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DIRECTOR OF PLANNING & ZONING
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jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



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

Jamie Whitehouse

From: Joe Reed <joe@reedventures.net>
Sent: Friday, December 3, 2021 4:26 PM
To: Jamie Whitehouse
Subject: Ord 21-09 Future Land Use Map Amendment/Correction
Attachments: 2018 Maps as recommended by PZ & CC.pdf

FILE COPY

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 Jamie,

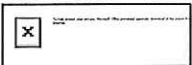
Sorry to be a nuisance, but can you put the attachment in the file and circulate it to County Council members?

I also want to clarify that we are not accusing anyone of doing anything in the "dark of night". I did not own the property at the time, and therefore, had no reason to follow the FLUM process for these lands. However, the Robinson and Chappell families did closely follow the 2018 update process and I'm told attended all the meetings. We have been informed these lands were removed from the Coastal Area after the public comment period was over. The owners were never notified and never had a chance to present their case on why the lands should remain in the development district as they had been since 2007/2008. The addition of a planned \$69,000,000 interchange on the property should have been a persuasive argument.

Thank you for your assistance. Have a great weekend!

Regards,
Joe Reed
Seaside at Lewes, LLC (owner of former lands of Chappell & Hopkins)

Joe Reed
302-430-4060



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**2045 Future Land Use
Recommended by County Council**

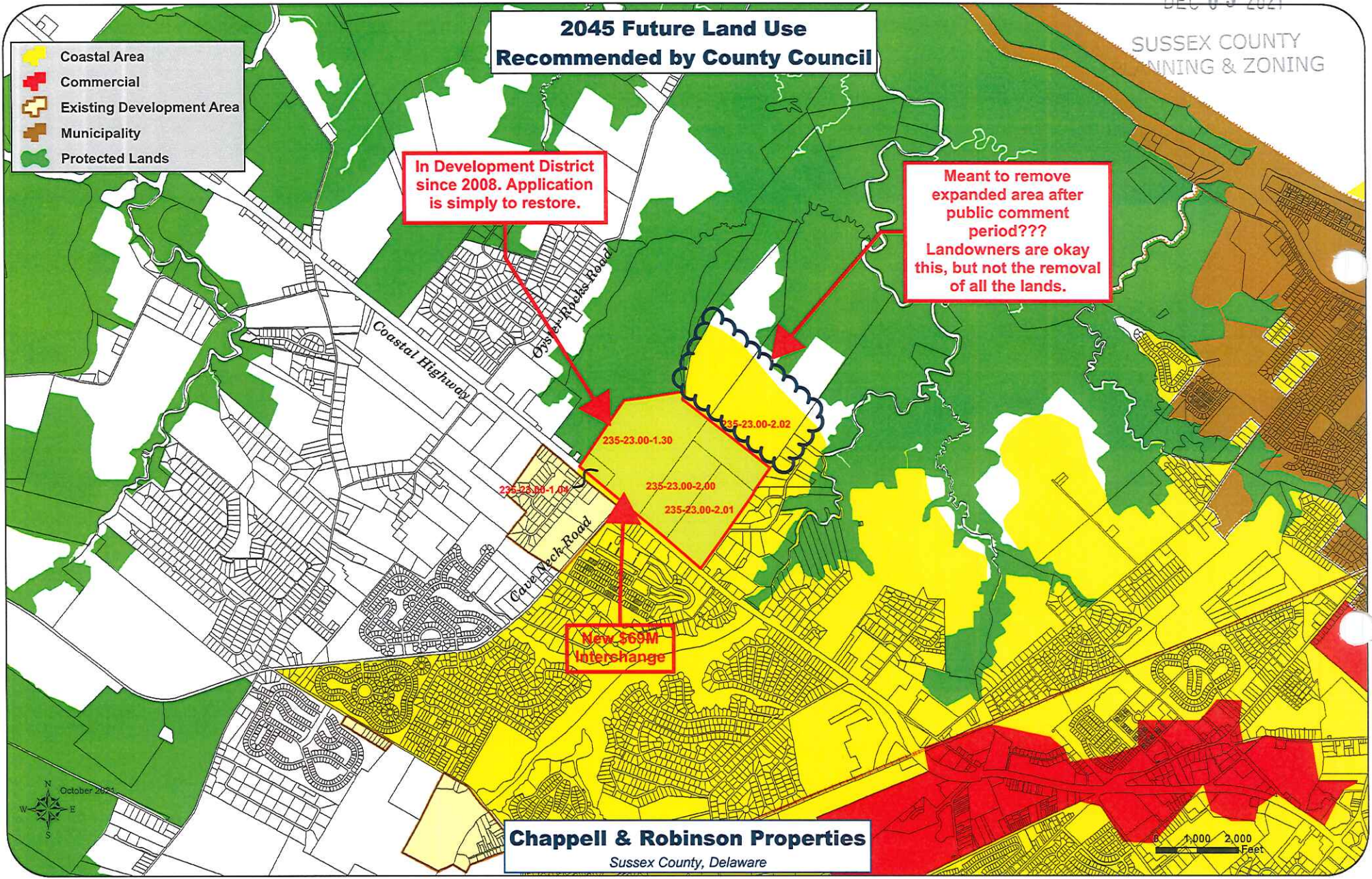
- Coastal Area
- Commercial
- Existing Development Area
- Municipality
- Protected Lands

In Development District since 2008. Application is simply to restore.

Meant to remove expanded area after public comment period???
Landowners are okay this, but not the removal of all the lands.

New \$69M Interchange

Chappell & Robinson Properties
Sussex County, Delaware



0 1,000 2,000 Feet

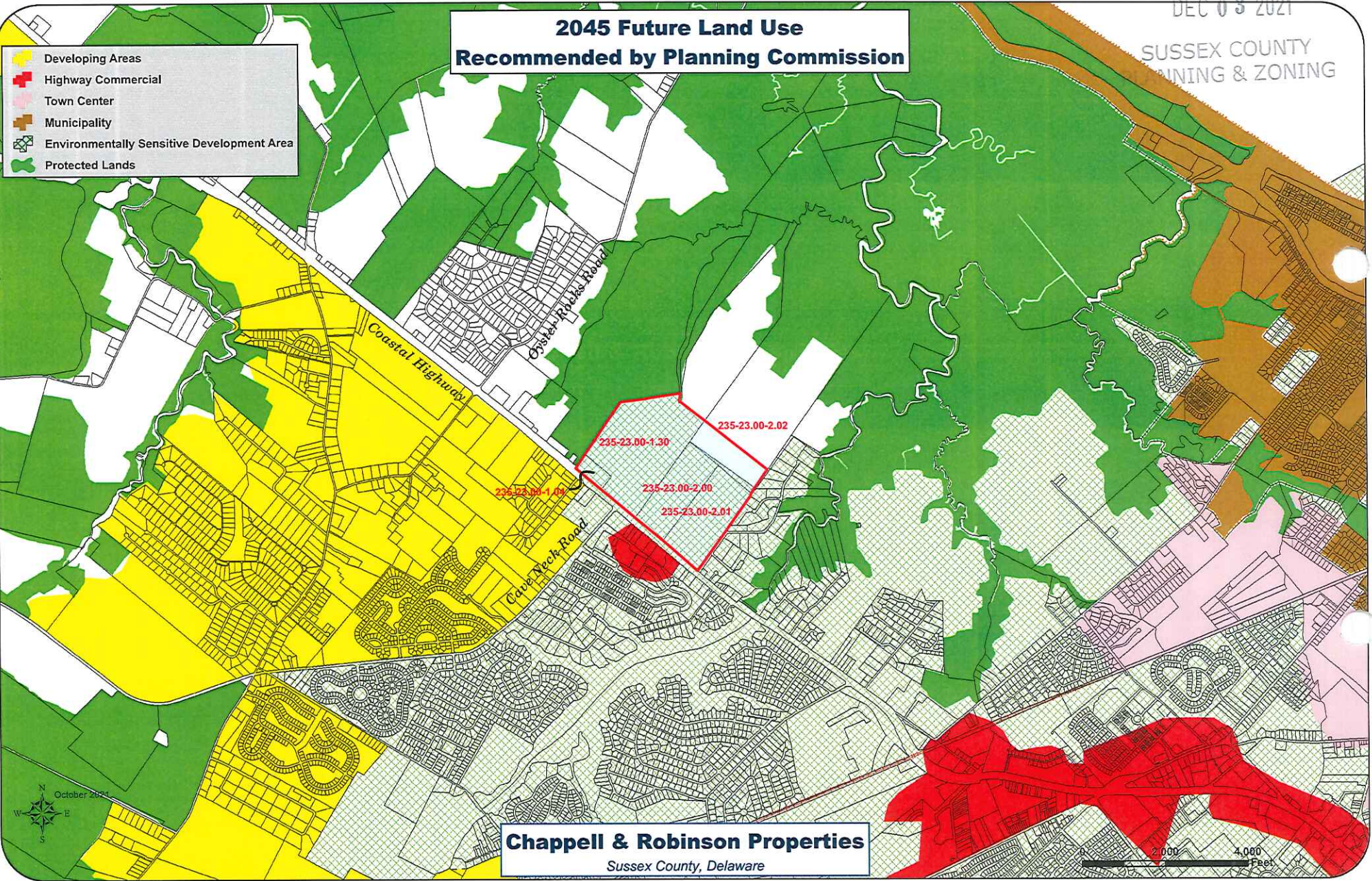
RECEIVED

DEC 03 2021

SUSSEX COUNTY
PLANNING & ZONING

2045 Future Land Use Recommended by Planning Commission

- Developing Areas
- Highway Commercial
- Town Center
- Municipality
- Environmentally Sensitive Development Area
- Protected Lands

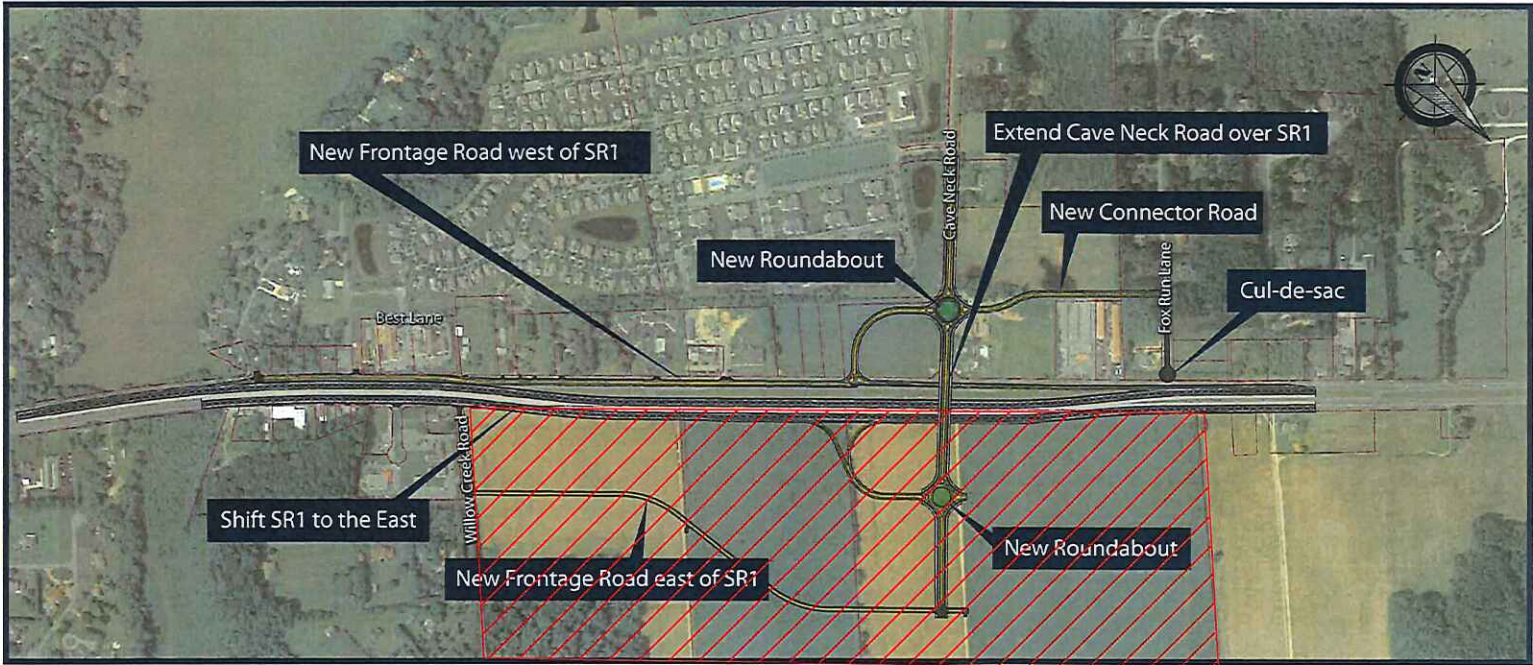


Chappell & Robinson Properties
Sussex County, Delaware



SR1 and Cave Neck Road Intersection

Selected Alternative



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DEC 03 2021

SUSSEX COUNTY
PLANNING & ZONING





RECEIVED

DEC 03 2021




SUSSEX COUNTY PLANNING & ZONING

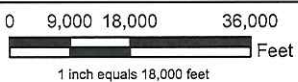
Sussex County Comprehensive Plan FUTURE LAND USE PLAN 2007

