living units. The undersigned will be adversely affected and irreparably harmed by allowing this development that fails to protect and will harm the safety, morals, convenience, order, prosperity and welfare of the present and future owners and residents of the surrounding communities as well as the greater population of Sussex County. It should be understood that the all of those signing this petition firmly request that this application # CU-2206 be denied.

#	Printed Name	Signature/Date	Address	Email (Optional)
1.	Charlie Plis	Charlie Plis 1/25/21	145 S Newport Way, Dagsboro, DE	charlieplis@gmail.com
2.	Karen Plis	Karen Plis 1/25/21	145 S Newport Way, Dagsboro, DE	
3.	Patricia Brown	Patricia Brown 1/27/21	30 Bethany Forest Drive, Dagsboro, DE	
4.	Cathy Bowen	Cathy Bowen 1/25/21	147 S Newport Way, Dagsboro, DE	
5.	Robert Bowen	Robert Bowen 1/25/21	147 S Newport Way, Dagsboro, DE	
6.	Barry Mederrick	Barry Mederrick 1/25/21	139 S Newport Way, Dagsboro, DE	
7.	Debra Bermudez	Debra Bermudez 1/25/21	148 S Newport Way, Dagsboro, DE	
8.	Manuel Bermudez	Manuel Bermudez 1/25/21	148 S Newport Way, Dagsboro, DE	
9.	Sheila Bower	Next Page	309 Steamboat Lane, Dagsboro, DE	
10.	Paul Bower	Next Page	309 Steamboat Lane, Dagsboro, DE	

Petition Opposing The Evans Farm Apartment Complex  
BETHANY FOREST HOMEOWNERS ASSOCIATION - 19939

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#	Printed Name	Signature/Date	Address	Email (Optional)
1.	<del>Charlie Plis</del>	<del>Charlie Plis 11/25/21</del>	<del>145 S Newport Way, Dagsboro, DE</del>	<del>charlieplis@gmail.com</del>
2.	<del>Karen Plis</del>	<del>Karen Plis 11/25/21</del>	<del>145 S Newport Way, Dagsboro, DE</del>	
3.	<del>Patricia Brown</del>	<del>Patricia Brown 11/25/21</del>	<del>30 Bethany Forest Drive, Dagsboro, DE</del>	
4.	<del>Cathy Bowen</del>	<del>Cathy Bowen 11/25/21</del>	<del>147 S Newport Way, Dagsboro, DE</del>	
5.	<del>Robert Bowen</del>	<del>Robert Bowen 11/25/21</del>	<del>147 S Newport Way, Dagsboro, DE</del>	
6.	<del>Barry Mederrick</del>	<del>Barry Mederrick 11/25/21</del>	<del>139 S Newport Way, Dagsboro, DE</del>	
7.	<del>Debra Bermudez</del>	<del>Debra Bermudez 11/25/21</del>	<del>148 S Newport Way, Dagsboro, DE</del>	
8.	<del>Manuel Bermudez</del>	<del>Manuel Bermudez 11/25/21</del>	<del>148 S Newport Way, Dagsboro, DE</del>	
9.	Sheila Bower	Sheila Bower	309 Steamboat Lane, Dagsboro, DE	
10.	Paul Bower	Paul Bower	309 Steamboat Lane, Dagsboro, DE	



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#	Printed Name	Signature/Date	Address	Email (Optional)
1.	Sandi Gum	<i>Sandi Gum</i> 1/27/21	36 Bethany Forest Drive, Dagsboro, DE	
2.	Maureen Sherlock	<i>Maureen Sherlock</i> 1/27/21	18 Bethany Forest Drive, Dagsboro, DE	
3.	Stephanie Rohe	<i>Stephanie M. Rohe</i>	32 Bethany Forest Drive, Dagsboro, DE	
4.	Ed Rohe	<i>E. Edward Rohe</i>	32 Bethany Forest Drive, Dagsboro, DE	
5.	Christa Gunther	<i>Christa Gunther</i> 1-28-21	103 S Newport Way, Dagsboro, DE	
6.	Mark Gunther	<i>Mark Gunther</i> 1-28-21	103 S Newport Way, Dagsboro, DE	
7.	Lisa Caroff Hartman	<i>Lisa Caroff</i> 1/28/21	27 Bethany Forest Drive, Dagsboro, DE	
8.	Phil Hartman	<i>Phil Hartman</i> 1/28/21	27 Bethany Forest Drive, Dagsboro, DE	
9.	Donna Heckscher	<i>Donna Heckscher</i> 1/27/21	152 S Newport Way, Dagsboro, DE	
10.	Maurice Heckscher	<i>Maurice Heckscher</i> 1/27/21	152 S Newport Way, Dagsboro, DE	

*CONTINUED -*



Petition Opposing The Evans Farm Apartment Complex  
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#	Printed Name	Signature/Date	Address	Email (Optional)
1.	Evie Ladzinski	Evie Ladzinski 1/27/21	304 Steamboat Lane, Dagsboro, DE	
2.	Bob Ladzinski	Robert J. Ladzinski 1/27/21	304 Steamboat Lane, Dagsboro, DE	
3.	Michelle Parsons	Michelle Parsons 1/27/21	21 Bethany Forest Drive, Dagsboro, DE	
4.	Audrey Riddle	Audrey Riddle 1/27/21	37 Bethany Forest Drive, Dagsboro, DE	
5.	Jeffrey Riddle	Jeffrey Riddle 1/27/2021	37 Bethany Forest Drive, Dagsboro, DE	
6.	Kate Walsh	Kate Walsh 1/27/21	403 Clayton Court, Dagsboro, DE	
7.	John Walsh	John Walsh 1/27/21	403 Clayton Court, Dagsboro, DE	
8.	Joan Kemper	Joan Kemper 1/28/21	33 Bethany Forest Drive, Dagsboro, DE	
9.	Charlie Kemper	Charles Kemper 1/28/21	33 Bethany Forest Drive, Dagsboro, DE	
10.	Norma Jean Manuel	Norma Jean Manuel 1/27/21	24 Bethany Forest Drive, Dagsboro, DE	

