

Douglas B. Hudson  
Sussex County Council

**FILE COPY**  
Opposition  
Exhibit

RECEIVED

APR 16 2021

SUSSEX COUNTY  
PLANNING & ZONING

Dear Mr. Hudson:

This letter 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 consider Planning & Zoning Commission recommendations:

- 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

## Nick Torrance

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Monday, April 19, 2021 4:10 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, April 19, 2021 - 4:10pm

Name: Melinda Kohr  
Email address: mkohr23250@aol.com  
Phone number: 8083828733  
Subject: e Reference CU-2206 Linder & Company - Evans Farm Development

Message:

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

I strongly oppose the development of Evan Farms! There are several areas of concern that I have.

The development building is completely inconsistent with current residential single-family neighborhood. The density of this project is also inconsistent with current area. As it is now, the infrastructure in this area is a complete failure. The traffic is out of control. This current infrastructure in no way is sufficient to support additional density. I live off of Club House Road. I have small children and will not let them ride their bikes on this road because of the amount of traffic. It is completely dangerous to walk on this road not to mention ride a bike. The Road is small and there is no side walk or shoulder of the road. Additional cars would make this area an even more dangerous place to live and move around the community. Exiting off of Club House Road is also dangerous. The traffic is a steady flow and it can take a very long time to make particularly a left turn on to Rt. 26. All of this and the Bishop Landing Development is not completed yet. This area simply can not handle any more cars on it's roads that are already failing. It is dangerous.

The addition of Evan Farms would greatly limited access to public services such as transportation, shopping etc. and County Council. Adding a multifamily 200 home community in this area will create an even greater need then already exist for just about every pubic service. We are already at a deficit.

I am particularly concerns about the storm water management and pollution in the area. Currently, when there are rains for a couple of days, there are large amounts of standing water all throughout. This area is not managed properly now and needs to be improved as is. Evan Farms would increase this problem dramatically. An increase in this problem leads to dangerous situations of downed trees and lines due to the lack of the storm management.

Another area of my concerns is Mediacom. We are serviced by this company who repeatedly tells me that service is so poor because they have not updated their system enough yet to handle the large increase in people living here. If Evan Farms is added to the area, this service will become only more impaired and it will be difficult to accomplish any work on line. Even the internet company is having trouble keeping up with the increasing demands in this area.

Adding Evan Farms will be a complete disaster for this already impoverished area that is so in current need of additional resources and an overhaul of it's infrastructure. These things need to be done for the areas' existing residents. Adding another community will be a breaking point for so many.



P.S. We are adding these additional comments based on the presentation by the Linder representative at the meeting on March 25.

- The representative stated that there is a study showing that 200 apartments cause as much traffic as only 112 single family homes. Yes, I agree it is counterintuitive and IF true, our thought is that the study involved apartments in areas with access to public transportation and not one where ZERO public transportation exists within miles.
- The Linder rep was insistent that the code allows 42 foot high structures. There is no dispute on what is permitted, but most of the home owners in the area have opted not to build that high, making 42 foot buildings inconsistent and eyesores in the area. "Permitted use" should take into consideration community objections.
- Calling something "enhanced" is not necessarily proof it is better for anyone but the builder.
- The Linder representative called the Bethany Bay owners hypocrites for objecting to multistory buildings. Yes, Bethany Bay has lots of 3 story buildings. However, the Bethany Bay Buildings are
  - Surrounded by woods and water. Units were purchased with full knowledge of views and surroundings and proximity to other buildings which are not all occupied full time.
  - Located on 442 acres. This makes the density of Bethany Bay 1.25 residences per acre vs the planned approximately 4 residences per acre of the Evans Farm proposal (200 units on 50 acres).
  - Located at least 1 mile by road from other homes or having a body of water between them and other homes.
- Shouldn't community input count more than profit? The original, lower density proposal for this property expired because the owner thought it would not be profitable to build at that time. The community shouldn't have to suffer because of the developer's greed. Please consider a lower density project for the Evans Farm property.