Growth Areas

-  Municipality
-  Town Center
-  Developing Area
-  Environmentally Sensitive Developing Area
-  Mixed Residential Areas
-  Highway Commercial Areas
-  Planned Industrial Areas

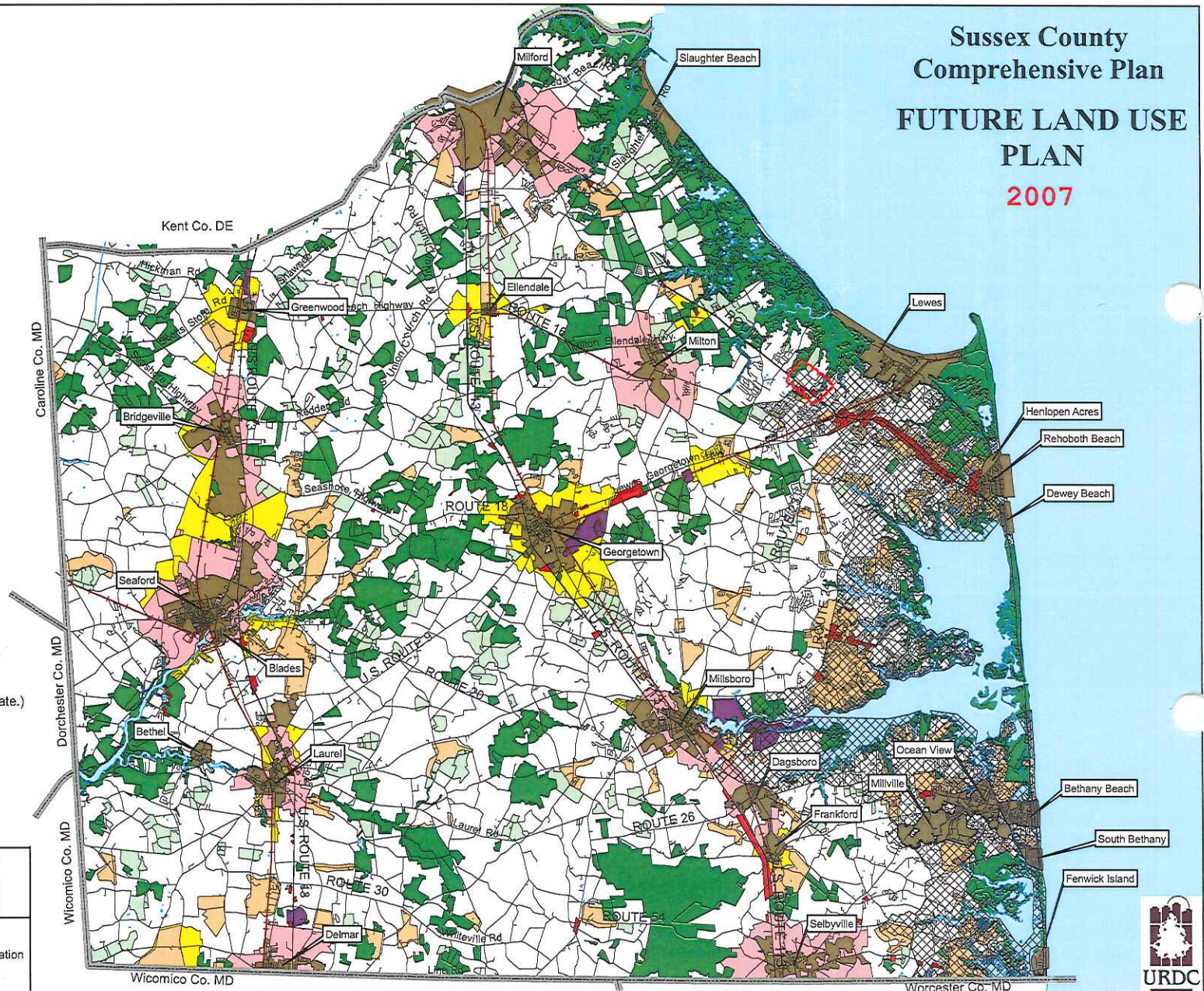
Rural Areas

-  Low Density Area
-  Protected Lands
(All Federal lands, State lands, agricultural easements, private conservancy lands, major wetlands and lands preserved by other conservation easements)
-  Agricultural Preservation Districts Under the State Program
(A voluntary program. Only a very limited number of homes allowed on a tract under State regulations during the time of an agreement. Participating landowners are eligible to sell development rights to the State.)



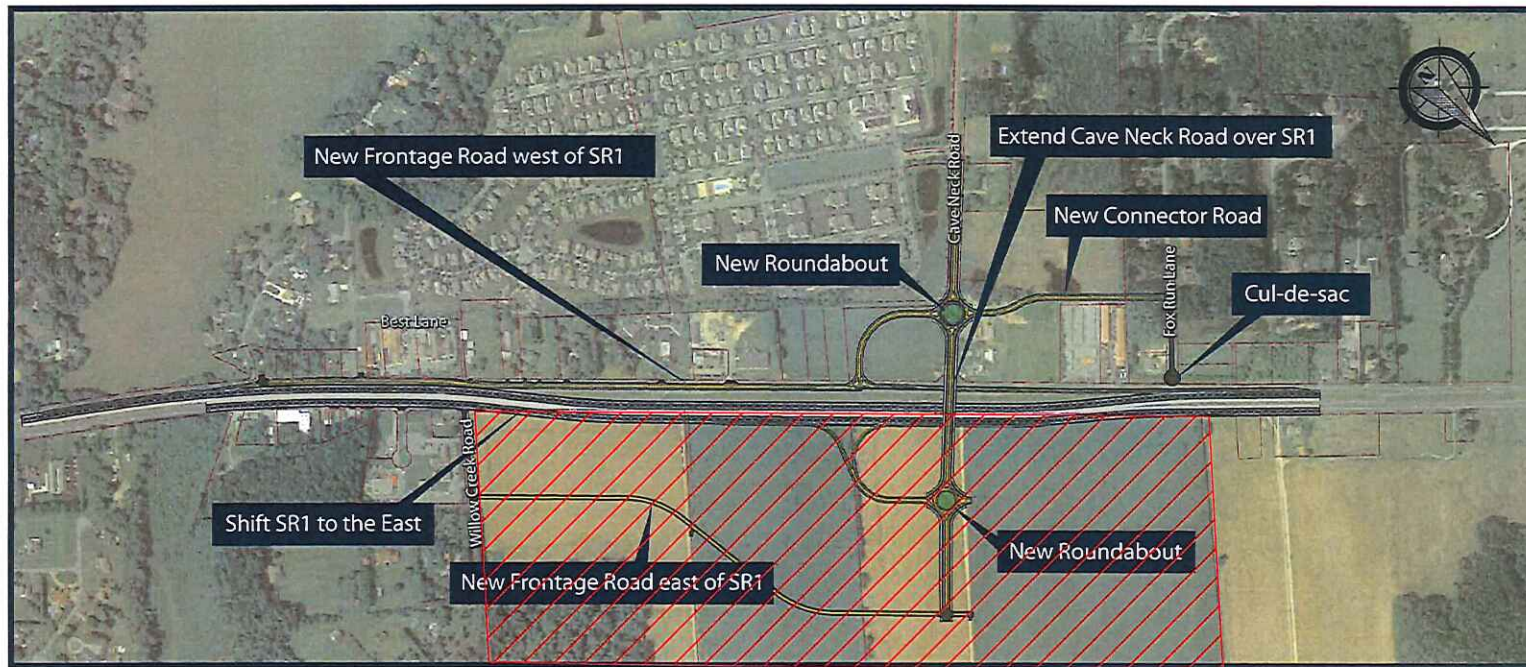
Base Map Provided By:
Sussex County
Mapping Department

Sources:
DNREC
DE Office of State Planning Coordination
DE Office of Transportation
United States Geological Survey



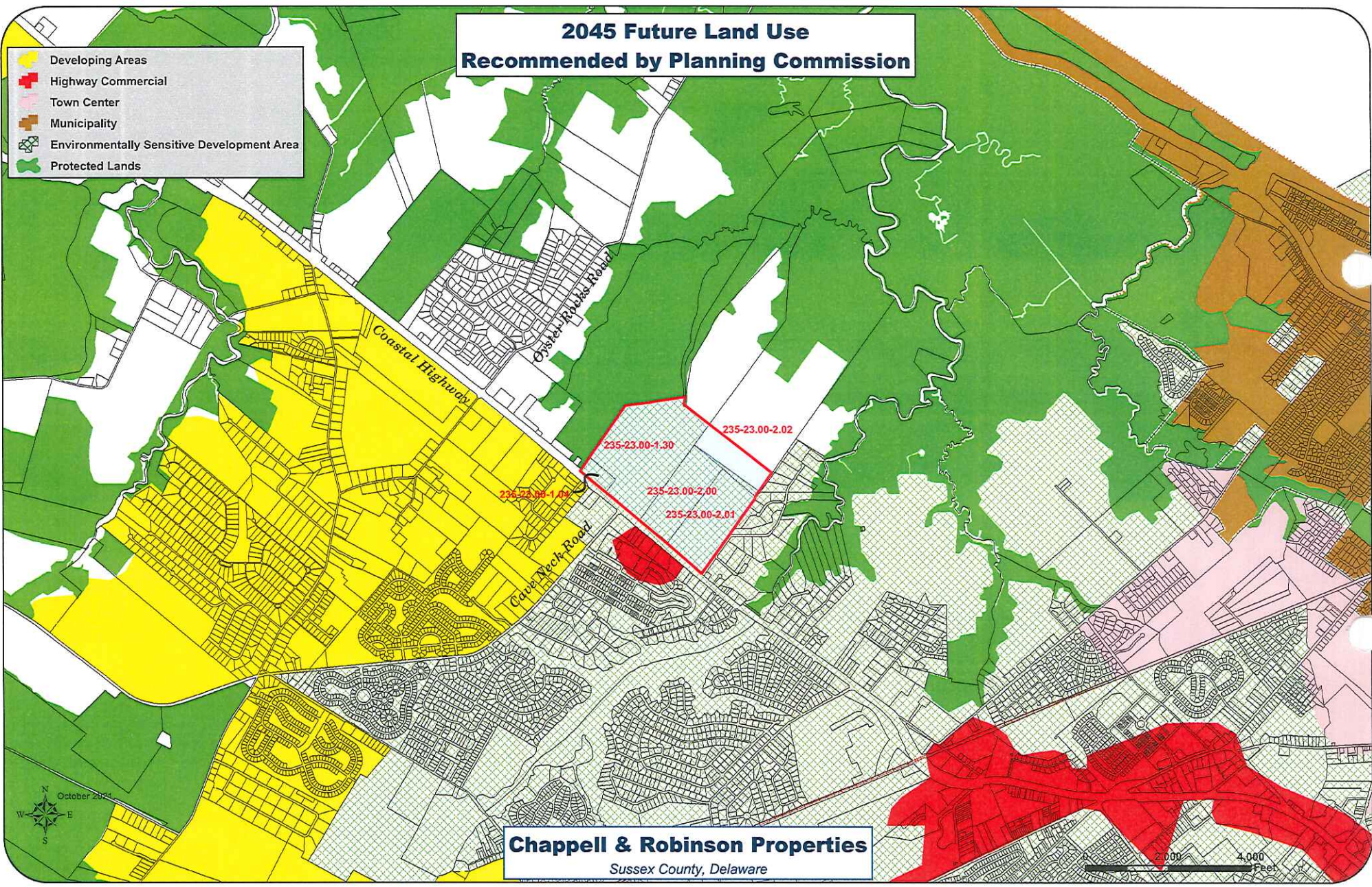
SR1 and Cave Neck Road Intersection

Selected Alternative



2045 Future Land Use Recommended by Planning Commission

- Developing Areas
- Highway Commercial
- Town Center
- Municipality
- Environmentally Sensitive Development Area
- Protected Lands