CONTINUED -

**Petition Opposing The Evans Farm Apartment Complex**  
**BETHANY FOREST HOMEOWNERS ASSOCIATION**

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#	Printed Name	Signature/Date	Address	Email (Optional)
1.	Diane Clark	<i>Diane Clark</i> 5/25/21	125 S Newport Way, Dagsboro, DE	
2.	Paul Clark	<i>Paul Clark</i> 1-28-2021	125 S Newport Way, Dagsboro, DE	
3.	Brenda Fegelein	<i>Brenda Fegelein</i> 1/27/21	105 S Newport Way, Dagsboro, DE	
4.	John Fegelein	<i>John Fegelein</i> 1/27/21	105 S Newport Way, Dagsboro, DE	
5.	Ann Fitzgerald	<i>Ann Fitzgerald</i> 1/27/21	504 Fireside Court, Dagsboro, DE	
6.	John Fitzgerald	<i>John Fitzgerald</i> 1/27/21	504 Fireside Court, Dagsboro, DE	
7.	Anne Marie Gee		203 Greenway Drive, Dagsboro, DE	
8.	Richard Gee		203 Greenway Drive, Dagsboro, DE	
9.	Margie Gerlach	<i>Margie Gerlach</i> 1/27/21	402 Clayton Court, Dagsboro, DE	
10.	Dennis Gerlach	<i>Dennis Gerlach</i> 1/27/21	402 Clayton Court, Dagsboro, DE	

*Continue -*



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#	Printed Name	Signature/Date	Address	Email (Optional)
1.	Betsy Christian	<i>Betsy Christian 3/5/21</i>	144 S Newport Way, Dagsboro, DE	
2.	Cookie Butts		142 S Newport Way, Dagsboro, DE	
3.	<i>Todd Kemper</i>	<i>Todd Kemper 1/28/21</i>	<i>33 Bethany Forest Dr</i>	
4.				
5.				
6.				
7.				
8.				
9.				
10.				

*FINAL*



# Opposition Exhibit

RECEIVED

FILE COPY

Petition in Opposition

C/U 2206

Evans Farm Development

FEB 17 2021

SUSSEX COUNTY  
PLANNING & ZONING

This is a petition requesting the Planning & Zoning Commission of Sussex County reject the proposal for a change in the zoning of Evans Farm, a property located at the NE corner at the junction of Old Mill Rd. and Railway Rd.

## Why You Should Care

The property in question currently is being used as farm land. The proposed development is for 17 Garden Apartment Buildings containing a total of 200 two and three bedroom apartments. In addition to the 17 2 and 3 story apartment buildings, there are 17 15-car garages as well as a pool, clubhouse, and other amenities. There are a number of reasons this development should be denied the request for a conditional use for this purpose.

Whites Creek Manor already has serious issues with storm water management. A development of this scale could potentially send in millions of gallons of additional water toward White's Creek Manor in a major storm. Our community currently has large drainage pipes coming into our storm water system from communities north and west of us. With a large number of our residents already residing in flood zones, the proposed development should not be permitted to go forward without a detailed storm water management plan. This plan should provide protection to surrounding communities and the requirement of the posting of a bond sufficient to insure should such damage occur.

A state study of traffic on Old Mill and the connecting roads in 2008 found the roads were not adequate for the demand at that time. The study indicated that it would be impractical to improve the roads without taking property from existing owners. Since the 2008 study, more than 1,200 homes having been built in our area. It is estimated the Evans Farm development will add more than 1,000 trips a day to Old Mill and the connecting roads. The development of this Evans Farm community will negatively impact your ability to go to and from your home and potentially make it more difficult for emergency services to reach you if needed.

The scale of the project is not in keeping with the surrounding community which consists of one and two story homes. It also does not meet the county's requirement for superior design, placing the blank walls of the garages facing the adjoining communities.

For all of these reasons you should sign this petition to indicate your opposition to this development. The petition will be delivered to the Planning and Zoning Commission at the hearing scheduled for this property.

Printed Name	Address of your Property	Signature	Phone #
Elanore Lampner	205 Chad Place Ocean View	<i>[Signature]</i>	302-616-1842
Martin Lampner	205 Chad Pl, Ocean View	<i>[Signature]</i>	302-616-1842
Chuck Sell	105 Naomi Dr Ocean View	<i>[Signature]</i>	610-780-7408
Candy Sell	105 Naomi Dr. Ocean View	<i>[Signature]</i>	610-780-7284
Mary Spalden	401 Chad Place "	<i>[Signature]</i>	410-218-3457
Margaret Jaguth	204 Chad Place "	<i>[Signature]</i>	301 514 2531
Denise Allen	208 Chad Place	<i>[Signature]</i>	302-537-9161



Petition in Opposition  
C/U 2206  
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Printed Name	Address of your Property	Signature	Phone #
Karen Bobel	506 Harbor Rd.	Karen Bobel	201-787-0189
RICHARD P GIGERRE	523 HARBOR RD NEWFUEDE 19970	Richard P. Gigerre	302 537-1064
Ed West	630 Bridge Lane 19970	Ed West	302-519-1800
Bob Cooke	508 Harbor Rd Ocean View 19970	Bob Cooke	302-606-1600
Edward W. Dixon	526 Harbor Rd 19970	Edward W. Dixon	717-215-2366
JOHN P. DIXON	531 Harbor Rd Ocean View 19970	John P. Dixon	302-933-8126
FERRY DIXON	531 HARBOR RD OCEAN VIEW 19970	Ferry Dixon	302-933-8126



