

**Chase Phillips**

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**From:** GLENN SUBERS <glennsubers@comcast.net>  
**Sent:** Wednesday, September 23, 2020 4:49 PM  
**To:** Chase Phillips  
**Subject:** Counsel mtg - Sept. 24th

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SEP 23 2020

SUSSEX COUNTY  
PLANNING & 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 Mr. Phillips,

I am writing to you in regards to the Sussex County Planning and Zoning Committee hearing scheduled for tomorrow, Thurs., Sept. 24th and the planned agenda item of the proposed storage facility being presented off Postal Lane in Lewes, DE. I am currently a new owner/resident at Heritage Village and am very upset to hear that a proposal for a large scale storage/TV/boat/trailer facility is on the agenda for tomorrows meeting. I apologize for the lateness of this email but as a very new resident of Heritage Village, I am just receiving word on this as of last night and felt the need to write before this meeting was held.

In purchasing my property, I understand that being next to a farm in a resort area such as this opened up the opportunity for housing builders to possibly build a housing development/townhomes and/or condos in the future as it IS zoned for residential/agricultural development. That possibility certainly is a potential reality given the nature of the area being located in a prime and beautiful residential location in Lewes. But hearing the nature of this proposal to change the zoning to commercial for such a industrial type project and development is truly unfathonable.

The purposed site, as I'm sure you are aware, is surrounded by 3 different residential family neighborhoods and the American Classic Golf course. This is a beautiful area enjoyed by families year round and such a proposal would be devastating to all who have homes and reside in this area. It is an area not only beautiful but safe. There are several children's school bus stops that line Postal Lane and such a facility would be dangerous for our children as well. I have a 13 year old so I am certainly a concerned parent in that regard as I'm sure many other residents are. It is a location that kids and adults ride bikes, people take their dog for walks and you'll see joggers up and down the streets exercising throughout the day not to mention the beautiful golf course that so may people enjoy throughout the year.

All of these qualities certainly drew me to purchase my townhome and I look forward to many years of enjoyment as a resident of Heritage Village. A facility such as this proposed storage unit complex would be an absolute nightmare scenario for all the residents calling this area their home. Possible crime, decreased home values, additional dangerous traffic including large vehicles towing RV's and boats, and the overall "commercial and industrial" nature of a facility such as this is certainly upsetting to say the least and all factors on why it is absolutely necessary to decline any further consideration and/or approval of such a facility and zoning change.

In addition, this kind of site requires commercial parking lot type "flood lighting" to illuminate a facility such as this which would create a devastating illumination throughout the night-time hours for all the surrounding neighborhoods and homes and the whole area in general. Postal Lane itself is also a one lane street and does not warrant the additional traffic for trucks and oversized vehicles towing RV's and boats that such a facility would open up to the area.

For all these reasons and general common sense on what is right for the area and families who reside here, it is obvious why such a plan and changes in the zoning of this parcel of land is NOT suitable for this piece of property and should not be allowed to proceed any further in the application and/or approval process. I am appealing, as I am sure all the residences of Heritage Village and the surrounding neighborhoods are, to you and the Sussex County Planning and Zoning committee and let this proposal die and not proceed any further. Thank you and the committee for your

consideration and time in this matter.

Regards -

Glenn Subers  
Heritage Village (homeowner)  
Lewes, DE

## Jennifer Norwood

---

**From:** Bill Hamilton <billmhamilton@comcast.net>  
**Sent:** Wednesday, September 23, 2020 2:02 PM  
**To:** Jennifer Norwood  
**Subject:** RE: Conditional Use 2237

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Jennifer,

Yes, our community has been emailing their thoughts to Mr. Phillips so they can become part of the official record. Our HOA board president will be addressing your committee Thursday night. A commercial storage lot for RVs, trailer and boats on two and half football fields in our residential community does struck me as bizarre. Simply, Postal Lane is two narrow lanes, one in each direction, with no shoulder or sidewalks. Said another way, actual traveled road abuts the front lawns of the residents who live on Postal Lane. There is no way for tractor trailer type vehicles can safely exit or enter the proposed storage lot without occupying both lanes as the turn is being made.

Bill Hamilton

**From:** Jennifer Norwood <jnorwood@sussexcountyde.gov>  
**Sent:** Wednesday, September 23, 2020 1:44 PM  
**To:** Bill Hamilton <billmhamilton@comcast.net>  
**Subject:** RE: Conditional Use 2237

Mr. Hamilton,

I understand you have been in contact with Chase Phillips and he has been receiving emails regarding this application.

*Jennifer Norwood*

Planner 1  
Planning & Zoning Dept.  
Sussex County Government  
PO Box 417  
2 The Circle  
Georgetown, DE 19947  
302-858-5501  
[jnorwood@sussexcountyde.gov](mailto:jnorwood@sussexcountyde.gov)

**From:** Bill Hamilton <billmhamilton@comcast.net>  
**Sent:** Thursday, September 17, 2020 10:25 AM  
**To:** Jennifer Norwood <jnorwood@sussexcountyde.gov>  
**Subject:** FW: Conditional Use 2237

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Jennifer,

I do have a couple of additional questions for you. The news of this hearing is circulating and our community will have several homeowners attending. Several asked if it was OK send a letter or email advising your committee of their concerns. Couple of easy questions:

- Is this application assigned to an individual Planner who should receive our community communications?
- Email address of the assigned Planner?
- Are emails or written letters a preferred?
- I checked the below link you sent me for additional information but no new information appears?

Your guidance on the above will be appreciated.

Thank You,  
Bill Hamilton, Secretary  
Heritage Village Board of Directors

**From:** Jennifer Norwood <[jnorwood@sussexcountyde.gov](mailto:jnorwood@sussexcountyde.gov)>  
**Sent:** Friday, September 11, 2020 1:08 PM  
**To:** [billmhamilton@comcast.net](mailto:billmhamilton@comcast.net)  
**Subject:** Conditional Use 2237

Mr. Hamilton,

I have attached a copy of the application and the plan that shows the area that is planned for the proposed RV & Boat Storage. As I stated on the phone please follow the date of the meeting on our website for further updates. The link below will take you the website meeting date. There will be an agenda and a packet posted by the end of business day on September 17, 2020 for your review. The last page of the agenda will have instructions on how to participate during the hearing by telephone if desired, you can also choose to attend the hearing or submit your concerns in writing prior to the date of the public hearing.

<https://sussexcountyde.gov/planning-zoning-meeting-1502>

Please feel free to reach out with any additional questions or concerns. If I am unavailable please call the main office line for assistance at 302-855-7878.

Best,  
Jenny

*Jennifer Norwood*

Planner 1  
Planning & Zoning Dept.  
Sussex County Government  
PO Box 417  
2 The Circle  
Georgetown, DE 19947  
302-858-5501  
[jnorwood@sussexcountyde.gov](mailto:jnorwood@sussexcountyde.gov)



September 21, 2020

Sussex County Planning & Zoning Department  
County Administrative Office  
Building 2  
The Circle  
Georgetown, DE 19947

RE: Application C/U 2237 Samuel C. Warrington II / Tap Map ID# 334-12.00-55.01

To Whom it May Concern:

Please accept this letter as a formal request to deny this application. This is not a good location for a boat storage facility and it will look awful and should not be approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael G. Fannin".

Michael G. Fannin  
President/CEO

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:** Tuesday, September 22, 2020 11:18 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 22, 2020 - 11:17am

Name: Catherine Haney  
Email address: cwizsell@verizon.net  
Phone number: 703-505-5903  
Subject: Request C/U 2237 Samuel C Warrington II

**Message:**

I live in Aydelotte Estates and Postal Lane is at the back of my property. I do oppose this request, C/U 2237, Samuel Worthington II, due to the volume of traffic already on Postal Lane, a two lane road without sidewalks, and the inability of large vehicles to turn into this property with trailers, boats and RVs. Thank you, Catherine Haney 34704 Michelle Drive, Rehoboth Beach, DE 19971

Opposition  
Exhibit

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## Chase Phillips

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
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Name: Catherine Haney  
Email address: cwizsell@verizon.net  
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Opposition  
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## Chase Phillips

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**From:** Nathan Hamadeh <hamanassmd@yahoo.com>  
**Sent:** Wednesday, September 23, 2020 10:25 AM  
**To:** HRVBOD.ronscala@gmail.com  
**Cc:** Chase Phillips; Chris Co  
**Subject:** RV and boat project next to 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.

Dear court members,

I'm writing this email to draw your attention to block and refuse any application or request to pass this dangerous project to turn the agricultural space next to our community at Heritage Village in Lewes, DE into RV and boat storage space.

1) this is a peaceful and family community and it is wrong to include a commercial business of that nature along the long entrance of our community.

We pride ourselves that our community is tucked away from the Main Street where families can walk along the golf course, exercise, and walk their dogs, especially in Corona time when this becomes a public health issue. People are hesitant to go to gyms or participate in sports that requires big gatherings to follow the guidelines from our governor and avoid our COVID numbers to go up, especially at the beach area since we have visitors from all over and also aging population that decides to reiterate at the beach. This project will increase the rate of obesity and anxiety/ depression and possible death in our community.

2) it's a public safety issue . Boats and RVs will be parked right next to our homes and we have kids playing outside. The driveway is narrow to start with and if any accident happens there, I'm afraid this will open the door for litigation as to why this was approved to start with.

3) this will block the residents from reaching their homes. The what would be the entrance to this project will block the flow of the car of the residents coming in to the community and also will highly increase the risk of accidents happening there, deeming this project highly inappropriate for this location, especially in high season.

4) not to mention the noise and pollution that this would cause and that would disturb residents and also the golf course goes for sure and this will affect that which is crucial to our community and is one of the main reasons why we picked our home here.

Please please, make the right decision here and decline this application for all these reasons above and much more I'm sure that will be brought up by our family here at Heritage village.

Thank you in advance and be safe.

Nathan Cofrancisco, MD  
18776 Bethpage Drive  
Lewes, DE 19958

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PLANNING & ZONING



## Chase Phillips

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**From:** Wendy Lutz-Terry <wendy.lutz-terry@pennmanor.net>  
**Sent:** Tuesday, September 22, 2020 6:00 PM  
**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.

Dear Mr. Phillips,

I am writing to adamantly oppose the proposed zoning change which would allow for a fenced-in storage facility of RV's, boats and trailers abutting Bethpage Drive.

I do not feel this commercial venture belongs in the center of three residential neighborhoods. Large vehicles pulling in and out of the proposed entrance on Postal Lane will make an already narrow and busy street even busier. Those who like to ride bikes, exercise, or walk their dog may not feel as comfortable doing so with these oversized vehicles sharing the road. Turning onto Postal Lane can already be a challenge. Residents don't need RV's and boats further congesting this area as drivers attempt to make a turn onto a road already filled with cars from nearby restaurants and the shopping center.

This residential area is not the place for commercial zoning. Will industrial lighting be used to "safeguard" this area? What kind of signage will be used to advertise this storage facility? Is there going to be a noise increase? Will this attract vandals eager to obtain items left in an RV or to even steal the RV Battery? Would a merge lane need to be created thus placing a burden on taxpayers? Will this set a precedence for others to ask for conditional zoning? Will this zoning change require the 2.5 acres to be paved? Will the renters of this storage area use this space to do maintenance on their vehicles such as changing the oil, tires, freon etc... thus causing some environmental concerns along with increased traffic pollution? Will this area become a dumping place for spare tires and abandoned vehicles?