Chappell & Robinson Properties
Sussex County, Delaware



2045 Future Land Use Recommended by County Council

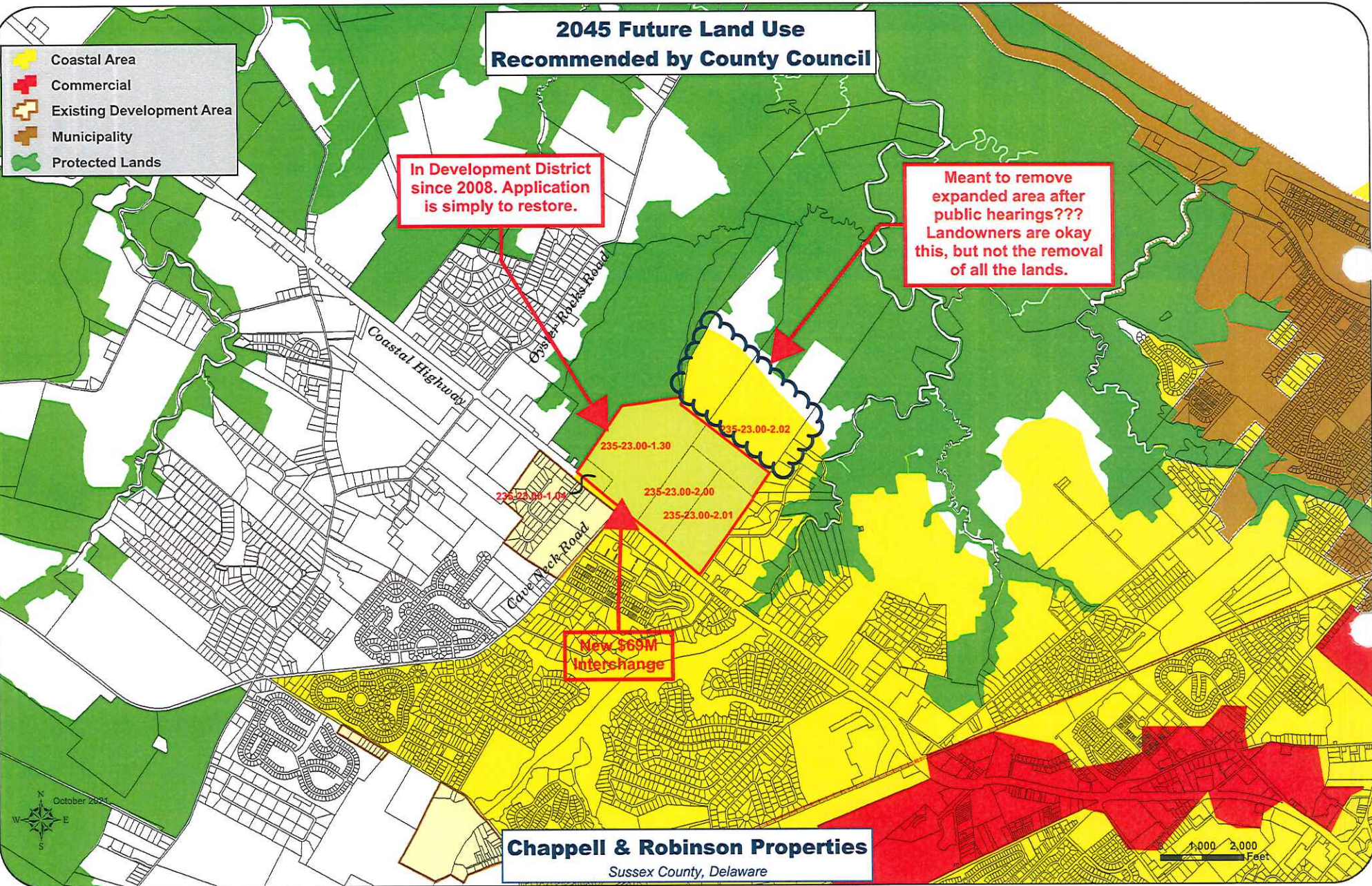
- Coastal Area
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In Development District since 2008. Application is simply to restore.

Meant to remove expanded area after public hearings??? Landowners are okay with this, but not the removal of all the lands.

New \$69M Interchange

Chappell & Robinson Properties
Sussex County, Delaware



Jamie Whitehouse

From: Joe Reed <joe@reedventures.net>
Sent: Wednesday, December 1, 2021 8:02 AM
To: Jamie Whitehouse
Subject: Re: Ord 21-09 Future Land Use Map Amendment/Correction
Attachments: Maps as recommended by PZ & CC.pdf

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

Good morning Jamie,

Is this application still on the agenda with County Council for December 14th or has it been postponed? The discussion at the end of the Planning Commission meeting led me to believe it may be postponed. I have no problem if you decide to delay until a future date. I'm out of town on December 14th anyway.

Also, can you put the attached exhibit in the file and circulate.

Thanks,
Joe

On Tue, Nov 23, 2021 at 9:57 AM Joe Reed <joe@reedventures.net> wrote:
Mr. Whitehouse,

After listening to the discussion at the end of the Planning Commission meeting, there appears to be some confusion over this map amendment application. It also appears the record is still open. Therefore, I would like to make a few points that may help clarify this application:

1. The properties have been in the development district since at least 2007/2008.
2. The properties remained in the development district throughout all the workshops and hearings for the 2018 update (2045 FLUM).
3. The maps on the County website today still show the property in the development district on the map as recommended by the Planning Commission and the map as recommended by County Council. Refer to letter from David Hutt dated December 29, 2020.
4. The property owners and/or their representatives attended and monitored all the public meetings on the 2018 map update. They were never notified or given an opportunity to comment on this apparent last-minute modification after the public process had ended. How is that transparent government or even legal?
5. In reviewing all the available documents and the County Council recordings, I surmise the intent of the last-minute revision was to adjust the Coastal Area designation back to the line in the 2008 FLUM (same as this proposed map amendment). The map as recommended by County Council had the Coastal Area designation for these properties expanded by about 50% and closer to the Great Marsh. See attached exhibit.
6. The SARG emails and other communications about this application are a bit misleading and I suspect have generated a lot of letters in opposition to this application. There is no land use application proposed for these properties. Maintaining the Coastal Area designation simply provides the land owners the option to apply in the future for some neighborhood business uses at the new \$65,000,000+ DeIDOT interchange to be built on the property. I do not have any land planning

degrees, but I've attended a lot of land planning seminars and it seems to me that some neighborhood business uses (grocery store, pharmacy, medical offices, restaurant, pickleball facility, etc) may be appropriate at that interchange in the future. As we all know, being in the Coastal Area only provides the property owners the option to apply for approval for some commercial use, but does not guarantee any uses other than residential at 2 units per acre.

7. This application in no way is a threat to the Great Marsh. A huge buffer (approx 1/2 mile) of Low Density lands will still exist between the subject lands and the Great Marsh.
8. The design traffic numbers for the interchange are based on some anticipated commercial uses and not just 2 units/acre as was stated by David Edgell from the Office of State Planning Coordination. He was incorrect about this fact just as he was incorrect about availability of water, sewer, fire protection, police, schools, etc. The interchange design traffic numbers can be verified by the project manager from DeIDOT.
9. Some neighborhood business at this interchange would eliminate the need for all the current and future residents of the Rt 88 Corridor from having to travel south of 5 Points for essentially all services. It would also help to alleviate some of the traffic on Rt 1 between 5 Points and Rehoboth. Regardless, the public will have an opportunity to comment and you will make the decision on the merit of any future application, if and when one is made.
10. It was noted by either the Planning Commission or County Council during the Chappell Farms application across the highway that single family residential use is not conducive or desirable adjacent to a huge interchange and overpass. We agree.
11. It seems illogical that the County would remove 4-lane highway frontage lands out of the development district when the only thing that has changed since the last FLUM is that DeIDOT is building a \$65,000,000+ grade separated interchange on the property. If these lands were not already in the Coastal Area development district, I would think you would have been adding them to the development district due to the interchange.
12. We are simply asking the Planning Commission to reaffirm the decision they already made on this matter during the public process in 2018/2019.

Since the record is still open, can you please circulate this email to the Planning Commission members?

Thank you for your assistance with helping to rectify this property rights injustice.

Respectfully,
Joe Reed

Jamie Whitehouse

From: Joe Reed <joe@reedventures.net>
Sent: Tuesday, November 23, 2021 9:58 AM
To: Jamie Whitehouse
Subject: Ord 21-09 Future Land Use Map Amendment/Correction
Attachments: Maps as recommended by P&Z and County Council.pdf

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

Mr. Whitehouse,

After listening to the discussion at the end of the Planning Commission meeting, there appears to be some confusion over this map amendment application. It also appears the record is still open. Therefore, I would like to make a few points that may help clarify this application:

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- 5.
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8. the 2018 update (2045 FLUM).
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- 11.
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13. map as recommended by the Planning Commission and the map as recommended by County Council. Refer to letter from David Hutt dated December 29, 2020.
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- 15.
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23. of the last-minute revision was to adjust the Coastal Area designation back to the line in the 2008 FLUM (same as this proposed map amendment). The map as recommended by County Council had the Coastal Area designation for these properties expanded by about
24. 50% and closer to the Great Marsh. See attached exhibit.
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- 26.
- 27.

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30. business uses at the new \$65,000,000+ DeIDOT interchange to be built on the property. I do not have any land planning degrees, but I've attended a lot of land planning seminars and it seems to me that some neighborhood business uses (grocery store, pharmacy,
31. medical offices, restaurant, pickleball facility, etc) may be appropriate at that interchange in the future. As we all know, being in the Coastal Area only provides the property owners the option to apply for approval for some commercial use, but does not
32. guarantee any uses other than residential at 2 units per acre.
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48. future residents of the Rt 88 Corridor from having to travel south of 5 Points for essentially all services. It would also help to alleviate some of the traffic on Rt 1 between 5 Points and Rehoboth. Regardless, the public will have an opportunity to comment
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54. across the highway that single family residential use is not conducive or desirable adjacent to a huge interchange and overpass. We agree.
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60. been adding them to the development district due to the interchange.
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- 62.
- 63.
64. We are simply asking the Planning Commission to reaffirm the decision they already made on this
65. matter during the public process in 2018/2019.

66.

Since the record is still open, can you please circulate this email to the Planning Commission members?

Thank you for your assistance with helping to rectify this property rights injustice.