Petition in Opposition  
C/U 2206  
Evans Farm Development

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Printed Name	Address of your Property	Signature	Phone #
Kristen Macbeth	509 Harbor Rd. 19970	<i>Kristen Macbeth</i>	302-616-1090
Debbie Tony Martin	510 Harbor Rd. Ocean View, Del.	<i>Debbie Tony Martin</i>	717-445-4938
<del>Colleen Coale</del>	508 Harbor Rd Ocean View 19970	<i>Colleen Coale</i>	302-265-9277
MIKE ROBEL	506 Harbor Rd Ocean View 19970	<i>Mike Robel</i>	302-569-4822
MARK GIGUENE	523 Harbor Rd. O.V. 19970	<i>Mark Giguene</i>	302-537-1064
MARY CAROL SWANER	518 HARBOR RD O.V. 19970	<i>Mary Carol Swaner</i>	570-351-9796
MELISSA SPURK	13 S NAAMI RD O.V. 19970	<i>Melissa Spurk</i>	610-172-0365



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Evans Farm Development

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Whites Creek Manor already has serious issues with storm water management. A development of this scale could potentially send in millions of gallons of additional water toward White's Creek Manor in a major storm. Our community currently has large drainage pipes coming into our storm water system from communities north and west of us. With a large number of our residents already residing in flood zones, the proposed development should not be permitted to go forward without a detailed storm water management plan. This plan should provide protection to surrounding communities and the requirement of the posting of a bond sufficient to insure should such damage occur.

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The scale of the project is not in keeping with the surrounding community which consists of one and two story homes. It also does not meet the county's requirement for superior design, placing the blank walls of the garages facing the adjoining communities.

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Printed Name	Address of your Property	Signature	Phone #
EDWARD CARNEY	526 HARBOUR RD	Ed Carney	302-616-1699
CLAIRE CARNEY	526 HARBOUR ROAD	Claire Carney	302-616-1699
CLARE CLARK	530 HARBOUR RD	Clare Clark	302-593-5584
Mary Jo DeCampi	534 Harbor Rd	Mary Jo DeCampi	302-229-2252
Randy DeCampi	534 Harbor Rd	Randy DeCampi	302-540-2578
Carol West	153 Hollywood Dr.	Carol West	302-319-1800
John Stapleton	525 Harbor Rd.	John Stapleton	302-616-7163



Petition in Opposition  
C/U 2206  
Evans Farm Development

This is a petition requesting the Planning & Zoning Commission of Sussex County reject the proposal for a change in the zoning of Evans Farm, a property located at the NE corner at the junction of Old Mill Rd. and Railway Rd.

**Why You Should Care**

The property in question currently is being used as farm land. The proposed development is for 17 Garden Apartment Buildings containing a total of 200 two and three bedroom apartments. In addition to the 17 2 and 3 story apartment buildings, there are 17 1.5-car garages as well as a pool, clubhouse, and other amenities. There are a number of reasons this development should be denied the request for a conditional use for this purpose.

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Printed Name	Address of your Property	Signature	Phone #
MARY C. JACKSON	769 HICKMAN DR. HILLVILLE	Mary C. Jackson	537-9635
BARBARA F. TAYLOR	775 HICKMAN DR.	Barbara F. Taylor	302-650-4547
JOANNE MORAN	779 HICKMAN DR	Joanne Moran	302-537-1910
GEORGE MORAN	779 HICKMAN DR	G. B. Moran	302-537-1910
Elizabeth A Williams	781 Hickman Dr	Elizabeth A Williams	443-562-0904
William Anderson	781 Hickman Dr	Edna E. Long	443-834-2061
Shirley Hoffman	776 Hickman Dr.	Shirley Hoffman	302-537-9018



Petition in Opposition  
CU 2206  
Evans Farm Development

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Printed Name	Address of your Property	Signature	Phone #
JACK McALEER	543 HARBOUR CREEK VIEW 19970	<i>Jack McAleer</i>	610 220 2584
JOHN McALEER	543 HARBOUR LN OV, DE 19970	<i>John McAleer</i>	610 937 2560
JONETTE VOLTZ	804 Hickman Dr 19970	<i>Jonette Voltz</i>	302-539-7427
Eileen Quigley	796 Hickman Dr 19970	<i>Eileen Quigley</i>	302-547-9866
APRIL COLLINS	803 Hickman Dr 19970	<i>April Collins</i>	302 539-0364
Peggy Collins	803 Hickman Dr 19970	<i>Peggy Collins</i>	302 537-0364
Barbara Nelson	759 Hickman DR 19970	<i>Barbara Nelson</i>	302-258678

I, page 1 of The Whites Creek Petition in Opposition to CU# 2206 Linder & Company - Evans Farm. I have read the first page of the petition and by signing affirm my opposition to the proposed development.



Petition in Opposition  
C/U 2206  
Evans Farm Development

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Printed Name	Address of your Property	Signature	Phone #
PATRICIA MIDDLETON	634 Bridge Ln. Ocean View, DE	Patricia C. Middleton	537-9129
Blaine Middleton	634 Bridge Lane Ocean View, DE	Blaine M. Middleton	537-9129
Brenda Cormley	619 Bridge Lane Ocean View DE	Brenda L. Cormley	609-202-7445 899
David Cormley	619 Bridge Ln Ocean View DE	David Cormley	610-742-5946
Bunny Goanley	629 Bridge Ln Ocean View DE	Bunny Goanley	240-417-1339
Susan Monter	624 Bridge Ln Ocean View DE	Susan A. Monter	501-526-8136
BILL MOTHER	624 BRIDGE LN. OCEAN VIEW, DE	Bill Mother	240-388-7553



