

Nick Torrance

From: Kim Georg <kgeorg723@gmail.com>
Sent: Wednesday, June 9, 2021 3:41 PM
To: Planning and Zoning
Subject: Hearing Notice C/U 2236- Call M Freeman

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 Sussex County Planning and Zoning,
Please record for all related hearings that I am opposed to the planned building of a hotel and resetaurant on parcel 533-30.00-33.00 & 20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Companies.

Many Thanks,
Kimberly Georg

Sent from my iPhone

Nick Torrance

From: Rose Mary Hoy <roehoy@gmail.com>
Sent: Wednesday, June 9, 2021 3:46 PM
To: Planning and Zoning
Cc: Mike Hoy
Subject: CU 2236 and Cannon Property Housing Development - External Lighting Concerns

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Dear Planning & Zoning Commission:

We have owned a home on S. Schulz Road in Fenwick Island since 2018. In this short time, we have noticed a significant increase in **light pollution** coming from nearby homes, developments and commercial establishments. In one case, a building next to Harpoon Hanna's installed 2 LED dusk-to-dawn spotlights on the third floor of their building which looked like stadium lights shining across the water into our bedrooms at night. Fortunately, the building tenants were very responsive to our feedback on the lights they installed, and they adjusted the fixtures to minimize the impact to their neighbors across the water while addressing the safety concern they had in their parking lot.

I am writing regarding CU2236 (restaurant/hotel) and also the planned 70 home development (PLUS #2018-07-03). Assuming these building projects move forward, how can we ensure that the builders and residents are sensitive to the issue of "light pollution" on the environment and their neighbors? Is there Zoning guidance that can be required (or strongly suggested) to avoid what is referred to as "light trespassing"? Light shining onto the wetlands and waters of our bay will negatively impact bird and aquatic wildlife. Lights directed outward are likely to spoil the tranquil skyline for neighbors on all sides of the bay. Bright LED lights are typically overkill, and will certainly impact all in the community.

For example, use of motion detector lights or timer-controlled lights can assist in minimizing light pollution, not to mention electricity use/cost. Low voltage lights and/or light deflectors can provide safety and security (as opposed to bright LED lights).

How can our county and town councils address this issue to PREVENT the problem of light pollution in new developments, while still assisting with lighting needed to safety and security?

Respectfully,

Rose Mary and Michael Hoy
705 S. Schulz Road
Fenwick Island, DE

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, June 9, 2021 3:48 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, June 9, 2021 - 3:48pm

Name: Michael Hoy
Email address: Michaelhoy1958@gmail.com
Phone number: 2158130521
Subject: CU2236 and Carson Property Housing - Light Pollution

Message:

Dear Planning & Zoning Commission:

We have owned a home on S. Schlulz Road in Fenwick Island since 2018. In this short time, we have noticed a significant increase in light pollution coming from nearby homes, developments and commercial establishments. In one case, a building next to Harpoon Hanna's installed 2 LED dusk-to-dawn spotlights on the third floor of their building which looked like stadium lights shining across the water into our bedrooms at night. Fortunately, the building tenants were very responsive to our feedback on the lights they installed, and they adjusted the fixtures to minimize the impact to their neighbors across the water while addressing the safety concern they had in their parking lot.

I am writing regarding CU2236 (restaurant/hotel) and also the planned 70 home development (PLUS #2018-07-03). Assuming these building projects move forward, how can we ensure that the builders and residents are sensitive to the issue of "light pollution" on the environment and their neighbors? Is there Zoning guidance that can be required (or strongly suggested) to avoid what is referred to as "light trespassing"? Light shining onto the wetlands and waters of our bay will negatively impact bird and aquatic wildlife. Lights directed outward are likely to spoil the tranquil skyline for neighbors on all sides of the bay. Bright LED lights are typically overkill, and will certainly impact all in the community.

For example, use of motion detector lights or timer-controlled lights can assist in minimizing light pollution, not to mention electricity use/cost. Low voltage lights and/or light deflectors can provide safety and security (as opposed to bright LED lights).

How can our county and town councils address this issue to PREVENT the problem of light pollution in new developments, while still assisting with lighting needed to safety and security?

Respectfully,

Rose Mary and Michael Hoy
705 S. Schulz Road
Fenwick Island, DE

Jamie Whitehouse

From: Ernie Anderson <bpdernie@gmail.com>
Sent: Wednesday, June 9, 2021 3:15 PM
To: Jamie Whitehouse
Subject: Opposition to C/U 2236 -Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

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 Sussex County Planning and Zoning

Please record for all related hearings my opposition to the building of a hotel and restaurant on the aforementioned property.

Please reference hearing notice C/U 2236 -Carl M Freeman Companies

How wonderful it would be if Sussex County could somehow see that this parcel could somehow remain open space.

Thank you for considering my opposition:

Ernest M Anderson

38339 Bayberry Lane

Selbyville, DE 19975

Full time resident of Keen-wik on the Bay.

Jamie Whitehouse

From: Marisa Atkins <marisaatkins23@gmail.com>
Sent: Wednesday, June 9, 2021 2:37 PM
To: Jamie Whitehouse
Subject: Opposition to C/U 2236 - Hotel and restaurant on parcel 533-20.00-22.00 & 20.00

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.

Good afternoon,

Please record for all related hearings that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00. Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

Marisa Flanigan
34928 Ensign Crest, Lewes, DE 19958

--

Marisa Flanigan

Jamie Whitehouse

From: Deborah BLANCHARD <blanchrd@comcast.net>
Sent: Wednesday, June 9, 2021 2:36 PM
To: Jamie Whitehouse
Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Importance: High

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 Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

I am opposed to this development for the following reasons:

- 1) **The additional amount of traffic that will be introduced onto Rte 54/Lighthouse Road.** During season, it currently takes 30+ minutes to drive 2 miles to Rte1/Coastal Highway. As I understand it, Sussex County has no plans nor budget to accommodate the traffic increase and the resulting increase in risk, traffic and accidents to pedestrians and bikers.
- 2) **The risk to the necessary wetlands of the proposed development.** These wetlands are vital to protecting the wildlife that inhabits these areas. An increase in development of any sort on these wetlands puts endangered species at further risk of extinction. Additionally, Delaware and Sussex County rely on these wetlands and the Assawoman Bay for protection during storm surges as evidenced by Super Storm Sandy.
- 3) **Infrastructure is not built for the increased demand.** While roads and the anticipated traffic were previously mentioned, additional infrastructure will be strained especially during the summer season. Water is already a precious resource with our rates being on the highest I have ever experienced. Cell towers for mobile devices are already stretched thin. Fire and rescue cannot get down Rte 54/Lighthouse Rd in a timely fashion during the summer due to the current traffic volume. Hospital and emergency medical calls are also hindered by the traffic on Rte 54/Lighthouse Road as well as being a fair distance away. Parking is an issue now for the local businesses and will only get worse with this hotel. Cable and electrical services are at significant risk for outages during the summer due to high demand for air conditioning, etc.

