

**PLANNING & ZONING COMMISSION**

ROBERT C. WHEATLEY, CHAIRMAN  
KIM HOEY STEVENSON, VICE-CHAIRMAN  
R. KELLER HOPKINS  
J. BRUCE MEARS  
HOLLY J. WINGATE



**Sussex County**

DELAWARE  
sussexcountyde.gov  
302-855-7878 T  
302-854-5079 F  
JAMIE WHITEHOUSE, AICP, MTRPI  
DIRECTOR

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date: September 24, 2020

Application: CU 2236 Sam C. Warrington II

Applicant/Owner: Sam Warrington II  
34378 Postal Lane  
Lewes, DE 19958

Site Location: On the southeast side Postal Lane (S.C.R. 238), approximately 0.38 mile southwest of the intersection of Coastal Highway (Route 1) and Postal Lane (S.C.R. 238)

Current Zoning: AR-1 (Agricultural Residential District)

Proposed Use: RV & Boat Storage

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Burton

School District: Cape Henlopen School District

Fire District: Lewes Fire District

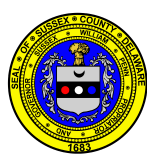
Sewer: Septic

Water: Private

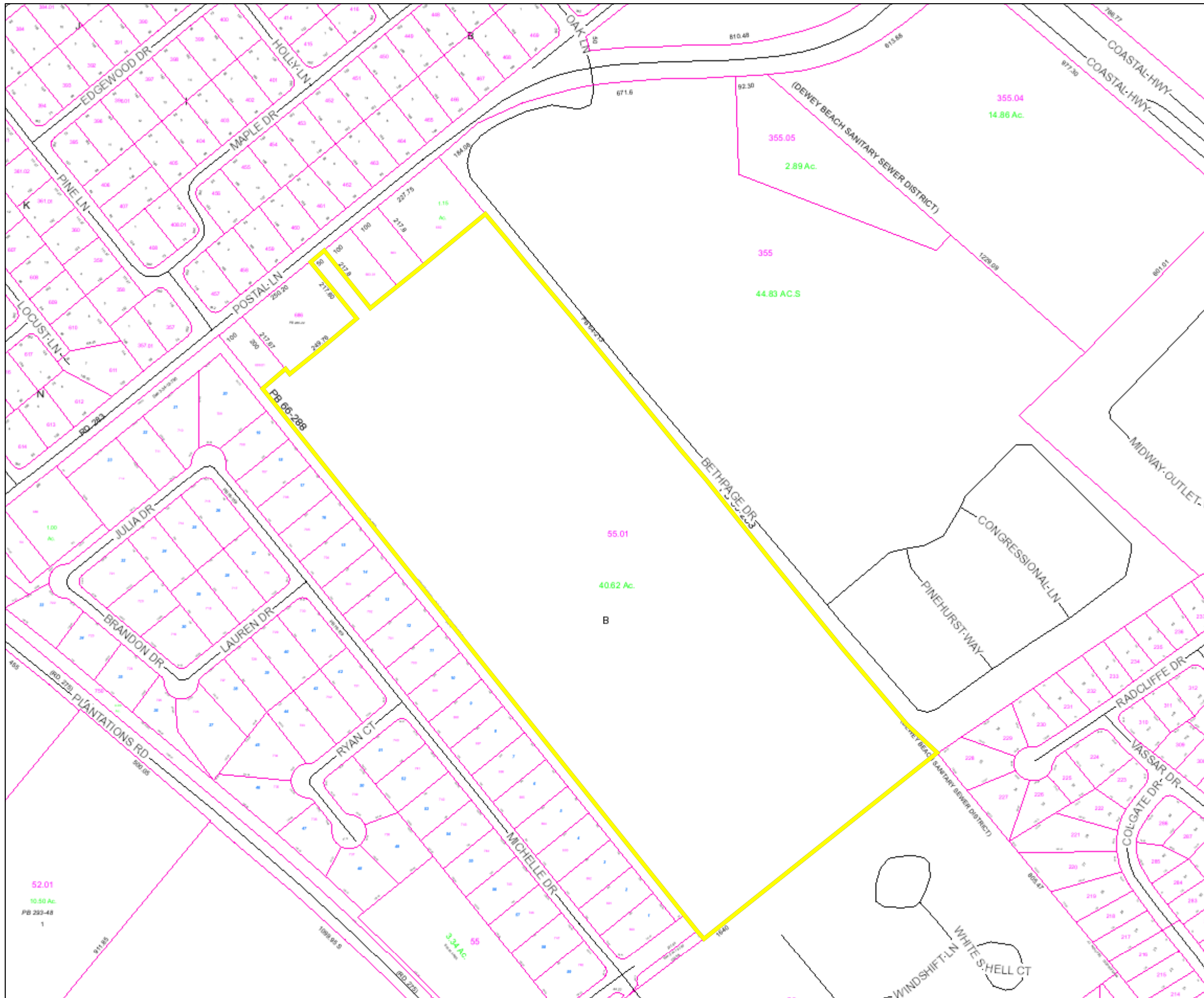
Site Area: 2.5 Acres

Tax Map ID.: 334-12.00-55.01 (Portion of)