**From:** John E Fitzpatrick <noreply@forms.email>  
**Sent:** Wednesday, April 14, 2021 3:37 PM  
**To:** Robin Griffith <rgriffith@sussexcountyde.gov>  
**Subject:** Contact Form: Application PLUS #2019-09-01 Evans Farm Apartments

Name: John E Fitzpatrick  
Email: [jefitzjr@hotmail.com](mailto:jefitzjr@hotmail.com)  
Phone: 3028291539  
Subject: Application PLUS #2019-09-01 Evans Farm Apartments  
Message: Please forward to all council members:  
Sussex County Council,

I submit opposition to grant of conditional variance to the pending application titled Evans Farm Apartments, ( PLUS #2019- 09-01) 31434 Railway Road, Sussex County:

1. Density of this proposal is oppressive to the surrounding communities and neighborhoods. Economic profit may flow to the developer, but burden is unfairly placed upon surrounding neighbors. This proposal may damage some of the most vulnerable, existing, single family homeowners. For only one such example, the owners of affordable, manufactured housing (prefab/trailer/mobile dwellings) in Banks Acres will suffer. There, you may find neatly kept homes with lawns and yards for each residence which evidence pride of ownership in affordable, manufactured, single family housing. These vulnerable owners may be subject to congestion, over population and short term neighbors. Similarly, even Denton Woods and Bay Forest will suffer. A Sussex County judge in a recent Dagsboro litigation recognized argument that apartments introduce transient people with no incentive to invest time or money to improve or maintain the rental property; that is, renters have "no skin in the game." The very surrounding neighbors who have made a first step-up from rentals to affordable housing ownership and who have evidenced pride of ownership may be punished by Evans Farm Apartments with its dense mass of renters who have no incentive to improve or maintain their rental buildings, lawns or yards. This application proposes apartment population densities "out of character with the district" and over "population development" in violation of the purposes of the Sussex Zoning Code 115-3.

2 . Height of buildings at 3 stories for Evans Farm Apartments is not consistent with surrounding neighborhoods. The extra height of 3 stories for this specific location is directly related to density, as stated above, by allowing a developer to pile up apartments and people which may only benefit the developer financially. The more apartments crammed into the area the more rents may be collected. Certainly, massive buildings and expanses of asphalt will conflict with the surrounding neighborhoods' existing affordable, 1 or 2 story, single family housing on individual lots which houses and surrounding lawns show pride of ownership. An unfair burden is put upon existing vulnerable owners. This application proposes heights "out of character with the district" in violation of the purposes of the Sussex Zoning Code 115-3.

3. The timing coincidence of prior deeds, parties to deeds and Sussex Code zoning changes allowing such a conditional use and which attempt to allow such density and large buildings for a developer's financial gain should be scrutinized. The notes of prior meetings and zone changes may establish conflict of interest and, importantly, spot zoning designed to profit a specific piece of land.

4. You expressed interest in low cost housing , but this proposal comes at the expense and places the burden upon those neighboring, housing owners who are demonstrating pride of ownership in Sussex County. "Conservation of property values" is a stated purpose of Sussex County's Zoning Code at Section 115-3. Approval of this application will violate this purpose by inserting an overwhelming apartment complex into single family owner neighborhoods. Buyers would think twice about spending to purchase a house when renting in the same neighborhood is cheaper. Housing prices would be damaged in violation of zoning's purpose of "conservation of property values." See Sussex Code 115-3.

5. You should consider immediate intervention by persuading your fellow council members to change the ordinance permitting conditional use herein, on an emergent basis. Or, you may have Council guide your appointed P&Z officials and staff to a position of reduced density and height. Watching and waiting are not the prescriptions to correct this application. Density and height consistent with the surrounding areas should be a minimum expected by the surrounding community. Better government planning should require ownership by purchasers, who may demonstrate pride of ownership, ie. individual condos, single family houses, etc. Council and P&Z members need to effect "conservation of property values," a founding purpose of Sussex Code and reject damaging alternatives.