I am sure that I am missing other items of concern. I do not see the tax or economic benefit to Selbyville, West Fenwick or Fenwick Island to approve this hotel for Freeman,

Regards,
Deborah Blanchard
38057 Keenwick Road
Selbyville, DE 19975
phone: 410-259-0624
email: blanchrd@comcast.net

Nick Torrance

From: X Squad Dancers <xsquad@comcast.net>
Sent: Wednesday, June 9, 2021 2:12 PM
To: Planning and Zoning
Subject: RE: In Favor of Hotel Proposal

SUPPORT EXHIBIT

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 Sussex County Planning and Zoning,

Please record for all related hearings that I am **NOT** opposed to the planned building of a hotel and restaurant on parcel 533-30.00-33.00 & 20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Companies. Let America be free again to grow and prosper.

With Kind Regards,
Cheri K. Demko

Nick Torrance

From: Sara Parker <saracparker@yahoo.com>
Sent: Wednesday, June 9, 2021 2:11 PM
To: Planning and Zoning
Subject: Opposition to Freeman Hotel and Restaurant

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Dear Sussex County Planning and Zoning,

Please record for all related hearings that I am opposed to the planned building of a hotel and restaurant on parcel 533-30.00-33.00 & 20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Companies.

Thank you.

Sincerely,

Sara Parker
30394 Armory Road
Dagsboro, DE 19939

Nick Torrance

From: Laurie Hall <LaurieBHall@hotmail.com>
Sent: Wednesday, June 9, 2021 2:11 PM
To: Planning and Zoning
Subject: Carl M. Freeman Companies

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Dear Sussex County Planning and Zoning,

Please record for all related hearings that I am opposed to the planned building of a hotel and restaurant on parcel 533-30.00-33.00 & 20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Companies.

Laurie Hall
37261 Jan Mar Ln.
Frankford, DE 19945

Get [Outlook for iOS](#)

Jamie Whitehouse

From: S Murphy <tsellc@verizon.net>
Sent: Wednesday, June 9, 2021 2:11 PM
To: Jamie Whitehouse
Subject: hotel rt 54

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Mailing Address: Planning and Zoning, P. O. Box 417, Georgetown, DE 19947

Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

scott and linda murphy 38067 beach tree ct selbtville del 19975

Keen-wik on the Bay

Jamie Whitehouse

From: Janet Fawver <ocgrammy@comcast.net>
Sent: Wednesday, June 9, 2021 1:35 PM
To: Jamie Whitehouse
Subject: Freeman hotel

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Date: 06/08/2021
To: Jamie Whitehouse, Sussex County Planning and Zoning
Email: jamie.whitehouse@sussexcountyde.gov

Mailing Address: Planning and Zoning, P. O. Box 417, Georgetown, DE 19947

Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

Janet & Edward Fawver

37643 Oak Road

Selbyville DE

Keenwik on the Bay

Sent from my iPhone

Jamie Whitehouse

From: Pautler, Philip M:(Exelon Nuclear) <phil.pautler@exeloncorp.com>
Sent: Wednesday, June 9, 2021 1:29 PM
To: Jamie Whitehouse
Cc: U000pmp@gmail.com
Subject: Opposition to C/U 2236 - Hotel & Restaurant on Parcel 533-20.00-22.00 & 20.00 (letter attached)
Attachments: Important message from Exelon.pdf

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Please file the attached signed letter in opposition to C/U 2236.

Thank you,

Philip Pautler
Keen-wik on the Bay
38315 Bayberry Land
Selbyville, De 19975

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Date: 6/9/2021

To: Jamie Whitehouse, Sussex County Planning and Zoning

Email; Jamie.whitehouse@sussescountyde.gov

Mailing Address: Planning and Zoning, P.O. Box 417, Georgetown, De 19947

Subject: Opposition to C/U 2236 – Hotel and Restaurant on Parcel 533-20.00-22.00 & 20.00

Hearing notice C/U 2236 – Carl M. Freeman Companies

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00. Route 54 current road congestion in the area with a single line road with additional stop lights to support this project should not be allowed until Rt 54 is widened to two lines in both directions. Current summer traffic is backup for miles on RT 54 coming into Fenwick island. The land in question has been farm land for along time and support local wildlife and turtle migration/hatchery in this area. To much of our open land is being lost to developers and should be stopped until we study the impact to Little Assawoman Bay not mentioning backfill need to make the land usable to building this project.



Philip Pautler

Keen-wik on the Bay

38315 Bayberry Lane

Selbyville, Delaware 19975

Jamie Whitehouse

From: Jill Brown <captbob_5@comcast.net>
Sent: Wednesday, June 9, 2021 1:26 PM
To: Jamie Whitehouse
Subject: Freeman Hotel

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I am opposed to the project, we do not need more traffic on Route 54 and we need to protect some of the land for animals that share this space with us .

Thank you for your attention to this matter.

Jill Brown

Keen-wik on the bay resident

Sent from my iPad

Jamie Whitehouse

From: Jenny Vincent <jvincent@rgstitle.com>
Sent: Wednesday, June 9, 2021 1:18 PM
To: Jamie Whitehouse
Subject: hearing notice C/U 2236 - Carl M. Freeman Companies

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.