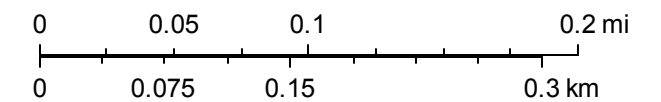
# Sussex County

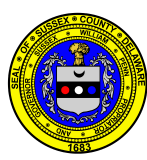


<b>PIN:</b>	334-12.00-55.01
<b>Owner Name</b>	WARRINGTON SAMUEL C II
<b>Book</b>	3350
<b>Mailing Address</b>	34378 POSTAL LN
<b>City</b>	LEWES
<b>State</b>	DE
<b>Description</b>	SE/RD 283
<b>Description 2</b>	1597' SW/RT 1
<b>Description 3</b>	
<b>Land Code</b>	

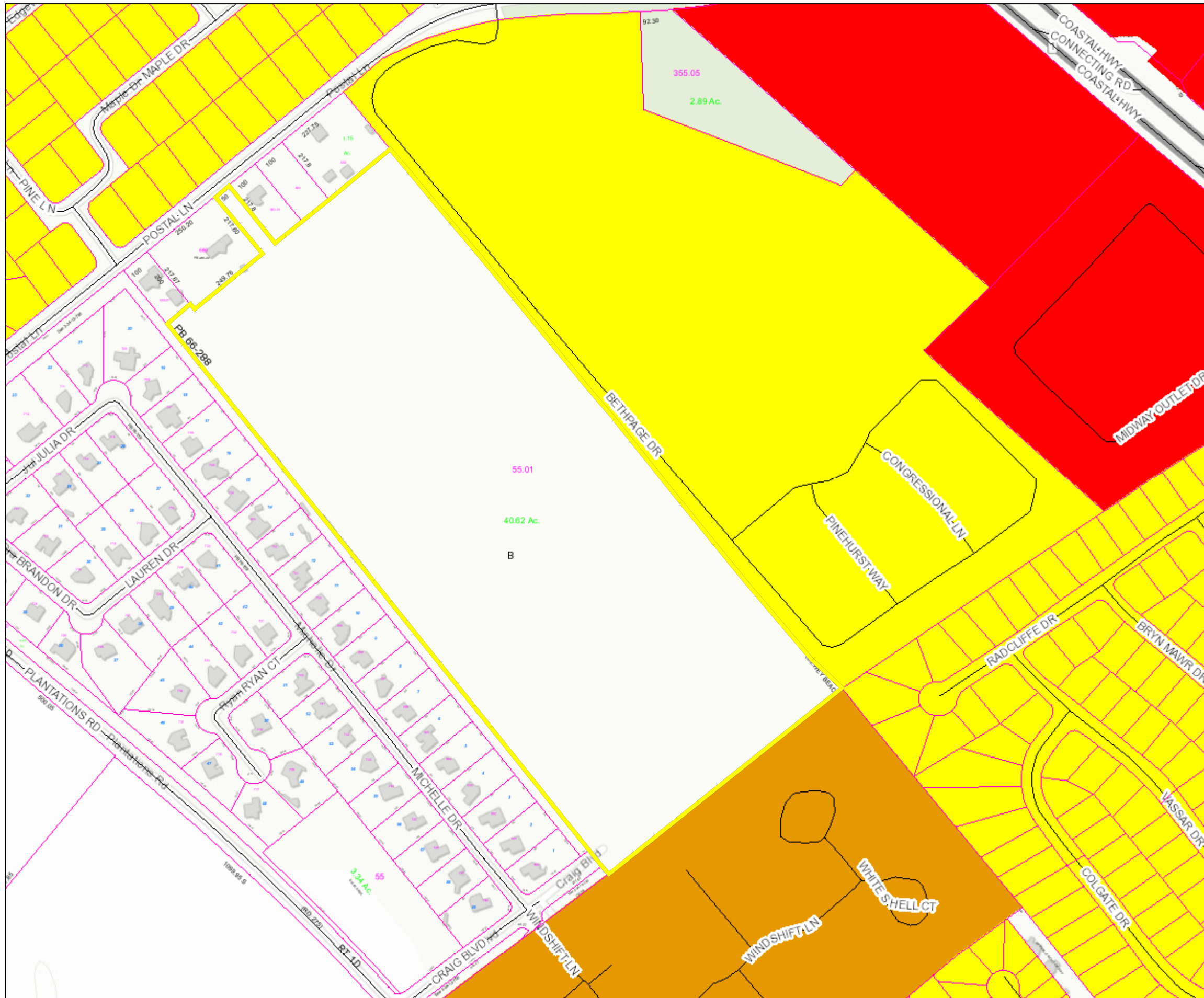
- polygonLayer**  
Override 1
- polygonLayer**  
Override 1
- Tax Parcels
- Streets
- County Boundaries
- Municipal Boundaries

1:4,514





# Sussex County



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**polygonLayer**

Override 1

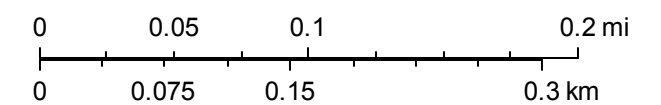
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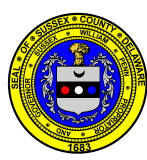
Override 1