Respectfully,
Joe Reed

2045 Future Land Use Recommended by County Council

- Coastal Area
- Commercial
- Existing Development Area
- Municipality
- Protected Lands

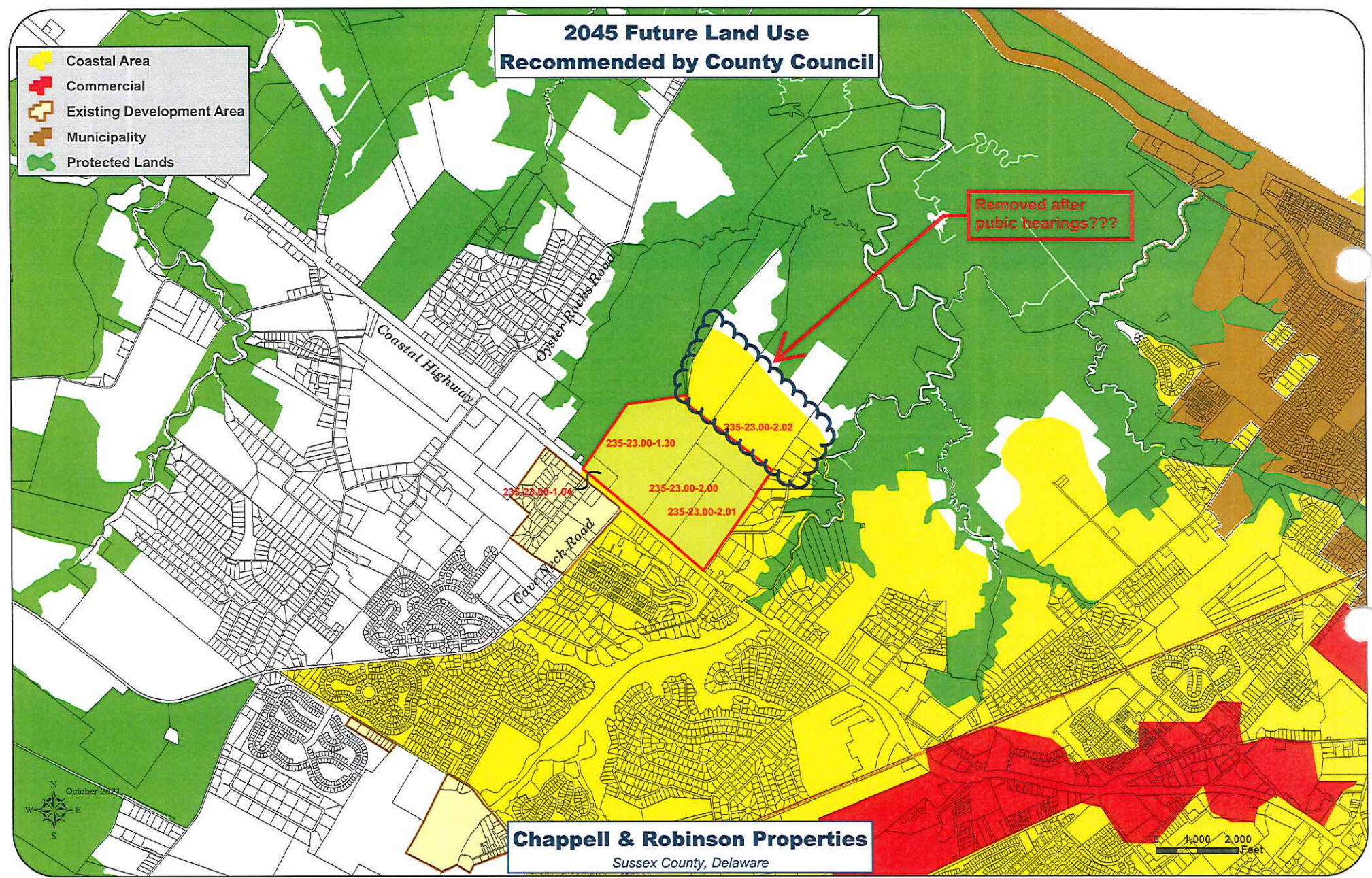
Removed after
pubic hearings???

235-23.00-1.30
235-23.00-2.00
235-23.00-2.01
235-23.00-1.01
235-23.00-2.02

October 2024

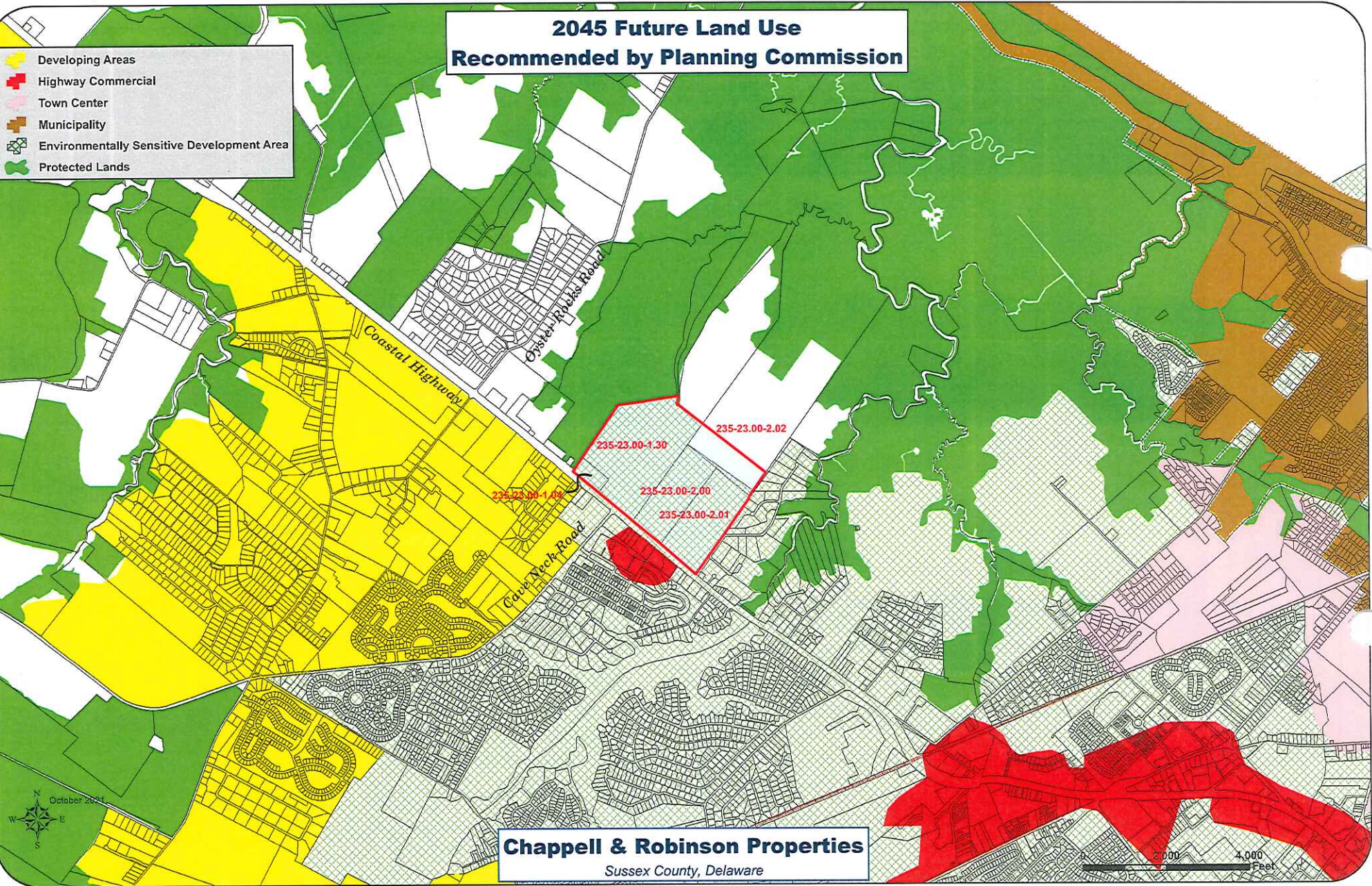
Chappell & Robinson Properties
Sussex County, Delaware

0 1,000 2,000
Feet



2045 Future Land Use Recommended by Planning Commission

- Developing Areas
- Highway Commercial
- Town Center
- Municipality
- Environmentally Sensitive Development Area
- Protected Lands



Chappell & Robinson Properties
Sussex County, Delaware

October 2024

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, November 18, 2021 5:03 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, November 18, 2021 - 5:03pm

Name: Jacob Burton

Email address: p.burton623@gmail.com

Phone number: 3028586460

Subject: Overbrook Project

Message: We are in support of the Overbrook Project. Our area is continuing to grow without the proper shopping accommodations of a populated area, especially in the summer concerning our tourist numbers. As the are continues to grow with persons relocating we have to consider the needs of all the people in the area, old and new.

FILE COPY

SUPPORT EXHIBIT

FILE COPY
SUPPORT EXHIBIT

Sussex County Council Members:

Council President – Michael Vincent Council Vice President – John Rieley

Cynthia Green – Member Mark Schaeffer – Member Doug Hudson – Member

Dear Council Members,

I'm writing to let you know that I am in support of reinstating the designation of the Robinson family's farms to what is now called the Coastal Area.

The Rt. 1 frontage area of Robinson's farms were in a Development Area in the Future Land Use Map in the 2008 Comprehensive Plan. Years later, during the year-long update to the 2008 Comprehensive Plan in 2017/18 the family observed proceedings of Sussex County's Planning and Zoning and County Council. During that time Planning and Zoning and County Council both produced maps indicating that Robinson's farms would continue to be included in the growth area. (Planning and Zoning: Environmentally Sensitive Development Area and County Council: Coastal Area). And at no time were the Robinson farms mentioned during discussions in either chamber.

However, at a meeting a week after County Council closed the public comment portion of the process, and without notice to the landowners, County Council decided to change the designation of Robinson's farms and the contiguous neighbor's property from: Environmentally Sensitive Development Area (P&Z) and Coastal Area (County Council). This change is akin to a change in zoning and one that should not have been made without notice to or comment from the Robinsons. What is the point of attending meeting after meeting only to have public input closed and afterward changes made to your family's land? It makes no sense.

This important change in designation was discovered by a neighbor in the process of selling his property who informed the Robinson's. However, a quick check of the maps on the County website indicated that the properties were still in the growth zone (in fact, as of this writing, those maps are still on the County's website). However, after meeting with their attorney Robinsons confirmed that their farms had been removed from the Development Area without their knowledge.

Unlike many local jurisdictions we read about, Sussex County (Council) has always been in the business of full disclosure to property owners, particularly when it comes to one's land. Unfortunately, this time it seems the County's efforts were less than perfect. Somehow the Robinsons family's farms were overlooked and this wrong needs to be righted.

Thank you,



S. METZ WAY
REHOBOTH BEACH, DE

19971

FILE COPY

SUPPORT EXHIBIT

Council Members: President Michael Vincent, Vice President John Rieley, Cynthia Green, Mark Schaeffer and Doug Hudson

Dear council members,

I support including the Robinson family farms in the County's Coastal Area.

The Robinson's farms were included in what is now the Coastal Area in the 2008 Future Land Use Map (FLUM). During the 2018 update after P&Z and County Council produced maps indicating the farms were to continue to be included in the developing area, without notice at a subsequent meeting, and after the public comment portion of the process was closed, County Council change the designation of Robinson's farms and the contiguous neighbor's property to Low Density. This important change should not have been made without notice to or comment from the landowners who were present during the many months long meetings concerning the Future Land Use Maps up and until the public portion of the process was closed.

Sussex County Council is well known to be fair and forthcoming, and this letter is in no way meant to disparage the 2018 Council. However, this land map change seemed odd on its face considering the looming DelDot project which is now pushing \$70-million. In addition, at no time during the more than yearlong meetings were the Robinson's farms property so much as mentioned. The Robinson Family wasn't notified of the pending change and never had an opportunity to comment on the last-minute amendment following the closing of the public process.

As mentioned above, the State plans a 70 or so million-dollar DelDot highway project which includes a Rt. 1 grade separated interchange with an overpass, realigning Rt.1 to the east, a roundabout, a new 1/2 mile interior road and more, much of which is located on Robinson land. Both public water and sewer are available to the site, the Lewes Fire Department is little more than a mile away and the new State Police Barracks is about a 4-minute ride from the farms.

With these location attributes and the fact that the front portion Robinson's Farms were already in the, now called Coastal Zone, it's difficult to imagine the decision to remove the property could be anything more than an oversight.

I ask that the 2021 County Council rectify this error and vote to reinstate the Robinson's Farms into the Coastal Area which is the appropriate designation of the property in the Future Land Use Map.

Thank you

 Daniel Mazer

32919 Conch Ct.
Lewes, DE
19956

FILE COPY
SUPPORT EXHIBIT

President Michael Vincent,
Vice-President John Rieley
Cynthia Green, Mark Schaeffer, Doug Hudson

I'm writing to you to lend my support to the Robinson family. They're asking for your vote to reinstate their farms former designation in the Future Land Use Map (FLUM) to what is now called the Coastal Area.