Printed Name	Address of your Property	Signature	Phone #
Charles Nelson	799 Hickman Dr 19970	Charles Nelson	302 2586781
Law Sheak	797 Hickman Dr 19970	Law Sheak	302-236-2000
Kathryn Sheats	797 Hickman Dr 19970	Kathryn Sheak	302-542-5252
Mary Sheak	792 Hickman Dr 19970	Mary Sheak	302 245 5134
Angela Hinkel	792 Hickman Dr 19970	Angela Hinkel	302 245-5135
Angela Hinkel	793 Hickman Dr.	Angela Hinkel	610 742 5116
Debra Goffin	542 Huber Rd	Debra Goffin	302 537-2722
Joseph V. Goffin	232 (Hub)	Joseph V. Goffin	610 649 6813
Chole S. Goffin	232 (Hub)	Chole S. Goffin	302 829 8306
Alexander Goffin	530 (Hub)	Alexander Goffin	302-537-1526
Mary Jane Miller	225 CHAD PLACE	Mary Jane Miller	302 541-4992
Charles Miller	224 CHAD PLACE	Charles Miller	302-537-1740
Mary Miller	224 CHAD PLACE	Mary Miller	302 537-1740
Donald Boebel	430 Jackie Dr	Donald Boebel	302-381-5264
Ron Denissen	431 Jackie Dr. 19970	Ron Denissen	302-616-3490

This is page 2 of The Whites Creek Petition in Opposition to CU# 2206 Linder & Company -- Evans Farm. I have read the first page of the petition and by signing my name affirm my opposition to the proposed development.














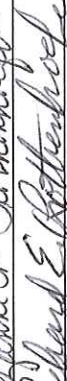















This is page 6 of The Whites Creek Petition in Opposition to CU# 2206 Linder & Company - Evans Farm. I have read the first page of the petition and by signing my name affirm my opposition to the proposed development.

Printed Name	Address of your Property	Signature	Phone #
DANIEL HOBBS	640 BRIDGE LANE	Daniel Hobbs	302-541-8945
MARLYN HOBBS	640 Bridge Ln.	Marilyn Hobbs	302-541-8945
MARCOY DICK	645 BRIDGE LN	Marcy Dick	443-2651198
PATTY DIAGINS	645 BRIDGE LN	Patty Diags	543-465-1195
JUDY HUNT	632 BRIDGE LN.	Judy Hunt	
DOROTHY BENJAMIN	611 BRIDGE LANE	Dorothy Benjamin	302-537-9589
MELBA BENJAMIN	611 BRIDGE LANE	Melba Benjamin	302-537-9589
SHARON CAPENABUCI	615 BRIDGE LANE	Sharon Capenabuci	240-478-8823
CHARLES CAPENABUCI	615 BRIDGE LANE	Charles Capenabuci	410-746-3532
LETTY DRYER	617 BRIDGE LANE	Letty Dryer	302-228-1667
DONALD PRYOR	617 BRIDGE LANE	Donald Pryor	302-228-1667
ANNA M. BOWELL	616 BRIDGE LANE	Anna M. Bowell	302-541-0189
STACORN STACHLER	613 BRIDGE LN.	Stacorn Stachler	
LESLIE FATULA	605 BRIDGE LN	Leslie Fatula	443 504 8820
EDWARD FATULA	605 BRIDGE LN	Edward Fatula	443-504-8820
SCOTT SHARFEN	631 BRIDGE LANE	Scott Sharfen	484 636 6898
BARBARA SHAFER	631 BRIDGE LANE	Barbara Shafer	484 802-8885
MARIE MCLENNAN	633 BRIDGE LANE	Marie McLennan	882-299-7004
KAREN FISHER	638 BRIDGE LN	Karen Fisher	610 823 7700
RICK FISHER	638 BRIDGE LN	Richard L. Fisher	484-300-9246
CHRIS LIESPRUNG	108 WAHNI DR	Ch. L.	610-780-8224



This is page \_\_\_\_ of The Whites Creek Petition in Opposition to CU# 2206 Linder & Company - Evans Farm. I have read the first page of the petition and by signing my name affirm my opposition to the proposed development.

Printed Name	Address of your Property	Signature	Phone #
Sarah Murphy	208 Chad Place Ocean View, DE		302-270-8054
AL THOMAS	210 chad PL Ocean View, DE		410-591-6080
Karen Petruskas	212 Chad Pl		302 359 1782
BERNIE PETRAVSKAS	212 CHAD PLACE		703-597-7223
Barbara Goebel	314 Chad Place		302 539-1275-
Jill McLaughlin	213 Chad Pl		302 537-4339
Kraig Hannum	110 Naomi Dr.		802 379-6098
IDA N HANNUM	110 NAOMI DR.		802 380-1231
Suzanne J. Rothman	303 Jacklyn Dr		302-539-5127
Richard E. Rothman	303 Jacklyn Dr		302-539-5127
Toby Rice	306 Jackie Dr		610-662-3649
Judy Brand	411 Jackie Dr		302-537-5135
LINDA Scholzen	403 Jackie Dr		302 212 8152
DAVE L PETERSON	410 JACKIE DR		302-841-3271
Don M. Peterson	410 JACKIE DR		410-430-4821
MARK LABONTE	412 Jackie Dr		781 771 4133
Roy R. Dible	417 Jackie Dr		
Pat Harriman	418 JACKIE D R.		302-537-5990
Ron Haretman	418 JACKIE DR.		302-537-5990
SIM. PAUL HARET	424 JACKIE DR		239-450-3083
Jim Hays	424 JACKIE DR		234 431 1706
Rae Williams	426 JACKIE DR.		302 537 8866





BARBARA WILDESEN 639 BAYVIEW DRIVE

Petition in Opposition  
C/U 2206  
Evans Farm Development

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**Why You Should Care**

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Printed Name	Address of your Property	Signature	Phone #
Barbara Devine	763 Hickman Dr Millville	Barbara Devine	302-228-7119

Petition in Opposition  
C/U 2206  
Evans Farm Development

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Printed Name	Address of your Property	Signature	Phone #
Debbie Leo	603 Bridge Lane		703-915-3459



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C/U 2206  
Evans Farm Development

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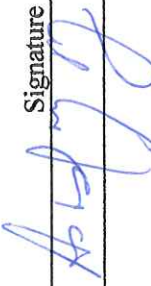
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Printed Name	Address of your Property	Signature	Phone #
Astrid Berry	229 Chad Pl. Ocean View DE		302-616-3724