Tax Parcels

Streets

1:4,514





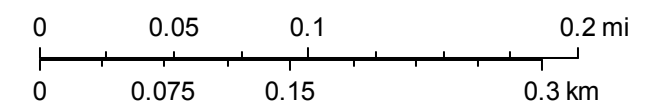
# Sussex County



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- polygonLayer**
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- Streets
- County Boundaries
- Municipal Boundaries

1:4,514



JAMIE WHITEHOUSE, AICP, MRTPI  
DIRECTOR OF PLANNING & ZONING  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountyde.gov



Sussex County

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## Memorandum

To: Sussex County Planning Commission Members  
From: Chase Phillips, Planner I  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: September 1, 2020  
RE: Staff Analysis for CU 2237 Samuel C. Warrington II

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2237 Samuel C. Warrington II to be reviewed during the September 24, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel 334-12.00-55.01 to allow for a Conditional Use of land in an Agricultural Residential (AR-1) Zoning District for outdoor boat and RV storage. The parcel is located on the southeast side of Postal Lane in Lewes, Delaware. The size of the property is approximately 40 acres +/-, and approximately 2.5 acres is proposed to be allocated towards the boat and RV storage use.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has a Coastal Area designation. The adjacent properties in each direction are also a part of the Coastal Area.

The Coastal Area is designated to encourage growth and development without diminishing special ecological and environmental characteristics. The Coastal Area may include various types of housing, small-scale retail and office, light commercial, and institutional land uses. Sussex County's base density of two (2) units per acre is typically standard. Medium and higher densities (4-12 units per acre may be appropriate in selection locations.

This parcel is within an Agricultural Residential (AR-1) Zoning District. The adjacent parcels to the north and west and southwest are also zoned Agricultural Residential (AR-1). The adjacent parcel to the northeast is zoned Medium Density Residential (MR). The parcel to the south is zoned High Density Residential (HR-1).

Since 2011, there have been seven (7) Conditional Use applications in a one-mile radius. Conditional Use 2209, to allow for a 14-unit multifamily development, was denied by County Council on July 28, 2020. Conditional Use 2153, to allow for a real estate and investing office, was approved by County Council on February 5, 2019 and adopted through Ordinance No. 2630. Conditional Use 2073, to allow for an expansion of an existing electrical substation, was approved by County Council on March 7, 2017 and adopted through Ordinance No. 2486. Conditional Use 2059, to allow for a beauty salon, was approved by County Council on October 25, 2016 and adopted through Ordinance No. 2478. Conditional Use 2016, to allow for an elementary school,



was approved by County Council on June 16, 2015 and adopted through Ordinance No. 2402. Conditional Use 2015, to allow for a public service facility, was approved by County Council on June 16, 2015 and adopted through Ordinance No. 2401. Conditional Use 1938, to allow for a therapist's office, was approved by County Council on September 11, 2012 and adopted through Ordinance No. 2289.

Land use and zoning have been analyzed for both this subject site and other nearby properties. A Conditional Use to allow for the outdoor storage of boats and RVs, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: 202008207  
C/U 2237

## Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department  
2 The Circle (P.O. Box 417) Georgetown, DE 19947  
302-855-7878 ph. 302-854-5079 fax

**Type of Application: (please check applicable)**

Conditional Use

Zoning Map Amendment

**Site Address of Conditional Use/Zoning Map Amendment**

34378 Postal Lane, Lewes, DE 19958

**Type of Conditional Use Requested:**

RV and Boat Storage

Tax Map #: 334-12.00-55.01/682

Size of Parcel(s): 40 acres 2.5 acres

Current Zoning: AR

Proposed Zoning: C/U

Size of Building: n/a

Land Use Classification: Coastal

Water Provider: well

Sewer Provider: Septic

**Applicant Information**

Applicant Name: Sam Warrington II

Applicant Address: 34378 Postal Lane

City: Lewes

State: DE

Zip Code: 19958

Phone #: 302 858 7184

E-mail:

**Owner Information**

Owner Name: same

Owner Address:

City: State: Zip Code:

Phone #: E-mail:

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: Tim Willard

Agent/Attorney/Engineer Address: 26 The Circle

City: Georgetown

State: DE

Zip Code: 19947

Phone #: 302 856 7777

E-mail: tim@fwsslaw.com







# Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

Provide eight (8) copies of the Site Plan or Survey of the property

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

Provide Fee \$500.00

Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney



Date: 7-17-20

Signature of Owner

\_\_\_\_\_

Date: \_\_\_\_\_

*For office use only:*

Date Submitted: \_\_\_\_\_

Fee: \$500.00 Check #: \_\_\_\_\_

Staff accepting application: \_\_\_\_\_

Application & Case #: \_\_\_\_\_

Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_

Date of CC Hearing: \_\_\_\_\_

Decision of CC: \_\_\_\_\_





STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**  
800 BAY ROAD  
P.O. Box 778  
DOVER, DELAWARE 19903

JENNIFER COHAN  
SECRETARY

July 8, 2020

Mr. Jamie Whitehouse, Director  
Sussex County Planning & Zoning  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the Sam "Cody" Warrington III conditional use application, which we received on June 16, 2020. This application is for an approximately 40.62-acre parcel (Tax Parcel: 334-12.00-55.01). The subject land is located on the south side of Postal Lane (Sussex Road 283), approximately 2,000 feet southwest of the intersection Delaware Route 1 and Postal Lane. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the facility for boat and RV storage.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Postal Lane where the subject land is located are 9,812 and 12,628 vehicles per day, respectively.