Date: 06/08/2021
To: Jamie Whitehouse, Sussex County Planning and Zoning
Email: jamie.whitehouse@sussexcountyde.gov

Mailing Address: Planning and Zoning, P. O. Box 417, Georgetown, DE 19947

Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

Jennifer Vincent

39393 Walnut Ave.

Selbyville, De - Keen-wik OTB

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Jamie Whitehouse

From: footman222 <footman222@aol.com>
Sent: Wednesday, June 9, 2021 1:18 PM
To: Jamie Whitehouse
Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

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Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

Thank you
38345 walnut ln
Selbyville, de 19975

Sent from the all new AOL app for Android

Nick Torrance

From: noel spindler <noelspindler1225@gmail.com>
Sent: Wednesday, June 9, 2021 2:08 PM
To: Planning and Zoning
Subject: Proposed hotel and restaurant

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Dear Sussex County Planning and Zoning,
Please note our opposition to the above noted proposal from the Carl M. Freeman Companies regarding parcel 533-30.00 -33.00 &20.00 Rt. 54. Hearing notice c/u 2236 scheduled June 10, 2021.
Conservation would be a much better plan for the community.
Thanking you in advance.

Martin and Noel Spindler
36846 Jahnigen Dr.
Frankford, De 19945

Sent from my iPhone

Nick Torrance

From: Missie West <missiewest1@gmail.com>
Sent: Wednesday, June 9, 2021 12:55 PM
To: Planning and Zoning
Cc: Missie West; Bob & Missie
Subject: Against Freeman Hotel on Wetlands on Route 54 in Fenwick Island, DE

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Good afternoon,

The purpose of my email is to state that I am against the proposed building of a 70 room hotel on Route 54 in Fenwick Island, When will the building stop on these beautiful wetlands? The infrastructure as is cannot handle the current traffic. The recent widening on Route 54 did nothing to improve the heavy traffic situation. Freeman is proposing to add a light at Bennett Avenue and Route 54 which will do absolutely nothing for the overcrowded road.

Thank you,
Laura M. West
37406 Woods Run Circle
Selbyville, DE 19975

Nick Torrance

From: MICHELLE SWIFT <michelleswift1@aol.com>
Sent: Wednesday, June 9, 2021 1:13 PM
To: Planning and Zoning
Subject: Opposition to Freeman Hotel & Restaurant

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Dear Sussex County Planning and Zoning,
Please record for all related hearings that I am opposed to the planned building of a hotel and resetaurant on parcel 533-30.00-33.00 & 20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Companies.

Kind Regards,
Michelle Spindler
60 Buntings Mill Court
Selbyville DE 19975

Sent from my iPhone

Nick Torrance

From: beachhappy@verizon.net
Sent: Wednesday, June 9, 2021 1:24 PM
To: Planning and Zoning

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 Sussex County Planning and Zoning,
Please record for all related hearings that I am opposed to the planned building of a hotel and restaurant on parcel 533-30.00-33.00 & 20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Company
Sincerely, Denise Buccheri
1 crowning court
Selbyville De. 19975

Nick Torrance

From: Joanna White <joannawhitenp@gmail.com>
Sent: Wednesday, June 9, 2021 1:49 PM
To: Planning and Zoning
Subject: Proposed building

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Dear Sussex County Planning and Zoning committee --

Please record for all present and future hearings that I am opposed to the planned building of a hotel and restaurant on parcel 533-30.00-33.00 & 20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Companies.

Thank you.

--
Joanna M. White, FNP-BC, MS
34478 Mad Dog Run
Frankford, DE 19945

Jamie Whitehouse

From: CHERYL SZYMANSKI <cszymanski235@msn.com>
Sent: Wednesday, June 9, 2021 1:10 PM
To: Jamie Whitehouse
Subject: Opposition to C/U 2236 -Carl M. Freeman Companies- Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

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Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00.

Thank you.

Cheryl A Szymanski
Keen wik on the Bay
38154 Keenwik Road
Selbyville, DE 19975

Nick Torrance

From: Kerry Topper <ktopper25@gmail.com>
Sent: Wednesday, June 9, 2021 2:15 PM
To: Planning and Zoning
Subject: Hotel/Restaurant/Development Proposal on RT 54

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Dear Sussex County Planning and Zoning,
Please record for all related hearings that I am opposed to the planned building of a hotel and restaurant on parcel 533-30.00-33.00 & 20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Companies.

Thank you,
Kerry Topper

Sent from my iPhone

Nick Torrance

From: jackie decker <jdecker19@yahoo.com>
Sent: Wednesday, June 9, 2021 2:25 PM
To: Planning and Zoning
Subject: Opposition to Freeman hotel & restaurant

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Dear Sussex County Planning and Zoning,

Please record for all related hearings that I am opposed to the planned building of a hotel and restaurant on parcel 533-30.00-33.00 & 20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Companies.

Thank you.
Sincerely,
Jackie Decker
32186 Windmill Drive
Millville DE 19967

Sent from my iPhone

Nick Torrance

From: Janna Schneider <jbananaz1@gmail.com>
Sent: Wednesday, June 9, 2021 2:34 PM
To: Planning and Zoning
Subject: C/U 2236- Carl M. Freeman Companies.

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 Sussex County Planning and Zoning,
Please record for all related hearings that I am opposed to the planned building of a hotel and restaurant on parcel 533-30.00-33.00 & 20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Companies.

Thank you,
Janna Enger
Ocean View, DE

Sent from my iPhone

Jamie Whitehouse

From: Missie West <missiewest1@gmail.com>
Sent: Wednesday, June 9, 2021 1:03 PM
To: Jamie Whitehouse
Cc: Bob & Missie; Missie West
Subject: Opposition to C/U 2236 - Hotel and Restaurent on parcel 533-20.00-22.00 & 20.00

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Good afternoon,

The purpose of this email is to state that as a resident of Delaware living approximately three miles from this proposed hotel and beautiful wetlands, that I am opposed to this project.

Thank you,
Laura M. West
37406 Woods Run Circle
Selbyville, DE 19975

Nick Torrance

From: Janice Bortner <jbandlb@hotmail.com>
Sent: Wednesday, June 9, 2021 11:19 AM
To: Planning and Zoning
Subject: Freeman Project 2236

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.

Good Morning ,

I would like to voice my objection to the proposed Freeman Project 2236.

I think the negative impact on sensitive species in the Coastal salt marsh and the impact more impervious surfaces by the proposed development would cause a negative impact on our environment and flooding .

Since Sussex County plans to put money into projects to protect the environment why not start by not changing the zoning on this important property directly on the Bay and it's eco system .

Also , the traffic problem would become worse if this project is approved I feel that an independent environmental impact study and traffic study should be done before any zoning changes are approved by your committee .