Robinson's farms are located on Rt. 1 in Lewes contiguous to the site of Deldot's new overpass project. My understanding is that it is similar to another overpass project at Rt.16.

I must admit I'm somewhat confused on why Robinson's property was removed from the developing area. Property adjacent to the Rt. 16 overpass project was included in the growth area as a result of the highway project, despite the fact that it had not been included in the growth area in the past.

The Robinson's property on the other hand had been in the growth area for at least 10 years, prior to the 2018 FLUM update, yet it was removed from the growth area despite the 65-million-dollar highway project much of which is ON their property. This can't be right.

Robinson's property has access to public water and sewer, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms. And it's located RIGHT WHERE EVERYONE SAYS GROWTH SHOULD BE. ON THE HIGHWAY, AND, AT THE SITE OF DELDOT'S NEW INTERCHANGE!

Please vote to reinstate Robinson's farms designation to the Coastal Area designation of Future Land Use Map where it belongs.

Thank you,



Max Cavolesti
35622 Cutter Ct
Lewes, DE 19958

FILE COPY

SUPPORT EXHIBIT

President Michael Vincent, Vice-President John Rieley
Cynthia Green, Mark Schaeffer, Doug Hudson

I am writing in support of the Robinson family. They are asking for you to vote to reinstate their farms former designation in the Future Land Use Map to Coastal Area. The farms had previously been designated to what is now called the Coastal Area since 2007/2008. The last-minute change in 2018 to the Future Land Use Map designation after the close of the public portion of the process made no sense then and it makes even less sense now.

Robinson's farms are located on Route One, both public water and sewer are available to their property, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms, and lastly the closest Great Marsh wetlands are approximately 2,000' feet from the area of the request.

The Robinson's are farmers. In the 1980s the family's farms were recognized for being a Delaware Century Farm by the Department of Agriculture. This honor is awarded to those families who have owned and farmed their land for 100 years or more. Robinson's have been at it for 179 years; and raising cattle and horses along with an assortment of family dogs and cats. The Robinson's are also careful stewards of their forests and wetlands. In 1988 without any fan fair Tom Robinson Sr. received an award from the Delaware Nature Society, recognizing his outstanding stewardship of the Great Marsh Natural Area.

Should Robinson's be included in the Coastal Area, one only has to look at the \$65,000,000 DelDot highway project? Starting with the highway: it's to be realigned to the east onto Robinson's land. Other additions: the two-way clover leaf, a roundabout, a new 1/2 mile connector road running parallel to Rt. 1, and the east west overpass. All this reducing value of the farm due to noise and lights particularly from trucks and cars traveling on the overpass. This necessary eye and ear sore is for a lifetime and yet this reason for continuing the 10-year inclusion in the Coastal Area was somehow overlooked in 2018.

Please vote to include Robinson's in the Coastal Area for all the reasons mentioned and many others.

Thank you,

CYNTHIA JANE MAULT
108 STOCKLEY ST.
REHOBOTH BEACH, DE

FILE COPY

County Council:

Michael Vincent, John Rieley, Cynthia Green, Mark Schaeffer, Doug Hudson

SUPPORT EXHIBIT

I support the Robinson family who are asking for your vote to reinstate their farms designation in the Future Land Use Map to Coastal Area.

Robinson's farms along Route One fit the practical criteria to be included in the Coastal Area. DelDot has plans for highway project including a Rt. 1 grade separated interchange including an overpass, realigning Rt. 1 east onto Robinson's land, a roundabout, a new 1/2 mile interior road 2,000' of which is located on Robinson land.

Public water and sewer are available to the site, the Lewes Fire Department is little more than a mile away and the new State Police Barracks is about a 4-minute ride from the farms.

Some people have been led to believe Robinson's request is to develop their land. This isn't true. Their request is only to have their farms designation reinstated in the Coastal Area of the Future Land Use Map.

The Robinson's are farmers. In the 1980s the family's farms were recognized for being a Delaware Century Farm by the Department of Agriculture. This honor is awarded to those families who have owned and farmed their land for 100 years or more. Robinson's have been at it for 179 years. The Robinson's are also careful stewards of their land. In 1988 without any fan fair Tom Robinson Sr. received an award from the Delaware Nature Society, recognizing his outstanding stewardship of the Great Marsh Natural Area.

The Robinson family is committed to the preservation of their land and are a time-tested commodity in that regard. They are seeking reinstatement to the County's development district for the Rt.1 section of their property. The closest wetlands approximately are 2,000' feet from the area of the request. This request is only to have their land appropriately designated in the Future Land Use Map as it had been since 2007/2008.

Please vote to reinstate Robinson's farms designation in the Coastal Area of Future Land Use Map where it belongs.

Thank you,

Michael Scott JR 12622 Hollytree RD
Ellendale DE

FILE COPY
SUPPORT EXHIBIT

President Michael Vincent,
Vice-President John Rieley
Cynthia Green, Mark Schaeffer, Doug Hudson

I support the Robinson family. They're asking for your vote to reinstate their farms former designation in the Future Land Use Map (FLUM) to what is now called the Coastal Area.

Robinson's farms are located on Rt. 1 in Lewes contiguous to the site of DelDOT's new overpass project, which is similar to DelDOT's other overpass project, at Rt.16.

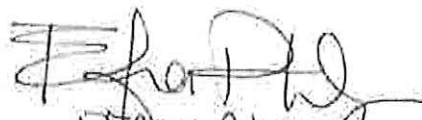
I'm confused. Why was Robinson's property removed from the developing area when property adjacent to the Rt. 16 overpass project was included in the growth area, as a result of the highway project, even though it had not been included in the growth area in the past.

The Robinson's property on the other hand had been in the growth area for at least 10 years, prior to the 2018 FLUM update, yet removed from the growth area, despite the 65-million-dollar highway project, much of which is ON their property. This can't be right.

Robinson's property has access to public water and sewer, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms. It's located **RIGHT WHERE EVERYONE SAYS GROWTH SHOULD BE, ON THE HIGHWAY AT THE SITE OF DELDOT'S NEW INTERCHANGE!**

Please vote to reinstate Robinson's farms designation to the Coastal Area designation of Future Land Use Map where it belongs.

Thank you,


EILEEN PHILLIPS
26497 MITTJOY RD
MILLSBORO Del 19366

FILE COPY
SUPPORT EXHIBIT

Mike Cahill

Steamboat Landing Road Milton, DE 19968

President Michael Vincent, Vice President John Rieley, Cynthia Green, Mark Schaeffer and Doug Hudson

Lady and Gentlemen,

Hello, my name is Mike Cahill and I live on Steamboat Landing Road. I live here and see the traffic on route 1 every day. We desperately need infrastructure to ease congestion on the highway. It seems to me that the farmland that DelDot is taking for this infrastructure/overpass is a necessity and will go a long way to cure the Cave Neck Road and Rt.1 issues.

With that said it's hard to believe that County Council would have removed the farms impacted by the DelDot Highway Plan from the developing district (Coastal Area), but only after Council closed the comment period. Robinsons participated during the nearly two-year run up to the Future Land Use Map update, but that participation ended when the public portion was closed. Why would any family make the effort to do the right thing if, like the Robinsons at the very end of the years long proceedings, County Council decides to close public comment period and then decides to remove Robinson's farms from its 10-year designation in the development area. This makes no sense. During the run up in P&Z and Council Robinson's farms were never mentioned let alone considered for a change in FLUM designation. In fact, P&Z and County Council created FLUMs indicating that Robinson's farms *were* to be included in the Coastal area.

What was done seems wrong and I believe it needs correcting by this County Council

Sincerely, Mike Cahill

 (302) 381-3228

FILE COPY
SUPPORT EXHIBIT

Council Members: President Michael Vincent, Vice President John Rieley, Cynthia Green, Mark Schaeffer and Doug Hudson

Dear council members,

I support including the Robinson family farms in the County's Coastal Area.

The Robinson's farms were included in what is now the Coastal Area in the 2008 Future Land Use Map (FLUM). During the 2018 update after P&Z and County Council produced maps indicating the farms were to continue to be included in the developing area, without notice at a subsequent meeting, and after the public comment portion of the process was closed, County Council change the designation of Robinson's farms and the contiguous neighbor's property to Low Density. This important change should not have been made without notice to or comment from the landowners who were present during the many months long meetings concerning the Future Land Use Maps up and until the public portion of the process was closed.

Sussex County Council is well known to be fair and forthcoming, and this letter is in no way meant to disparage the 2018 Council. However, this land map change seemed odd on its face considering the looming DelDot project which is now pushing \$70-million. In addition, at no time during the more than yearlong meetings were the Robinson's farms property so much as mentioned. The Robinson Family wasn't notified of the pending change and never had an opportunity to comment on the last-minute amendment following the closing of the public process.

As mentioned above, the State plans a 70 or so million-dollar DelDot highway project which includes a Rt. 1 grade separated interchange with an overpass, realigning Rt.1 to the east, a roundabout, a new ½ mile Interior road and more, much of which is located on Robinson land. Both public water and sewer are available to the site, the Lewes Fire Department is little more than a mile away and the new State Police Barracks is about a 4-minute ride from the farms.

With these location attributes and the fact that the front portion Robinson's Farms were already in the, now called Coastal Zone, it's difficult to imagine the decision to remove the property could be anything more than an oversight.

I ask that the 2021 County Council rectify this error and vote to reinstate the Robinson's Farms into the Coastal Area which is the appropriate designation of the property in the Future Land Use Map.



Thank you,

Peter J. Ciolek
35622 Cutler Court
Lewes, DE 19958

FILE COPY
SUPPORT EXHIBIT

County Council:

Michael Vincent, John Rieley, Cynthia Green, Mark Schaeffer, Doug Hudson

Dear Council Members,

I support including the Robinson's family farms reinstatement in Sussex County's Coastal Area in the Future Land Use Map. The Robinson's farms had been included in Sussex County's development district since 2008 but after the close of public comment in 2018, were removed from the growth area without notice to or the opportunity for comment from the Robinson's.

Robinson's farms are located on Route One, the site of the planned \$65,000,000 Highway interchange. The farms have access to public water and sewer, the Lewes Fire Department is a mile or so away and the new State Police barracks are less than five minutes from Robinson's property. This is the type of location that makes good planning sense. Good land planning and responsible growth go hand in hand. Robinson's farms satisfies both.

Please vote to reinstate Robinson's farms in the Future Land Use Map.

Thank you,

Marcia Schieck
Marcia Schieck

15 Hazlett
Rehoboth Beach, De
19971

FILE COPY

SUPPORT EXHIBIT

President Michael Vincent,
Vice-President John Rieley
Cynthia Green, Mark Schaeffer, Doug Hudson

I support the Robinson family. They're asking for your vote to reinstate their farms former designation in the Future Land Use Map (FLUM) to what is now called the Coastal Area.

Robinson's farms are located on Rt. 1 in Lewes contiguous to the site of DelDOT's new overpass project, which is similar to DelDOT's other overpass project, at Rt.16.

I'm confused. Why was Robinson's property removed from the developing area when property adjacent to the Rt. 16 overpass project was included in the growth area, as a result of the highway project, even though it had not been included in the growth area in the past.

The Robinson's property on the other hand had been in the growth area for at least 10 years, prior to the 2018 FLUM update, yet removed from the growth area, despite the 65-million-dollar highway project, much of which is ON their property. This can't be right.

Robinson's property has access to public water and sewer, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms. It's located **RIGHT WHERE EVERYONE SAYS GROWTH SHOULD BE, ON THE HIGHWAY AT THE SITE OF DELDOT'S NEW INTERCHANGE!**

Please vote to reinstate Robinson's farms designation to the Coastal Area designation of Future Land Use Map where it belongs.

Thank you,



Christopher R. Rieley Sr.
26 Fox Creek Drive
Rehoboth DE 19971
302-227-1232

FILE COPY
SUPPORT EXHIBIT

Council Members; President Michael Vincent, Vice President John Rieley, Cynthia Green, Mark Schaeffer and Doug Hudson

Dear council members,

I support including the Robinson family farms in the County's Coastal Area.

