

**From:** Kathy Yodice <[Kathy.Yodice@yodice.com](mailto:Kathy.Yodice@yodice.com)>

**Sent:** Sunday, August 8, 2021 3:17 PM

**To:** Michael H. Vincent; Cynthia Green; Mark Schaeffer; Doug Hudson; John Rieley

**Subject:** Opposition to and/or mitigation for Inland Bays Community CU2259

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Dear Council,

Please accept and consider this communication related to your upcoming vote on the above-referenced community application.

I am a homeowner of 9 years in the Bethany Lakes community at the corner of Fred Hudson and Central/Cedar Avenues. You are considering an application from Evergreene to build a new community adjacent to Bethany Lakes. I've submitted comments previously, and I've considered the many facets of the application and I remained concerned that the proposed Inland Bays Community along Fred Hudson Road would not be in the best interest of the County.

The true impact of the additional traffic that will be created by the proposed development has not been fully evaluated and understood. Adding more communities on a road that has become a major thoroughfare and gets frequently backed up will only add to the problem by creating even greater adverse safety and security effects. A complete and fair assessment of the traffic situation and the expected future impacts must be conducted in order to make an appropriate decision whether to impose more use of our roads. DEL DOT's current process for this evaluation is inadequate and ineffective, and a study would allow for a more informed decision making process by this Council.

Questions remain about whether the current storm water management system can properly accommodate the proposed development, both as it may relate to how it will affect the proposed development over time and how there may be adverse consequences to our Bethany Lakes community. Storm water and related environmental issues are a constant challenge for our area, and we must avoid compounded a problem but rather use our educated forward thinking to make decisions today that will impact tomorrow. We don't believe that the storm water management has been fully considered as it relates to this proposed development.

In order to construct the proposed development, our precious natural resources will be compromised, including the protections afforded as noise buffers, storm water runoff, visual beauty, and wildlife health. Therefore, in the interest of our environment, native and forested buffers must be maintained and improved, and such commitments should be imposed on Evergreene to preserve and conserve, for all of our benefit.

Thank you for your time and favorable consideration,  
Kathy Yodice  
31316 Terry Circle  
Bethany Beach, DE 19930  
301-807-4324

**From:** Denise Rencevicz <denren13@verizon.net>

**Sent:** Saturday, August 7, 2021 9:48 AM

**To:** Michael H. Vincent; Cynthia Green; Mark Schaeffer; Doug Hudson; John Rieley

**Subject:** Inland Bay Development CU 2259

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Dear County Council Members,

I'm a homeowner in the Bethany Lakes Community and would ask you to consider my concerns and recommendations regarding the proposed *Inland Bays Community* sub-division (CU 2259) as proposed by the Planning and Zoning Commission.

I'm requesting that you not approve the Planning & Zoning recommendation regarding the Inland Bays Community subdivision that is proposed along Fred Hudson Road and instead defer approval and/or look at other options.

A major concern is the traffic on Fred Hudson Road in the summer months. Development (housing, grocery store) in the surrounding area already greatly impact Fred Hudson Road with traffic coming from Central Avenue, Cedar Neck Road, and other areas to travel to Route 1. Traffic is always backed up by mid-morning during the summer months, which creates unsafe conditions when trying to turn onto Fred Hudson or cross Fred Hudson to the grocery store. Adding 16 new homes at *Coastal Corner* and 30 in *Inland Bays Community* will add to already backed up and dangerous road conditions.

I'd recommend reducing the number of houses to be built to 15 or fewer. Not only would this lessen the traffic impact on Fred Hudson Road, but it would also reduce the disturbance on the environmental health of the land and storm water runoff.

Thank you for your consideration.

Denise Rencevicz

**From:** Frankie Schiefer <[momofmande@icloud.com](mailto:momofmande@icloud.com)>

**Sent:** Friday, August 6, 2021 9:21 AM

**To:** Doug Hudson

**Subject:** Counsel Meeting Response, signed.pdf

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Mr Hudson,

Please review the attach letter.

We are very concerned about our community. We need your help for the better of the community.