I don't see any benefit that the Fenwick taxpayers will receive from this proposed Freeman Development.

It appears to be just more greed driving overdevelopment .

Thank You, for your time

Janice Bortner

Sent from my iPhone

Opposition
Exhibit

Doris P. Pierce
38175 Keenwik Rd.,
Selbyville, DE 19975
dapierce0@gmail.com
302-564-7637
Cell: 302-519-8279

RECEIVED

JUN 09 2021

SUSSEX COUNTY
PLANNING & ZONING

June 7, 2021

Ms. Jamie Whitehouse
Planning and Zoning Sussex County
P. O. Box 589
Georgetown, DE 19947

Subject: Opposition to C/U 2236 Hotel and Restaurant on parcel
533.20.00-22.00 & 20.00

Please record for all related hearings, that I am opposed to the planned building
of a hotel and restaurant on parcel 533.20.00-22.00 & 20.00.

This is in reference to the hearing notice for C/U 2236 – Carl M. Freeman
Companies.

Sincerely,



Doris P. Pierce

JUNE 5, 2021

Dear Jamie Whitehouse,

Subj: Opposition to C/JU 2236 -
Hotel + Restaurant on parcel
533-20.00 - 22.00 + 20.00

Please record for all related
hearings my SEVERE opposition
to the planned building on our
marshlands, as referenced above.
Please reference hearing notice
C/JU 2236 - Carl M. Freeman Co's.

Thank you,
Brenda Harding
36736 Bluewater Run W.
Selbyville, DE 19975

RECEIVED

JUN 09 2021

SUSSEX COUNTY
PLANNING & ZONING

Date: June 4, 2021

To: Jamie Whitehouse, Sussex County Planning and Zoning

Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel
533-20.00-22.00 & 20.00

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the
planned building of a hotel and restaurant on on parcel 533-20.00-
22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman
Companies.



Natalie M. Falk
36864 Jahnigen Drive
Frankford, DE 19945

RECEIVED

JUN 09 2021

SUSSEX COUNTY
PLANNING & ZONING

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, June 9, 2021 9:05 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, June 9, 2021 - 9:04am

Name: Tim Hill

Email address: tjhill11@gmail.com

Phone number: 3015801272

Subject: Opposition to C/U 2236-Hotel and Restaurant on parcel 533-20.00-22.00&20.00

Message:

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00&20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Companies.

Tim Hill

38764 Grant Ave. Selbyville, DE 19975

Cape Windsor Community Home Owner

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, June 9, 2021 8:59 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, June 9, 2021 - 8:58am

Name: Kayla Spittle
Email address: kmax26@comcast.net
Phone number: 3013059415
Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00
Message:
Date: 06/09/2021
To: Jamie Whitehouse, Sussex County Planning and Zoning

Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on on parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

Kayla Spittle
38764 Grant Avenue
Cape Windsor Community Home Owner

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, June 9, 2021 8:59 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, June 9, 2021 - 8:59am

Name: Brianna Hill
Email address: bspittle24@gmail.com
Phone number: 3013051724
Subject: Opposition to C/U 2236 Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Message:

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00&20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Companies.

Brianna Hill
38764 Grant Ave. Selbyville, DE 19975
Cape Windsor Community Home Owner

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, June 9, 2021 8:51 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, June 9, 2021 - 8:51am

Name: Judi Spittle
Email address: judis58@gmail.com
Phone number: 3013059415
Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00
Message:
Date: 06/09/2021
To: Jamie Whitehouse, Sussex County Planning and Zoning

Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on on parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

Judi Spittle
38764 Grant Avenue
Cape Windsor Community Home Owner

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, June 9, 2021 8:54 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, June 9, 2021 - 8:53am

Name: Donald Spittle
Email address: dspittle55@comcast.net
Phone number: 3013059415
Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00
Message:
Date: 06/09/2021
To: Jamie Whitehouse, Sussex County Planning and Zoning

Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on on parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

Don Spittle
38764 Grant Avenue
Cape Windsor Community Home Owner

Jamie Whitehouse

From: shaun serfass <shaunserfass1@yahoo.com>
Sent: Tuesday, June 8, 2021 8:28 PM
To: Jamie Whitehouse
Cc: Beth; Molly Serfass
Subject: Hotel Opposition

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.

IDear Jamie and the Sussex County Planning & Zoning

Please record, for all related hearings that I am opposed to building a hotel & restaurant on parcel Hotel Parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M Freeman Companies.

Thank-you and please understand how critical this is to us.

Regards!,
Shaun Serfass
38237 Keenwik Road
Selbyville, DE

Sent from my iPhone

Jamie Whitehouse

From: shaun serfass <shaunserfass1@yahoo.com>
Sent: Tuesday, June 8, 2021 8:28 PM
To: Jamie Whitehouse
Cc: Beth; Molly Serfass
Subject: Hotel Opposition

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.

IDear Jamie and the Sussex County Planning & Zoning

Please record, for all related hearings that I am opposed to building a hotel & restaurant on parcel Hotel Parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M Freeman Companies.

Thank-you and please understand how critical this is to us.

Regards!,
Shaun Serfass
38237 Keenwik Road
Selbyville, DE

Sent from my iPhone

Jamie Whitehouse

From: Patti Breg <pattibgm@gmail.com>
Sent: Tuesday, June 8, 2021 9:03 PM
To: Jamie Whitehouse
Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

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, Sussex County Planning and Zoning

Dear Sussex County Planning and Zoning

Please record, for all related hearings, that I am opposed to building a hotel and restaurant on parcel 533-20.00-22.00 & 20.00. Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

Thank you.

Patti Breger
Pattibgm@gmail.com
1707 Bay Street
Fenwick Island, DE 19944

Jamie Whitehouse

From: P Breg <pbreg2@gmail.com>
Sent: Tuesday, June 8, 2021 9:11 PM
To: Jamie Whitehouse
Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533.20.00 & 20.00

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 Sussex County Planning & Zoning

Please record for all related hearings that I am opposed to building a hotel and restaurant on said property as per C/U 2236 - Carl Freeman Cos.

Paul Breger
1707 Bay St,
Fenwick Island, DE 19944

Jamie Whitehouse

From: SUSAN ANDERS <damanders17@gmail.com>
Sent: Tuesday, June 8, 2021 4:46 PM
To: Jamie Whitehouse
Subject: New development plans - Carl M Freeman

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.