Please thoughtfully consider the quality of life for the residents in the surrounding communities. One change in zoning can make a big impact on the life of the nearby community. I chose to live in this area because it is safe, peaceful, and family friendly. Please help us keep it this way.

Thank you for your service to our community,

Steve and Wendy Terry  
18828 Bethpage Drive  
Lewes DE 19958

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PLANNING & ZONING



## Chase Phillips

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**From:** mike forrest <mrfgpark@hotmail.com>  
**Sent:** Tuesday, September 22, 2020 8:37 PM  
**To:** Chase Phillips  
**Subject:** Please Help Save Lewes

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To: Planning and Zoning Commission  
From: Michael R. Forrest, resident Heritage Village  
Re: Zoning Change Application for 34378 Postal Lane

This letter is to express my severe objection and concern in changing the zoning from AR to CAU at 34378 Postal Lane. This is an obviously residential area which is surrounded by private residences, a golf course, and a residential road which is already busy with residential and commercial traffic due to its proximity to Route One.

The zoning for CAU should not be granted in the middle of the AR zone. Postal Lane itself is narrow and curvy with its own dangers. There is no light or intersection markings to accommodate the increased commercial traffic, especially that of RVs and boats, as proposed in the zoning application. This road is already dangerous.

Bethpage Drive is a narrow residential and recreational pathway for American Golf Course and Heritage Village. Over 140 homes, as well as the golf course would be impacted and impeded by noise, pollution, commercial traffic, and general nuisance of an unpredictable and "conditional" business. This land can and should be used for AR. When we purchased our home, we were told the owner of the farm did not want to sell to have more homes built on it. This has been offered by more than one builder, and would make more sense while meeting the zoning regulations. I would be in favor of a golf course addition.

Lewes and the beach communities have substantial areas for commercial growth where the zoning is already in place. Why here and why now? What precedence does this set for changing the zoning in other residential areas? How long will this conditional use be needed or followed? Who is to say a business such as a storage facility would not be abandoned in a few years to leave an unsightly paved plot of litter and other problems?

Heritage Village, as well as Sandy Brae and other Postal Lane/Plantations Road communities, would suffer from the lack of regard for residential zoning laws. There is no room for a turn lane or merging area, and as of now, no traffic light near the proposed business. Who will pay to keep the road maintained with the increase in commercial vehicles? My guess is a facility such as the one proposed would be a financial gain for few, or one, and a major expense and nuisance for the residents of Sussex County. I am concerned about the safety and security of all the people in the neighborhood.

Please consider the motives of this application and reject it on behalf of the residents of Postal Lane neighborhoods, the general Lewes community, and the taxpayers of Sussex County.

Respectfully,

Michael R. Forrest  
18801 Bethpage DR  
Lewes, DE 19958

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PLANNING & ZONING



## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, September 22, 2020 11:18 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 22, 2020 - 11:17am

Name: Catherine Haney  
Email address: cwizsell@verizon.net  
Phone number: 703-505-5903  
Subject: Request C/U 2237 Samuel C Warrington II

**Message:**

I live in Aydelotte Estates and Postal Lane is at the back of my property. I do oppose this request, C/U 2237, Samuel Worthington II, due to the volume of traffic already on Postal Lane, a two lane road without sidewalks, and the inability of large vehicles to turn into this property with trailers, boats and RVs. Thank you, Catherine Haney 34704 Michelle Drive, Rehoboth Beach, DE 19971

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PLANNING & ZONING



## Chase Phillips

---

**From:** Maureen McCollom <mccollommaureen@gmail.com>  
**Sent:** Tuesday, September 22, 2020 10:20 AM  
**To:** Chase Phillips; Ron Scala  
**Subject:** Proposed boatyard on Postal 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.

Mr. Phillips,

As a homeowner in Heritage village I am greatly concerned about having a boatyard next to my property. The neighborhoods along Postal Road are quiet and well kept. It is currently a very nice area. I can't understand why an unsightly business venture among neighborhood subdivisions would be approved by Sussex County.

In the 10 years we have owned property in Heritage Village the traffic along Postal Road has become quite heavy during the summer and even off season. I think trucks with boat trailers trying to pull out on Postal Road are going to cause accidents. Has there been a traffic study recently? Who is going to pay for the road work that needs to be done and the potential for another traffic light on Postal Road? I certainly hope my tax dollars will not be going to that cause.

Lastly, why is there consideration for a boat yard that is completely landlocked and not within miles of any water to be placed in a residential area? Sussex County is large, there is plenty of other land to construct this monstrosity where it will not inconvenience the residents of Sussex County.

Thank you for your consideration in reading this email and not allowing the boatyard to be approved.

Maureen McCollom  
34845 Pinehurst Way  
Heritage Village

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SUSSEX COUNTY  
PLANNING & ZONING



September 16, 2020

Sussex County Planning and Zoning Commission  
Attn: Director Jamie Whitehouse  
2 The Circle  
P.O. Box 417  
Georgetown, Delaware 19947

Dear Director Whitehouse,

I recently became aware of an application (CU2237?) by a Mr. Samuel C. Warrington II requesting to use a portion of agricultural property on Postal Lane in Lewes as RV and boat storage. When I very recently heard of the application I became concerned of the ramifications of such a facility in that area. As you know, that area is presently agricultural and abuts residential and recreational areas. Postal Lane already has a significant traffic problem between the subject property and Coastal Highway, especially in the warmer months. With Lewes and Rehoboth Beach areas becoming more populated, and the year-round influx of visitors, I worry about the effects of adding another source of large vehicles to the area. Postal Lane is quite narrow at that point and is likely to present a traffic flow problem with large vehicles and trailers attempting to enter the site.

Beyond the traffic concern, I believe there is a substantial quality of life risk incurred by the types of vehicles to be stored. Consider the amount of noise. RV's and boats tend to be large, like trucks, spew exhaust, and leak fluids. Boats tend to not have mufflers; likewise, with many RV generators. As a past boat owner I can attest to fluid leaks regardless of the amount of service one gets. I have been to RV campgrounds and couldn't help but see the engine oil deposits at the sites. Paving the property permits leaked fluids to pollute the surface, run-off to the surrounding area, and create a potential fire hazard.

Boats, RV's and trailers will become eyesores irrespective of the height and style of any fencing as well a buffer. While I am not privy to the entire site plan, I suspect there will be some type of building that would offer maintenance and mechanical services that would further exacerbate the noise and leakage of oil and other vehicle fluids. No doubt it would also increase the volume of traffic through the Postal Lane area should it become a garage facility open to non-storage vehicles.

There are already existing vehicle storage facilities in the area. To approve this application will likely set a precedent for further non-residential and non-recreational uses of this property as well as other nearby properties. I fear the creation of potential commercial / industrial uses which would further change and degrade the character of the area. Not to be forgotten is the potential for intruders and vandals that would be tempted to break into stored vehicles.

I respectfully request that you deny the application for the reasons stated, as well as being in the best interests of Sandy Brae and Heritage Village residents. Also consider the large number of visitors that use the adjacent golf course as a recreational destination.

Respectfully,  
Anthony Finello  
18769 Bethpage Drive  
Lewes, DE 19958

**Opposition  
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SUSSEX COUNTY  
PLANNING & ZONING



## Chase Phillips

---

**From:** Brad Ebaugh <bradebaugh@comcast.net>  
**Sent:** Tuesday, September 22, 2020 9:41 AM  
**To:** Chase Phillips  
**Cc:** Hector Justiniani  
**Subject:** Proposal for Conditional Use RV Storage near 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.

I, along with many neighbors, am against the proposed RV storage facility near Heritage Village. I have a motor home stored in such a facility. It is located in an industrial zoned area, no where near residential housing. I would not want my home to be near this facility. My concern is traffic, reduced property value and visual aesthetics. There are other suitable locations for such a facility.  
Bradley & Susan Ebaugh  
18788 Bethpage Dr  
Sent from my iPhone

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 22, 2020 8:54 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, September 22, 2020 - 8:54am

Name: Mark & Sandra Clark  
Email address: sandee174@comcast.net  
Phone number: 4846828657  
Subject: Case # CU2237

Message: We are requesting the planning and zoning commission not give the owners conditional use of the property in question for an RV and Boat Storage business. Postal Lane is zoned as a residential area and we would like it to stay that way. Adding a commercial business to Postal Lane would be a danger to our residents in Sandy Brae, our children who get the school bus almost directly across from this property and to all the motorists who travel this very busy east/west connection road. An RV & Boat Storage facility is not in keeping with the residential area. Please vote NO! Thank you.

**Opposition  
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## Chase Phillips

---

**From:** Dave Ashby <dave@ashbyphoto.com>  
**Sent:** Tuesday, September 22, 2020 8:44 AM  
**To:** Chase Phillips  
**Subject:** RV and Boat Storage  
**Attachments:** Screen Shot 2020-09-22 at 8.34.37 AM.png

**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. Phillips,

As a homeowner in Heritage Village at 18735 Bethpage Drive, I am concerned about the approval of the approximate 2.5 acres of storage space that is proposed. It will create unwanted and unneeded traffic on an increasingly busy road that can barely handle all the traffic now. I am also concerned about the appearance that may affect our neighborhoods. This area is predominantly residential and our golf course. My understanding is that the large farm field is deeded so that it can never be built on and is part of the reason we chose Heritage Village as our residence.

I respectfully request that you deny the application to allow a storage facility to be built in our neighborhood.

Regards,

Dave Ashby

570-389-1266

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PLANNING & ZONING



**Chase Phillips**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Saturday, September 19, 2020 11:37 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Saturday, September 19, 2020 - 11:37am

Name: Kim Hoey  
Email address: sussexcountyde.gov@aol.com  
Phone number: 302-855-7878  
Subject: Case # CU2237

Message: I strongly oppose the request to build a RV & Storage Business on Postal Lane, Lewes, DE. This will interfere with traffic flow that is already very congested; affect school children getting on/off buses at entrance to Maple Dr., be an eyesore for houses that will face this large facility and affect the safety of residents living in Sandy Brae.

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## Chase Phillips

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**From:** JEFFREY SANDERS <sanders24@comcast.net>  
**Sent:** Monday, September 21, 2020 7:48 PM  
**To:** Chase Phillips  
**Subject:** Boat & RV Storage facility Postal Lane

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

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Mr. Chase Phillips  
Planner I

Good evening Mr. Phillips,

I am a home owner in Heritage Village. I am writing to you adamantly opposing the approval of the 2.5 acre storage facility being considered off Postal Lane. This is an agriculture residential zoned district that should remain as such.

Future concerns include potential adverse impact on our property values, crime, vandalism and theft associated with these rentals.

These large vehicles will be making wide turns, and affecting dog walkers, bikers and school children waiting for their school bus, and getting dropped off in the midst of this increased traffic and congestion.

Please help us maintain our quality of life and our sense of safety in our community. We currently live in a community where people and activities thrive, please do not take these away from us.

I urge you to deny this request.

Thank you for your consideration.