Thank you,

Frankie and Michael Schiefer

Sent from my iPhone

**From:** [webmaster@sussexcountyde.gov](mailto:webmaster@sussexcountyde.gov) <[webmaster@sussexcountyde.gov](mailto:webmaster@sussexcountyde.gov)>  
**Sent:** Sunday, August 8, 2021 1:01 PM  
**To:** Kelly Manogue <[kelly.manogue@sussexcountyde.gov](mailto:kelly.manogue@sussexcountyde.gov)>  
**Subject:** Contact Form: Greed by developers

RECIPIENTS: Chip Guy, Robin Griffith, Bobbi Albright, Kelly Manogue

Submitted on Sunday, August 8, 2021 - 1:00pm

**Name:** John Rooney

**Email address:** [croon1@verizon.net](mailto:croon1@verizon.net)

**Phone number:** 301 910 8602

**Subject:** Greed by developers

**Message:**

Morning  
Gentlemen and Ladies

Do your job....Stop the Theft of the Environment....  
Put a Stop to the Freeman thirst for destroying...  
Thanks for your time  
John

**From:** Paul Fischer <[mtairyfish@yahoo.com](mailto:mtairyfish@yahoo.com)>

**Sent:** Thursday, August 5, 2021 12:18 PM

**To:** Michael H. Vincent; Cynthia Green; Mark Schaeffer; Doug Hudson; John Rieley

**Cc:** Paul Fischer

**Subject:** 8/10/21 Public Hearing-Evergreene Companies, LLC (C/U 2259) --REVISED

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 Council Members:

Yesterday (8/4/21) I emailed to you comments regarding the August 10, 2021 Public Hearing in the matter of C/U 2259-Evergreene Companies, LLC, (hereafter referred to as the "8/4/21 Comment Email"). Today I reviewed the "CU 2259 Evergreene Companies, LLC Council Packet Revised 8.4.21" (available online today in connection with the August 10, 2021 Public Hearing), including the 7/6/21 letter and exhibits of James Fuqua, Esq. I hereby withdraw my Comment #1 ("Coastal Corner development and Ordinance 2609") from my 8/4/21 Comment Email. In addition, my wife (Susan Fischer) and I hereby withdraw our Comment # 6 ("Coastal Corner") from our 6/23/21 comment letter in the C/U 2259 matter to the Sussex County Planning and Zoning Commission. Thank you.

Respectfully submitted,

Paul Fischer



**From:** [mlpoffenberger@gmail.com](mailto:mlpoffenberger@gmail.com) <[mlpoffenberger@gmail.com](mailto:mlpoffenberger@gmail.com)>

**Sent:** Friday, August 6, 2021 6:45 PM

**To:** Doug Hudson

**Subject:** Evergreen Inland Bays Community CU2259

**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 see the attached letter concerning the proposed Inland Bays Community being developed by Evergreen Homes which is scheduled to be discussed at the County Council Meeting on Tuesday, August 10.

Wright and Mary Lou Poffenberger

**From:** Stephen H. Guthrie <[noreply@forms.email](mailto:noreply@forms.email)>  
**Sent:** Wednesday, August 4, 2021 12:06 PM  
**To:** Robin Griffith <[rgriffith@sussexcountyde.gov](mailto:rgriffith@sussexcountyde.gov)>  
**Subject:** Contact Form: Proposed Inland Bays Community sub-division, CU 2259

Name: Stephen H. Guthrie  
Email: [shguthr@comcast.net](mailto:shguthr@comcast.net)  
Phone: 14433752695  
Subject: Proposed Inland Bays Community sub-division, CU 2259  
Message: Dear Members of the County Council,

I am a full-time resident and a homeowner in the Bethany Lakes Community in Bethany Beach and former superintendent of Sussex Tech.

Thank you for considering my thoughts regarding the proposed Inland Bays Community sub-division, CU 2259 as proposed by the Planning and Zoning Commission. I understand that this recommendation will be discussed at your August 10th meeting.

I am writing to ask you not to approve the Planning & Zoning recommendation regarding the Inland Bays Community Subdivision that is proposed along Fred Hudson Road.

Instead, I am requesting that the Council select one of the following options as opposed to simply rubber stamping the P&Z recommendation.

Defer approval of the until DeIDOT conducts a traffic study during the peak summer months to determine the true impact of all recent developments that feed into Fred Hudson, including the traffic from Central Ave and Cedar Neck Road.