The Robinson's farms were included in what is now the Coastal Area in the 2008 Future Land Use Map (FLUM). During the 2018 update after P&Z and County Council produced maps indicating the farms were to continue to be included in the developing area, without notice at a subsequent meeting, and after the public comment portion of the process was closed, County Council change the designation of Robinson's farms and the contiguous neighbor's property to Low Density. This important change should not have been made without notice to or comment from the landowners who were present during the many months long meetings concerning the Future Land Use Maps up and until the public portion of the process was closed.

Sussex County Council is well known to be fair and forthcoming, and this letter is in no way meant to disparage the 2018 Council. However, this land map change seemed odd on its face considering the looming DelDot project which is now pushing \$70-million. In addition, at no time during the more than yearlong meetings were the Robinson's farms property so much as mentioned. The Robinson Family wasn't notified of the pending change and never had an opportunity to comment on the last-minute amendment following the closing of the public process.

As mentioned above, the State plans a 70 or so million-dollar DelDot highway project which includes a Rt. 1 grade separated interchange with an overpass, realigning Rt. 1 to the east, a roundabout, a new 1/2 mile interior road and more, much of which is located on Robinson land. Both public water and sewer are available to the site, the Lewes Fire Department is little more than a mile away and the new State Police Barracks is about a 4-minute ride from the farms.

With these location attributes and the fact that the front portion Robinson's Farms were already in, the now called Coastal Zone, it's difficult to imagine the decision to remove the property could be anything more than an oversight.

I ask that the 2021 County Council rectify this error and vote to reinstate the Robinson's Farms into the Coastal Area which is the appropriate designation of the property in the Future Land Use Map.

Thank you,

Michael S. Scott Sr.

*12672 Holly Tree RD
Ellen Jane De
1994)*

Shane Compello
129 Harmony St.
New Castle, DE 19720

FILE COPY
SUPPORT EXHIBIT

Sussex County Council

President Michael Vincent
Vice President John Rieley
Cynthia Green, Mark Schaeffer and Doug Hudson

Dear council members,

I support including the Robinson's family farms in the County's Coastal Area in the Future Land Use Map.

The Robinson's farms have been included in the County's development district since 2008. A Robinson family member attended and monitored the P & Z and County Council workshops and hearings during the run up to the 2018 map update right up to the time County Council ended public input. After that the Farms were removed from the FLUM

Why Council removed the Robinson property from the developing area when we're now told the DelDot plan that started \$12 million dollars is now pushing \$70 million dollars...this certainly sounds like the State of Delaware plans to do a whole lot of developing on Robinson's property!

Robinson's farms are located on Rt.1, the site of a nearly \$70 million dollar interchange mentioned above, they have access to public water and sewer, the fire department is a mile or so away and the State Police Barracks are less than 5 minutes from Robinson's. This is the type of location that makes for good land planning and responsible growth.

For these reasons Robinson's farms should be in the County's Coastal Area where it belongs.

Thank you,



Shane Compello

FILE COPY

SUPPORT EXHIBIT

Council Members:

President Michael Vincent

Vice President John Rieley

Cynthia Green, Mark Schaeffer and Doug Hudson

I am writing to let you know that I support including the Robinson's family farms in Sussex County's Coastal Area in the Future Land Use Map. This is not a change in zoning or a site plan for development. It is merely a request for reinstatement of Robinson's farms previous designation, now Coastal Area, in the Future Land Use Map as it had been since 2008.

Robinson's farms are located on Route One, both public water and sewer are available to their property, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms and the closest Great Marsh wetlands are approximately 2,000' feet from the area of the request.

There are many reasons why their land should be included in the Coastal Area but to sum it up simply: Common Sense. You only have to look at the massive highway project DelDot has planned, much of which is to be located on their farms, to realize that their former 10-year inclusion in the development district is even more appropriate now. The last-minute change in 2018 to the Future Land Use Map designation after the close of the public portion of the process made no sense then and it makes even less sense now.

REPORT EXHIBIT

The Robinson family has owned their farms since December 1842. The Robinsons have been good neighbors and good stewards of their land. In 1988 without any fan fair Tom Robinson Sr. received an award from the Delaware Nature Society, recognizing his outstanding stewardship of the Great Marsh Natural Area. In the 1980s the family's farms were recognized for being a Delaware Century Farm by the Department of Agriculture. This honor is awarded to those families who have owned and farmed their land for 100 years or more. The Robinson family is committed to the preservation of their land and are a time-tested commodity in that regard. They are seeking reinstatement to the County's development district.

Please vote to reinstate Robinson's farms designation in the Coastal Area of Future Land Use Map where it should be.

Thank you,

Sharon Roy

- SHARON ROY
28 MARVEN DRIVE
REHOBOTH BEACH, DE

FILE COPY

SUPPORT EXHIBIT

President Michael Vincent,
Vice-President John Rieley
Cynthia Green, Mark Schaeffer, Doug Hudson

I'm writing to you to lend my support to the Robinson family. They're asking for your vote to reinstate their farms former designation in the Future Land Use Map (FLUM) to what is now called the Coastal Area.

Robinson's farms are located on Rt. 1 in Lewes contiguous to the site of Deldot's new overpass project. My understanding is that it is similar to another overpass project at Rt.16.


I must admit I'm somewhat confused on why Robinson's property was removed from the developing area. Property adjacent to the Rt. 16 overpass project was included in the growth area as a result of the highway project despite the fact that it had not been included in the growth area in the past.

The Robinson's property on the other hand had been in the growth area for at least 10 years, prior to the 2018 FLUM update, yet it was removed from the growth area despite the 65-million-dollar highway project much of which is ON their property. This can't be right.

Robinson's property has access to public water and sewer, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms. And it's located RIGHT WHERE EVERYONE SAYS GROWTH SHOULD BE. ON THE HIGHWAY, AND, AT THE SITE OF DELDOT'S NEW INTERCHANGE!

Please vote to reinstate Robinson's farms designation to the Coastal Area designation of Future Land Use Map where it belongs.

Thank you,

Sally

Sally Swing
36101 Seaside Boulevard
Rehoboth Beach, DE

302-218-9151

FILE COPY
SUPPORT EXHIBIT

Council Members: President Michael Vincent, Vice President John Rieley, Cynthia Green, Mark Schaeffer and Doug Hudson

I support including Robinson's family farms reinstatement in the Sussex County Coastal Area in the Future Land Use Map.

The Robinson's farms had been included in the County's development district since 2008 but were removed during the final Council meetings after the public record was closed in 2018 without notice to or comment by the Robinson's.

The Farms have access to public water and sewer, are located 1 mile from the Lewes fire house and are a 5-minute drive from the new State Police Barracks and are located ON Rt. 1 where the public is always told growth should be.

The Farms are also the epicenter of the new DelDot rt. 1 interchange with a (raised) overpass, a two-way clover leaf, a traffic circle and even a new 1/2 mile long frontage road running parallel to the highway which itself is bent east onto Robinson's land.

Please vote to reinstate the Robinson's property into the Coastal Area of the Future Land Use Map because it is the right thing and the appropriate thing to do

Thank you,

Staci M. Lovelock
Staci M. Lovelock
35622 Little Ct.
Lewes, DE 19958

FILE COPY
SUPPORT EXHIBIT

County Council:

Michael Vincent, John Rieley, Cynthia Green, Mark Schaeffer, Doug Hudson

Dear Council Members,

I support including the Robinson's family farms reinstatement in Sussex County's Coastal Area in the Future Land Use Map. The Robinson's farms had been included in Sussex County's development district since 2008 but after the close of public comment in 2018, were removed from the growth area without notice to or the opportunity for comment from the Robinson's.

Robinson's farms are located on Route One, the site of the planned \$65,000,000 Highway interchange. The farms have access to public water and sewer, the Lewes Fire Department is a mile or so away and the new State Police barracks are less than five minutes from Robinson's property. This is the type of location that makes good planning sense. Good land planning and responsible growth go hand in hand. Robinson's farms satisfies both.

Please vote to reinstate Robinson's farms in the Future Land Use Map.

Thank you,

Tommy Ginn
30787 Molly B' Road
Lewes DE 19958

FILE COPY

SUPPORT EXHIBIT

Jane Timmerman
126 Reed Street
Dewey Beach, DE 19971

To Sussex County Council

President Michael Vincent
Vice President John Rieley
and Members Cynthia Green, Mark Schaeffer and Doug Hudson

Thank you all for your thankless service!

I am in support of County Council reinstating the designation of the Robinson family's farms to what is now called the Coastal Area in the Future Land Use Map (FLUM). As Council is aware Robinson's request is not a request for a zoning change as some have characterized it but rather a request to reinstate Robinson's farms previous FLUM designation in place since 2007/2008.

I listened to the recent P & Z hearing regarding reinstating Coastal Area designation as recommended previously by P & Z. The question before P & Z was whether or not to uphold their own 2018 decision that the Robinson's farms should continue to be included in the Development Area.

Unfortunately, during the P & Z hearing, when the SARG group representative spoke he seemed to indicate that the Great Marsh would be impacted if the FLUM designation were reinstated on the Rt. 1 section of Robinson land even though the closest wetlands on Robinson's farms is just shy of 2,000' from the area of the request. It seems incomprehensible that somehow the new setback from wetlands, according to SARG, at least for the Robinson's farms, is 1,980'.

While the Great Marsh is important and no doubt the current battle cry for SARG, Sussex County typically considers all points of view, not just those who make the most noise.

In the County's 280-page Comprehensive Plan the Great Marsh is mentioned twice at 5-12 and 5-20. In 5-12 the Comp Plan indicates that the Sussex County Land Trust has worked with the Nature Conservancy to secure easement agreements from "local

landowners". According to the Robinson family no one from either the Sussex County Land Trust or the Nature Conservancy has ever contacted them seeking any type of easement agreement. In 5-20, Strategy 5.3.1.8 calls for the County to "work with agencies and *landowners* to determine additional protections of significant natural resources, like the Great Marsh." Again, Robinsons have not been contacted by anyone from the County or any other agency regarding additional protections for the Great Marsh.

The Sussex County Comprehensive Plan has in place mechanisms that include landowner participation that deal with the Great Marsh. However as of this writing no one from the County or any agency has so much as placed a call or visited Robinson's farms to discuss the Great Marsh and yet SARG insists that a land map designation in place for 10 years, and then removed after public comment was closed, was the right thing to do because 1,980' of buffer from non-tidal wetlands isn't far enough for SARG. Thankfully while SARG is entitled to their point of view, they don't make law, only opinion. Sussex County has defined tidal and non-tidal wetlands setbacks that all landowners including Robinson's must adhere to. But when a concerned group's demands aren't satisfied with 20 times the laws standard, perhaps it's time to discount the viability of that group as honest brokers.

The final letters of SARG "RG" stand for responsible growth. If the words responsible growth were to have meaning some would argue that parameters of some sort should be associated with those words. This is especially important because if a group like SARG that claims to support responsible growth won't recognize a property that checks nearly every consequential parameter for responsible growth, ignores the facts and instead resorts to playing the "save the Great Marsh card" claiming that a land map designation, 2,000' feet away from any wetland somehow will somehow endanger the marsh.

Any fair assessment of other Sussex County lands with a 2,000' buffer from the Great Marsh would demonstrate that assessing this number on Robinson's property can only be seen as both arbitrary and punitive as some associate Robinson's farms with the Overbrook development proposed years ago. Robinsons are farmers. They were never involved in any way with the Overbrook

development or the bad blood between the developer and the County and the subsequent lawsuits.

Like others, I believe responsible growth must meet certain parameters and those parameters should include things like access to major roads via safe intersections, public water and public sewer availability, proximity to police, fire and medical first responders and whether the State of Delaware might be planning to invest in the area adjacent to the property being considered.

So, a quick review of the Robinson's farms would indicate that the highway area of their farms does fit the criteria mentioned above.

As we all know, the State plans a 65 or so million-dollar DelDot highway project which includes a Rt. 1 grade separated interchange with an overpass, realigning Rt.1 to the east, a roundabout, a new ¼ mile interior road and more, much of which is located on Robinson land. Both public water and sewer are available to the site, the Lewes Fire Department is little more than a mile away and the new State Police Barracks is about a 4-minute ride from the farms.