Our volume-based criteria for requiring a traffic impact study (TIS), addressed in Section 2.2.2.1 of the Development Coordination Manual, are that a development generates more than 500 trips per day or 50 trips during a weekly peak hour. While it seems that the above criteria could be met, we presently cannot predict the site's trip generation with enough accuracy to make a TIS useful. Thus, we recommend that this rezoning application be considered without a TIS and that the need for a TIS be evaluated when a subdivision or land development plan is proposed.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.





Mr. Jamie Whitehouse  
Page 2 of 2  
July 8, 2020

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Sam "Cody" Warrington III, Applicant  
Todd Sammons, Assistant Director, Development Coordination  
Gemez Norwood, South District Public Works Manager, Maintenance & Operations  
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andrescavage, Subdivision Manager, Development Coordination  
James Argo, South District Project Reviewer, Maintenance & Operations  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination



**PLANNING & ZONING**  
Jamie Whitehouse, AICP, MRTPI  
Director  
(302) 855-7878 T  
(302) 854-5079 F



**Sussex County**  
DELAWARE  
sussexcountyde.gov

## Service Level Evaluation Request Form

This form **shall** be submitted to the Planning and Zoning Office and a response **shall** be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 6-16-20

### Site Information:

Site Address/Location: 34378 Postal Lane, Lewes DE 19958

Tax Parcel Number: 334-12.00-55.01

Current Zoning: \_\_\_\_\_

Proposed Zoning: CU

Land Use Classification: Coastal Zone

Proposed Use(s):

C/U Boat & RV Storage (see Attached)

Square footage of any proposed buildings or number of units: \_\_\_\_\_

### Applicant Information:

Applicant's Name: Sam "Cody" Warrington III

Applicant's Address: 34378 Postal Lane, Lewes DE  
City: Lewes State: DE Zip Code: 19958

Applicant's Phone Number: clo Tim Willard, ATTORNEY 302 856 7777

Applicant's e-mail address: tim@fusslaw.com

RECEIVED

JUN 16 2020



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE 19947

SUSSEX COUNTY  
Last updated 3-12-20  
PLANNING & ZONING





**SUSSEX COUNTY ENGINEERING DEPARTMENT**  
**UTILITY PLANNING DIVISION**  
**C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **9/8/2020**

APPLICATION: **CU 2236 Sam C. Warrington II**

APPLICANT: **Sam Warrington II**

FILE NO: **OM-9.04**

TAX MAP &  
PARCEL(S): **334-12.00-55.01 (portion of)**

LOCATION: **On the south side of Postal Lane (SCR 238), approximately  
0.38 mile southwest of Coastal Highway (SR 1).**

NO. OF UNITS: **RV and Boat Storage**

GROSS  
ACREAGE: **2.5 of a total 40.62 AC.**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

**SEWER:**

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?  
Yes  No
- a. If yes, see question (2).  
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 2**
- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A.**
- (4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **Christine Fletcher** at **302-855-7719** for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**

Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

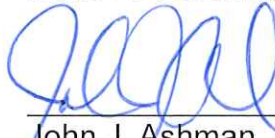
(7). Is project adjacent to the Unified Sewer District? **Yes**

(8). Comments: **The proposed Conditional Use is within the West Rehoboth Planning Area of the Sussex County Unified Sanitary Sewer District. Connection and annexation are required.**

(9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-1299 to apply**

(10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

UTILITY PLANNING APPROVAL:



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John J. Ashman  
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.  
Jayne Dickerson  
Christine Fletcher

## Policy for Extending District Boundaries

1. Property owner (developer) and/or his representative shall make a request to the Utility Planning Division for a Sewer System Concept Evaluation.
2. Property owner (developer) and/or his representative shall meet with the applicable planning and zoning agency to determine if zoning is appropriate for the development being planned.
3. With appropriate zoning, property owner (developer) and/or his representative shall send a letter (with appropriate application fee as listed below) requesting the Sussex County Council to consider extending the water and/or sanitary sewer district boundaries. (Sussex County Code)

<b>Application Fees</b>	
<b>Less than 2 acres</b>	<b>\$500.00</b>
<b>2.1 -9.99 acres</b>	<b>\$750.00</b>
<b>10 - 150.00 acres</b>	<b>\$1,500.00</b>
<b>Greater than 150.00 acres</b>	<b>\$2,500.00</b>

4. The Sussex County Engineering Department shall present, for Sussex County Council's consideration, posting of notices for the proposed extension of the district boundaries.
5. The Sussex County Council approves posting notices for the proposed extension of the boundaries. (If approval to post the notices is not given, the appropriate fee is refunded.)
6. Within ninety days of the posting of the notices, the Sussex County Council approves/disapproves extending the boundaries.
7. The Sussex County Council approves/disapproves of the extension of the water and/or sanitary sewer pipelines under the appropriate Sussex County Ordinance.



## Chase Phillips

---

**From:** Bill Hamilton <billmhamilton@comcast.net>  
**Sent:** Friday, September 18, 2020 10:53 AM  
**To:** Chase Phillips  
**Subject:** Conditional Use 2237, Applicant: Samuel Warrington  
**Attachments:** PZ 07-09-2020 Final.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.