Reduce the number of houses to be built to 15. This action will lessen the traffic impact on Fred Hudson Road, as well, as reduce the disturbance on the environmental health of the parcel and reduce stormwater runoff.

Approve the proposed development with a 30ft. native tree forested buffer between our two properties, in place of the 20ft. vegetative or forested buffer. Native trees will benefit this situation in many ways.

First, they will create a solid and natural division between the two sub-developments and serve as a barrier to noise, storm water runoff, and also act as a visual divider between communities.

They will also benefit the natural environmental health of that parcel of land which will be greatly disturbed by this new sub-division. I also urge you to require Evergreene to plant 8'to 10' native evergreen trees as a significant part of the native forested buffer and ensure that the current poplar tree root structure is not damaged.

My rationale for these options is that I have some major concerns regarding the impact of this development on our community. They are as follows:

Traffic– Despite DeIDOT's position, traffic on Fred Hudson Road is a significant problem in the summer months. Residents in Ocean View, Millville and the surrounding areas all come through Fred Hudson Road to go north on Route 1. Fred Hudson Road is heavily traveled by trucks,

cars, campers, construction vehicles with trailers, trucks with boats, cyclists, scooters, and pedestrians. It is not uncommon to see traffic backed up for more than a mile from Coastal Highway. This back-up occurs several times a day during the summer months.

The addition of 16 new residences at Coastal Corner and 30 more in Inland Bays Community will add to already dangerous road conditions.

Several homeowners contacted DelDOT and discovered that they use algorithms based on number and type of houses to forecast the number of daily and hourly trips. Once this is established traffic study is only done if the projected trips exceed a certain value as per their regulations.

In other words, it appears that they only look at one development at a time and do not aggregate the collective impact of increased traffic from new developments over time.

Buffer – The 20ft. vegetation buffer is not sufficient to separate the two communities. The proposed plat places houses very close to our walking path and removes a significant number of trees that will affect the environmental health of that forested area.

Storm Water Runoff– We remain concerned that new impervious surfaces from this development will cause storm water runoff and impact our community.

Please feel free to contact me if you have any question or need additional information.

Stephen Guthrie



**From:** Kenneth Witmer <[noreply@forms.email](mailto:noreply@forms.email)>  
**Sent:** Wednesday, June 23, 2021 11:15 AM  
**To:** Robin Griffith <[rgriffith@sussexcountyde.gov](mailto:rgriffith@sussexcountyde.gov)>  
**Subject:** Contact Form: Voter Concern

Name: Kenneth Witmer  
Email: [kdwitmer75@gmail.com](mailto:kdwitmer75@gmail.com)  
Phone: 4843549726  
Subject: Voter Concern

Sussex County Council and Planning and Zoning Commission Members:

We, Nancy and Kenneth Witmer, Jr., are Delaware residents who live and vote in Sussex County. Our home is in the Bethany Lakes Community in Bethany Beach, Delaware. We are writing to voice our concerns regarding the prospective development by The Evergreene Companies, LLC identified as "Island Bays Community," CU 2259. Please adjust this company's current development plans to resolve the following issues that if not satisfied would cause serious problems for all homes and businesses in the area surrounding the proposed building of the (thirty) 30 home Island Bays Community.

- **Stormwater Management Problem**— The prospective approval documents for the Island Bays Community do not specify how their stormwater management system will be handled. We understand there will be 5 acres covered by impervious materials. In the event of heavy rainfall or hurricanes this will create a problem for the wetlands as well as the existing pipes and lakes of Bethany Lakes. We know that during heavy storms and extended rainfalls, our stormwater management system cannot contain the runoff from our existing system. Many of us have lawns that flood and those that live along the canal have seen our stormwater system at capacity. We have concerns that the additional pressure on our stormwater system will exceed our capacity to manage stormwater.
- **Density Problem** - Medium Density is defined as 4 homes per acre. Both Bethany Lake and Inland Bays are zoned as Medium Density. As stated above, the total land for the proposed Island Bays development is 11.97 acres, of which 9.2 acres are unbuildable as they are designated as either woodland or wetlands. Island Bays plan is to remove trees from 2 acres for their proposed houses and build on 4.7 acres which includes the clearing at Fred Hudson for easement and entry. Based on the county definition of medium density, no more than 18 homes should be built.
- **Closeness of Construction of Houses on Pilings Problem**- The proposed 30 homes are to be built on pilings because of the property's Wetland Issue. The nearness of the pounding in of the pilings is likely to cause damage to Bethany Lakes homes resulting in cracks in the foundations and walls. County inspectors should continually measure seismic activity to determine if any damage is occurring to neighboring homes as pilings are being driven into the ground.