Date: June 6, 2021

To: Jamie Whitehouse, Sussex County Planning and Zoning

Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

Susan Anders
36040 Overlook Place
Selbyville, DE 19975
Damanders17@msn.com
301-509-9322

Jamie Whitehouse

From: Barbara Erbe <berbe3428@gmail.com>
Sent: Tuesday, June 8, 2021 9:33 AM
To: Jamie Whitehouse
Subject: Opposition to C/U 2236-hotel and restaurant on parcel 533-20.00-22.00 & 20.00

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 Sussex County Planning and Zoning

Please record, for all related hearings, that I am OPPOSED to building a hotel and restaurant on parcel 533-20.00-22.00 & 20.00.

This is a disgrace for our community and is totally unnecessary! Why add to our beautiful area another hotel and restaurant! We already have plenty!

Please respect our decision and don't over populate our already busy area.

Traffic will be horrible.

Please reference the hearing notice C/U2236-Carl M Freeman Companies.

They are already rich enough, please hear our plea!

Thank you!

Barbara and Reinhart Erbe
38385 Maple Ln
Selbyville DE 19975

RECEIVED

JUN 08 2021

**SUSSEX COUNTY
PLANNING & ZONING**

Jamie Whitehouse

From: Hollingsworth, Dena <dholling@ciena.com>
Sent: Tuesday, June 8, 2021 1:48 PM
To: Jamie Whitehouse
Subject: Hotel freeman

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.

Subject: Opposition to C/U 2236 - Hotel and Restaurent on parcel 533-20.00-22.00 & 20.00 Jamie Whitehouse, Sussex County Planning and Zoning

Dear Sussex County Planning and Zoning Please record, for all related hearings, that I am opposed to building a hotel and restaurant on parcel 533-20.00-22.00 & 20.00.

reference :hearing notice C/U 2236 - Carl M. Freeman Companies.

The traffic is already bad enough.

Thank you

Dena Hollingsworth
1356 nantucket court 21842
Edgewater acres

Jamie Whitehouse

From: Keri Kunkel <noreply@forms.email>
Sent: Tuesday, June 8, 2021 1:34 PM
To: Jamie Whitehouse
Subject: Contact Form: Hotel on Light house 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.

Name: Keri Kunkel
Email: stevekeri@comcast.net
Phone: 302-528-6324
Subject: Hotel on Light house Road

Message: Hello- I am writing with strong oppose to the proposed 9 Acre Hotel development on Lighthouse Rd in Fenwick. We own property that overlooks the dark night sky over the bay. The marshlands in this area is home to lots of wildlife. As it stands now, the litter and trash build up along 54 and along the bay is horrendous. My children and I are always doing litter clean ups to protect our wildlife Adding a hotel such as this will not only add to the litter, pollution and traffic, but it will diminish the quiet beauty surrounding the bay. This is an area that is special because they are homes that are owned and cared for, not huge money making hotels. It's time to preserve what we have left. These marshlands are so important for our ecosystem and the beauty of Fenwick. We STRONGLY oppose the building of this resort. I can not imagine the increase in traffic on an already dangerous stretch of road. Thank you for your consideration

Keri Kunkel
39035 Beacon Drive Unit 5
Fenwick Island

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Friday, June 4, 2021 5:38 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form
Categories: Nick

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, June 4, 2021 - 5:38pm

Name: Doug Dascoli
Email address: ddascoli131@gmail.com
Phone number: 3016745395
Subject: Opposition to C/U 2236 Hotel and Restaurant parcel 533-20.00-22.00

Message:

Jamie Whitehouse, Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00. Hearing notice C/U2236- Carl M. Freeman Co. Hopefully the P&Z will listen to the will of the people and not big money.

Doug Dascoli, Bay View Estates

Nick Torrance

From: Boe Daley <bojangles21@comcast.net>
Sent: Monday, June 7, 2021 10:01 PM
To: Planning and Zoning
Subject: CU2236

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Please stop this runaway train before it's too late...or is it too late already and you've just given up??? Think of the future and the monster that you are creating. We put our faith in you to protect this county....not exploit it. It's time to "just say no" instead of rubber stamping every application that comes through.

Boe Daley
Selbyville

Nick Torrance

From: Jeffrey Fowler-Gray Realtor <jeffrey@jeffreyfowler.com>
Sent: Tuesday, June 8, 2021 7:34 AM
To: Planning and Zoning
Cc: bob@rcwheatley.com
Subject: RE: C/U 2236 – Carl M. Freeman Companies

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To whom it may concern;

I am a resident and a Realtor in Sussex County. I am totally against this project. The area infrastructure will not handle the new development. It will also destroy the wetlands and natural habitat in the area. Traffic congestion will be out of control along Rt 54. This is a project that Planning and Zoning should not approve. The project is not a good fit for the area.

Jeffrey Fowler-Gray, REALTOR®
The Jeffrey Fowler Group™
Keller Williams Realty
Cell: 302.249.6133
Office:302.360.0300
Sent from iPhone

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, June 8, 2021 8:12 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, June 8, 2021 - 8:11am

Name: Sheryl Arnold
Email address: Stingrey72@aol.com
Phone number: 302-841-8875
Subject: Hotel proposal on Rt 54

Message:

I am in total oposition to the proposed hotel complex to be built on Rt 54. As a resident of the Refuge I can attest to 30 minute waits to exit the neighborhood during the summer months. Traffic gets back logged well past the Harris Teeter shopping area. This makes it impossible to exit the neighborhood for any reason including emergencies. Additional traffic lights will only compound the issue. Please vote no on this project gor the sake of the residrnts living here permanently!! When is enough enough?? Thank you for your attention to this matter and thank you for your time and service!!

Sheryl and Schuyler Arnold
The Refuge

6/3/21

Dear Mr. Whitehouse and the Sussex County Planning + Zoning Council,

I am writing to express my opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00 by Carl M. Freeman Companies.

I oppose the proposed project for several reasons. In the summer months, Route 54 is already overwhelmed by vehicle traffic. Given the interest Freeman has expressed in also building single-family homes, I am concerned about the ability of Rt 54 to handle the influx of traffic. The infrastructure simply does not exist and cannot be easily provided for given the nature of barrier islands and bays.