Dear Mr. Philips,

Thank you for sharing additional information on our neighbors Conditional Use 2237 application. I recently received your county notice advising of the 9/24/20 Sussex County Planning and Zoning public hearing for Applicant Samuel Warrington, Conditional Use 2237. Mr. Warrington desires to convert 2.5 acres, of his 40 acre farm, into a storage facility for RVs, boats and trailers. I am thirteen year homeowner in the abutting Heritage Village townhome community.

I am vehemently opposed to this application. Should this application be granted, our local traffic will change significantly. As you may well know, Postal Lane traffic has increased substantially in recent years. This proposed business venture will bring commercial trucks, tractors, trailers, RVs and boats into our backyard with these tractors and trailers continually come in and out of the storage lot onto our two lane roadway. Postal Lane is one way in each direction with no sidewalks on either side and, I suspect, not designed for such heavy commercial traffic; it is relatively narrow in the proposed entrance area. In addition, I suspect this commercial enterprise will likely invite increased criminal activity under the heading of theft and vandalism that could spill over into our abutting residential communities. This is a residential area including Heritage Village, comprised of 146 townhomes as well the mature Sandy Brae community with many single family homes. Sticking a 2.5 acre storage lot full of boats, trailers and RVs in the middle of our residential communities just does not make sense to me; this enterprise is better situated on our commercial Route One or similar location. On a Heritage Village personal note, it is little doubt this commercial enterprise will adversely financially impact real estate values of our 146 homeowners.

In addition, please recall your Planning and Zoning team denied a rezoning request, CZ1907 and CU2209, by developer, Matthew Hete, just this past summer to build 14 townhomes at 34360 Postal Lane. This property is a neighbor of the applicant, Samuel Warrington, 34378 Postal Lane. Attached are the minutes of that hearing reflecting the Hete 5-0 denial; they appear on page three. In reviewing the minutes, the following verbiage stuck out to me, "For the reasons stated, the proposed rezoning does not promote the overall health, safety, convenience and general welfare of the neighborhood or the County". May I suggest Mr. Warrington's commercial venture enterprise is much more egregious to our residential community than Mr. Hete's proposed 14 townhomes.

Lastly, one final observation. I understand that one acre is just a little smaller than a football field; just imagine two and half football fields full of boats, RVs and trailers in the middle of a residential community. This proposed commercial venture could remind one of driving up Route One by Dover Downs, looking to the left when we are hosting a NASCAR event. I believe this type commercial enterprise does not belong in the middle of a residential neighborhood.

It is respectfully requested Mr. Warrington's application be denied.

Respectfully Submitted,

**Opposition  
Exhibit**

SEP 18 2020

SUSSEX COUNTY  
PLANNING & ZONING

**Chase Phillips**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, September 18, 2020 10:34 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, September 18, 2020 - 10:34am

Name: mary  
Email address: stckchat@prodigy.com  
Phone number: 3026447163  
Subject: case #CU2237  
Message: Gentleperson: Resident of Sandy Brae and I hope u VOTE NO for a storage facility on Postal Road. Thank u for reading this email.

**Opposition  
Exhibit**

RECEIVED

SEP 18 2020

SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** Tony Romano <tonyromano55@gmail.com>  
**Sent:** Friday, September 18, 2020 10:13 AM  
**To:** Chase Phillips  
**Subject:** Rv and boat storage

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

This is in regards to the proposed application for a Rv and boat storage facility on 2 acres next to my home in Heritage Village. This is a terrible idea not only for the value of our homes but also the traffic and safety implications. The exit for our complex is on a curve in the road and is already a little bit dangerous. I hope that you do not let this proposed application pass for the good of all the neighboring communities as well as ours. Thank you for your time.

Opposition  
Exhibit

RECEIVED

SEP 18 2020

SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** Rybaltowski, Mark A:(PHI) <mark.rybaltowski@pepcoholdings.com>  
**Sent:** Friday, September 18, 2020 10:30 AM  
**To:** Chase Phillips  
**Subject:** Against Proposal for Fenced in Storage Facility for RV's, boats and trailers off of Postal Lane/Heritage Village

**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 Mr. Phillips,

It has been brought to our attention that our farmer neighbor next to the Heritage Village Community is seeking approval for a 2.5 acre fenced in storage facility for RV's, boats and trailers. Our household, along with our neighbors, adamantly oppose such a request for many obvious reasons, one of the biggest reasons being traffic in and out of the storage lot off Postal Lane (Postal Lane already has become a very high traffic area with aggressive drivers using Postal Lane as a shortcut from and to Route 1, not to mention a direct route to neighboring Acme/Pelican Square which is quite congested even off season/middle of week). This huge **commercial** venture does not belong directly in the center of **three residential neighborhoods**, where there would be major safety concerns (i.e. large vehicles making wide turns with many walkers and dog walkers that walk Bethpage Drive and Postal Lane), possible vandalism and theft, possible further expansion of this business in the future etc. Another big concern for us includes the potential adverse impact to our real estate values. I can only imagine how many may decide to sell their home here should such a proposal be approved, us included. What attracted us to purchasing this home was the quiet and peace that surrounds the community i.e. corn field and golf course.