(CONTINUED BELOW)

AGENDA  
11/1/02

- The Continuing Traffic Problem - Traffic on Fred Hudson Road is already a significant problem and dangerous issue during the summer months. It is not uncommon to see traffic backed up to GE Hocker's Supermarket during the summer months. You recently approved the addition of the sixteen (16) residences at Coastal Corner and now to add thirty (30) more homes as the Island Bays Community will truly overwhelm the current road infrastructure. Residents in Ocean View, Millville and the surrounding areas all come through Fred Hudson Road to go north on Route 1. The county cannot continue to approve more building without addressing traffic both on Atlantic Avenue and Fred Hudson Road. Recent studies of road usage are not consistent with the living experience of current residents.

As Sussex County voters, we appreciate your leadership and willingness to use the authority we have given you to reconcile the issues we present above and to support the continued safety, comfort, and quality of the neighborhoods under your watch!

You current constituents,

Kenneth Witmer, Jr.  
Nancy Witmer  
Kenneth and Nancy Witmer  
38352 Virginia Drive  
Bethany Lakes  
Bethany Beach, Delaware 19930

**From:** Michael Van Zetta <[vanzettamr@gmail.com](mailto:vanzettamr@gmail.com)>  
**Sent:** Saturday, August 7, 2021 2:46 PM  
**To:** Doug Hudson  
**Subject:** Inland Bays

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Dear Council Member Hudson,

My wife and I are owners in the Bethany Lakes Community. We have lived either in the Salt Pond or Bethany Lakes since 1998. During this time we have seen significant changes to the area surrounding Fred Hudson and Cedar Neck Roads. Thank you for considering our thoughts regarding the proposed Inland Bays Community sub-division, CU 2259 as proposed by the Planning and Zoning Commission. I understand that this recommendation will be discussed at your August 10th meeting.

I am writing to ask you **not to approve** the Planning & Zoning recommendation regarding the Inland Bays Community Subdivision that is proposed along Fred Hudson Road.

Instead, I am requesting that the Council select one of the following options as opposed to simply rubber stamping the P&Z recommendation.

1. Defer approval of the until DelDOT conducts a traffic study during the peak summer months to determine the true impact of all recent developments that feed into Fred Hudson, including the traffic from Central Ave and Cedar Neck Road. In the 23 years we have seen **significant** travel growth with little or no changes to either Fred Hudson or Cedar Neck Roads.
2. Reduce the number of houses to be built to 15. This action will lessen the traffic impact on Fred Hudson Road, as well, as reduce the disturbance on the environmental health of the parcel and reduce stormwater runoff.
3. Approve the proposed development with a minimum 30ft. native tree forested buffer between our two properties, in place of the 20ft. vegetative or forested buffer. Native trees will benefit this situation in many ways. First, they will create a solid and natural division between the two sub-developments and serve as a barrier to noise, storm water runoff, and also act as a visual divider between communities. They will also benefit the natural environmental health of that parcel of land which will be greatly disturbed by this new sub-division. I also urge you to require Evergreene to plant 8' to 10' native evergreen trees as a significant part of the native forested buffer and ensure that the current poplar tree root structure is not damaged.

Our rationale for these options is that we have some major concerns regarding the impact of this development on our community and the adjoining developments. They are as follows:

- **Traffic**– As noted, despite DelDOT's position, traffic on Fred Hudson Road is and has been a significant problem in the summer months for years. Residents in Ocean View, Millville and the surrounding areas all come through Fred Hudson Road to go north on Route 1. Fred Hudson Road is heavily traveled by trucks, cars, campers, construction vehicles with trailers, trucks with boats, cyclists, scooters, and pedestrians. It is not uncommon to see traffic backed up for more than a mile from Coastal Highway. This back-up occurs several times a day during the summer months. The addition of 16 new residences at Coastal Corner and 30 more in Inland Bays Community ( as



well as all previously developed communities over the last 10 years) will add to already dangerous road conditions. Roads that have not been significantly improved.