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Printed Name	Address of your Property	Signature	Phone #
Dr. Mary Ann P. Wangemann	219 Chad Place Ocean View, DE 19970	Mary Ann P. Wangemann	571-331-7544



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James Nagel

Printed Name



807 Hickman Dr. 19970

Address of your Property

Signature

443-992-6030

Phone #



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Printed Name	Address of your Property	Signature	Phone #
BARBARA BARNES	103 NAOMI DRIVE	BARBARA BARNES	410-746-1770
RANDY BARNES	103 NAOMI DRIVE	RANDY BARNES	410-746-1770

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Evans Farm Development

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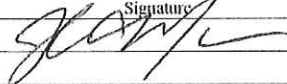
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Printed Name	Address of your Property	Signature	Phone #
John T. Moore	527 Harbor Road Ocean View, DE 19970		302-562-10100



Petition in Opposition  
C/U 2206  
Evans Farm Development

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Printed Name	Address of your Property	Signature	Phone #
Ruth Ann Bilowith	727 Hickman Dr. Ocean View	Ruth Ann Bilowith	302 236 1266
	White's Creek Manor		



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Printed Name	Address of your Property	Signature	Phone #
RICHARD P GIGHERE	523 HARBOR RD	Richard P. Gighere	302 537 1064
PAULE A. GIGHERE	523 HARBOR RD	Diane A. Gighere	302 537-1064

MITCHELL DE, 1997C

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Printed Name	Address of your Property	Signature	Phone #
Suzanne DuBois	755 Hickman Drive	Suzanne A. DuBois	757-234-3703
Philip DuBois	755 Hickman Drive	Philip L. DuBois	757-234-3703



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Printed Name	Address of your Property	Signature	Phone #
RAYMOND LUTKINS	126 NAOMI DR. MILLVILLE SC	Raymond Lutkins	913-271-2450
JERALDINE LUTKINS	126 NAOMI DR. MILLVILLE SC	Quadrine Lutkins	913-307-5544



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Printed Name	Address of your Property	Signature	Phone #
MICHAEL THOMAS	751 HICKMAN DR WHITE CREEK MANOR	Michael Thomas	301-330-5970
Donna Thomas	751 Hickman Dr. Whites Creek Manor	Donna Thomas	301-330-5970

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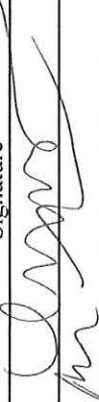

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Printed Name	Address of your Property	Signature	Phone #
LISA MARIE STEPHENSON	642 Bridge Lane		302-210-1459
Robert Stephenson	642 Bridge Lane		302-2750394



Petition in Opposition  
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Printed Name	Address of your Property	Signature	Phone #
Edward Wagon	528 Harbor Rd Ocean View, DE 19970	<i>Edward Wagon</i>	302 402 3157
Edward Wagon	528 Harbor Rd, Ocean View, DE 19970	<i>Edward Wagon</i>	302 402 3157



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Printed Name	Address of your Property	Signature	Phone #
 Kristen Jones			302-584-3407
 Dale Jones	501 Harbor Rd		302-584-1242

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Printed Name	Address of your Property	Signature	Phone #
GIOMAL KNUTTLE	151 NADOMI DR Ocean View DE 19970	<i>[Signature]</i>	410-303-8871
F. JAMES KNUTTLE JR	151 NADOMI DR Ocean View DE	<i>[Signature]</i>	302-539 1253

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Printed Name	Address of your Property	Signature	Phone #
STAN WILDESEN	639 BRIDGE LANE, OCEAN VIEW	<i>[Signature]</i>	(302) 616-1701
LAURA WILDESEN	639 BRIDGE LANE, OCEAN VIEW	<i>[Signature]</i>	(302) 616-1701

DE 19770



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Printed Name	Address of your Property	Signature	Phone #
JOHAN SEABERG	623 BRIDGE LN, OLD MILL VILL, DE 19970	<i>[Signature]</i>	703-825-0685
CELESTE SEABERG	623 BRIDGE LN, OLD MILL VILL, DE 19970	<i>[Signature]</i>	703-851-3387

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Printed Name	Address of your Property	Signature	Phone #
John A. Duke	609 Bridge Lane, Ocean View, DE 19970		443-547-8867
Susan E. Duke	609 Bridge Lane, Ocean View, DE 19970		410-259-8052



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Printed Name	Judy Walter
Address of your Property	406 DAKOTA DRIVE, MILLVILLE
Signature	Judy X. Walter
Phone #	302-537-9449

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Whites Creek Manor already has serious issues with storm water management. A development of this scale could potentially send in millions of gallons of additional water toward White's Creek Manor in a major storm. Our community currently has large drainage pipes coming into our storm water system from communities north and west of us. With a large number of our residents already residing in flood zones, the proposed development should not be permitted to go forward without a detailed storm water management plan. This plan should provide protection to surrounding communities and the requirement of the posting of a bond sufficient to insure should such damage occur.

A state study of traffic on Old Mill and the connecting roads in 2008 found the roads were not adequate for the demand at that time. The study indicated that it would be impractical to improve the roads without taking property from existing owners. Since the 2008 study, more than 1,200 homes having been built in our area. It is estimated the Evans Farm development will add more than 1,000 trips a day to Old Mill and the connecting roads. The development of this Evans Farm community will negatively impact your ability to go to and from your home and potentially make it more difficult for emergency services to reach you if needed.

The scale of the project is not in keeping with the surrounding community which consists of one and two story homes. It also does not meet the county's requirement for superior design, placing the blank walls of the garages facing the adjoining communities.

For all of these reasons you should sign this petition to indicate your opposition to this development. The petition will be delivered to the Planning and Zoning Commission at the hearing scheduled for this property.

Printed Name	Address of your Property	Signature	Phone #
Michael F Matassa	136 Naomi Dr., Ocean View, DE		302-829-1138
Linda T Matassa	136 Naomi Dr., Ocean View, DE		302-829-1138



Petition in Opposition  
 CNU 2206  
 Evans Farm Development

This is a petition requesting the Planning & Zoning Commission of Sussex County reject the proposal for a change in the zoning of Evans Farm, a property located at the NE corner of the junction of Old Mill Rd. and Railway Rd.