Thank you for your time and consideration of this very serious matter to members of Heritage Village, Sandy Brae and surrounding family communities.

**Mark and Erin Rybaltowski (18851 Bethpage Drive, Heritage Village)**

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Opposition  
Exhibit

RECEIVED

SEP 18 2020

SUSSEX COUNTY  
PLANNING & ZONING



## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, September 17, 2020 5:22 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, September 17, 2020 - 5:22pm

Name: John McCann  
Email address: randhjack@aol.com  
Phone number: 215-260-9537  
Subject: Boat Stg/RV Stg On Postal Lane

**Message:**

I am adamantly opposed to approval for the use of the property on Postal Lane for the intended use. The present traffic is bad enough on the off season due to the growth of new housing , it will amplify the problem if approved.

It is a bear now to exit Sandy Brae-be it Plantations Road and Postal Lane.

Is it PROFIT BEFORE PEOPLE , sure looks that way.

To me simple reasoning says:"Store your boat near a body of water for easy access to put the boat into the water". As for RV storage, anyone fortunate to own one should have thought it thru as to where they could keep it on their property and not push the need to another location.

Traffic problems are a paramount situation that is only getting worse due to population growth and approving this request adds insult to injury.

Excuse me for being so long in expressing my and my wife's views on this matter but PLEASE do not approve this request.

Thank you taking the time to read my concerns.

PS.Would note the request # but cannot remember it.

**Opposition  
Exhibit**

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SEP 18 2020

SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, September 17, 2020 12:17 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, September 17, 2020 - 12:16pm

Name: Janis Nezvesky-Schertzer  
Email address: janis.nezvesky@gmail.com  
Phone number: 2034821641  
Subject: CU2237

Message: As a property owner in the Sandy Brae subdivision, I am against the building of an RV/ storage dmfacility being built on Postal Lane. p We want to keep Postal Lane protected for our children who get on/off the school buses at our Maple Drive entrance, as well as maintain a safe street for the Sandy Brae residents living on Postal Lane to enter and exit their homes. This is a residential area, it is zoned that way, and we want to keep it that way. A commercial business on Postal Lane is simply a grave danger to residents and motorists that use that very busy east west connector road.  
Respectfully yours, Janis and Martin Schertzer

**Opposition  
Exhibit**

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SEP 17 2020

SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, September 17, 2020 6:07 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, September 17, 2020 - 6:06pm

Name: Helena Hannah  
Email address: zaphod131@gmail.com  
Phone number: 443-286-4885  
Subject: Case #CU2237

**Message:**

We are residents of Sandy Brae and request that you vote no to Case#CU2237 allowing the owner to use his property as an RV and Boat Storage business. We need to keep Postal Lane a safe and residential street so that residents and children on school buses can safely enter and leave our community. Please keep this residential zone residential and not allow commercial business on this very busy road.

Thank you,  
Helena Hannah

Opposition  
Exhibit

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SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, September 17, 2020 12:17 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, September 17, 2020 - 12:16pm

Name: Janis Nezvesky-Schertzer  
Email address: janis.nezvesky@gmail.com  
Phone number: 2034821641  
Subject: CU2237

Message: As a property owner in the Sandy Brae subdivision, I am against the building of an RV/ storage facility being built on Postal Lane. We want to keep Postal Lane protected for our children who get on/off the school buses at our Maple Drive entrance, as well as maintain a safe street for the Sandy Brae residents living on Postal Lane to enter and exit their homes. This is a residential area, it is zoned that way, and we want to keep it that way. A commercial business on Postal Lane is simply a grave danger to residents and motorists that use that very busy east west connector road.  
Respectfully yours, Janis and Martin Schertzer

Opposition  
Exhibit

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SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 3:23 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 3:23pm

Name: Nancy Sparklin

Email address: ncsparklin@comcast.net

Phone number: 6103686080

Subject: Case CU2237

Message: I vote no to case CU2237. Postal Road is a residential area and we want to keep it that way to ensure the safety of our residents and children. It is a busy connective road that cannot be safe for additional traffic that a business will cause.

Opposition  
Exhibit

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SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 3:19 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 3:18pm

Name: Jocelyn Kaplan  
Email address: jocelynkaplan@gmail.com  
Phone number: 7038871128  
Subject: Postal road RV and boat storage  
Message:

I am a resident of Sandy Brae and I want you to vote no for Case # CU2237. This is a residential neighborhood. Why would you allow a RV and boat storage to be built here?

Opposition  
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SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 3:43 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 3:42pm

Name: John Luzzi  
Email address: jaluzzi@aol.com  
Phone number: 9086351778  
Subject: Case CU 2237

**Message:**

I am writing to express my concern over a proposed storage business on postal Road in Lewes Delaware. This is a residential area and a storage center of that nature would be unsafe and atrocity to our neighborhood. We cannot have something of this nature in a residential area, we need to protect our children who get off school buses on the proposed Maple Drive entrance. Again this is a residential area and it is zone that way. A commercial business I'll post a lame is simply a grave danger to residence Inn motorist on already busy road..

Thank you for your consideration.