- Buffer – The 20ft. vegetation buffer is not sufficient to separate the two communities. The proposed plat places houses very close to our walking path and removes a significant number of trees that will affect the environmental health of that forested area.
- Storm Water Runoff– We remain concerned that new impervious surfaces from this development will cause storm water runoff and impact our community.

Please feel free to contact us if you have any questions or need additional information.

Respectfully,

Michael and Julia VanZetta

38355 Virginia Drive

Bethany Beach



Sussex County Planning and Zoning Commission  
2 The Circle  
P.O. Box 417  
Georgetown, DE 19947  
(302) 855-7878

August 4, 2021

Dear Jamie Whitehouse:

This letter is in reference to our concerns with the Planning and Zoning Commission Hearing that took place on July 22, 2021.

We reside at 33187 Ogre Drive, Ocean View, Delaware 19970. We closed on the purchase of our home in July, 2018. We live on Lot 152 which borders the Ocean View Beach Club community.

We were unable to attend, or participate, however we took the time to listen to the recording of the C/Z 1768 meeting concerning the property located on the north side of Muddy Neck Road (S.C.R. 361), 0.52 mile southeast of Parker House Road (S.C.R. 362).

While listening to the hearing not once did we hear any positive remarks about the proposal to place twenty-one townhomes in this small area. Of the council members present we were encouraged by the Woman who took the time to go to the property in question. She concluded that these townhomes do not fit within the border of the existing single homes. Each of the council members present should visit the area, we feel they would have the same conclusion.

It was disappointing while listening to the hearing. The feedback we heard from a male council member while our female neighbor was addressing the council, was offensive. He provided responses to her that gave us the impression that he didn't have time for her, and her opinion. He surely addressed her differently.

At the end of the recording at the closed meeting to the public, the council made remarks that the Beach Club is responsible for the rules of the renters with their HOA. This is true; however, your decision can keep the number of renters down if you deny the building of these twenty-one townhomes.

As you know, this proposed phase includes twenty-one townhomes, eight on one side of the street, thirteen on the other which will be densely packed. Given their lot size and density, these appear to be less attractive than other homes within the Ocean View Beach Club community. As such these planned homes are more likely to attract investors who will use them for rental, rather than buyers intending to use them personally or to reside in them year-round. During peak season, this means that persons who are not committed to the community and, more specifically, young persons, including those of college age, are apt to reside in them for short periods of time. This will result in considerable noise, visual blight at all hours of the night, parties, and other activities out of character with our community. Rather than benefiting from a

choice to locate on a quiet lot with access to nature, we find ourselves residing on a lot that will be far less enjoyable and attractive than those of other homes in our own development or in other communities. This isn't right and it must not be approved.

Renters tend to place special burdens on vacation communities. Those of us residing in Ocean Way Estates have experienced this already. Because renters are not committed to the long-term maintenance of common areas, and because they often include younger adults, such as college students, and youth sports teams. Renters tend to produce greater wear and tear at the expense of those who reside in the community. This is especially likely in a group of homes that are densely situated as townhomes. We might even imagine several consecutive homes being rented to a common group of friends, with attendant noise, traffic, and other problems. We are strongly opposed to this plan.

The proposed plan comes with several problems. Although what follows is not complete, these are among the most significant to us. Some concerns specific to property owners whose lots adjoin or are in close proximity of the affected triangular lot of land. Others affect those whose homes are specially burdened by the traffic implications. Still others affect our community more broadly.

Our concerns are:

**1. Increased traffic on Ogre Drive**

The Ocean View Beach Club has a single entrance and exit along Muddy Creek Road. The new proposed phase, the Ocean View Beach Club North Rezoning Plan, likewise has a single entrance and exit point, via Gooseberry Avenue. This means that the proposed townhomes, which, again, are likely to be subject to rentals in peak season, will increase the load with heightened traffic. We feel this will increase the traffic on Ogre Drive, which is already popular with it being used as a short cut between Highway 26 and Muddy Creek Road.

**2. Owners and renters generating noise and visual changes.**

During peak season, some combination of these events is almost a certainty, and relatively lower cost townhomes, made available for rental, make them especially attractive to young adult renters, including groups of college students and sports teams.

