

## Lauren DeVore

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**From:** janet ledigabel <jreganlinton@hotmail.com>  
**Sent:** Wednesday, November 3, 2021 9:51 AM  
**To:** Planning and Zoning; Lauren DeVore  
**Subject:** RE Wil King Station Application - Webster Gray Double DB Group

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Good Morning Planning and Lauren,

As I look over the more than 200-page document that Webster Gray submitted, I find numerous errors in reporting the actual Acre size for this Zoning Change. This information is false, misleading, and I am requesting that the entire documents be reviewed and changed prior to any hearing for a zone change meeting with the commission. While I know that Webster Gray submitted a new application with the correct acreage after my request to Lauren, all of the supporting documentation that was sent to all the agencies involved was misleading and false information, reporting the project at 29.07 acreage and also 29.10 acreage. You may remember that Mr. Gray had tried to purchase my land numerous times, and I was not interested. However, he added my 4.16 acre parcel in his plan and sent the documents in that way, with the incorrect acreage.

The agencies that responded to the requests for studies, reports, etc. need to be informed and allowed time for them to review the actual correct acreage size and respond with the exact acreage reported on their brief and responses, otherwise, this application of 250 plus pages is a false document and misleading. How can the commission approve this with incorrect information?

A few of the pages with the incorrect information, p. 2, 8, 14, 24, 36, 60, the list goes on and on.

On another note, the packet states that 18 of the 21 acres of wooded land will be eliminated. Is this a correct number also? Or is this including my 4-acre parcel?

I request that the entire packet be reviewed and corrected and that the information be 100% accurate before a hearing can be scheduled.

Sincerely,

Janet Le Digabel  
owner parcel #234-6-59.01  
owner 31418 La Jolla Shores Drive  
Lewes, DE 19958

**Lauren DeVore**

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**From:** jim musso <3554jm@gmail.com>  
**Sent:** Wednesday, November 3, 2021 2:36 PM  
**To:** Planning and Zoning  
**Subject:** C/Z 1937 Double DB, LP KS

Opposition  
Exhibit

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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We say no to Wil King station development.

C/Z 1937 Double DB, LP KS

Thank you

**Ashley Paugh**

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**From:** E Lee <eulmlee@gmail.com>  
**Sent:** Wednesday, November 3, 2021 1:56 PM  
**To:** Planning and Zoning  
**Subject:** CZ 1937 - Double DB - Public Comment

**Opposition  
Exhibit**

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RECEIVED

These are comments regarding the Wil King application:

NOV 03 2021

1. Traffic Volume increase of over 50% on Wil King Rd

SUSSEX COUNTY  
PLANNING & ZONING

DeIDOT's letter dated 12/2/2020 shows the daily traffic volume of Wil King Rd is 1,455 vehicles per day. The new traffic volume of about 800 vehicle trips per day (from PLUS review) is almost 50% of the current volume.

This warrants a significant improvement on Wil King Rd. How is DeIDOT going to accommodate the increased volume?

2. Investment Level 3 and 4

P&Z has not been concerned with the investment levels when approving the applications. Increasing the density by changing the AR/GR to MR-RPC in Levels 3 and 4 should not be allowed.

**Also, changing to RPC to allow 76 single-family homes in 29 acres seems like giving the landowner and developer a gift by waiving the bonus density that they otherwise would have to pay.**

3. Poorly Draining Soil and Flooding

This area is already flooding and building more homes will not make it better. Sussex Conservation District requires the stormwater management plan to handle one 100-year flood, which seems to occur more often than once in a hundred years. And, what happens if there are back-to-back events?

Please consider the long-term effects of your every decision on the whole county and the state.

Thank you.

Eul Lee (Angola)

Lauren DeVore

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**From:** barbara conroy <conroy50@hotmail.com>  
**Sent:** Wednesday, November 3, 2021 4:06 PM  
**To:** Planning and Zoning  
**Subject:** Development on Wil King Rd. I oppose the intended development on Wil King Rd. I live in Oakwood Village. Some of the lots in ou Rd development have drainage problems. Another development will only add to the problems. Also, the roads a...

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*Please see  
comment above.*

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## Lauren DeVore

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**From:** STEPHANIE TALINO <misst620@gmail.com>  
**Sent:** Wednesday, November 3, 2021 3:45 PM  
**To:** Planning and Zoning  
**Subject:** Wil King Station - CZ 1937 Double DB, LP Sussex County DE

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Opposition  
Exhibit

**Categories:** Lauren

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RE: Hearing on Friday, November 4, 2021

Dear Planning & Zoning Commission:

I adamantly oppose any approval for the proposed development known as Wil King Station on Wil King Road.

There needs to be a study done first to check on the drainage issues that occur when there is a significant rainfall. People try and relate this to global warming which I don't agree with. When you build houses one on top of another filling the ground with concrete slabs or basements, and cut down trees that absorb water, where else is the water going to go. It's going to move on to other areas that never had an issue with flooding.

We already know what significant rainfall does to Wil King Road. What will happen when they start saturating the area with homes? And unless DNREC and the County address these drainage issues first without placing the financial burden on a community's HOA to take care of what the developer should be required to do we'll continue to pay out of our pockets while the developers get richer.

We live in a fairly new community off Wil King and when we purchased the builder never disclosed prior to or when we settled that we would be responsible for the maintenance of the two (2) stormwater basins forever. The basins weren't done correctly in the beginning, and there is more work to be done, but DNREC and the County signed off on it. The builder said he will make some corrections, but once he pays for it he wants nothing more to do with our community. So, he will be off the hook without any grace period to make sure the work is completed and operating properly. We will then be responsible forever for the maintenance, and the builder gets off scott free.

If a developer wants to build and change the landscape then they, not the homeowners, should be responsible for this expense. They are allowed to make deals in perpetuity with utility companies, then they should be required to set up a fund to take care of stormwater basins and not the homeowners. They are making millions on these developments after all.

Please do not approve any further developments along Wil King, and for that matter, along Conleys Chapel or Beaver Dam roads until a thorough study can be performed and allow the public an opportunity to review it prior to any further approval.

Thank you for your anticipated cooperation in this important matter.

Respectfully submitted,

Stephanie Talino  
Tall Grass Estates, Lot #4