Regards,

Jeff & Bobbi Sanders

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## Chase Phillips

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**From:** Terri Crawford <tcshore24@gmail.com>  
**Sent:** Monday, September 21, 2020 8:03 PM  
**To:** Chase Phillips  
**Cc:** hrvbod.ronscala@gmail.com  
**Subject:** RV & Boat Storage 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.

We are writing regarding the proposed RV & Boat Storage Project at Postal Lane and oppose this application. We were informed that the owner of the farm next to Heritage Village wants to convert 2.5 acres of his land to a fenced-in storage facility for RVs, boats and trailers.

We are owners of a residence on Bethpage Drive in Heritage Village which is a quiet community. This 2.5 acre lot also sits next to the American Classic Golf course on Bethpage Drive. This storage lot will increase traffic on Postal Lane. Also, it sits where there is a curve in the road at Postal Lane where community owners and visitors at Heritage Village and golf course may not be able to see large vehicles when people are pulling in and out of the proposed lot. Also, as you are probably aware, Postal Lane has increased tremendously in traffic this past year. This is a safety concern for traffic on Postal Lane, our development, residents and pets. Another concern may be the potential adverse impact to our real estate values.

This huge commercial venture does not belong right in the center of three residential neighborhoods. If this property is approved, it may lead to further expansion of this business or additional businesses in the future. Please hear our concerns and oppose this application.

Sincerely,  
David and Terri Crawford  
18757 Bethpage Drive  
Lewes, DE 19958  
[dpcrawford33@hotmail.com](mailto:dpcrawford33@hotmail.com)  
[tcshore24@gmail.com](mailto:tcshore24@gmail.com)

Opposition  
Exhibit

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SEP 22 2020

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SEP 22 2020

Comments on Proposed RV and Boat Storage Facility  
Postal Lane, Lewes, DE

SUSSEX COUNTY  
PLANNING & ZONING

Dear Mr. Phillips,

As a homeowner in Heritage Village since 2009, I have strenuous objections to rezoning of the parcel in question and conversion of part of that property to a boat and RV storage area. My serious concerns are based on practical, personal financial, and aesthetic considerations, as follows:

1. Practical--traffic congestion on Postal Lane: over the past 11 years, I have witnessed Postal Lane become transformed from a quiet country road providing access primarily for residents of Heritage Village and Sandy Brae to Route 1 and Plantation Road, to a major thoroughfare for both visitors and residents between the latter two arteries. Indeed, Postal Lane is the ONLY link between these two north-south routes between Shady Lane and Route 24. Over the years, the volume of traffic on Postal Lane expanded to the point that DelDOT re-designed the intersection of Postal Lane and Cedar Grove Roads and installed a much-needed stoplight there. Unfortunately for us local residents, this has only somewhat alleviated traffic congestion on—and access to—Postal Lane. Access for eastbound residents of Heritage Village, nearly at all hours of the day, not to mention during peak traffic hours, is constrained by traffic backups at the intersection of Postal and Route 1 (which often becomes gridlocked during the summer period). This essentially cuts off access for us even to the Pelican Square Shopping Center and the ACME—our local food supplier!

Likewise, access for us wishing to travel westbound on Postal is constrained by backups from the stoplight at Postal and Plantation. In previous years, basically only local residents would use Plantation as a conduit to Route 24 and beyond, on Warrington Road (Rd 275 13A) to Old Landing Road. Over the past five years, however, this alternative route to avoid the year-round congestion on Route 1, coupled with increased residential and non-residential development along Plantation Road, has swelled congestion to the point that Plantation is sometimes backed up all the way from Route 24 to Postal Lane. This, in turn, impedes the traffic flow from Postal Lane onto Plantation, seriously delaying traffic access to Route 24 and the businesses and healthcare facilities east along that road (e.g. Beebe's Walk-In Clinic and other facilities, the Delaware Eye Institute, Wal-Mart, the UPS Store, Royal Farms).

Another consideration about the use of Postal Lane is that, in the bicycle-friendly Lewes-Rehoboth Beach area, there is NO bike lane. Bicyclists, including those who live in or visit Heritage Village, must use Postal Lane for access to or Community. Absent a bike lane, this not only creates more vehicular traffic congestion, it poses major safety risks for bicyclists.

2. Lack of Clarity regarding existence/availability of a DelDOT Transportation Impact Study: Based on information provide to members of the Heritage Community to date, the only ingress/egress into and out of the proposed storage facility would be a "driveway" coming directly off of Postal Lane. At the present time, there appears to be NO provision in the plan for the developer of the project to make any improvements to Postal Lane relating to the frontage of the project to enable the flow of traffic to be unimpeded.

I would note that, in 2013, an RV resort and campground was proposed for a parcel along Cedar Grove Road. Although the proposal was not approved by the Sussex County Council (see

<https://www.capegazette.com/article/council-denies-love-creek-campground/76289>), the developer would have been required to make road improvements to Cedar Grove Road from the campground's frontage, including a 310-foot, left-turn lane into the proposed campground and two 11-foot (or 12-foot) travel lanes and two 5-foot (or 4-foot) shoulders to accommodate large RVs. (See <https://www.capegazette.com/node/48221>).

Given the current configuration of Postal Lane, it is unclear to me how the developer of this project would provide access to the parcel, while simultaneously providing for the safety of reasonable, prudent drivers, as well as bicyclists, pedestrians, and the elderly. As noted above, there are no bike lanes or sidewalks along Postal Lane from the golf course to Plantation Road, nor does there appear to be space to provide for any. In my observation, there ARE bicyclists and pedestrians along that stretch, particularly ones who walk to Pelican Square and return home carrying or using a cart to carry groceries. Most of the land abutting Postal Lane is owned by other homeowners besides the Warringtons, not to mention that there are large, beautiful, decades-old trees that would have to be removed on the Warringtons' side of Postal Lane to provide for any widening of the road. On environmental grounds alone, this should be prohibited.

3. Personal Objections: Impact on Property Value: As noted, my husband and I have been homeowners in Heritage Village since 2009. Our townhouse is located at the back of the development facing the golf course. Over the years, we witnessed the gradual deterioration of the golf course parcel under the previous ownership and then its transformation under the new owners between 2011-2013. The new/present owners maintain the golf course in superb condition. Our property's position facing the golf course and the Warrington parcel, which has been continually farmed, makes for a expansive, unobstructed view with spectacular sunsets. An RV and boat storage facility, surrounded by a fence, would clearly have a negative effect on the aesthetics of our view and concomitantly, on our property value. It is hard to imagine anything more disruptive to the serenity, greenery and beauty of this area than a collection of RVs, boat trailers and boats, surrounded by some kind of fence, parked on that parcel; they simply do not belong next to an immaculately-landscaped residential community and golf course! I understand that you have heard similar objections from other residents of Heritage Village, as well as residents of Sandy Brae.

Please give careful consideration to such objections and decline this proposed project. It would be a blight on a beautiful swath of agricultural land, which is rapidly diminishing in Sussex County because of over-development.

Thank you,

Karen L. Ware  
Heritage Village  
18878 Bethpage Drive  
Lewes, DE 19958-4852

[Ware.Karen@ymail.com](mailto:Ware.Karen@ymail.com)

001-66-92-968-7074 (temporary cell phone while being stranded in Thailand)

**Chase Phillips**

RECEIVED

**From:** Friends <swarow2000@yahoo.com>  
**Sent:** Tuesday, September 22, 2020 2:33 PM  
**To:** Chase Phillips  
**Cc:** HRV-BOD Ron Scala; Admin Team  
**Subject:** Letter opposing converting 2.5 acres of farmland abutting Bethpage Drive into a storage facility

SUSSEX COUNTY  
PLANNING & ZONING

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Please record my opposition to converting 2.5 acres of farmland abutting Bethpage Drive into a fenced-in storage facility for RVs, boats, and trailers.

As a Heritage Village community member, I am opposed for the following reasons:

- Dangerous traffic conditions and congestion:
  - o Traffic on Postal Lane has become increasingly denser and even dangerous, especially during prime beach season. Traffic in and out of the storage lot on Postal Lane will create an unnecessary hazard.
  - o Large turning vehicles will impede two-way traffic. The street is not designed for heavy loads making wide turns in and out of a storage facility. Traffic on both side of the road will be affected, increasing accidents and causing extensive delays.
- Increased crime/noise/other nuisances:
  - o Acres of parked RVs, boats, etc. will invite vandalism and theft, which will undoubtedly spill over to the Heritage Village residential community as vandals look for additional targets. This will affect the emotional and even physical health of our many elderly residents, including disable veterans.
  - o 24-hour access will create untenable noise conditions, especially with increased crowds looking for places to park (and sleep) during local events in Dover Downs and neighboring cities. Additionally, noise complaints and increased crime will create the need for additional law enforcement resources patrolling the area.
  - o Unsafe pedestrian conditions: With numerous dog walkers and joggers, this huge commercial venture does not belong right in the center of three residential neighborhoods.
  - o Increased odors and visual intrusions will have a detrimental impact on the peace and privacy to abutting homeowners.
- Decreased home values: Abutting homes to the farmland were more costly due to the view and space. A giant parking lot of vehicles in various states of decline, bright lights glaring all through the night, endless noise at all hours, etc. will invariably decrease property values.
- Vermin breeding ground: RVs, boats and other stored vehicles filled with tasty morsels of stored goodies will create a rodent infestation that will spill over to the neighboring residential communities.
- Untold hazards: Deteriorating RVs, boats, and trailers pose numerous hazards including toxic waste. Additionally, owners sleeping in their RVs will create additional unsanitary conditions.
- Environmental safety:
  - o Flooding and pollution hazard: Turning acres of rain absorbing land into a concrete jungle will create pollution runoff and storm drainage problems
  - o Global warming: Materials such as **concrete and asphalt** have a much higher capacity for heat and stay warmer at night never allowing the surrounding **communities** to cool off as much.

Authorizing this eye sore and community hazard will only lead to scope creep and invite further expansion of new business enterprises further degrading our quality of life and the reasons we choose to purchase and live in Heritage village and the surrounding residential communities.

Respectfully,

Barbara Goldberg  
18798 Bethpage Drive  
Lewes, DE 19958

***"Fight for the things that you care about, but do it in a way that will lead others to join you." -  
RBG***

**Chase Phillips**

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**From:** kzello@zoominternet.net  
**Sent:** Monday, September 21, 2020 9:48 PM  
**To:** Chase Phillips  
**Subject:** Fwd: Opposition to C/U Samuel C. Warrington II Use of Land for an Outdoor RV and Boat Storage off of Postal Lane

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Dear Mr. Phillips,

As a resident of the Heritage Village community housing development, I am writing this letter to express my opposition to a proposal that would allow land near Postal Lane to be used for an Outdoor RV and Boat Storage business.( C/U Samuel C. Warrington II 34378 Postal Lane, Lewes, De Tax Parcel: 334- 12.00-55.01)

This proposed new commercial venture does not belong in this designated AR-1 Agricultural Residential District. An Outdoor RV and Boat Storage does not belong in the center of 3 neighborhoods!

Additionally, I am concerned with the potential impact this new business will bring to the lowering of our real estate values here in Heritage Village.

I urge you to disapprove this application.

Thank you.