The proposal plans on twenty-one townhomes, eight to the north and thirteen to the south of a dividing road, with the backs of the thirteen homes facing towards the back of our home.

The townhome community will generate a large amount of noise. The reason is the entertaining takes place on the elevated decks attached to the homes. These decks have no obstructions to quiet the noise.

We currently enjoy the proposed area by watching wildlife from our sunroom. The area is used by many deer, geese, and even dragonflies. Every once in a while, we are treated to a red fox. We are concerned with what happens to them?



### 3. Lighting and other features that would produce visual blight

One very special benefit that those of us residing on the east side of Ogre Drive is the joy of the view of nature and a sense of darkness and isolation, especially in the late evenings. The planned density will encourage homeowners and renters also to set up artificial lighting in their backyards furthering the visual blight. This will compromise the visual enjoyment of our properties, and diminish the fair market value of our homes.

For all the reasons set out in this letter, we entirely oppose the Ocean View Beach Club North Rezoning Plan. We are happy to follow up with any questions or concerns you might have. Please be sure to include me in any related correspondence concerning this matter, including providing notice of any hearings or opportunities for further comment. It is our sincere hope that this plan is stopped and the application for variance that would be permitted is denied.

Thank you.

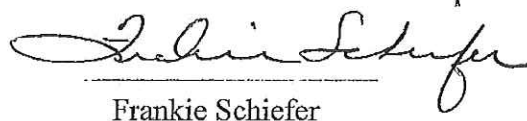
Sincerely,

Michael and Frankie Schiefer  
33187 Ogre Drive  
Ocean View, DE 19970

Schiefer135@aol.com  
410-935-5476



Michael Schiefer



Frankie Schiefer

cc: Doug Hudson, doug.hudson@sussexcountyde.gov

38360 Virginia Drive  
Bethany Beach, DE 19930

August 6, 2021

Dear Members of the County Council:

**Re: Inland Bays Community Subdivision, CU2259.**

Thank you for considering our thoughts regarding the proposed Inland Bays Community Subdivision, CU 2259. WE are writing to ask you **not to approve** the Planning and Zoning Recommendation regarding the Inlands Bays Community Subdivision that is proposed along Fred Hudson Road.

As homeowners in the Bethany Lakes Community, we have some major concerns regarding the impact of this development on our community and the area in general.

- **TRAFFIC:** Despite DeIDOT's position, traffic on Fred Hudson Road is a significant problem, especially in the summer months. Residents in Ocean View, Millville and the surrounding areas all come through Fred Hudson Road to go north on Route 1. Fred Hudson Road is heavily traveled by trucks, cars, campers, construction vehicles with trailers, trucks with boats, cyclists, scooters and joggers. It is not uncommon to see traffic backed up for more than a mile from Coastal Highway. This back-up occurs several times a day during the summer months. The addition of 16 new residences at Coastal Coroner and 30 more in Inland Bas Community will add to the already dangerous conditions. Several homeowners contacted DeIDOT and discovered that they use algorithms based on number and type of houses to forecast the number of daily and hourly trips. Once this is established, a traffic study is only done if the projected trips exceed a certain value as per their regulations. In other words, it appears that they only look at one development at a time and do not aggregate the collective impact of increased traffic from new developments over time.
- **BUFFER:** The 20 ft. vegetation buffer is not sufficient to separate the two communities. The proposed plat places houses very close to our walking path and removed a significant number of trees that will affect the environmental health of that forested area.
- **STORM WATER RUNOFF:** We remain concerned that new impervious surfaces from this development will cause storm water runoff and negatively impact our community.
- **FIRE HAZARD:** The houses are scheduled to be placed 10 ft. apart. Should there be a fire with the prevailing winds in our area, it is our concern that a fire can jump from house to house and burn the community.

We are requesting that the Council select one of the following options as opposed to simply rubber stamping the P&Z recommendation.

1. **Defer approval of the project until DeIDOT conducts a traffic study during the peak summer months** to determine the true impact of all recent developments that feed into Fred Hudson Road including the traffic from Central Avenue and Cedar Neck Road.