Why You Should Care

The property in question currently is being used as farm land. The proposed development is for 17 Garden Apartment Buildings containing a total of 200 two and three bedroom apartments. In addition to the 17 2 and 3 story apartment buildings, there are 17 15-car garages as well as a pool, clubhouse, and other amenities. There are a number of reasons this development should be denied the request for a conditional use for this purpose.

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The scale of the project is out in keeping with the surrounding community which consists of one and two story homes. It also does not meet the county's requirement for superior design, placing the back walls of the garages facing the adjoining communities.

For all of these reasons you should sign this petition to indicate your opposition to this development. The petition will be delivered to the Planning and Zoning Commission at the hearing scheduled for this property.

Printed Name	Address of your Property	Signature	Phone #
GARY J. CLEGG	237 CHAD PL WHITES CREEK MANOR OCEAN VIEW, DE 19970	<i>GJC</i>	302 494 0096
DEBORAH J. CLEGG	SEA	<i>Deborah Clegg</i>	SEA

# Petition in Opposition

C/U 2206

Evans Farm Development

This is a petition requesting the Planning & Zoning Commission of Sussex County reject the proposal for a change in the zoning of Evans Farm, a property located at the NE corner at the junction of Old Mill Rd. and Railway Rd.

## Why You Should Care

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Printed Name	Address of your Property	Signature	Phone #
Michele (orig) 116	605 Bridge Lane	Michele (orig)	(302) 690-5797
Steve Cavillo	625 Bridge Lane	Don Carter	302 229 7566

Whites Creek 11 June  
Glenwood DE 19970



**DEPARTURE SIGHT TRIANGLES**

SCALE: 1"=40'

WETLAND BOUNDARY DATA		
FLAG	NORTHING	EASTING
A-1	204408.09	742504.19
LINE	DISTANCE	BEARING
WL.1	41.35'	N32° 20' 22"W
WL.2	59.12'	N53° 40' 25"W
WL.3	45.47'	N45° 18' 43"W
WL.4	34.14'	N84° 14' 12"W
WL.5	41.52'	N39° 30' 24"W
WL.6	63.08'	S84° 16' 50"W
WL.7	46.95'	S65° 50' 39"W
WL.8	61.13'	S25° 15' 47"W
WL.9	32.46'	S10° 28' 26"E
WL.10	51.16'	S22° 08' 31"E
WL.11	45.17'	S35° 14' 02"E
WL.12	59.47'	S74° 27' 31"E
WL.13	62.74'	S61° 49' 58"E
WL.14	38.13'	S73° 20' 08"E
WL.15	46.05'	S75° 28' 48"E
WL.16	36.67'	N11° 17' 27"E
WL.17	46.68'	N81° 49' 38"E
WL.18	49.76'	N42° 24' 33"E
WL.19	53.65'	N42° 27' 00"W
WL.20	39.64'	N42° 05' 12"W



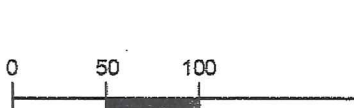
**VICINITY MAP**

SCALE: 1" = 1,000'

**TRAFFIC DATA:**

OLD MILL ROAD (S 349) LOCAL ROAD, TRAFFIC GROUP 7  
 AADT: 1,371 2008 TRAFFIC SUMMARY  
 DIRECTIONAL SPLIT: 68/695 (571 TOTAL)/(60/50 SPLIT)  
 PEAK HOUR: 5:14% - 125 TRIPS  
 3.79% TRUCKS = 52 TRUCKS  
 PEAK HOUR TRUCKS: 9.14% = 5 TRIPS  
 POSTED SPEED LIMIT: 50 MPH

10 YEAR PROJECTED AADT FOR S349 = 1,371 x 1.20 = 1,644

 <p style="font-size: 24px; margin: 0;"><b>BECKER MORGAN</b></p> <p style="font-size: 24px; margin: 0;">GROUP</p>																	
<p><b>ARCHITECTURE ENGINEERING</b></p>																	
<p><b>Dover</b></p>																	
<p>309 S. Governors Ave. Dover, DE 19904 Ph. 302.734.7950 Fax 302.734.7965</p>																	
<p><b>Salisbury</b></p>																	
<p>312 West Main St. Suite 300 Salisbury, MD 21801 Ph. 410.546.9100 Fax 410.546.5824</p>																	
<p><b>Wilmington</b></p>																	
<p>3205 Randall Parkway, Suite 211 Wilmington, North Carolina 28403 Ph. 910.341.7600 Fax 910.341.7506</p>																	
<p><a href="http://www.beckermorgan.com">www.beckermorgan.com</a></p>																	
																	
<p>PROJECT TITLE</p>																	
<p style="font-size: 36px; margin: 0;"><b>VILLAGE AT EVANS POND</b></p>																	
<p><b>OLD MILL ROAD &amp; RAILWAY ROAD BALTIMORE HUNDRED SUSSEX COUNTY, DELAWARE</b></p>																	
<p>SHEET TITLE</p>																	
<p style="font-size: 36px; margin: 0;"><b>RECORD PLAN</b></p>																	
<p><b>APPROVED</b> rev. prel. only &amp; not for recording 4/26/15 SA SUSSEX COUNTY PLANNING &amp; ZONING COMMISSION 2 Sheets</p>																	
 <p style="font-size: 24px; margin: 0;"><b>SCALE : 1" = 100'</b></p>																	
<p>ISSUE BLOCK</p>																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">MARK</th> <th style="width: 20%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="padding: 5px;"> <p>PROJECT NO.: 2009014.00</p> </td> </tr> <tr> <td colspan="3" style="padding: 5px;"> <p>DATE: 1.27.15</p> </td> </tr> <tr> <td colspan="3" style="padding: 5px;"> <p>SCALE: 1" = 100'</p> </td> </tr> <tr> <td colspan="3" style="padding: 5px;"> <p>DRAWN BY: S.D.B. PROJ. MGR.: J.A.H.</p> </td> </tr> </tbody> </table>			MARK	DATE	DESCRIPTION	<p>PROJECT NO.: 2009014.00</p>			<p>DATE: 1.27.15</p>			<p>SCALE: 1" = 100'</p>			<p>DRAWN BY: S.D.B. PROJ. MGR.: J.A.H.</p>		
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<p>DRAWN BY: S.D.B. PROJ. MGR.: J.A.H.</p>																	
<p>SHEET</p> <p style="font-size: 36px; margin: 0;"><b>RP-1</b></p> <p style="font-size: 10px; margin: 0;">COPYRIGHT: 2013</p>																	