6. Evans Farm may not be consistent with Sussex Code's general statement and governing purpose that: " The regulations are made with reasonable consideration, among other things, of the character of the particular district involved, its particular suitability for particular uses, the conservation of property values and natural resources and the general and appropriate trend and character of land, building and population development." Sec. 115-3. Here, Evans Farm Apartments may not be approved in violation of the Code's purposes. This application is not reflective of the character of surrounding neighborhoods. This application may not be approved as suitable for its intense use and its burdens upon: roads, storm water management, schools, emergency services, public utilities and public infrastructure. It may violate all of the governing purposes of your Zoning Code to exaggerate profit for a developer.

John Fitzpatrick  
[jefitzjr@hotmail.com](mailto:jefitzjr@hotmail.com)  
302-829-1539  
32716 Widgeon Road, Ocean View

**From:** Dolores Behan <noreply@forms.email>  
**Sent:** Friday, April 9, 2021 5:19 PM  
**To:** Robin Griffith <rgriffith@sussexcountyde.gov>  
**Subject:** Contact Form: Evan's Farm development

Name: Dolores Behan  
Email: [dwbehan@msn.com](mailto:dwbehan@msn.com)  
Phone: 443-417-6438  
Subject: Evan's Farm development

Message: I am writing to implore you to deny the building of the proposed 200 apartments on the corner of Old Mill and Railway. I am sure you are aware of all the opposition to that project. I live in Bethany Bay and while I agree with everything that has been said in opposition I would like to focus on one main item.

I have no objection to building much needed affordable housing. My objection is to 200 units with the possibility of 400 plus cars. It is not unusual to sit through 2 lights before making a left turn on Atlantic Ave. During the summer months it may be 5 lights. It is impossible to turn left into Old Mill from the Weiss parking lot. If it is this bad now what will an additional 400 plus cars do? If we are ever asked to evacuate I might as well forget about it. I'll never make it.

I chose to retire to Ocean View because I wanted to get away from congestion. If you choose to allow the development of 200 apartments my dream of a lovely retirement has been shattered. Please hear the pleas of the people who will be affected by this development.

Sincerely,  
Dolores Behan

**From:** [rbeachplace@mediacombb.net](mailto:rbeachplace@mediacombb.net) <[rbeachplace@mediacombb.net](mailto:rbeachplace@mediacombb.net)>  
**Sent:** Wednesday, April 14, 2021 8:30 PM  
**To:** Doug Hudson  
**Cc:** rbeachplace  
**Subject:** 200 apartment units off Railway Road

**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.

Greetings,

The P&Z Commission voted 3-1 in favor to carry on the proposed 200 apartment units. What was interesting was the bias that was shown during the meeting. We all were asked to turn off out cellphone out of courtesy. However, during the meeting a P&Z Commissioner was responded and texting frequently during the meeting. It appeared their vote was already cast. As a full-time, tax paying voting residents of Sussex County, my wife (Barbara Brown) and I (Bill Brown) would like express our concern for the proposed 200 apartment complex planned for Railway Road. The items we would like to bring to your attention is the inconsistency of the P&Z Commission towards SAFETY for the community and constituents.

- How can P&Z honestly expected the roads to handle the additional traffic. (FOOT, BIKE AND VEHICLE) What is the outdate method DelDot is utilizing to make the decision the roads can handle the additional traffic? Why didn't P&Z demand a current traffic survey, to make a SAFETY decision for the community?
- Has anyone requested any Police or Fire Department input on the additional calls? Who would respond for Police calls? Is the Millville Fire Department equipped to handle an emergency call at the 3 story complex?

The decision the County Council makes will affect the Sussex County for many years. All we are saying is a decision should be made with updated data information for road safety, input from the Emergency professionals who will arrive during any calls.