2. **Reduce the number of houses from 30 to 15.** This action will lessen the traffic impact on Fred Hudson Road, as well as reduce the disturbance on the environment health of the parcel and reduce stormwater runoff and decrease the risk from fire.
3. **Approve the proposed development with the reduced number of houses with a 30 ft. native tree forested buffer between our two properties, in place of the 20 ft. vegetative or forested buffer.** Native trees will benefit this situation in many ways. First, they will create a solid and natural division between the two subdivisions and serve as a barrier to noise, storm water runoff and also act as a visual divider between communities. They will also benefit the natural environmental health of that parcel of land which will be greatly disturbed by this new subdivision. I also urge you to require Evergreen to plant 8' to 10' native evergreen trees as a significant part of the native forested buffer and ensure that the current poplar tree root structure is not damaged.

Please feel free to contact us at 302-539-2256 or by email at [wbpoffen@gmail.com](mailto:wbpoffen@gmail.com) if you have any questions or need additional information.

Sincerely,

Wright B. Poffenberger and Mary L Poffenberger

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**From:** Lyle Dennis <ldennis@dc-crd.com>

**Sent:** Friday, August 6, 2021 9:16 PM

**To:** Doug Hudson

**Subject:** Inland Bays Development

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

Dear Mr. Hudson,

I am a homeowner in the Bethany Lakes Community. Thank you for considering my thoughts regarding the proposed *Inland Bays Community* sub-division, CU 2259 as proposed by the Planning and Zoning Commission. I understand that this recommendation will be discussed at your August 10th meeting. I am writing to ask you **not to approve** the Planning & Zoning recommendation in its current form regarding the Inland Bays Community Subdivision.

Instead, I am requesting that the Council select one of the following options as opposed to simply ratifying the P&Z recommendation.

**Defer approval of the project until DeIDOT conducts a traffic study during the peak summer months** to determine the true impact of all recent developments that feed into Fred Hudson, including the traffic from Central Ave and Cedar Neck Road.

**Reduce the number of houses to be built to a number that would reflect that lot sizes in neighboring communities such as Bethany Lakes and Salt Pond.** This action will lessen the traffic impact on Fred Hudson Road, as well as reduce the disturbance on the environmental health of this sensitive parcel and reduce stormwater runoff.

**Require that the proposed development include a 30 foot native tree forested buffer between our two properties, in place of the 20 foot vegetative or forested buffer.** Native trees will benefit this situation in many ways. First, they will create a solid and natural division between the two sub-developments and serve as a barrier to noise, storm water runoff, and also act as a visual divider between communities. They will also benefit the natural environmental health of that parcel of land which will be greatly disturbed by this new sub-division. I also urge you to require the developer to plant 8'to 10' native evergreen trees as a significant part of the native forested buffer and ensure that the current poplar tree root structure is not damaged.

After the P&Z hearing, there remain some major concerns regarding the impact of this development on our community. They are as follows:

**Traffic**– Despite DeIDOT's position, traffic on Fred Hudson Road is a significant problem , particularly in the summer months. Residents in Ocean View, Millville and the surrounding areas all come through Fred Hudson Road to go north on Route 1. Fred Hudson Road is heavily traveled by trucks, cars, campers, construction vehicles with trailers, trucks with boats, cyclists, scooters, and pedestrians. It is not uncommon to see traffic backed up for more than a mile from Coastal Highway. This back-up occurs several times a day during the

summer months. The addition of 14 new residences at *Coastal Corner* and 30 more in *Inland Bays Community* will add to already overburdened and dangerous road conditions.

Several homeowners contacted DeIDOT and discovered that they use algorithms based on number and type of houses to forecast the number of daily and hourly trips. Once this is established traffic study is only done if the projected trips exceed a certain value as per their regulations. In other words, it appears that they only look at one development at a time and do not aggregate the collective impact of increased traffic from new developments over time.

**Buffer** – The 20 foot vegetation buffer is insufficient to separate the two communities. The proposed plat places houses very close to our walking/bicycle path and removes a significant number of trees that will affect the environmental health of that forested area.

**Storm Water Runoff**– We remain concerned that new impervious surfaces from this development will cause storm water runoff and impact our community. Please feel free to contact us if you have any questions or need additional information.

Lyle and Janet Dennis  
31338 Lynn Drive