*Handwritten signature*

PROJECT TITLE

**VILLAGE AT  
EVANS POND**

OLD MILL ROAD & RAILWAY ROAD  
BALTIMORE HUNDRED  
SUSSEX COUNTY, DELAWARE

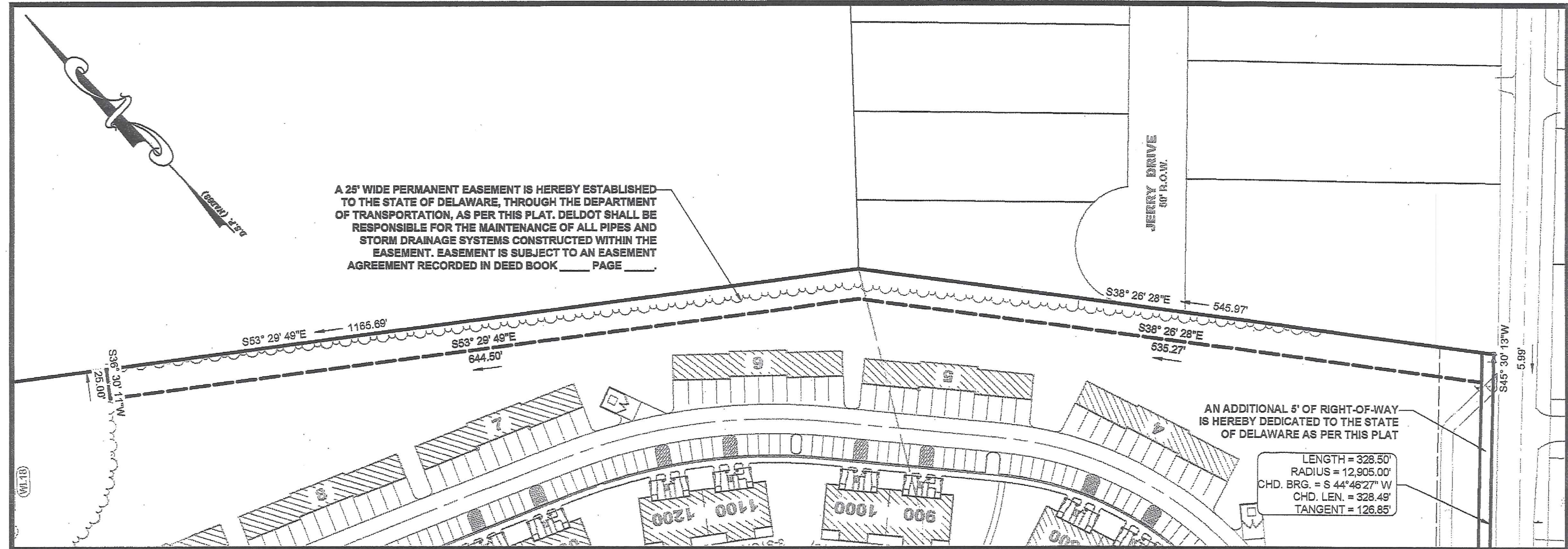
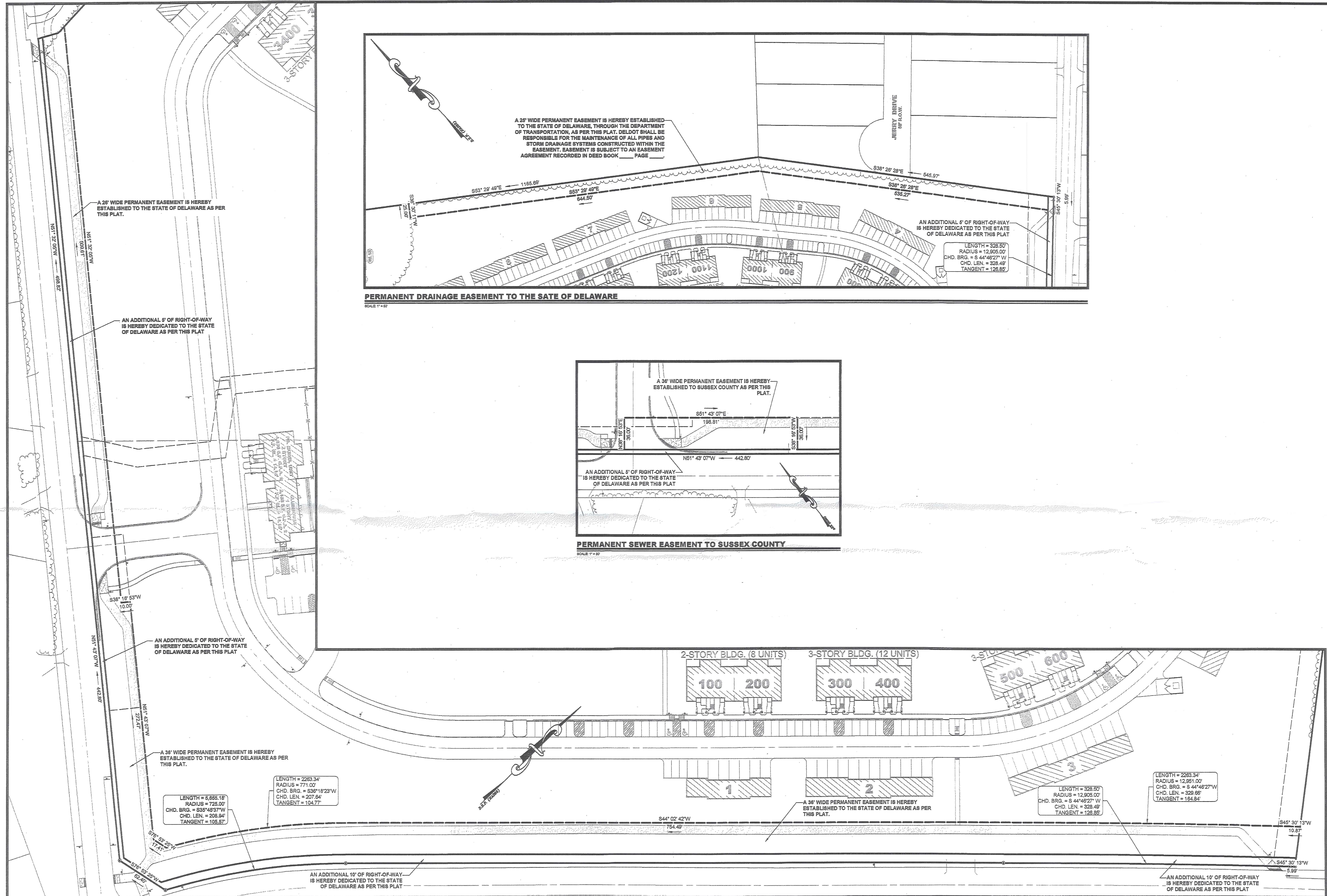
SHEET TITLE