Thanks for your time,  
Barbara and Bill Brown  
302-604-0479



**Jamie Whitehouse**

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**From:** Judy <judyk15@verizon.net>  
**Sent:** Monday, April 19, 2021 10:34 AM  
**To:** Mark Schaeffer; Michael H. Vincent; Doug Hudson; Cynthia Green; John Rieley; Todd F. Lawson; Jamie Whitehouse  
**Subject:** opposition to 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.

Please deny the application for CU 2206, Evans Farm Apartment in Ocean View. There seems to be a trend in Sussex County for developers to ask for increased density per acre. I cannot help but note the clear cut area on School Lane in the Long Neck area where I understand more than 500 apartments may be constructed. Allowing high density developments without appropriate infrastructure in place first will place a burden on all those who live in Ocean View or travel through it. Additional traffic in an area already under traffic duress is just not necessary.

For a few years now I have made the same argument, provide for infrastructure (roads, firehouses, schools, sewage plants, medical facilities, etc.) first, then develop. Too often we get it backwards and that should stop.

Thank you  
Judy Kane  
23514 Oak St East  
Lewes, De 19958

**Jamie Whitehouse**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, April 18, 2021 12:39 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, April 18, 2021 - 12:39pm

Name: Dolores Behan  
Email address: dwbehan@msn.com  
Phone number: 4434176438  
Subject: Evans Farm

Message:

Please tell me how all but Kim Stevenson can sleep at night. After 5 plus hours of the hearing only Mr Hutt representing Linder & Co was in favor of the building 200 units on the Evens Farm land. I listened to all the very valid reasons why 200 apartments should not be building at that site. I guess because it won't effect you you see no reason to listen to those it will effect.

There's an old saying, " what goes around, comes around ". I hope that will hold true for each of you. Good luck looking at yourself in the mirror.

**From:** Dolores Behan <[noreply@forms.email](mailto:noreply@forms.email)>  
**Sent:** Sunday, April 18, 2021 12:51 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: Dolores Behan  
Email: [dwbehan@msn.com](mailto:dwbehan@msn.com)  
Phone: 4434176438  
Subject: Evan's Farm

Message: Mr. Hudson,

I live in Ocean View and I am appalled that P&Z approved the building of 200 apartments on Evan's Farm. The night of the hearing which lasted over 5 hrs only one person spoke in favor and that was Linder & Co ' attorney. I listened to those 5 plus hrs and every speaker had valid reasons why 200 apartments at that location was not a good idea. It smells an awful lot like have money will approve. Mr Hudson, I along with others voted you in office and I can promise you that if those apartments get built I will vote you out of office. I'm sure it won't be just my vote that will get you out. Reread the last sentence in the about paragraph. Citizens prefer honest representatives and not those who honor the almighty buck.

## Jamie Whitehouse

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**From:** Lois A Pastore <noreply@forms.email>  
**Sent:** Sunday, April 18, 2021 6:17 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: Lois A Pastore  
Email: lpastore65@aol.com  
Phone: 2039840435  
Subject: Evans Farm

Message: Traffic, congestion, environmental impact, loss of wildlife habitat. This Evans Farm Project is nothing but a horrible idea. And the money goes to Pettrinaro, who is not even from this area. He's from Wilmington. This is not a "multi-generation farmer" cashing out, as the slimy local politicians love to justify their infinite appetite for growth at any cost. Evans, Banks and others have long-ago made their hundreds of millions. How much is too much growth, without new roads, sewage plants, drainage and water infrastructure?? I guess not until people stop coming here, and then we are all screwed.