Karen Zello  
34831 Pinehurst Way  
Lewes, De 19958  
443-350-3706

Opposition  
Exhibit

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PLANNING & ZONING

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**From:** kzello@zoominternet.net  
**To:** "chase phillips" <chase.phillips@sussexcountyde.gov>  
**Sent:** Sunday, September 20, 2020 8:02:26 AM  
**Subject:** Opposition to C/U Samuel C. Warrington II Use of Land for an Outdoor RV and Boat Storage off of Postal Lane

Dear Mr. Phillips,

As a resident of the Heritage Village community housing development, I am writing this letter to express my opposition to a proposal that would allow land near Postal Lane to be used for an Outdoor RV and Boat Storage business.( C/U Samuel C. Warrington II 34378 Postal Lane, Lewes, De Tax Parcel: 334- 12.00-55.01)

This proposed new commercial venture does not belong in this designated AR-1 Agricultural Residential District. An Outdoor RV and Boat Storage does not belong in the center of 3 neighborhoods!

Additionally, I am concerned with the potential impact this new business will bring to the lowering of our real estate values here in Heritage Village.

I urge you to disapprove this application.

Thank you.

Karen Zello  
34831 Pinehurst Way  
Lewes, De 19958  
443-350-3706

Date: Sept 21, 2020

Mr Phillips,

My wife and I had purchased a house in Heritage Village in 2017 and have been more than happy about our location for a second home. After searching for about 12 months, we found that all the amenities that Heritage Village offers, was exactly what we were looking for, for our family of 5. It's a quiet neighborhood with lots to offer, such as close to shopping, close to the beach, close to the movie theater, and a wonderful golf course short enough to be enjoyed by everyone of all ages and skill levels. Another reason we bought here was that the land adjacent to the golf course would never be developed. We would not have moved here if there was a chance it could be developed into a business venture. We were very disappointed to hear that it was under consideration for a storage yard for boats and rv's.

The idea of a boat and rv storage yard does not seem to be very appealing or sightly for our neighborhood. For one, it is very close to Rt 1 and a very busy entry/egress point to access the ACME shopping center. Many times, especially during the busy summer months, this intersection is congested and takes time and patience to exit or enter the Heritage Village complex. Imagine large RV's, trucks and trailers, boat trailers adding to the congestion that already exists. This simply does not seem like a wise opportunity for growth in our small piece of paradise. Some other issues that concern our family is the crime rate as storage yards for RV's and boats become an attraction for criminals looking to capitalize on someone else's property. This will then lead them into our neighborhood to continue their crime spree. This is not fair to the people in our community or the people in the adjacent communities. There is no reason to put a storage yard at this location when there are many, many other vacant lots to do so.

Please consider our stance on this proposed business. We would very much appreciate your consideration to protect our property and our community from unwanted business ventures such as this now and in the future.

Sincerely,

Tony and Lynn Leonard

18813 Bethpage Drive

Lewes, DE 19958

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PLANNING & ZONING



## Chase Phillips

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**From:** Jenna Douglass <jenna.douglass@gmail.com>  
**Sent:** Monday, September 21, 2020 4:29 PM  
**To:** Chase Phillips  
**Cc:** hrvbod.ronscala@gmail.com  
**Subject:** Proposed RV/boat lot on Golf Course Way

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To whom it may concern,

I am writing to you as a resident of the Heritage Village neighborhood regarding the proposed outdoor RV and boat storage facility. I would like to voice my opinion that I am against this possibility, as that area is not suitable for a business venture as it is in the middle of many residential neighborhoods. Not only would it be visually unappealing, but the increase in vehicle traffic could decrease the safety that is normally afforded to the neighborhood's residents, especially to dog owners and those choosing to exercise in that area.

I would appreciate you considering my appeal at this time.

Thank you,  
Jenna Douglass  
30874 Congressional Lane  
Lewes, DE 19958

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SUSSEX COUNTY  
PLANNING & ZONING



**Chase Phillips**

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**From:** James Proske <james.proske@gmail.com>  
**Sent:** Monday, September 21, 2020 1:37 PM  
**To:** Chase Phillips; Planning and Zoning  
**Subject:** C/U 2237 Samuel C. Warrington II

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To: Chase Phillips, Planner I and Sussex County Planning & Zoning Commission  
From: James and Patricia Proske  
RE: C/U 2237 Samuel C. Warrington II

We are homeowners at Heritage Village in Lewes Delaware and are concerned about the application for a Conditional Use of land request to permit Samuel C. Warrington II to create an outdoor RV and boat storage location and business. The initial hearing of this request is on the agenda for Thursday September 25<sup>th</sup>, 2020.

We are not in favor of this proposal to bring a commercial business into an area closely surrounded by residential neighborhoods. We have two specific concerns:

Postal Lane is a single lane road connecting Coastal Highway (Route 1) and Plantation Road (1D) and is already a popular shortcut for motorists to avoid Route 1 traffic. During the summer season and beyond this road becomes difficult to access from Bethpage Drive into and out of our community. Adding large vehicle traffic to this road, turning into and out of the proposed storage entrance and exit will increase volume and the difficulty for local motorists getting on and off the road. As this is a storage facility then each drop off and pickup will have two vehicles to get there and leave, adding to the overall volume of traffic. There is also the potential of backups going into the facility, spilling over onto Postal Lane. The result is recreational vehicles and trailers with boats sitting on Postal Lane waiting to enter or exit the storage facility, stopping all traffic from passing. Will a traffic study be conducted to determine the level of service expected of Postal Lane today?

The second concern is the daily operations of the storage facility and our homes. A fence is not going to hide the various large vehicles and trailers from view within our neighborhood. We bought and today enjoy a bucolic residence within Lewes Delaware. It is reasonable to expect they will have 24-hour security, cameras and lights on the property to protect the storage, also visible. The exhaust from these large vehicles will add both noise and air pollution. As a storage facility for RV and Boats it will be open 24 hours a day 7 days a week with the noise of vehicles starting engines and moving throughout these times. Will an environmental study be conducted to estimate the increase of particulate matter and VOCs our neighborhood will be forced to breath? We need to worry not only about the vehicle exhaust but also the potential release of waste system gases. Will we be able to open our windows or sit on the deck? Noxious fumes can turn our relaxing beach town neighborhood into a place we avoid.

If this application moves forward, our neighborhood can go from one of the best places to live and vacation to a parking lot where people park and store, then travel to other towns to live and relax. My wife and I along with our community urge you as part of your analysis to reject the consideration of this Conditional use of Land for an outdoor RV and boat storage facility. Thank you.

Best Regards,

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PLANNING

James and Patricia Proske  
18766 Bethpage Drive  
Lewes, Delaware 19958  
908-906-4571 / 973-214-3503

SEP 21 2020

**Chase Phillips**

**From:** Nancy Bruno <nancyb\_1214@yahoo.com>  
**Sent:** Monday, September 21, 2020 11:47 AM  
**To:** Chase Phillips; nancyb\_1214@yahoo.com  
**Subject:** C/U 2237 RV/Boat Storage

SUSSEX COUNTY  
 PLANNING & ZONING

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Sent from Mail for Windows 10Dear Mr. Phillips,

I am reaching out to you today to express my concerns about an outdoor RV/Boat storage proposal submitted to Sussex county on July 17, 2020 by Samuel C. Warrington II (C/U 2237) utilizing the property at 34378 Postal Lane, Lewes, DE 19958. As the rezoning application states, the property will use 2.5 (more or less) acres of land at this site for storing these large vehicles.

While I have been reading the proposal and have researched these facilities, I have come across several issues with these properties. Additionally, the access to this location from Postal Lane raises serious concerns.

First, the area itself is in a wide-open space that is passed by automobiles on the private road, Bethpage Drive, on the way in and out of the Heritage Village community. Needless to say, this will be unsightly. Not only that, the only people that will have to deal with this are the people that live in the development and no one else. Will the area be maintained? Will it be paved? Will there be control of pests in the area?

Mostly, my main concern about the location is that there is no guarantee that the individual boat and RV owners will follow any rules or environmental guidelines for dumping garbage, other items that may have broken, but most importantly, the grey and black water from these vehicles. The EPA does not recommend that any of that waste water be dumped into septic systems which is what the property currently provides. According to the EPA, chemicals from these vehicles do not work well with septic tanks and those tanks can seep over time into the surrounding areas creating an environmental catastrophe and with waste, odor and any water resources. There is nothing in the application that states there will be a facility do any dumping of those items but again, there isn't anything that prevents that from happening if the owners of the vehicles do not follow rules or guidelines.

<https://www.epa.gov/sites/production/files/2015-06/documents/rv-wastewater.pdf>

Additionally, as an occasional bicyclist, I will attest to the narrowness of Postal Lane itself. Any large vehicles trying to enter the location from Postal Lane coming from the Plantation Road direction will need to swing wide to get into the property. And any vehicle coming from the Rt. 1 direction will need to make a left and hold traffic to do so. Neither direction leaves room for cyclists and it creates a hazard if the vehicle does not fit on the road or if other motorists get impatient with a wait. The road itself is a bit of a hazard for cyclists as it is. Adding large tow vehicles to the road will only exacerbate a situation.

As you can see, it doesn't make a lot of sense to the county, Lewes, or the area surrounding Postal Lane to create this storage facility considering there is already ample storage in the area.

I want to thank you for your time and consideration of the issues and concerns I have raised. If you have any questions for me, please do not hesitate to contact me.

Kindest regards,  
Nancy Bruno  
18772 Bethpage Drive,  
Lewes, DE 19958  
856.278.7678

Hi Sussex County Council,

I am a resident of Heritage Village in Lewes and have learned there is an application to change a portion of the corn field from Agricultural Use to Conditional Commercial use. I want to go on record that I and my spouse are totally against this. We moved here 5 years ago because it is a very residential area, even with the golf course next door, it remains a quiet place to live.

The traffic issues that this boat/ RV storage facility will create will make Postal Rd more dangerous than it already is, especially during tourist season. There is a curve where the entrance is determined to be and unless some major changes are made to this already narrow road, this is only an accident(s) waiting to happen. Postal Rd. is too narrow to be considered for a commercial endeavor.

Another concern is that with boat and RV storage there needs to be a certain type of surface they are parked on. This is Extremely important due to Hazardous Waste leaking onto the ground.

I hope you vote No on this Application.

Thank you for your attention in this matter.

Regards,  
Ingrid Callmann and Karen Askins  
18784 Bethpage Dr.  
Lewes, De. 19958  
610-428-6229

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SEP 21 2020

SUSSEX COUNTY  
PLANNING & ZONING



## Chase Phillips

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**From:** beth petite <mohinder\_nestle@yahoo.com>  
**Sent:** Monday, September 21, 2020 10:18 AM  
**To:** Chase Phillips  
**Subject:** RV and Boat Storage Proposal  
**Attachments:** Rehoboth.pages

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SUSSEX COUNTY  
PLANNING & ZONING

9/21/2020

To Whom It May Concern,

I am writing relative to the proposed Boat/RV storage facility being built off of Postal Lane and surrounding Bethpage Dr., Lewes, Delaware. I am a homeowner at 18880 Bethpage Drive and needless to say am extremely concerned with the possible request being approved.

It is proposed the entrance be off of Postal Lane, a narrow, busy road which presently presents difficulty when exiting Bethpage Drive. The addition of a facility such as a Boat and RV storage will only enhance the present problem and create an even more dangerous situation. The acme already invites extra traffic on a daily basis. With larger vehicles such as RV's and Boats accessing the road on a consistent basis it is absolutely a safety hazard. Consideration must be given to the residents who reside in the area and are utilizing the roadway on a daily basis. Why jeopardize the safety of others?