Furthermore, much of the land in question is marsh. Marshes provide a very important environment for native and local plants and animals. Through development and dredging we have already lost too many of these havens all up and down the DE coast. We should be increasing protection on remaining wetlands rather than considering compromising them. Recently, I have seen horseshoe crabs and many varieties of birds in the marshes along Rt 54, and I hope to still be able to see such fauna in the future.

I have lived in Sussex County for nearly my whole life. I have attended our schools, worked in our restaurants, and seen a lot of change through development. I have often begrudged the way that so much of the focus is on attracting tourists, retirees, and seasonal residents at the expense of locals, even as I understand the economic pressure to bring in money while we can. However, that understanding can only carry so long. Increasingly, the houses built are far beyond the reach of those actually working in the area. The unique beauty of the area - including the marshes - is compromised or destroyed in the name of development. Carl M. Freeman Companies has local connections, but ultimately, a short history in the area, and while they claim to care about "the well-being of society itself" (from their website), they have often failed to live up to this lofty goal in their treatment of the land, the people, and the community in Sussex County.

We do not need another hotel or restaurant or housing development on Rt 54. We do need to protect our wetlands. I am opposed to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00 by Carl M. Freeman Companies.

RECEIVED

JUN 07 2021

SUSSEX COUNTY
PLANNING & ZONING

Sincerely,



Carol Linde
154 Riverview Dr
Dagsboro, DE 19939

Opposition
Exhibit

June 3, 2021

To: Jamie Whitehouse, Sussex County Planning and Zoning

Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00. The wetlands on this parcel cannot withstand this level of building and activity. In addition, the traffic on Route 54 in both directions will increase on a daily basis because of the activities of a hotel and restaurant. This road is not designed to handle the current volume, and the additional volume from this project will disadvantage current homeowners and businesses in the Route 54 corridor.

This corridor does not need another restaurant or hotel. It needs some common-sense stewardship by officials who are supposed to have the best interest of the community at heart. Please do not be a rubber stamp for this voracious developer. Enough is enough.

Sincerely,



Marilou Merrill
28935 Cordgrass Circle
Selbyville, DE 19975
301-717-9723
Marilou.merrill@verizon.net

RECEIVED

JUN 07 2021

SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

JUNE 3, 2021

JAMIE WHITEHOUSE,

SUBJECT: OPPOSITION TO C/U 2236 HOTEL & RESTAURANT
ON PARCEL 533-20.00-22.00 & 20.00

DEAR SUSSEX COUNTY PLANNING & ZONING

PLEASE RECORD FOR ALL RELATED HEARINGS THAT
MY WIFE & I ARE OPPOSED TO THE PLANNED
BUILDING OF A HOTEL & RESTAURANT ON PARCEL
533-20.00-22.00 & 20.00.

PLEASE REFERENCE THE HEARING NOTICE C/U 2236-
CARL M. FREEMAN COMPANIES.

THANK YOU,

Neptalé Villanueva
J.P. Villanueva
38355 RIVER BIRCH DR.
SELBYVILLE DE 19975

RECEIVED

JUN 07 2021

SUSSEX COUNTY
PLANNING & ZONING

Jamie Whitehouse

From: talivill1@comcast.net
Sent: Saturday, June 5, 2021 10:18 AM
To: Jamie Whitehouse
Subject: Reference opposition C/U 2236 Freeman Hotel & Restaurant

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Good morning

This is in reference to my & my wife's opposing any planned building of hotel & restaurant on parcel 533-20.00-22.00 & 20.00.

Thank you.

Sent from my iPhone

Jamie Whitehouse

From: Clover Simpler <cloversimpler@yahoo.com>
Sent: Friday, June 4, 2021 4:03 PM
To: Jamie Whitehouse
Subject: Fw: Opposition to C/U 2236 Hotel & Restaurant on Parcel 533-20.00-22.00 & 20.00

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 and the Sussex County Planning & Zoning

Please record **my opposition** and use this opposition for any/all related hearings.

I strongly **opposed** to building a hotel & restaurant on:

Parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M Freeman Companies.

Thank-you and please understand how critical this is to us as we treasure our quiet communities.

Clover M Simpler
38348 River Birch Drive
Selbyville DE
Keen-wik on Bay

Nick Torrance

From: horndogfi <horndogfi@comcast.net>
Sent: Sunday, June 6, 2021 9:17 PM
To: Planning and Zoning
Subject: Opposed to Rt 54 restaurant and hotel

Categories: Nick

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Dear Sussex County Planning and Zoning,

Let the record show that I, Linda Faye Horner, is opposed to the hotel, restaurant and 70 homes that are to be built on parcel 533-20.00-22.00 & 20.00 for this and the future related hearings.

Rt 54 is a major evaluation route for North Ocean City and the town of Fenwick Island. This is already a very crowded highway. Quite frankly I do not how you can build on these beautiful wetlands.

Thank you.

Linda Faye Horner
708 Bunting Ave
Fenwick Island, Del 19944
302 537 0804 home
410 430 3055 cell

Sent from my Verizon, Samsung Galaxy smartphone

RECEIVED

JUN 04 2021

Date: 05/28/2021

To: Jamie Whitehouse, Sussex County Planning and Zoning

Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

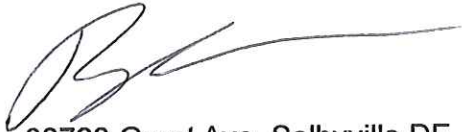
SUSSEX COUNTY
PLANNING AND ZONING

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

Ryan Owen



38763 Grant Ave, Selbyville DE, 19975

May 29, 2021

TO: Jamie Whitehouse, Sussex County Planning and Zoning

RE: Opposition to C/U 2236 – Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Please record for all related hearings that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00. Please reference the hearing notice C/U 2236 – Carl M. Freeman Companies.

My opposition is the location. A hotel and restaurant on this piece of land will cause a tremendous amount of traffic on a section of Route 54 that cannot be widened, or allow a center lane for merging which has been done west of this location. I also can imagine that at some point in time, there will be a request for a traffic signal at the entrance and exit to this establishment. There is already a signal at Harpoon Hanna's intersection and another at the Cape Windsor entrance. While I realize that this is not a part of this request, it is a thought for the future and it would cause even worse traffic backups, especially through the summer months, than we have now.