**Opposition  
Exhibit**

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SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, September 16, 2020 10:26 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, September 16, 2020 - 10:25am

Name: Loretta L. Downes  
Email address: ldownes13@yahoo.com  
Phone number: 302-645-8387  
Subject: cu2237 Postal Lane Sandy Brae Lewes, De

**Message:**

I am a resident of Sandy Brae and I want to vote NO for case cu2237 . Traffic is already heavy on Postal Lane most of the year, not just summer (that's bad enough ) Sandy Brae is a great place to live, especially for Seniors like me. I feel safe & secure here, so please don't ruin something so nice. Protect our land for homes & nice houses.

Thank you for your consideration & decision to keep the area so great! Loretta L Downes

Opposition  
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SUSSEX COUNTY  
PLANNING & ZONING



## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, September 16, 2020 10:32 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, September 16, 2020 - 10:32am

Name: Frederick W Chase

Email address: mauchase@aol.com

Phone number: 3022452448

Subject: Case # CU2237 vote NO

Message: I am a resident of Sandy Brae in Lewes and am concerned that this project will add excess traffic (including large, overweight vehicles) to a zoned residential area. Traffic already regularly exceeds posted speed limits and there is a school bus stop directly across from the site. Please vote NO for Case # CU2237

Opposition  
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SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, September 16, 2020 10:35 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, September 16, 2020 - 10:35am

Name: Larry M. Baker

Email address: laurentbaker@aol.com

Phone number: 3022452448

Subject: Case # CU2237 vote NO

Message: Please vote NO on Case # CU2237. Postal Lane services a zoned residential area. The above project will add large vehicles at a location that contains a school bus stop and already experiences excessive speeding.

Opposition  
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SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, September 16, 2020 11:56 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, September 16, 2020 - 11:56am

Name: Carol Cunnéen  
Email address: ccunneen6@gmail.com  
Phone number: 6073511606  
Subject: CU2237

**Message:**

I am a resident of Sandy Brae and I live on Postal Ln directly across from this property. I am against allowing a commercial business in our residential area. This is already a very busy street as it is a major cut through from Coastal Highway to Plantation Road. It is unable to be widened because of electric and gas lines. Buses from three different schools pickup and drop off students and it already isn't safe. To add an entrance and exit to a commercial business would increase the danger. I respectfully ask you to vote NO on this permit request.  
Thank you for your time.

**Opposition  
Exhibit**

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SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, September 16, 2020 1:53 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, September 16, 2020 - 1:52pm

Name: Lorie B Seaman  
Email address: lbseam@comcast.net  
Phone number: 732718526  
Subject: Case # CU2237

**Message:**

My name is Lorie Seaman and I am a resident in the Sandy Brae development . I am asking you to vote NO for Case # CU2237. Please do NOT give the owners conditional use of the property for an RV and Boat Storage business. We need to keep Postal Lane a safe and residential street, protect our children who get on/off the school buses at our Maple Drive entrance, as well as maintain a safe street for the Sandy Brae residents living on Postal Lane to enter and exit their homes. This is a residential area, it is zoned that way, and we should keep it residential. A commercial business on Postal Lane is simply a grave danger to residents and motorists that use that very busy east west connector road.

Opposition  
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PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, September 16, 2020 2:09 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, September 16, 2020 - 2:08pm

Name: Judith Henry

Email address: j.j.henry@comcast.net

Phone number: 3027451173

Subject: Case#CU2237

Message: I am a resident of Sandy Brae and am asking you to vote no on Case# CU2237. This would increase traffic in an already densely travelled area. Thank you.

Opposition  
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PLANNING & ZONING

**Chase Phillips**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, September 16, 2020 5:01 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, September 16, 2020 - 5:01pm

Name: Bertie delcampo  
Email address: bertiedelcampo@yahoo.com  
Phone number: 3026685070  
Subject: Case # cu2237  
Message: I am a resident of Sandy brae and I vote no for case # cu2237

Opposition  
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SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, September 16, 2020 5:08 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, September 16, 2020 - 5:08pm

Name: Robert Delcampo  
Email address: robdelcamposr@yahoo.com  
Phone number: 3026684071  
Subject: Case #cu2237  
Message: I am a resident of Sandy Brae and would like you to vote no for case# cu2237

Opposition  
Exhibit

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SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 2:48 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 2:48pm

Name: Dana Luigard  
Email address: dluigard@outlook.com  
Phone number: 3027276680  
Subject: Case# CU2237 RV & Boat Storage Facility

Message:

Vote NO for case# CU2237

I am a resident in Sandy Brae. I want Postal Lane to remain residential. I do not want an RV & Boat storage facility to be built on the property in question. There is already a traffic problem on Postal Lane. A commercial business will add to the existing traffic problem.