The placement of the proposed storage facility is also a concern. Why would a facility which stores RV's and Boats be placed in the middle of several residential communities? I have observed many other potential locations for such a business where it does not impact residential communities. When deciding to purchase a home on Bethpage Drive it was the serene views and feel in Heritage Village which attracted me to Lewes. Looking out onto the golf course, seeing the golfers, watching the many residents walk along Bethpage Drive, children riding their bikes, residents walking their dogs, etc. The proposed storage facility will bring noise, unwanted scenery, possible vandalism, and a constant view similar to Dover Downs on a busy day.

Presently people come to utilize the serene nature of the American Club Golf Course. What advantage does a RV/Boat storage facility bring to the present serene nature? It only brings an unwanted view, noise, and traffic. The development of a storage facility will definitely take away the peaceful nature. The approval of such a facility will take away the beauty of the present area.

The approval of the Boat/RV storage facility will also create a change in the environmental conditions. Boats and RV's will bring hazardous materials into the area which causes safety concerns as well.

As I thoroughly think through the proposal I was trying to identify the benefits it may bring to the many residents in the surrounding communities. To date I have discovered none. Will the development of such a facility bring value to our homes? No. Will the development lower taxes? No. Will the development create beauty to our present area? No. Is the development of such a facility creating a safer environment? No. Does the development enhance the beauty of the community? No.

It is my hope that the concerns of the residents in the surrounding communities is strongly taken under consideration when determining the outcome of this proposal. The number of people who will be negatively impacted far outweighs the gains which will be received from such a facility.

Sincerely,

Elizabeth Petitte  
18880 Bethpage Drive  
Lewes, Del 19958

## Chase Phillips

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**From:** Stacy Wenzl <stacywenzl@verizon.net>  
**Sent:** Friday, September 18, 2020 4:26 PM  
**To:** Chase Phillips  
**Cc:** HRVBOD.ronscala@gmail.com  
**Subject:** Planning & Zoning Objection - Heritage Village

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To whom it may concern:

I am unable to attend the Planning & Zoning meeting on Thurs, 9/24/2020, therefore I wanted to write to express my strong position of opposing the proposed plan to build a Boat & RV storage facility right next to our development on 2.5 acres of farm land. This would cause a tremendous eye sore, traffic issues and decreased property values. I bought in this development because I was advised that the farm next to our development would remain a farm and an agricultural property.

Please do NOT allow this development.

Thank you,  
Stacy Wenzl  
18795 Bethpage Drive  
Lewes, DE 19958

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SEP 18 2020

SUSSEX COUNTY  
PLANNING & ZONING



## Chase Phillips

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**From:** Craig Oreilly <croreilly@aol.com>  
**Sent:** Friday, September 18, 2020 4:07 PM  
**To:** Chase Phillips  
**Cc:** hrvbod.ronscala@gmail.com  
**Subject:** RV Storage Facility

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Sir:

Good afternoon - I am writing to voice my strong opposition to the proposed conversion of farm land to a RV storage facility next to Heritage Village in Lewes. I firmly believe that if this proposal is granted, the only party that will benefit is the land owner -- not the residents of Heritage Village or our surrounding neighbors. Not only will there be a drastic increase in vehicle traffic in and around our development, I am certain that this storage facility will have a negative impact on our property values.

I am requesting that any proposal to allow this farm land be converted to any commercial property now or in the future be denied.

Thank you --

Craig O'Reilly  
30881 Congressional Lane  
Lewes, DE 19958  
941-586-0120

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SUSSEX COUNTY  
PLANNING & ZONING



## Chase Phillips

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**From:** Natalie Rosetti <natalierosetti@gmail.com>  
**Sent:** Friday, September 18, 2020 3:53 PM  
**To:** Chase Phillips  
**Subject:** Applicant Samuel Warrington CU2237

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Dear Chase,

I am a homeowner living in Heritage Village which is located off of Postal Lane and right next to Mr.Warrington's farm. I received a postcard regarding the RV and Boat storage facility that Mr Warrington is proposing. I feel this should not be granted for the following concerns and reasons:

1. This would hurt Heritage Village homeowners property value and resales in the entire community.
2. I don't feel this commercial venture belongs right in the center of three residential neighborhoods.
3. Since the entrance would be off of Postal Lane which is only a 2 lane street, I don't believe Postal Lane is wide enough to accommodate wide turns that boats and rv's will need to enter. Traffic will be backed up because of it and will be a big mess in the spring and summer. Traffic is bad enough now because we are located between Coastal Highway and Plantation Rd.
4. Hazardous material leaks are possible which is terrible for the homeowners, American Classic Golf Club and the environment.
5. Usually storage places are overgrown with weeds and are not kept up. I feel this will look like a junkyard in no time. This will only bring vandalism , theft and rodents in our communities.
6. When he wanted to develop 14 townhomes it wasn't approved. Then he went to ask for only 4 single family homes which again wasn't approved. (this would have been better) because of less traffic than the rv's and boats would bring.

Thank you for listening

Natalie Rosetti- Heritage Village Homeowner  
18806 Bethpage Dr.  
Lewes, De. 19958

**Opposition  
Exhibit**

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SEP 18 2020

SUSSEX COUNTY  
PLANNING & ZONING



## Chase Phillips

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**From:** keckert6962 <keckert6962@gmail.com>  
**Sent:** Friday, September 18, 2020 2:04 PM  
**To:** Chase Phillips  
**Cc:** HRVBOD.RonScala@gmail.com  
**Subject:** Zoning hearing regarding C/U 2237 Samuel C Warrington II, 34778 Postal Ln, Lewes, DE

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As a resident of the Heritage Village community I am opposed to changing the use of this land from agricultural zoning to commercial use zoning for the purpose of being a boat, trailer and RV storage lot. Movement of these vehicles will cause delays on an already dangerous curved stretch of road. It's already tough getting out on to Postal Rd due to cars flying around the curve where an entrance to the proposed storage lot would be. I am also opposed because of the hazardous materials in these vehicles. At some point, I would hope the wishes of the affected communities where these types of situations occur would not be run over for the sake of increased income to the local counties.

Sent from my Verizon, Samsung Galaxy smartphone

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## Chase Phillips

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**From:** keckert6962 <keckert6962@gmail.com>  
**Sent:** Friday, September 18, 2020 2:04 PM  
**To:** Chase Phillips  
**Cc:** HRVBOD.RonScala@gmail.com  
**Subject:** Zoning hearing regarding C/U 2237 Samuel C Warrington II, 34778 Postal Ln, Lewes, DE

**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.

As a resident of the Heritage Village community I am opposed to changing the use of this land from agricultural zoning to commercial use zoning for the purpose of being a boat, trailer and RV storage lot. Movement of these vehicles will cause delays on an already dangerous curved stretch of road. It's already tough getting out on to Postal Rd due to cars flying around the curve where an entrance to the proposed storage lot would be. I am also opposed because of the hazardous materials in these vehicles. At some point, I would hope the wishes of the affected communities where these types of situations occur would not be run over for the sake of increased income to the local counties.

Sent from my Verizon, Samsung Galaxy smartphone

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## Chase Phillips

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**From:** carol Ferraro <carolferraro4405@gmail.com>  
**Sent:** Friday, September 18, 2020 1:52 PM  
**To:** Chase Phillips  
**Subject:** Re: Boat and RV storage storage commercial area proposal next to 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.

CU/2237

Applicant: Samuel Warrington

Hello Mr. Phillips,

I read the public notice and am very concerned about the affect on property values, the public golf course and the environment next to Heritage Village.

I agree wholeheartedly with all of the points in the letter to you from our neighbors, the Armideos, on Bethpage Drive across from the cornfield.

In addition, my husband, Brian and I are concerned with the additional traffic into our community from Postal Lane and the eyesore to our lovely community.

We are not in favor of this proposal and wanted to express our opposition. We live out of state but will make every effort to attend the hearings.

Carol and Brian Ferraro  
610 350 7983  
18741 Bethpage Deive.

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## Chase Phillips

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**From:** Reagan, Linda M <linda.m.reagan@bofa.com>  
**Sent:** Friday, September 18, 2020 11:54 AM  
**To:** Chase Phillips  
**Subject:** Heritage Village  
**Attachments:** image004.emz

**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,

My husband and I purchased a home in Heritage Village in 2012 and we love it!!

One of the reasons we decided to buy in Heritage Village was the beautiful entrance leading to the community. We asked numerous times about the farmland since our biggest concern was developing on that property which would take away from what we love about our community. We were told by Thompson Builders that the land was zoned for only farmland and building or using it for commercial use was not going to happen.

It has recently been brought to our attention that there is a potential plan to add some kind of storage facility for RV, boats and trailers. My parents live in Ocean View and they went through the same thing. They were informed that a portion of their development was going to become a storage unit for boats and RVs but would not have any impact to the community. There are many older people who live in the community so it was a huge concern that people who don't live there would be coming through to "drop off" their toys, many of which are dilapidated and even abandoned.

After just 1 year, the crime, noise, and traffic in the development have increased dramatically. Home value has decreased and frankly, the storage area is a complete eyesore.

The proposal of a fenced in storage facility on the farmland of Heritage Village would bring the same results; increased crime, noise and traffic!! Storing other peoples "stuff" close to our community is an unfair thing to do to the owners.

This decision could force me out of my home and I am sure the same goes for others. Many of whom have lived in the area for many years. If the decision is made taking all of those people into consideration, I am sure a much better solution will surface.

Thank you very much  
Jim and Linda Reagan  
Resident of Heritage Village

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**LINDA M REAGAN**  
DIVESTITURES & STRATEGIC EXECUTION PROGRAM SUPPORT

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## Chase Phillips

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**From:** Crystal Armideo <crys4homes@aol.com>  
**Sent:** Friday, September 18, 2020 11:11 AM  
**To:** Chase Phillips  
**Subject:** Re: C/U2237 Applicant: Samuel Warrington

**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. Phillips:

I am writing in reference to the proposed RV/Boat Storage at 34378 Postal Lane, Lewes. My husband Tony and I reside in Heritage Village which lies within 200 feet of the subject site. We are not in favor of this property becoming an RV/Boat Storage Commercial area. Just a few of our concerns are listed below:

- Outdoor storage provides the appearance and actualization of a junkyard. This will surely bring our property values down.
- Will the property be paved? Will the property be overgrown with weeds if not paved?
- Will there be a dump station? How will the dump station be maintained? Will it be maintained?
- Each vehicle contains hazardous materials. How will the vehicles be monitored to assure they will not leak such materials as gasoline, lubricants, battery acid, toilet chemicals, etc.. Will there be requirements? Inspections? Regulations?
- Tenants storing extra gasoline and other hazardous materials, spare tires storage which present hazards.
- Chemicals that leak can contaminate the soil and surrounding area.
- Rodents are also an issue in such storage facilities.

Mr. Phillips, I urge you to reconsider this proposal. Is this something you would welcome in your back yard? I look forward to the September 24, 2020, 5 PM hearing as well as the October 27, 2020 1:30 PM hearing where our protests may be heard.

Thank you for your consideration.

Crystal and Tony Armideo

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## Chase Phillips

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**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.