The Robinson family has owned their farms since December 1842. I know first-hand that the Robinsons have been good neighbors and good stewards of their land. Tom Robinson Jr., who has lived on the farm since 1988, has managed the farms since 2008 just as his father did for more than half century before his death in '08. Like his father, Tom Jr. is particularly mindful of the wetlands portion of the farms and unlike those who talk about conservation the Robinson family has lived it for 179 years. Over many of those years father and son have planting 100s of trees on the farm, maintained a large garden, and have cared for cattle, horses and an assortment family dogs and cats. All the while carefully monitoring their land. During hunting season, the Robinson's are on the lookout for unwanted trespassers who might pose a threat to family or friends, the animals or one another. Robinson's goals are always the same: to protect their farms and maintain the viability and pristine nature of the wetlands portion of their land. It means something to them. It's not some cause in retirement with a big phone list, it's 179-year passion and a way of life.

In 1988 without any fan fair Tom Robinson Sr. received an award from the Delaware Nature Society, recognizing his outstanding stewardship of the Great Marsh Natural Area.

In the 1980s the family's farms were recognized for being a Delaware Century Farm by the Department of Agriculture. This honor is awarded to those families who have owned and farmed their land for 100 years or more. In 2042 Robinson's farms may be recognized again, this time at the 200-year mark.

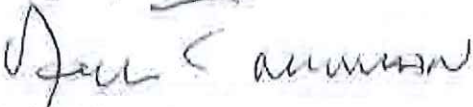
Being recognized for these achievements is noteworthy not because of the recognition but rather the family's sincere sense of pride and purpose without any promise or need of notoriety. The Robinson family has been living with the Great Marsh longer than any of those claiming to know what's best for it have been alive. And yet recently the Robinson family has become a target of sorts for ridicule accused by some for potentially destroying something they have been a steward of for the better part of two centuries.

The Robinson family is committed to the preservation of their land and are a time-tested commodity in that regard. They are seeking reinstatement to the County's development district. The closest wetlands approximately 2,000' feet from the area of the request.

Water and Sewer are available to the property. Robinson's farms are located adjacent to the Sussex County's largest highway, not in a field on a country road and the State is building a nearly \$70,000,000 highway interchange much of which will be on Robinson's land.

Please vote to reinstate Robinson's farms designation in the Coastal Area of Future Land Use Map where it should be.

Thank you,


Jane Timmerman

FILE COPY
SUPPORT EXHIBIT

Council Members: President Michael Vincent, Vice President John Rieley, Cynthia Green, Mark Schaeffer and Doug Hudson

I support including Robinson's family farms reinstatement in the Sussex County Coastal Area in the Future Land Use Map.

The Robinson's farms had been included in the County's development district since 2008 but were removed during the final Council meetings after the public record was closed in 2018 without notice to or comment by the Robinson's.

The Farms have access to public water and sewer, are located 1 mile from the Lewes fire house and are a 5-minute drive from the new State Police Barracks and are located ON Rt. 1 where the public is always told growth should be.

The Farms are also the epicenter of the new DelDot rt. 1 interchange with a (raised) overpass, a two-way clover leaf, a traffic circle and even a new ½ mile long frontage road running parallel to the highway which itself is bent east onto Robinson's land.

Please vote to reinstate the Robinson's property into the Coastal Area of the Future Land Use Map because it is the right thing and the appropriate thing to do

Thank you,



Robert Wyatt
21150 Robinsonville RD
Polecat DE 19958

FILE COPY
SUPPORT EXHIBIT

County Council:

Michael Vincent, John Rieley

Cynthia Green, Mark Schaeffer, Doug Hudson

The Robinson family is committed to the preservation of their land and are a time-tested commodity in that regard. They are seeking reinstatement to the County's development district. The closest wetlands approximately 2,000' feet from the area of the request. This request is only to have their land appropriately designated in the Future Land Use Map as it had been since 2007/2008.

I support the Robinson family and their effort to reinstate their farms in the Coastal Area of the Future Land Use Map. The farms are located on Rt. 1 with public utilities available, and new grade separated interchange to be built.

A quick review of Robinson's farms indicate that the highway area of their farms does fit the practical criteria to be included in the Coastal Area. As we all know, the State plans a 65 or so million-dollar DelDot highway project much of which is to be located on their farmland. DelDot plans an overpass, realigning Rt.1 to the east, a roundabout, a new ½ mile interior road and more. Public water and sewer are available to the site, the Lewes Fire Department is little more than a mile away and the new State Police Barracks is about a 4-minute ride from the farms.

Unfortunately, it seems that some people mistake the Robinson's wanting their land reinstated in the Coastal Area as some sort of a request to develop their land. This is not true. The Robinson's are farmers. In the 1980s the family's farms were recognized for being a Delaware Century Farm by the Department of Agriculture. This honor is awarded to those families who have owned and farmed their land for 100 years or more. Robinson's have been at it for 179 years. The Robinson's are also careful stewards of their land. In 1988 without any fan fair Tom Robinson Sr. received an award from the Delaware Nature Society, recognizing his outstanding stewardship of the Great Marsh Natural Area.

While Robinson's have been recognized as good stewards of their land some who do not know them have determined that somehow Robinson's seeking to have their land put back in the development district as a plan of sorts to harm the Great Marsh wetlands. This is simply wrong. Robinson's have been in the business of protecting their land, including the Great Marsh wetlands long before it was fashionable to do so. Without fan fair or press coverage Robinson's had been recognized for those efforts decades before many of the fist pounding groups arrived in Sussex County.

Please vote to reinstate Robinson's farms designation in the Coastal Area of Future Land Use Map where it belongs.

Thank you,

ERIN TURAWSKI
SUE ANZBOR
REITER BEAK

FILE COPY
SUPPORT EXHIBIT

Dear County Council Members

Michael Vincent, John Rieley, Cynthia Green, Mark Schaeffer, Doug Hudson

I am writing to let you know that I support including the Robinson's family farms in Sussex County's Coastal Area in the Future Land Use Map. This is not a change in zoning or a site plan for development. It is merely a reinstatement of the farm's designation into the developing area as it had been since 2008.

The only change that has occurred since 2008 is that Robinson's property is now subject to the planned DelDot highway project and all that goes with it. That includes addition noise; caused by the slowing and accelerating of cars and trucks exiting the highway and onto the planned overpass via the new traffic circle. In addition, the plans call for a clover leaf, a roundabout and overpass as mentioned and a ½ mile long interior road most of which to be located on Robinson's land. In addition, the overpass is of course raised. So, for the rest of their lives the Robinson's will have to look and listen to it. This kind of noise and visual damage will no doubt devalue their farms and change forever the peaceful existence they have enjoyed for 179 years.

I hope this information helps you with your decision to vote in favor of the Robinsons.

Thank you,

Kathy Wolfenden
152 New Castle
Bethany Beach, DE
19930

FILE COPY
SUPPORT EXHIBIT

County Council:

Michael Vincent, John Rieley, Cynthia Green, Mark Schaeffer, Doug Hudson

I support the Robinson family who are asking for your vote to reinstate their farms designation in the Future Land Use Map to Coastal Area.

Robinson's farms along Route One fit the practical criteria to be included in the Coastal Area. DelDot has plans for highway project including a Rt. 1 grade separated Interchange including an overpass, realigning Rt. 1 east onto Robinson's land, a roundabout, a new ½ mile interior road 2,000' of which is located on Robinson land.

Public water and sewer are available to the site, the Lewes Fire Department is little more than a mile away and the new State Police Barracks is about a 4-minute ride from the farms.

Some people have been led to believe Robinson's request is to develop their land. This isn't true. Their request is only to have their farms designation reinstated in the Coastal Area of the Future Land Use Map.

The Robinson's are farmers. In the 1980s the family's farms were recognized for being a Delaware Century Farm by the Department of Agriculture. This honor is awarded to those families who have owned and farmed their land for 100 years or more. Robinson's have been at it for 179 years. The Robinson's are also careful stewards of their land. In 1988 without any fan fair Tom Robinson Sr. received an award from the Delaware Nature Society, recognizing his outstanding stewardship of the Great Marsh Natural Area.

The Robinson family is committed to the preservation of their land and are a time-tested commodity in that regard. They are seeking reinstatement to the County's development district. The closest wetlands approximately 2,000' feet from the area of the request. This request is only to have their land appropriately designated in the Future Land Use Map as it had been since 2007/2008.

Please vote to reinstate Robinson's farms designation in the Coastal Area of Future Land Use Map where it belongs.

Thank you,

Suzanne Walls
16113 Hillswood Rd
Lewes, DE 19958

John Walls

From: Jill Compello <jillc@udel.edu>
Sent: Monday, December 13, 2021 3:38 PM
To: Robin Griffith <rgriffith@sussexcountyde.gov>
Subject: Letters for County Council

FILE COPY
SUPPORT EXHIBIT

Good afternoon Robin,

Attached, please find 20 letters written to County Council members, from Sussex County residents, in support of the Robinson Family's efforts to respectfully request the Council to reinstate their land designation in the Future Land Use Map (FLUM) to the Coastal Area.

Could you please confirm receipt of this email with 20 letters, and will submit them to the Council?

Thank you,
Jill Compello
123 Chicago St.
Dewey Beach, DE 19971
302-218-8151

FILE COPY

SUPPORT EXHIBIT

Amy Mault
West Side Drive,
Rehoboth Beach, DE

County Council:
Michael Vincent, John Rieley, Cynthia Green, Mark Schaeffer, Doug Hudson

Dear Council,

I'm writing to let you know that I am in support of reinstating the Future Land Use Map (FLUM) designation on the Robinson family's farms to what is now called the Coastal Area. Without cause, notice or a chance to comment, County Council changed the FLUM designation of the Robinson's farms to Low Density. This change and the unjust manner in which it was done (after the public comment was closed) was unfair and should be reversed.

The Rt. 1 frontage area of Robinson's farms and their neighbor's farm to the north, were in a Development Area in the Future Land Use Map in 2007/2008.

10 years later, during the years long map update in 2017 and 2018 the family observed proceedings of Sussex County's Planning & Zoning and County Council. During that time Planning & Zoning and County Council both produced maps which indicated Robinson's farms and Chapel's farm (the neighbor to the north), would continue to be included in the County's development district. (Robinson's farms were never mentioned in either chamber let alone consider for a change in the Future Land Use Map designation during any proceedings before the change was made by County Council after public comment was ended)

The Robinson's farms are located on Delaware's Rt. 1/Coastal Highway, public water and sewer are available to the site, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms. While all these are important, the elephant in the room is the \$69,000,000 DelDot plan for Rt. 1, including re-aligning Rt.1 to the east onto Robinson land, an east west overpass, a clover leaf, a traffic circle and even adding a new 2,600' "Frontage Road" which will run parallel to Rt. 1 with 2000' of that new road on Robinson's land. This plan affects approximately 41 acres of the Robinson and Chapel farms.

Nevertheless, at the meeting after County Council closed the public comment portion of the (FLUM) process, and without notice to the Robinsons or the Chapels, County Council decided to change the designation of their farms to low density.

This is a material change to the Robinson's farms and one that should not have been made without notice to or comment from the family.

What is the point of attending meeting after meeting for months on end only to have public input closed and afterward changes made to your family's land?

It makes no sense.

This important change in designation was discovered by Robinson's neighbor during the process of selling his property. However, a quick check of the maps on the County website indicated that the properties were still in the growth zone (in fact, as of this writing, those maps are still on the County's website). Nevertheless, after meeting with their attorney Robinsons confirmed that their farms had been removed from the Development Area without their knowledge and without any opportunity to be heard.

Unlike many local jurisdictions we read about, Sussex County (Council) has always been in the business of full disclosure to their constituents, particularly when it comes to one's land. Unfortunately, this time it seems the County's efforts were less than perfect and resulted in an important designation change, not warranted or appropriate for the Robinson's farms.

Please vote to reinstate Robinson's farm into the Coastal Area.