Opposition  
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SUSSEX COUNTY  
PLANNING & ZONING



## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 1:46 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 1:45pm

Name: Andrea & Leonard Long  
Email address: luvmygrhnd@hotmail.com  
Phone number: 845-206-3550  
Subject: Case #CU2237

Message: I am against this project. I am a resident of Sandy Brae and this construction would cause under hardship and hazards to the residents of postal lane, traffic flow and the safety of school children entering and exiting school busses for the residents children on Maple drive especially. This is an unnecessary infringement on the residents and their quality of life. They should not be allowed to erect a storage facility for RVs and boats. This is heavy load traffic as well and will also cause undue damage to the blacktop. Thank You

Opposition  
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PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 12:08 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 12:07pm

Name: Pat Giuliani - EBBK LLC

Email address: patgiuliani2007@hotmail.com Phone number: 302-265-8644

Subject: Case CU2237

Message: I am a Resident of Sandy Brae we want you to please vote NO for case CU2237

Opposition  
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SEP 15 2020

SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 12:03 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 12:03pm

Name: Margaret A Carroll  
Email address: Peggy.carroll@nokia.com  
Phone number: 908 752-5518  
Subject: Case # CU2237

Message: .I am a Sandy Brae resident and would like to encourage you to vote against allowing a RV/Boat storage business to be established on Postal Lane. This is peaceful, residential area and has become home to both retirees and to young families with children. The additional traffic and transient non-resident nature of the people that will be drawn to the area with such a business, is both undesirable and unsafe. Please help our community to maintain it's peace of mind and safety. Thanks for your consideration.

Opposition  
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PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 11:51 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 11:50am

Name: RUTH M Dickerson  
Email address: dndbythesea@comcast.net  
Phone number: 410-245-4448  
Subject: Case #CU2237

Message: I am a resident of the Sandy Brae Community. I have recently become aware of a move to allow conditional use of nearby property for an RV and Boat Storage business. I am concerned that this land use is not appropriate for residential area and that encouraging this type of heavy vehicle traffic on Postal Lane will cause safety issues for drivers, pedestrians, cyclists and homeowners. I also believe this type of traffic will accelerate road surface deterioration and create additional gridlock on what has become a major connector between Route 1 & Plantations Road. Please vote NO on Case #CU2237,

**Opposition  
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PLANNING & ZONING

**Chase Phillips**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 1:19 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 1:19pm

Name: Teressa Hill  
Email address: teridenson@hotmail.com  
Phone number: 3023960993  
Subject: Case # CU2237  
Message: I am a resident of Sandy Brae. Vote No for the above case. We need to keep our families and children safe from added traffic.

**Opposition  
Exhibit**

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SUSSEX COUNTY  
PLANNING & ZONING

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---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 12:53 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 12:53pm

Name: Kelci Atkins

Email address: kwatkins@udel.edu

Phone number: 3022285417

Subject: Case # CU2237

Message: As a resident of Sandy Brae, I would ask that you please vote NO in reference to the Boat & RV Storage Proposal on Postal Lane, Case # CU2237. Thank you.

**Opposition  
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SUSSEX COUNTY  
PLANNING & ZONING

**Chase Phillips**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 10:26 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 10:26am

Name: John Ritchie  
Email address: john18441@comcast.net  
Phone number: 3019575933  
Subject: Case CU2237

Message:

I would like to express my strenuous objection to special use request for the RV and Boat Storage facility on Postal Lane. This is totally out of character and grossly inconsistent with residential Zoning on this property.

John Ritchie  
18441 Cedar Dr  
Lewes, DE 19958

**Opposition  
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SUSSEX COUNTY  
PLANNING & ZONING

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 10:02 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 10:02am

Name: Katherine Helen Davison

Email address: mermaids354@comcast.net

Phone number: 302645793

Subject: Case # CU2237 RV & Boat request on Postal Lane

Message: As a resident of Sandy Brae I am asking you all to vote no on the request for a conditional use to put a RV & Boat Storage business on Postal Lane. This is a residential area and needs to remain that way. Postal Lane is a very busy connector road from route one to plantation road. Adding a business of this kind or any kind will cause serious safety issues for the residents living on Postal Lane. Keep our road and streets safe...deny this request.

Opposition  
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PLANNING & ZONING



**Chase Phillips**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 15, 2020 9:44 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 15, 2020 - 9:44am

Name: Donna Pesto  
Email address: correspond2u@hotmail.com  
Phone number: 7039015595  
Subject: C/U 2237

Message:

At the time of this writing, I am unable to find the application materials for this request on line, so I am at a disadvantage in writing this letter of opposition. Regardless, as was noted in a previous application for the property of Mathew Hete locates immediately adjacent to this property, the development of the property as requested in this application is wholly inappropriate at this location. Traffic on Postal Lane currently exceeds the road condition and size. The addition of trucks pulling a trailer, recreational vehicle or a boat, trying to make a very tight turn into this property is guaranteed to further exacerbate the problem. Additionally, Postal Lane isn't wide enough for any such vehicle to pull out of the property without crossing in to on-coming traffic, effectively blocking both lanes. With low hanging trees, close proximity of landscaping, mail boxes and other features to the edge of pavement, Postal Lane cannot support this use.

Further, this property is surrounded by single family residential neighborhoods. An open-air storage yard of vehicles that, in some cases, are as tall or taller than the homes in the vicinity is incompatible.

There couldn't be a worse location for an open-air vehicle storage yard in terms of access, road condition, compatibility with surrounding land uses. I urge you to deny this request, as you did for the adjacent 14 unit townhouse development, and for the same reasons. Without access to the application materials, I'm left to guess that the 2.5 acre storage yard is somewhere within the existing cornfield. I may have additional objections once the materials are posted on line for the public to review. However, I believe that single family homes consistent with the density and scale of surrounding properties is the most appropriate use of this property.

Thank you for your consideration of these concerns

Opposition  
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