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SUSSEX COUNTY  
PLANNING & ZONING



## Chase Phillips

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**From:** DAVID STARKIE <dcstarkie@aol.com>  
**Sent:** Friday, September 18, 2020 11:26 AM  
**To:** Chase Phillips; HRVBOD.ronscala@gmail.com  
**Subject:** Heritage Village and RV & Boat Storage 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.

Subject: Proposed RV and Boat Storage Project off Old Postal Road

We own a townhouse in Heritage Village at 18884 Bethpage Drive, Lewes, overlooking the golf course and the subject agricultural area. We bought it in 2010 before the golf course changed ownership and the new owners renovated it to its present beautiful state. At the time, I anticipated that the corn/soy bean production in the agricultural area would not last long given the development going on in the region and the value of that property. We thought that it would at most be developed as home sites, or at least another retail mall. I never imagined that it would be used as an industrial site for the storage of boats and RVs.

I also can not imagine that the zoning board would permit such an intrusion into such an obvious residential area. My wife and I have enjoyed the views from our second and third floor decks over looking that area. The result of this intrusion would be a totally unacceptable visual impact that would reduce not only our aesthetic quality but that of the entire Heritage subdivision, the golf course patrons and the other two subdivisions that also abut the proposed site. This equates to thousands of people whose quality of life would be permanently impacted. A six or 8 foot privacy fence around the boats and RVs would have no affect on our view shed.

Since we bought our unit, it and the hundreds of other units in the surrounding residential areas, have seen a steady increase in the value of our investment. The proposed development and the impending unacceptable adverse visual impacts would in the long run reduce our property values and the return on our investments. Most of us in our community are here to enjoy an environment near the beach, a pool, a golf course and shopping within walking distance. To develop an RV & Boat Storage Project would impact the suburban coastal ambiance that draws people here and decrease our business revenue.

Traffic on Old Postal Road is difficult at best due to its narrow lanes that are impacted infrequently by people walking, deliveries, trash collection and mail trucks. It has no shoulders or sidewalks which makes it dangerous. The increased RV, truck and trailer traffic, of the proposed RV & Boat Storage Project would increase these hazards to an unacceptable level. Access off Old Postal Road would increase the danger and access off Bethpage Drive would be difficult to maneuver the vehicles that could be anticipated. The planners must include widening these roads and installing shoulders and sidewalks in there proposal.

I find this proposal to be totally unacceptable for aesthetic, economic and safety reasons. If the board feels that an RV & Boat Storage Project area is so necessary, there are thousands of acres of undeveloped farm fields lying all around Sussex County that would more suitably accommodate such a business. I strongly demand that the county counsel reject this proposal and either enforce the existing zoning if it is agricultural or residential or rezone the area for residential use.

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Dear Mr. Phillips:

We are writing today pursuant to the information we received this morning regarding the possibility of a “fenced-in storage facility being built for boats, RV’s and trailers” abutting Bethpage Drive.

We live in Heritage Village and my husband and I are strongly opposed to this project. We bought our property 6 years ago because it was such a peaceful, quiet escape from our hectic lives in Baltimore. This picturesque development that is surrounded by trees and nature and a beautiful golf course will be ruined if this plan goes through. Can you imagine the traffic, the noise, the ungodly site of these huge motor homes, boats or trailers being the first thing you see as you drive into our wonderful community. Please put yourselves in our place, would you want this in your neighborhood? We take pride in our homes and the surrounding aesthetics that brought us all here in the first place. Consider also the fact that our children and grandchildren ride their bikes, walk or jog in the community. What happens when one of these children are hit or killed by these vehicles? I am begging you to table this commercial venture. IT DOES NOT BELONG IN A RESIDENTIAL NEIGHBORHOOD..

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Not only does this cause a concern for safety but it will bring down our property values and open up the possibility of our property being vandalized or homes broken into.

Please re-consider this project. It can't always be about money. It needs to be about people and our environment.

Larry & Donna Tarr

September 18, 2020

Letter to Sussex County Planning and Zoning Commission: Chase Phillips

Re: C/U 2237 Samuel C. Warrington II

As owners of property in the community of Heritage Village, we object to granting a conditional use of land owned by Samuel C. Warrington II for RV and boat storage. We believe that a commercial business such as described is not a good fit for an area surrounded by residential housing. The intended area of use would be visible upon entry to our community and also visible from a number of residential units. We believe that this type of development could potentially have an adverse effect on the quality of life and property values of our community. Postal Lane is a very narrow and heavily traveled road. Multiple vehicles with overall lengths in excess of 50 feet would making turns in and out of the proposed site. The addition of such vehicles will only cause more traffic issues in an already congested area.

We ask that the request for change in conditional use of this property be denied.

Regards,

Mark and Darla Rogowski  
18868 Bethpage Drive  
Lewes, DE 19958

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## Chase Phillips

---

**From:** Joy <joyster68@yahoo.com>  
**Sent:** Friday, September 18, 2020 5:00 PM  
**To:** Chase Phillips  
**Subject:** Hearing for RV & Boat Storage Project - Postal Lane

**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 Chase,

I am writing to express my major concerns over a potential 2.5 acres fenced in facility for RV's, boats, trailers and other items abutting Bethpage Drive! I've lived in this beautiful community since 2013 and never in my wildest dreams would I have thought such a huge commercial venture would be even a suggestion for this residential area. This poses so many concerns, such as, possible vandalism and theft, increased traffic of wide/large vehicles on the already congested Postal Lane, safety concerns for our neighborhood for exercise & dog walking, increased noise, a huge eye sore and bright lights on all night!

Other concerns include the potential adverse impact on our real estate values, and further expansion of this business in the future, may attract many trailers that attend Dover Downs during NASCAR events or those that attend Bike Week in OC!

And what about the hazardous materials? Vehicle storage presents a special problem because vehicles contain hazardous materials just waiting to spill, leak or explode on the property in the form of gasoline, lubricants, battery acid, tires, toilet chemicals, etc. This problem is exacerbated by the fact that vehicles are parked on soil, gravel or asphalt, which allows the chemical or spill to quickly enter the soil. A leak or spill could create a serious environmental hazard to our community and our wellbeing!

I'm seriously opposed to this storage project and want my valid concerns included in the hearing!

Regards,

Joy

Joy A Strieby

18853 Bethpage Drive

Lewes, DE 19958

Sent from my iPhone

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PLANNING & ZONING



## Chase Phillips

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**From:** Julia Canterna <isvijec@gmail.com>  
**Sent:** Friday, September 18, 2020 6:06 PM  
**To:** Chase Phillips  
**Subject:** Regarding CU2237 Applicant Samuel Warrington

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 Chase Phillips,

> I am a homeowner in Heritage Village Condominium Community, Lewes, DE and I have been made aware of CU2237 Applicant Sameul Warrington's plans to put a RV/Boat Storage on his property which is right by my property. There are many reasons why this application should be denied and my reasons are listed below:

> 1. Postal Lane is too narrow for large RV's and Boats and is a major safety issue;

> 2. It is not appropriate to have a business of this type among three residential communities;

> 3. Value to the three communities will suffer. It will be an eye sore on many accounts for our communities ;

> 4. Hazardous waste from the vehicles can leak and seep into the ground and environmentally cause serious problems besides being combustible. It can cause an explosion or fire at any time;

> 5. Vandalism will increase due to the nature of the business;

> 6. Security issues will rise and cause expense for our communities;

> I believe this application is unacceptable and should not be approved.

> Sincerely,

> Julia Canterna

> Owner in Heritage Village Condominium Community

>

> Sent from my iPhone

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PLANNING & ZONING



**Chase Phillips**

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**From:** Geralyn Flora <gfnusco54@gmail.com>  
**Sent:** Friday, September 18, 2020 7:47 PM  
**To:** Chase Phillips

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

I am against having a boat and rv storage facility off postal lane on the Warrington property. It will be detrimental to our area as it is residential. Please pass this on to the council.

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September 18, 2020

I am writing as a resident of Heritage Village of Lewes Delaware. I understand that a proposal for a storage facility, next to our community, to house RV's and boats has been submitted. I strongly oppose this and am asking that this project not move forward for several reasons. This facility has no place in a residential area. There several quiet neighborhoods surrounding the proposed location. It would surely devastate the value of our homes in which we have substantial investment.

Please take into consideration the impact that it would have on our community and the investment that we have in our home.

Respectfully submitted,

Davidson & Ellen Coleman

18754 Bethpage Drive

Lewes, De

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## Chase Phillips

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**From:** Tom Innamorato <irato@msn.com>  
**Sent:** Saturday, September 19, 2020 4:03 AM  
**To:** Chase Phillips  
**Subject:** Neighbors farm adjacent to 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.

Dear Sir, please don't let this farm turn into a storage place for SUV's and boats. It will not only reduce the value of our homes, but also be a hazard to all of my fellow neighbors who are dog walkers, runners, as well as golfers in our beautiful community. There must be another alternative for this ground that would only beautify the landscape around us. Thank you for your time, and I only hope you can see importance the of this situation.  
Tom Innamorato 18794 Bethpage Drive- Heritage Village

Sent from my iPad

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## Chase Phillips

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**From:** Richard & Kim Starrick <starrick2112@gmail.com>  
**Sent:** Saturday, September 19, 2020 8:46 AM  
**To:** Chase Phillips  
**Subject:** RV & Boat Storage Project near 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.

My wife and I have just learned that our "farmer neighbor" wants to convert 2.5 acres of his farm into a fenced-in storage facility for RVs, boats, and trailers. We can only imagine approximately two and a half football fields full of RVs, boats and trailers abutting our Bethpage Drive as you enter our community, traffic in and out of the storage lot on Postal Lane, possible vandalism and theft, large vehicles making wide turns, and safety concerns for our neighborhood exercise and dog walkers. This huge commercial venture does not belong right in the center of three residential neighborhoods. Other concerns include the potential adverse impact to our real estate values, further expansion of this business in the future, may attract all the trailers that attend Dover Downs during a Nascar event!

**PLEASE KNOW WE ARE ABSOLUTELY AGAINST THIS PROPOSAL. WE WOULD NOT HAVE PURCHASED OUR BEAUTIFUL TOWNHOUSE HAD THIS ALREADY BEEN IN EXISTANCE, AND WILL CONSIDER QUICKLY SELLING THE UNIT IF IT IS APPROVED !!!**

**PLEASE DO NOT APPROVE THIS REQUEST.**

Sincerely

Richard and Kim Starrick  
18850 Bethpage Drive  
Lewes, De 19958

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## Chase Phillips

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**From:** Jim Hickey <jgh4412@hotmail.com>  
**Sent:** Saturday, September 19, 2020 10:53 AM  
**To:** Chase Phillips  
**Subject:** Opposition to rezoning of property located at 34378 Postal Lane

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 Sir:

I am writing to you to oppose the rezoning of the property located at 34378 Postal Lane In Lewes for a storage area.