**RECORD PLAN**

0 50 100 200  
**SCALE : 1" = 100'**

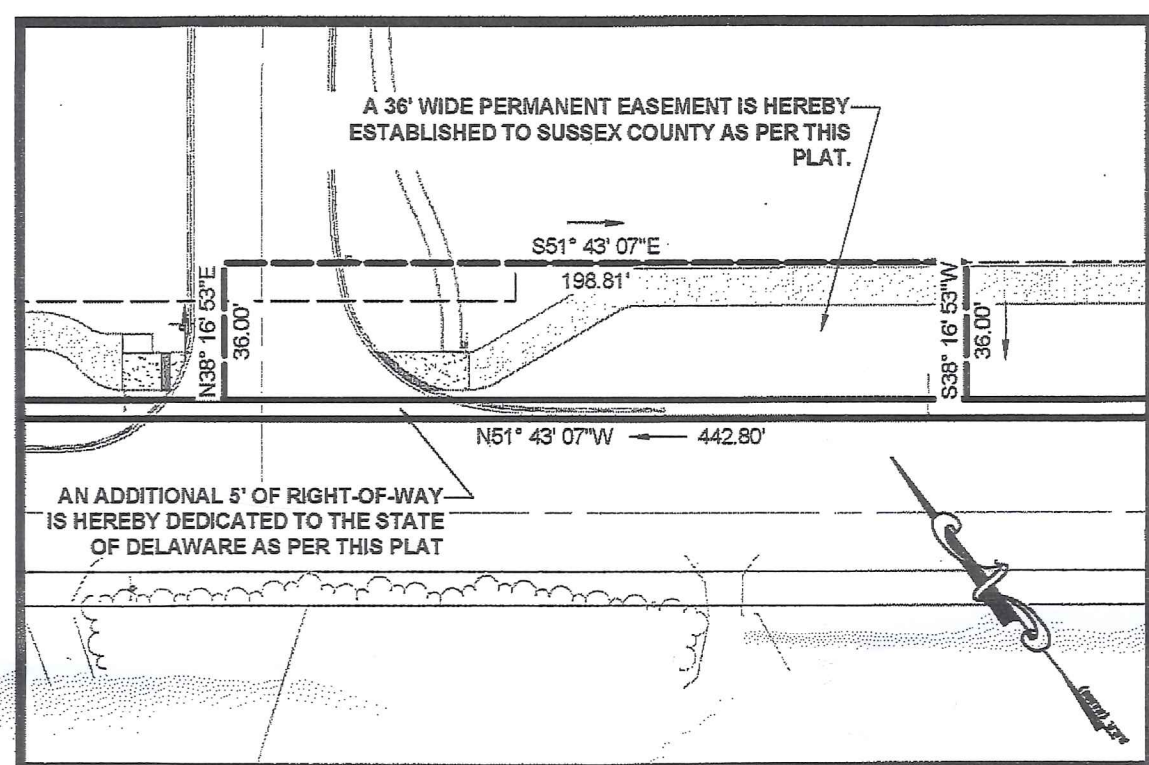
ISSUE BLOCK

1	8-31-09	RECORD PLAN SUBMISSION TO DELDOT
MARK	DATE	DESCRIPTION
LAYER STATE: RP2		
PROJECT NO.:	2009014.00	
DATE:	1.27.15	
SCALE:	AS SHOWN	
DRAWN BY:	S.D.B. PROJ. MGR.: J.A.H.	
	SHEET	
	<b>RP-2</b>	
	COPYRIGHT 2015	



**PERMANENT DRAINAGE EASEMENT TO THE STATE OF DELAWARE**

SCALE: 1" = 50'



**PERMANENT SEWER EASEMENT TO SUSSEX COUNTY**

SCALE: 1" = 50'

**PERMANENT EASEMENT TO STATE OF DELAWARE (DRAINAGE & MULTI-MODAL PATH)**

SCALE: 1" = 50'

**OWNERS CERTIFICATION**

WE, LINDER & COMPANY, INC., HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEERS CERTIFICATION**

I, JEFFREY A. HARMAN, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

JEFFREY A. HARMAN, P.E. \_\_\_\_\_ P.E. NO. \_\_\_\_\_ DATE \_\_\_\_\_