Is there not enough land at Mr. Freeman's Bayside conglomeration to build this? Even the old plan of 40 to 70 "executive homes" is, in my mind, a bit too much for the location.

Open area is quickly disappearing here, and all of the homes (or hotels) just means more and more traffic on these already jammed roads. I am now thinking if there are hurricanes predicted to hit this area, I will have to leave a week before it is due just to be sure I make it out safely and don't get caught by all of the rest of the evacuations from all over the area now. Even the back roads are being built up and are getting dangerous, let alone main arteries like Routes 54, 26 and 20. When is enough going to finally be enough?

Thank you for your time.



Carol Naylor
38834 Grant Avenue
Selbyville, DE 19975
(Cape Windsor Home Owner)

RECEIVED

JUN 04 2021

SUSSEX COUNTY
PLANNING & ZONING

Date: 05/28/2021

To: Jamie Whitehouse, Sussex County Planning and Zoning


Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

Samantha Danaher

A handwritten signature in black ink, appearing to read 'S. Danaher', with a large, stylized initial 'S' and a circular flourish.

38763 Grant Ave, Selbyville DE, 19975

RECEIVED

JUN 04 2021

SUSSEX COUNTY
PLANNING & ZONING

Bettie J. Dunkin
34023 Arrow Drive
Dagsboro, DE 19939

RECEIVED

JUN 04 2021

SUSSEX COUNTY
PLANNING & ZONING

May 29, 2021

Jamie Whitehouse
Sussex County Planning & Zoning Office
2 The Circle
Georgetown, DE 19939

Subject: **OPPOSITION to C/U 2236 Hotel & Restaurant on Parcel 533-20.00-22.00 & 20.00**

Dear Sussex County Planning & Zoning:

Please record for all related hearings that I am OPPOSED to the planned building of a hotel & restaurant on Parcel 533-20.00-22.00 & 20.00. Please reference the hearing C/U 2236-Carl M Freeman Companies.

This area is being destroyed by all of this over development!

Sincerely,



Bettie J Dunkin

Jamie Whitehouse

From: Roger Williams <rogerwilliams@verizon.net>
Sent: Sunday, June 6, 2021 5:23 PM
To: Jamie Whitehouse
Subject: Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

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Jamie Whitehouse, Sussex County Planning and Zoning Dear Sussex County Planning and Zoning Please record, for all related hearings, that I am opposed to building a hotel and restaurant on parcel 533-20.00-22.00 & 20.00. Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies. Thank you. Roger Williams
32497 Fish Sound Way
Selbyville, DE 19975
rogerwilliams@verizon.net
3012334796

Jamie Whitehouse

From: Mary Lou Straughan <fibeachcomber1@me.com>
Sent: Sunday, June 6, 2021 4:33 PM
To: Jamie Whitehouse
Subject: C/U 2236

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 Sussex County Planning and Zoning Please record, for all related hearings, that I am opposed to building a hotel and restaurant on parcel 533-20.00-22.00 & 20.00. Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies. Thank you. Mary L. Straughan 35783 Sea Gull Rd. Selbyville, DE 19975

6/3/21

Opposition
Exhibit

To: Jamie Whitehouse
Sussex County Planning and Zoning

Opposition to CU 2236 -
Hotel and Restaurant on parcel
533-20.00-22.00+20.00

Dear Sussex County Planning and Zoning -

Please record for all related hearings, that I
am opposed to the planned building of a hotel
and restaurant on parcel 533-20.00-22.00+20.00
C/U 2236 - Carl M. Freeman Companies.

Susan & William C. Hemmerly
39124 Van Buren Ave.
Selbyville, DE 19975

410-952-3839

RECEIVED

JUN 07 2021

SUSSEX COUNTY
PLANNING & ZONING

Jamie Whitehouse

From: horndogfi <horndogfi@comcast.net>
Sent: Sunday, June 6, 2021 8:37 PM
To: Jamie Whitehouse
Subject: Opposed to Rt 54 restaurant and hotel

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 Sussex County Planning and Zoning,

Let the record show that I, Linda Faye Horner, is opposed to the hotel, restaurant and 70 homes that are to be built on parcel 533-20.00-22.00 & 20.00 for this and the future related hearings.

Rt 54 is a major evaluation route for North Ocean City and the town of Fenwick Island. This is already a very crowded highway. Quite frankly I do not how you can build on these beautiful wetlands.

Thank you.

Linda Faye Horner
708 Bunting Ave
Fenwick Island, Del 19944
302 537 0804 home
410 430 3055 cell

Sent from my Verizon, Samsung Galaxy smartphone

Jamie Whitehouse
Sussex County Planning and Zoning

June 2, 2021

Opposition to C/U 2236 Parcel 533-20.00-22.00 + 20.00

Enclosed find a copy of letter sent to Carl M
Freeman Companies.

I am opposed to this for the reasons stated in
enclosed letter, but I am also concerned about increased
traffic which is already a problem. The lack of
ways to evacuate when hurricanes happen.

I am against/opposed to any building on parcel
533-20.00-22.00 + 20.00. C/U 2236

Carole Formel
38733 Short Ave
Cape Windsor
Jellyville, Md 19975

RECEIVED

JUN 04 2021

SUSSEX COUNTY
PLANNING & ZONING

To: Carol M Freeman Companies

June 7, 2021

CONCERNING parcel 533-20.00 - 22.00 - 20.00
C/U 2236

It is my hope that you will reconsider building on the parcel noted above.

It is one of the last farms that sit on Rt 54. It is a haven for wild life, it contains wet lands. It's unobstructive view of the bay and beyond is priceless.

Please leave this pristine land alone.

You could withdraw your application and donate the parcel to Sussex County as land preservation, wildlife sanctuary, etc.

Don't laugh! If your company would donate this, I am sure there is a tax benefit for you. Also the PR that you could use would be to your benefit, also.

Consider this, please
Carole Romual, owner of
land in Cape Windsor

Jamie Whitehouse

From: CMCRepro Towson <Towson@cmcrepro.com>
Sent: Wednesday, June 9, 2021 3:42 PM
To: mjc1803@verizon.net
Cc: Jamie Whitehouse
Subject: RE: Keen-wik OTB - Freeman Hotel 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.