I have several major concerns regarding this rezoning as followed:

1. There will be increased traffic on Postal Lane which is already congested. The larger RVs and boats will only exacerbate the problem. They will require to take up both lanes of traffic entering and departing the facility. In addition if they miss the entrance it will require them to make a U turn on Postal or turn into Bethpage Drive to turn around.
2. The environmental impact of storing the RVs and boats which can leak both fuel and waste into the ground.
3. The eyesore of seeing RVs and boats on this property will lower the value of the residential properties that abut it.
4. If this is a 24 x 7 storage facility then there will be constant entry and departure at all hours of the day. These are not quiet vehicles and it only add to the noise that comes from the Coastal Highway and the outlets.
5. Most importantly once you rezone for commercial from agricultural you go down a "slippery slope" where the rest of the property can become commercial.  
This is unacceptable to have a commercial property in the middle of residential properties.

I thank you for your understanding in this matter.

Regards  
Jim Hickey  
18845 Bethpage Drive  
Heritage Village

Sent from my iPad

Opposition  
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## Chase Phillips

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**From:** afinello <afinello@comcast.net>  
**Sent:** Saturday, September 19, 2020 11:11 AM  
**To:** Chase Phillips  
**Subject:** Postal Lane RV-Boat Storage Project

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

Dear Mr. Phillips,

I recently became aware of an application (CU2237) by a Mr. Samuel C. Warrington II requesting to use a portion of agricultural property on Postal Lane in Lewes as RV and boat storage. When I very recently heard of the application I became concerned of the ramifications of such a facility in that area. As you know, that area is presently agricultural and abuts residential and recreational areas. Postal Lane already has a significant traffic problem between the subject property and Coastal Highway, especially in the warmer months. With the Lewes and Rehoboth Beach areas becoming more populated, and the year-round influx of visitors, I worry about the effects of adding another source of large vehicles to the area. Postal Lane is quite narrow at that point and is likely to present a traffic flow problem with large vehicles and trailers attempting to enter and exit the site.

Beyond the traffic concern, I believe there is a substantial quality of life risk incurred by the types of vehicles to be stored. Consider the amount of noise. RV's and boats tend to be large, like trucks, spew exhaust, and leak fluids. Boats tend to not have mufflers; likewise, with many RV generators. As a past boat owner I can attest to fluid leaks regardless of the amount of service one gets. I have been to RV campgrounds and couldn't help but see the engine oil deposits at the sites. Paving the property permits leaked fluids to pollute the surface, run-off to the surrounding area, and create a potential fire hazard.

Boats, RV's and trailers will become eyesores irrespective of the height and style of any fencing as well a buffer. While I am not privy to the entire site plan, I suspect there will be some type of building that would offer maintenance and mechanical services that would further exacerbate the noise and leakage of oil and other vehicle fluids. No doubt it would also increase the volume of traffic through the Postal Lane area should it become a garage service facility open to non-storage vehicles.

There are already existing vehicle storage facilities in the area. To approve this application will likely set a precedent for further non-residential and non-recreational uses of this property as well as other nearby properties. I fear the creation of potential commercial / industrial uses which would further change and degrade the character of the area. Not to be forgotten is the potential for intruders and vandals that would be tempted to break into stored vehicles. Also consider the large number of visitors that use the adjacent golf course as a recreational destination.

I respectfully request that you deny the application for the reasons stated, as well as being in the best interests of Sandy Brae and Heritage Village residents.

Respectfully,  
Anthony Finello  
18769 Bethpage Drive  
Lewes, DE 19958

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## Chase Phillips

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**From:** Jack Bert <jbe483@aol.com>  
**Sent:** Saturday, September 19, 2020 8:08 PM  
**To:** Chase Phillips  
**Cc:** HRVBOD.ronscala@gmail.com  
**Subject:** RV & Boat Storage Project Postal Lane Lewes DE.

**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.

Sussex County Planning and Zoning committee,

As a fulltime resident of the Heritage Village community, I am writing to express my strong opposition to the proposed RV & Boat storage project on Postal Lane in Lewes. All of the residents that I have spoken to in the Heritage Village community are completely opposed to the addition of this storage unit project. This will cause traffic and safety problems along Postal Lane, as well as Bethpage Drive in our community. Many times through out the summer, it is not unusual for traffic to be backed up from Coastal Highway to the proposed storage sight. By adding large RV's, as well as truck towing boats, you will undoubtable compound the traffic problem.

*The piece of land in question is completely surrounded by a golf course, townhouse communities and single family homes. To place this storage facility in the middle of this residential area, is completely out of the character with the rest of the neighborhoods.*

*It is clear that for these reasons, as well as the unattractive view it presents, it has the potential to lower the property values of the existing communities as well.*

Thank you for your continued service and support of our communities.

Jack R. Bert  
18823 Bethpage Dr.  
Lewes, DE. 19958  
302-559-7949

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## Chase Phillips

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**From:** Steven Pick <picks1999@yahoo.com>  
**Sent:** Sunday, September 20, 2020 7:26 AM  
**To:** Chase Phillips  
**Subject:** Fenced-in storage facility

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

Please do not lower our property values by allowing this re-zoning for one person; that will lower so many retired seniors property values. Please vote NO in changing this zoning bordering our community.

Steven Pick Owner at Heritage Village  
18838 Bethpage Drive  
Lewes, Delaware 19958  
302 827 4300

Thank you,  
Steven Pick

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## Chase Phillips

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**From:** Jamie Whitehouse  
**Sent:** Sunday, September 20, 2020 9:09 AM  
**To:** Russell Warrington; Christin Headley; Chase Phillips  
**Subject:** Comments Received

Submitted on Saturday, September 19, 2020 - 7:45am

**Name:** Gloria Templin

**Email address:** [gitemplin1@aol.com](mailto:gitemplin1@aol.com)

**Phone number:** 484-575-6498

**Subject:** For zoning meeting on 9/24

**Message:**

I am writing regarding the proposed boat and RV storage business Requesting permission to operate on postal lane. Please do not permit this. The area is residential. Not only would the business be an eye sore but the added traffic on the road will create additional speed issues and danger. I live in heritage village. The value of our properties will no doubtedly decline. E moved to the area for peace and chose the community because of its location, beauty and solitude. Please do not allow this.

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## Chase Phillips

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**From:** Valerie Kohles <vfkohles@gmail.com>  
**Sent:** Sunday, September 20, 2020 9:13 AM  
**To:** Chase Phillips  
**Subject:** Heritage RV & Boat Storage Project

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

Dear Mr. Phillips,

We are writing to you to express our concerns over the proposed RV & boat storage facility. We are respectfully but vehemently opposing the project and are questioning why anyone would think this is a good idea to place such an eyesore in the middle of a residential area.

Many of us purchased our homes so that we could enjoy a peaceful and enjoyable retreat. Not only will our property values decline, the noise and traffic issues that will be caused by this facility are unimaginable. A residential area is just not the place for this! There is not enough space for these large vehicles to safely maneuver. This will cause traffic issues and hazards all around the area.

Our community and the surrounding ones are filled with families. We exercise with our children and pets in this peaceful environment. A storage facility of this magnitude will jeopardize the safety of all the residents in the surrounding communities and is better placed in a commercial area with more acreage and less homes.

Another concern is the potential threat of vandalism and thefts in the area. This facility will attract criminal activity which will unfortunately trickle into the surrounding communities.

This proposed facility does NOT belong in a residential area and we are prepared to oppose it and protect our property value!

Thank you for taking our petition against this project into consideration. We are happy to personally discuss this with you as well.

David & Valerie Kohles  
18745 Bethpage Drive  
Lewes, DE 19958  
443-655-4599

Opposition  
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PLANNING & ZONING



## Chase Phillips

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**From:** Kelly <mkellyreith@gmail.com>  
**Sent:** Sunday, September 20, 2020 2:23 PM  
**To:** Chase Phillips  
**Subject:** RV and Boat Storage Project in Lewes

**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.

To the County Planner:

I am part of the Heritage Village community in Lewes DE. The current proposal for a large RV and boat storage adjacent to this residential community will have a negative impact on the neighborhood. I am asking that you reject this proposal.

Sincerely,

Marian Kelly (Reith) Helton  
18770 Bethpage Dr.  
Lewes, DE

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## Chase Phillips

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**From:** Bill Hamilton <billmhamilton@comcast.net>  
**Sent:** Sunday, September 20, 2020 2:37 PM  
**To:** Chase Phillips  
**Cc:** 'Bill Hamilton'  
**Subject:** Warrington CU2237

**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.

Forwarding on behalf of our neighbor Sharon Adams

September 20, 2020,

To the Sussex County Planning and Zoning Committee: I moved into Heritage Village community in June 2012. I chose the community because of its location and because it abutted farmland, which gave me great comfort. I thought the land would remain untouched by the rampant development that has marked Sussex County for several decades. I do not have to tell you that the population explosion in eastern Sussex County has created gridlock on the roads and Postal Lane has long been "discovered" as a way to circumvent the traffic on Route One. That traffic, by the way, is no longer just reserved for the summer months. On any given day in any month of the year now, the morning and afternoon traffic on Route One is difficult to navigate and a once short trip to the store takes at least twice as long as it used to. Since the start of the coronavirus pandemic, more and more people from "other places" have either moved here permanently or are staying here and working and schooling their children from here. Development is everywhere, and I do not see the infrastructure to support it. As a homeowner in Heritage Village, I ask you to please consider rejecting the application to convert a 2.5-acre parcel of farmland into a storage facility for RVs, boats, and trailers. Unless you are also planning on making Postal Lane a superhighway to accommodate large vehicles, I just do not see this as a wise decision. Thank you for your consideration.

Sharon Adams 34832 Pinehurst Way Lewes, DE 19958

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## Chase Phillips

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**From:** Richard Balducci <richard.balducci@yahoo.com>  
**Sent:** Sunday, September 20, 2020 5:43 PM  
**To:** Chase Phillips  
**Subject:** C/U 2237 Samuel C. Warrington II - Public Hearing

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

I am writing to voice my concern on the attempt to change the zoning for the land adjacent to our community, Heritage Village, to a commercial storage lot for recreational vehicles. This proposed change would result in a land use that is out of character for our neighborhood. The land should remain residential and agricultural. The commercial use of this type is would also significantly reduce our property values and be an eyesore to the community. Furthermore, the traffic problems created by this business would further exacerbate already congested traffic on Postal Lane.

Respectfully yours,

Richard Balducci  
18762 Bethpage Drive, Lewes, DE 19958

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PLANNING & ZONING



## Chase Phillips

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**From:** Linda Forrest <lmforrest@me.com>  
**Sent:** Sunday, September 20, 2020 6:41 PM  
**To:** Chase Phillips  
**Subject:** Zoning Application change 34378 Postal Lane

**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.

To: Planning and Zoning Commission  
From: Linda Forrest, resident Heritage Village  
Re: Zoning Change Application for 34378 Postal Lane

This letter is to express my objection and concern in changing the zoning from AR to CAU at 34378 Postal Lane. This is an obviously residential area which is surrounded by private residences, a golf course, and a residential road which is already busy with residential and commercial traffic due to its proximity to Route One.

The zoning for CAU should not be granted in the middle of the AR zone. Postal Lane itself is narrow and curvy with its own dangers. There is no light or intersection markings to accommodate the increased commercial traffic, especially that of RVs and boats, as proposed in the zoning application.

Bethpage Drive is a narrow residential and recreational pathway for American Golf Course and Heritage Village. Over 140 homes, as well as the golf course would be impacted and impeded by noise, pollution, commercial traffic, and general nuisance of an unpredictable and "conditional" business. This land can and should be used for AR. When we purchased our home we were told the owner of the farm did not want to sell to have more homes built on it. This has been offered by more than one builder, and would make more sense while meeting the zoning regulations.