## Jamie Whitehouse

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**From:** Richard Franklin Jr <noreply@forms.email>  
**Sent:** Sunday, April 18, 2021 6:16 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: Richard Franklin Jr  
Email: rickreg2@aol.com  
Phone: 2037334666  
Subject: Evans Farm

Message: Traffic, congestion, environmental impact, loss of wildlife habitat. This Evans Farm Project is nothing but a horrible idea. And the money goes to Pettrinaro, who is not even from this area. He's from Wilmington. This is not a "multi-generation farmer" cashing out, as the slimy local politicians love to justify their infinite appetite for growth at any cost. Evans, Banks and others have long-ago made their hundreds of millions. How much is too much growth, without new roads, sewage plants, drainage and water infrastructure?? I guess not until people stop coming here, and then we are all screwed.

## Nick Torrance

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, April 18, 2021 12:39 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, April 18, 2021 - 12:39pm

Name: Dolores Behan  
Email address: dwbehan@msn.com  
Phone number: 4434176438  
Subject: Evans Farm

Message:

Please tell me how all but Kim Stevenson can sleep at night. After 5 plus hours of the hearing only Mr Hutt representing Linder & Co was in favor of the building 200 units on the Evens Farm land. I listened to all the very valid reasons why 200 apartments should not be building at that site. I guess because it won't effect you you see no reason to listen to those it will effect.

There's an old saying, " what goes around, comes around ". I hope that will hold true for each of you. Good luck looking at yourself in the mirror.

**From:** Joe Best <[bestwjoe@gmail.com](mailto:bestwjoe@gmail.com)>

**Sent:** Friday, April 16, 2021 2:40 PM

**To:** Doug Hudson

**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.

Mr. Hudson:

I have owned a condo in Bethany Bay since 2006 and simply stated, love the current environment of Millville and Ocean View.

I see the growth taking place in Sussex County and certainly understand why. The beauty is unparalleled and the cost of living is very attractive. It's these reasons that I am opposed to the plan for 200 apartments on the site of Evans Farm. The harm to the natural environment could be substantial and the harm to daily living is a certain. The increase in traffic in the current residential neighborhoods is reason alone to re-consider this application. Although not opposed to a modified development plan with houses or townhouses, I believe the apartment proposal is excessive and not right for the Evans Farm Property.

Thank You for your consideration.

Regards,

William J. Best  
37426 Pettinaro Drive  
Bethany Bay

## Jamie Whitehouse

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**From:** Robin Griffith  
**Sent:** Monday, April 19, 2021 4:18 PM  
**To:** Michael H. Vincent; John Rieley; Doug Hudson; Cynthia Green; Mark Schaeffer  
**Cc:** Jamie Whitehouse  
**Subject:** FW: Conditional Use No. 2206 - Linder & Company, Inc. (Evans Farm)

-----Original Message-----

From: Nancy Martus <n1m0806@aol.com>  
Sent: Monday, April 19, 2021 1:28 PM  
To: Robin Griffith <rgriffith@sussexcountyyde.gov>  
Subject: Conditional Use No. 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.

Council Council Members,

I respectfully submit the following comments in regard to the subject hearing that is scheduled for April 20, 2021.

During the presentation to the County Planning and Zoning Commission on the subject issue, the applicant's attorney stated that the applicant would be open to these units being condo ownership instead of rental apartments. I believe if condo ownership would be approved, it would help to address the strain that this many units would have on our limited resources including schools, medical, and roads. Apartment units would most likely be filled to capacity year round with families putting a strain on our already overcrowded local schools, medical resources, and roads. Condo units would most likely include some full-time residents, part-time seasonal residents and some families and not place such a demand on our limited resources.

My request would be if the Council approves the Conditional Use that the units would be condo ownership and not rental apartments.

Thank you for your consideration.