Totally against this Rt 54 is a disaster an apparently the people who want to do this are morin's and don't live off of RT 54. Lack of common sense people, use your brains.

*Sandi Palmer
Office Manager
CMC Repro & Assoc.
300 E. Joppa Road
Suite PL-12
Towson, MD 21286
410-339-5390*

From: mjc1803@verizon.net <mjc1803@verizon.net>
Sent: Wednesday, June 09, 2021 3:26 PM
To: sanannpal7764@gmail.com; CMCRepro Towson <Towson@cmcrepro.com>; cmcrepro@aol.com
Subject: Fwd: Keen-wik OTB - Freeman Hotel Project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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

From: Keen-wik on the Bay <webmaster@keen-wikonthebay.com>
To: Keen-wik on the Bay <webmaster@keen-wikonthebay.com>
Sent: Wed, Jun 9, 2021 12:40 pm
Subject: Keen-wik OTB - Freeman Hotel Project

Keen-wik OTB HOA is not taking a position one way or the other on the Freeman Hotel Project. For your information.

C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Variance Hearing for the Development of Land across Rt. 54

This concerns the planned development of the Freeman Companies hotel and restaurant. Below is a template to use for voicing your opinion to Sussex County Planning and Zoning. Send your letter prior to the June 10th public hearing, or you can also attend a public hearing on Thursday, June 10th at 5:00 pm. If you are **opposed** to this project, please use the template below. If you are **not opposed**, no action is required on your part.

Date: 06/08/2021

To: Jamie Whitehouse, Sussex County Planning and Zoning

Email: jamie.whitehouse@sussexcountydade.gov

Mailing Address: Planning and Zoning, P. O. Box 417, Georgetown, DE 19947

Subject: Opposition to C/U 2236 - Hotel and Restaurant on parcel 533-20.00-22.00 & 20.00

Dear Sussex County Planning and Zoning:

Please record for all related hearings, that I am opposed to the planned building of a hotel and restaurant on parcel 533-20.00-22.00 & 20.00.

Please reference the hearing notice C/U 2236 - Carl M. Freeman Companies.

Your name, signature and Keen-wik on the Bay address should appear on this line.

Jamie Whitehouse

From: Patricia Gregorio <bayvillemm@gmail.com>
Sent: Wednesday, June 9, 2021 3:53 PM
To: Jamie Whitehouse
Subject: Hearing Notice C/U 2236 Hotel and Restaurant on Parcel 533-20.00-22.00 and 20.00

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To: Jamie Whitehouse

Director of Planning and Zoning, Sussex County

From: Patricia A. Gregorio

36398 Old Mill Bridge Road

Frankford, DE 19945

RE: Hearing Notice C/U 2236 Hotel and Restaurant on Parcel 533-20.00-22.00 and 20.00

Mr. Whitehouse -

I am adamantly opposed to the development of the old Cannon Farm along Route 54 by the Carl M. Freeman Companies.

For reference, I am a full-time Sussex County resident and have been since 1995. I have watched Sussex County approve one development after another without any concern for the environment or residents. The quiet, peaceful home I have enjoyed for many years is no longer in a rural area but now has a continual buzz of cars traveling to/from Rt. 54. The "off season" no longer exists in eastern Sussex County!

I do not begrudge other folks wanting to live here. I truly don't. What I do begrudge is that the Freeman Company and others like them are plopping down these planned communities in an already overstressed area without any concern for the infrastructure we need ... infrastructure that is already long overdue given the overbuilding that has happened along this particular corridor.

This development will only serve to further overtax Route 54 – a two lane country road in the winter that turns into a parking lot come springtime.

I beg of you and the committee: please rethink these decisions. We don't have the infrastructure to support it and it doesn't seem like we are going to get it any time soon.

Respectfully submitted,

Patricia A. Gregorio

Nick Torrance

From: Marisa Benner <marisanbenner@gmail.com>
Sent: Wednesday, June 9, 2021 4:14 PM
To: Planning and Zoning
Subject: Opposed

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 Sussex County Planning and Zoning,

Please record for all related hearings that I am opposed to the planned building of a hotel and restaurant on parcel 533-30.00-33.00 & 20.00. Please reference the hearing notice C/U 2236- Carl M. Freeman Companies.

Thank you.

Sincerely,

Marisa Benner
35799 Dirickson Pond Dr
Frankford DE 19945

Sent from my iPhone

Jamie Whitehouse

From: Stephanie Fowler <steph.l.fowler@gmail.com>
Sent: Wednesday, June 9, 2021 3:50 PM
To: Jamie Whitehouse
Cc: Stephanie L. Fowler
Subject: Letter of Opposition to Hearing Notice C/U 2236 Hotel and Restaurant
Attachments: Cannon Farm_Opposition.pdf

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. Whitehouse -

I am attaching a PDF of my letter of adamant opposition to the development of the Old Cannon Farm on Route 54 by the Carl M. Freeman Company.

Thank you for counting this among the others.

Respectfully submitted,
Stephanie L. Fowler
(302) 402-3558

36398 Old Mill Bridge Road
Frankford, DE 19945

Jamie Whitehouse
Director of Planning and Zoning, Sussex County

June 9, 2021

RE: Hearing Notice C/U 2236 Hotel and Restaurant on Parcel 533-20.00-22.00 and 20.00

Mr. Whitehouse -

I am adamantly opposed to the development of the old Cannon Farm along Route 54 by the Carl M. Freeman Companies.

For reference, I am a full-time Sussex County resident and have been for years. I was born and raised just over the state line in Maryland and I have lived on the Delmarva Peninsula my entire life. I have seen forests, farmlands, and wetlands decimated for these planned communities and I wish I had language strong enough to convey to you just how disheartening it is to see.

I do not begrudge other folks wanting to live here. I truly don't.

What I do begrudge is that the Freeman Company and others like them are plopping down these planned communities in an already overstressed area without any concern for the infrastructure we need ... infrastructure that is already long overdue given the overbuilding that has happened along this particular corridor.

This development will only serve to further overtax Route 54 – a two lane country road in the winter that turns into a parking lot come springtime.

I beg of you and the committee: please rethink these decisions. We don't have the infrastructure to support it and it doesn't seem like we are going to get it any time soon.

Respectfully submitted,
Stephanie L. Fowler
(302) 402-3558