Lewes and the beach communities have substantial areas for commercial growth where the zoning is already in place. Why here and why now? What precedence does this set for changing the zoning in other residential areas? How long will this conditional use be needed or followed? Who is to say a business such as a storage facility would not be abandoned in a few years to leave an unsightly paved plot of litter and other problems?

Heritage Village, as well as Sandy Brae and other Postal Lane/Plantations Road communities, would suffer from the lack of regard for residential zoning laws. Is the storage facility a euphemism for an RV park or campground? Who needs boat storage in the middle of a cornfield? How would this storage be managed and what would be needed for it to run-- fencing, buildings, paving, security lights? Surely, they won't be parking in the dirt and in the dark. Also, I want to know where would the ingress and egress for the business be? How will boats and RV's safely navigate Postal Lane? There is no room for a turn lane or merging area, and as of now, no traffic light near the proposed business. Who will pay to keep the road maintained with the increase in commercial vehicles? My guess is a facility such as the one proposed would be a financial gain for few, or one, and a major expense and nuisance for the residents of Sussex County.

These are all things I have on my mind, as I'm sure you do too. Please consider the motives of this application and reject it on behalf of the residents of Postal Lane neighborhoods, the general Lewes community, and the taxpayers of Sussex County.

Respectfully,

Linda M. Forrest, Ed.D.  
18801 Bethpage Dr.

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## Chase Phillips

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**From:** KAREN FOX <kfjb@comcast.net>  
**Sent:** Sunday, September 20, 2020 7:53 PM  
**To:** Chase Phillips  
**Cc:** hrvbod.ronscala@gmail.com  
**Subject:** Regarding RVs, Boat, et al storage facility on Bethpage Drive and Postal Lane next to 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.

Dear Mr. Phillips,

As a resident of Heritage Village, Ron Scala has brought to my attention the RV, Boat and Trailer Storage development proposed for the property adjacent to Heritage Village (corn field adjacent to Heritage Village and the American Classic Golf Club along Bethpage Drive).

As you may imagine I am disappointed that the current zoning allows for this type of use among well established residential communities and a park-like setting that is the golf course. My particular observations and objections include:

1. The amount of current traffic, as well as the bend in Postal Lane at the intersection of Bethpage Drive, makes the turn into the property a hazard for the type of vehicles they have identified (RVs, boat trailers, etc.) and potentially will create a problem for Heritage Village residents to enter Bethpage Drive.
2. From my observation, the American Classic Golf Club has grown this past year, and I will assume it will continue to grow. I have the same concern regarding this intersection, i.e., the RVs, boat trailers, etc. will pose a hazard with the increase of traffic coming into and out of their parking lot at Bethpage Drive onto Postal Lane.
3. Heritage Village is sold out. It enjoys a mixed demographic -- families with young children and middle aged couples, who host their adult children and grandchildren, especially during the summer months. The mix of types of vehicles along the entry road (RVs, boat trailers, automobiles, bicycles, etc.) poses a dangerous dynamic for all drivers.
4. Lastly, with respect to control of water run-off, by paving the sizable amount of area required for the storage buildings, circulation paths and driveways on the property, it will put increase pressure on the county drainage system and potentially create a threat of flooding to all adjacent properties. In this particular area, we prefer to maintain, if not increase, the retention of rain water and expand vegetation to promote stability in the surrounding ecosystem.

I am hopeful that this request will be turned down by the County Council and that the zoning will be changed to a more compatible use to the adjacent properties, i.e., residential and/or the back nine holes of the golf course!

Thank you for your kind attention to this matter.

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Regards,

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Karen Fox

*Karen Fox, LEED AP*

*18842 Bethpage Drive Lewes, DE 19958 781-710-6953 [kfjb@comcast.net](mailto:kfjb@comcast.net)*

## Chase Phillips

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**From:** Celeste Scala <celestescala@gmail.com>  
**Sent:** Sunday, September 20, 2020 9:17 PM  
**To:** Chase Phillips  
**Subject:** Samuel C. Warrington II Application C/U 2237

**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. Phillips :

As a homeowner in Heritage Village I have received notification of the proposed conditional use application C/U 2237 (Samuel C. Warrington II 34378 Postal Lane). I would like to voice my concerns and convey my strong opposition to this proposal.

Heritage Village and its surrounding communities, Sandy Brae and Maplewood, and the many single family homes along Postal Lane are part of a residential, family oriented neighborhood. The conditional use proposed by Samuel Warrington will create an unsafe environment for all who live here. Residents of these neighborhoods routinely walk/jog for exercise, dog walk and ride bikes along Postal Lane. Additionally, the area is home to many families with children who play outside their homes. The proposed RV/ Boat/ Trailer storage unit does not belong in a residential neighborhood. Postal Lane is a narrow, curved road with just enough room for one car to drive in each direction, it will not be able to handle the influx of large RV/boat/trailers this facility will bring to our area.

The entrance to Heritage Village is already difficult to navigate due to the nature of Postal Lane. Approving the change from an AR zone to a CAU zone will make Postal Lane a safety hazard for everyone.

I am also concerned the proposed facility will be a catalyst for increased vandalism ,as well as a health/environmental problem due to the hazardous materials associated with these vehicles (I.e. gasoline, battery acid, lubricants, etc.). This type of facility clearly does not belong in a residential neighborhood.

Please advise the committee of my concerns and opposition to this proposal.

Respectfully,

Celeste Marsala-Scala  
18879 Bethpage Drive  
Heritage Village  
Lewes, DE

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PLANNING & ZONING



## Chase Phillips

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**From:** KEVIN JACKSON <ksolo2003@comcast.net>  
**Sent:** Sunday, September 20, 2020 10:31 PM  
**To:** Chase Phillips  
**Cc:** Anika  
**Subject:** Oppose Proposed RV and Boat Storage (Postal Lane)

**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 evening Mr. Phillips,

My name is Kevin Jackson and I live at 30877 Congressional Lane in Lewes. My wife (Anika Jackson) and I are writing in opposition to the Planning and Zoning Commission conditional use application of Sam Warrington II to put an RV and Boat storage at 34378 Postal Lane in Lewes.

We have the following concerns:

- This proposed use would be an eye-sore and will adversely affect our property value.
- The location would significantly increase large vehicle traffic in the middle of three neighborhoods (including Heritage Village in which we live).
- There will be a potential increase in vandalism and safety concerns for our residents and neighbors.
- In addition, noise, nuisance lighting, environmental and health issues relating to hazardous materials and an increase in litter.

Stated again, we are strongly against the zoning changes for Mr. Warrington's RV and Boat storage project. Please pass our protest against these changes to the appropriate bodies.

Please confirm receipt.

Thank you,  
Kevin and Anika Jackson  
30877 Congressional Lane  
Lewes, DE 19958

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## Chase Phillips

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**From:** gjtemplin1@aol.com  
**Sent:** Monday, September 21, 2020 7:08 AM  
**To:** Chase Phillips  
**Subject:** Opposition to boat storage on postal land

**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.

We are writing to share our opposition to the proposed boat & RV storage space on postal lane in Rehoboth/Lewes area.

We live in heritage village. We are concerned that, like other storage areas, this will be an eye sore. Rusting fencing, weeds and stones. Safety is also an issue with people coming and going or that it may draw winter criminals that could extend to our homes.

This is a residential area. Businesses like this should find space away from where we live and play. Please do not allow this

Gloria & Kevin Templin  
18790 bethpage drive  
Lewes, de

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

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## Chase Phillips

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**From:** John Ross <johntross@comcast.net>  
**Sent:** Monday, September 21, 2020 8:24 AM  
**To:** Chase Phillips  
**Cc:** HRVBOD.ronscala@gmail.com  
**Subject:** Re C/U 2237 Samuel C. Warrington II

**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. Phillips:

I am writing to express my opposition to the above-referenced proposal to re-zone a parcel on Postal Lane for the purpose of RV and boat storage.

As a ten year long taxpaying resident of 18760 Bethpage Dr. (plus an additional three years at another address in Sussex County), I have come to appreciate the unique benefits of living in a residential area in this section of Delaware. The proposal referenced above runs counter to the original intention of the Commission in providing for a mix of agricultural and residential use of this section of Postal Lane. The current speed limit on this section of Postal Lane is designed to match the residential nature of that area. The proposed variance will introduce a variety of large vehicles (most of which will have to make a left hand turn across a lane of oncoming traffic) in order to access this proposed storage lot. This is the type of business that belongs in a commercial corridor and not in an agricultural/residential neighborhood mix.

As a long time resident of Bethpage Dr., I had certain expectations when purchasing this property. I certainly would support the continued use of the land as originally designated by the Commission for agricultural and residential purposes. For example, I accept the presence of low flying crop dusting aircraft that fly very close to the ground only a few dozen yards from my property as that activity is reasonable given the agricultural use zoning. I do not accept having to look out my window at a fenced in RV and boat storage lot which is inconsistent with the current zoning regulations which are appropriate and reasonable.

Feel free to reach out to me directly to discuss any aspects of this communication or my time as a resident on Bethpage Drive. Thank you.

Regards,

John T. Ross

[johntross@comcast.net](mailto:johntross@comcast.net)  
215.367.5682 (office)  
215.595.6244 (cell)

Opposition  
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Sent: Saturday, September 19, 2020 11:37 AM  
To: Planning and Zoning <[pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov)>  
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Saturday, September 19, 2020 - 11:37am

Subject: Case # CU2237

Message: I strongly oppose the request to build a RV & Storage Business on Postal Lane, Lewes, DE. This will interfere with traffic flow that is already very congested; affect school children getting on/off buses at entrance to Maple Dr., be an eyesore for houses that will face this large facility and affect the safety of residents living in Sandy Brae.

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PLANNING & ZONING



September 18, 2020

Letter to Sussex County Planning and Zoning Commission: Chase Phillips

Re: C/U 2237 Samuel C. Warrington II

As owners of property in the community of Heritage Village, we object to granting a conditional use of land owned by Samuel C. Warrington II for RV and boat storage. We believe that a commercial business such as described is not a good fit for an area surrounded by residential housing. The intended area of use would be visible upon entry to our community and also visible from a number of residential units. We believe that this type of development could potentially have an adverse effect on the quality of life and property values of our community. Postal Lane is a very narrow and heavily traveled road. Multiple vehicles with overall lengths in excess of 50 feet would making turns in and out of the proposed site. The addition of such vehicles will only cause more traffic issues in an already congested area.

We ask that the request for change in conditional use of this property be denied.

Regards,

Mark and Darla Rogowski  
18868 Bethpage Drive  
Lewes, DE 19958

Opposition  
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## Chase Phillips

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, September 20, 2020 8:31 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, September 20, 2020 - 8:31pm

Name: Beth E cker  
Email address: texecker@aol.com  
Phone number: 3025423148  
Subject: Vote NO for case #CU2237

Message:

I am a resident of SandyBrae development in Lewes DE.

Postal Lane is a residential street and does need anything else built along it.

Children get on and off buses on Postal Lane. Home Owners on Postal Lane have a difficult time getting in and out of their property as do the residents of Sandy Brae exiting and entering our development.

As representatives of our area you must protect the area and residents and vote NO to case #CU2237

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