Nancy Martus  
38518 Oyster Catcher Drive  
Ocean View, DE 19970



## Jamie Whitehouse

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**From:** Robin Griffith  
**Sent:** Monday, April 19, 2021 3:18 PM  
**To:** Michael H. Vincent; John Rieley; Doug Hudson; Cynthia Green; Mark Schaeffer  
**Cc:** Jamie Whitehouse  
**Subject:** Forwarding email regarding Evans Farm

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**From:** Richard Franklin Jr <noreply@forms.email>  
**Sent:** Sunday, April 18, 2021 6:20 PM  
**To:** Robin Griffith <rgriffith@sussexcountyde.gov>  
**Subject:** Contact Form: Evans Farm

Name: Richard Franklin Jr  
Email: [rickreg2@aol.com](mailto:rickreg2@aol.com)  
Phone: 2037334666  
Subject: Evans Farm

Message: Traffic, congestion, environmental impact, loss of wildlife habitat. This Evans Farm Project is nothing but a horrible idea. And the money goes to Pettrinaro, who is not even from this area. He's from Wilmington. This is not a "multi-generation farmer" cashing out, as the slimy local politicians love to justify their infinite appetite for growth at any cost. Evans, Banks and others have long-ago made their hundreds of millions. How much is too much growth, without new roads, sewage plants, drainage and water infrastructure?? I guess not until people stop coming here, and then we are all screwed.

## Jamie Whitehouse

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**From:** Robin Griffith  
**Sent:** Monday, April 19, 2021 3:31 PM  
**To:** Michael H. Vincent; John Rieley; Doug Hudson; Cynthia Green; Mark Schaeffer  
**Cc:** Jamie Whitehouse  
**Subject:** Email RE: Evans Farm

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**From:** Lois A Pastore <noreply@forms.email>  
**Sent:** Sunday, April 18, 2021 6:20 PM  
**To:** Robin Griffith <rgriffith@sussexcountyde.gov>  
**Subject:** Contact Form: Evans Farm

Name: Lois A Pastore  
Email: [lpastore65@aol.com](mailto:lpastore65@aol.com)  
Phone: 2039840435  
Subject: Evans Farm

Message: Traffic, congestion, environmental impact, loss of wildlife habitat. This Evans Farm Project is nothing but a horrible idea. And the money goes to Pettrinaro, who is not even from this area. He's from Wilmington. This is not a "multi-generation farmer" cashing out, as the slimy local politicians love to justify their infinite appetite for growth at any cost. Evans, Banks and others have long-ago made their hundreds of millions. How much is too much growth, without new roads, sewage plants, drainage and water infrastructure?? I guess not until people stop coming here, and then we are all screwed.

## Jamie Whitehouse

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**From:** Robin Griffith  
**Sent:** Monday, April 19, 2021 3:01 PM  
**To:** Michael H. Vincent; John Rieley; Cynthia Green; Doug Hudson; Mark Schaeffer  
**Cc:** Jamie Whitehouse  
**Subject:** Forwarding Email - RE: Vote NO on new Development

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**From:** Jim LaBella <noreply@forms.email>  
**Sent:** Saturday, April 17, 2021 12:43 PM  
**To:** Robin Griffith <rgriffith@sussexcountyde.gov>  
**Subject:** Contact Form: Vote NO on new Development

Name: Jim LaBella  
Email: [labela24@verizon.net](mailto:labela24@verizon.net)  
Phone: 9736003111  
Subject: Vote NO on new Development  
Message: I request the council to vote NO on the following agenda items:

Conditional Use # 2258 - Bioenergy Development - The County should encourage less use of fossil fuels, not more. The fuel is not cleaner coming from a Chicken than from the ground. Too Many unanswered questions on this project.

Zone Change # 1923 - Reed Farms LLC

We can't give a blank check to this project, show what the plans are for before approval. Also, this is not an area for industrial, it is a farm and should stay a farm.

Conditional Use # 1911 - Evans Farm - Schiff Land Development.

Rt. 24 can't handle any additional development at all. 200 more units is nuts.

Please stop the madness and pass an ordinance that stops for slows down the development now, before it is too late. It may already be too late. Please take bold action and stop development of homes etc.

Thank you,

Jim LaBella  
Lewes