Thank you for your consideration in this important matter,


Amy Maul

FILE COPY
SUPPORT EXHIBIT

President Michael Vincent,
Vice-President John Rleley
Cynthia Green, Mark Schaeffer, Doug Hudson

I support the Robinson family. They're asking for your vote to reinstate their farms former designation in the Future Land Use Map (FLUM) to what is now called the Coastal Area.

Robinson's farms are located on Rt. 1 in Lewes contiguous to the site of DelDOT's new overpass project, which is similar to DelDOT's other overpass project, at Rt.16.

I'm confused. Why was Robinson's property removed from the developing area when property adjacent to the Rt. 16 overpass project was included in the growth area, as a result of the highway project, even though it had not been included in the growth area in the past.

The Robinson's property on the other hand had been in the growth area for at least 10 years, prior to the 2018 FLUM update, yet removed from the growth area, despite the 65-million-dollar highway project, much of which is ON their property. This can't be right.

Robnson's property has access to public water and sewer, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms. It's located **RIGHT WHERE EVERYONE SAYS GROWTH SHOULD BE, ON THE HIGHWAY AT THE SITE OF DELDOT'S NEW INTERCHANGE!**

Please vote to reinstate Robinson's farms designation to the Coastal Area designation of Future Land Use Map where it belongs.

Thank you,


Lynne

Lynne Bowman
110 Henlopen Ave.
Rehoboth Beach, DE

302-542-0874

FILE COPY
SUPPORT EXHIBIT

I am writing Sussex County Council to let you know I support the Robinson's having their farms placed back into the appropriate land map designation called Coastal Area.

Their farms should have never been taken out of the development area.

Rt. 1 is currently a four-lane highway that will someday have one of the biggest overpasses Sussex County has ever seen and a bunch of it is on Robinson's land. I went to the Deldot meeting at the fire house couple years ago and looked at the plans. Pretty sure I wouldn't want that monstrosity on my land.

How can anyone say that this isn't a growing area and should not be in the growth zone? Maybe someone should drive over that way and have a look.

No one should ever change anyone's land rights without giving the owner an opportunity to speak about it. This is common courtesy where I'm from, and it's just plain wrong. Needs to be set right.

Thank you,


Bert Mills

Dagsboro

FILE COPY
SUPPORT EXHIBIT

President Michael Vincent,
Vice-President John Rieley
Cynthia Green, Mark Schaeffer, Doug Hudson

I'm writing to you to lend my support to the Robinson family. They're asking for your vote to reinstate their farms former designation in the Future Land Use Map (FLUM) to what is now called the Coastal Area.

Robinson's farms are located on Rt. 1 in Lewes contiguous to the site of Deldot's new overpass project. My understanding is that it is similar to another overpass project at Rt.16.

I must admit I'm somewhat confused on why Robinson's property was removed from the developing area. Property adjacent to the Rt. 16 overpass project was included in the growth area as a result of the highway project, despite the fact that it had not been included in the growth area in the past.

The Robinson's property on the other hand had been in the growth area for at least 10 years, prior to the 2018 FLUM update, yet it was removed from the growth area despite the 65-million-dollar highway project much of which is ON their property. This can't be right.

Robinson's property has access to public water and sewer, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms. And it's located RIGHT WHERE EVERYONE SAYS GROWTH SHOULD BE. ON THE HIGHWAY, AND, AT THE SITE OF DELDOT'S NEW INTERCHANGE!

Please vote to reinstate Robinson's farms designation to the Coastal Area designation of Future Land Use Map where it belongs.

Thank you,

Robert Bishop
30000 Cordrey Rd
Millsboro, DE 19966

Andrew Marino
Georgetown, DE

FILE COPY
SUPPORT EXHIBIT

County Council:
President Michael Vincent
Vice President John Rieley
Cynthia Green, Mark Schaeffer, Doug Hudson

Dear Council,

Having sat through many County Council meetings over the years I have become accustomed to County Council's transparency. Any Sussex Countian familiar with P & Z or County Council knows and expects openness and accountability which leads to trust in the powers to be.

I'm writing today to let you know that I support reinstating the Robinson family's farms in the Coastal Area of the Future Land Use Map (FLUM). This was the appropriate designation in 2007/2008 and it remains so today.

Unfortunately, and without cause, notice or a chance to comment, in 2018 the previous County Council members changed the FLUM designation of the Robinson's farms to Low Density. This after County Council (and P&Z) had produced Future Land Use Maps which depicted Robinson's farms *in* the Coastal Area (theses maps are still on the County's website today). Robinsons attended the P&Z and County Council meetings run up to the 2017/2018 map update until the meeting when County Council closed the public comment period. After that a new Future Land Use Map was developed removing Robinson's farms from the developing district. This last-minute change seems unfair and out of character for the County.

I ask that you, lady and councilmen, vote to reinstate Robinson's Farms into the appropriate Future Land Use Map designation now called the Coastal Area.

Thank you,


Andrew Marino

22099 Lewis Georgetown Hwy
Georgetown De 19947

FILE COPY
SUPPORT EXHIBIT

Bruce Maloomian
Milton, DE

Sussex County Council Members: Michael Vincent, John Rieley, Cynthia Green,
Mark Schaeffer, Doug Hudson

My name is Bruce Maloomian and I live in Milton. I used to live in a development off Cave Neck Road. There are only 2 places to get groceries in this area. You either have to drive to Milton Food Lion or drive down past 5 Points to Weis or Acme. I think the Cave Neck and Rt. 1 area needs more useful commercial amenities for the local residents. So, when I heard that some people don't want any growth east of Route 1, I wonder how many of those people would immediately shop at a grocery store or pharmacy if they were to build something accessible from the new overpass. It certainly seems reasonable for Robinson's land to be in the Coastal Area which was recently reaffirmed by P&Z. The traffic situation south of 5 points is a mess at certain times and I believe that if locals, like me, could shop closer for basic needs it would reduce traffic and congestion south of Cave Neck Road.

This is why I am supporting the Reed/Robinson application for reinstatement of their land designation on the Future Land Use Map. How anyone could look at the Deldot plan and think that those particular properties should be removed from the developing area is beyond me. That land, at the intersection of Rt. 1 and Cave Neck, where the State plans a new highway interchange, should be able to be developed to alleviate traffic issues further south as mentioned above.

Please vote in favor of reinstating the Robinson's farms in the Coastal Area.

Thank you,



Bruce Maloomian

FILE COPY
SUPPORT EXHIBIT

Susan Brodsky
Patriot Way
Sussex County DE

Dear council members,


I support including the Robinson's family farms in the County's Coastal Area.

The Robinson's farms have been included in the County's development district since 2008. A Robinson family member attended and monitored the P & Z and County Council workshops and hearings during the run up to the 2018 map update right up to the time County Council ended public input. According to him never once were Robinson's farms mentioned during any of the proceedings.

Turns out, at a meeting after County Council closed the public comment that County Council decided to take the Robinson's farms out of the developing district. This seems odd if you consider DelDot's \$60 or now \$70 million dollar plan for an upgrade to Rt. 1 at the Cave Neck Road intersection. DelDot's plan includes re-aligning portion of Rt. 1 to the east onto Robinson's and their neighbors' farms. An overpass will be built along with clover leaf entrances and exits to and from Rt. 1. Also planned is a roundabout and a new Frontage Road that Robinson and their neighbor to the north are required to build and pay for. This new Frontage Road is for public access to Robinson's next-door neighbors in the Willow Creek development, and the Willow Creek shopping Plaza along Rt. 1, where Hertz car rental, the Beebe Clinic by the Sea, the piano folks and other merchants are located.

Not sure why Council removed the Robinson property from the developing area when we're now told the DelDot plan is pushing \$70 million dollars...this certainly sounds like somebody plans to do a whole lot of developing on Robinson's property.

Robinson's farms had never been mentioned during any of the proceeding and yet after the public portion was closed, their land designation was changed without notice to them. Why would anyone waste precious time sitting through meeting after meeting for months all the while relying on maps made by the County showing their family farms in the Coastal Area only to have their land's FLUM designation changed at the last minute without the landowners given the chance to comment. This certainly is not how business is usually conducted by County Council and I hope you will vote to have the Robinson family farms reinstated in Coastal Area designation where it belongs.

Thank you,

Susan Brodsky

FILE COPY

SUPPORT EXHIBIT

President Michael Vincent, Vice-President John Rieley
Cynthia Green, Mark Schaeffer, Doug Hudson

I am writing in support of the Robinson family. They are asking for you to vote to reinstate their farms former designation in the Future Land Use Map to Coastal Area. The farms had previously been designated to what is now called the Coastal Area since 2007/2008. The last-minute change in 2018 to the Future Land Use Map designation after the close of the public portion of the FLUM process made no sense then and it makes even less sense now.

Robinson's farms are located on Route One, both public water and sewer are available to their property, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms, and lastly the closest Great Marsh wetlands are approximately 2,000' feet from the area of the request.

The Robinson's are farmers. In the 1980s the family's farms were recognized for being a Delaware Century Farm by the Department of Agriculture. This honor is awarded to those families who have owned and farmed their land for 100 years or more. Robinson's have been at it for 179 years; and raising cattle and horses along with an assortment of family dogs and cats. The Robinson's are also careful stewards of their forests and wetlands. In 1988 without any fan fair Tom Robinson Sr. received an award from the Delaware Nature Society, recognizing his outstanding stewardship of the Great Marsh Natural Area.

Should Robinson's be included in the Coastal Area -one only has to look at the \$65,000,000 DelDot highway project? Starting with the highway: it's to be realigned to the east onto Robinson's land, a two-way clover leaf, a roundabout, a new 1/2 mile connector road running parallel to Rt. 1, and the east west overpass are components of the plan. All this reducing value of the farm due to noise and lights particularly from trucks and cars traveling on the overpass. The Robinson's agree the highway project is necessary for public safety, but it is also a forever eye sore that will affect their properties value and their way of life in perpetuity. Nevertheless, this enormous project much of which is to be built on Robinson's land, seemed to have been overlooked in 2018 when Robinson's farms were removed from the Coastal area after a 10-year inclusion in the development area

Please vote to include Robinson's in the Coastal Area.
Thank you,

Greg & Rebecca Brill
Board of The Bay, Dewey

FILE COPY
SUPPORT EXHIBIT

Council Members: President Michael Vincent, Vice President John Rieley, Cynthia Green, Mark Schaeffer and Doug Hudson

Dear council members,

I support including the Robinson family farms in the County's Coastal Area.

The Robinson's farms were included in what is now the Coastal Area in the 2008 Future Land Use Map (FLUM). During the 2018 update after P&Z and County Council produced maps indicating the farms were to continue to be included in the developing area, without notice at a subsequent meeting, and after the public comment portion of the process was closed, County Council change the designation of Robinson's farms and the contiguous neighbor's property to Low Density. This important change should not have been made without notice to or comment from the landowners who were present during the many months long meetings concerning the Future Land Use Maps up and until the public portion of the process was closed.

Sussex County Council is well known to be fair and forthcoming, and this letter is in no way meant to disparage the 2018 Council. However, this land map change seemed odd on its face considering the looming DelDot project which is now pushing \$70-million. In addition, at no time during the more than yearlong meetings were the Robinson's farms property so much as mentioned. The Robinson Family wasn't notified of the pending change and never had an opportunity to comment on the last-minute amendment following the closing of the public process.

As mentioned above, the State plans a 70 or so million-dollar DelDot highway project which includes a Rt. 1 grade separated interchange with an overpass, realigning Rt. 1 to the east, a roundabout, a new ½ mile interior road and more, much of which is located on Robinson land. Both public water and sewer are available to the site, the Lewes Fire Department is little more than a mile away and the new State Police Barracks is about a 4-minute ride from the farms.

With these location attributes and the fact that the front portion Robinson's Farms were already in, the now called Coastal Zone, it's difficult to imagine the decision to remove the property could be anything more than an oversight.

I ask that the 2021 County Council rectify this error and vote to reinstate the Robinson's Farms into the Coastal Area which is the appropriate designation of the property in the Future Land Use Map.

Thank you,

Mary Jane Campbell
2602 Seagull Lane
Millsboro DE 19966

Sussex County Council Members:

Council President – Michael Vincent Council Vice President – John Rieley

Cynthia Green – Member Mark Schaeffer – Member Doug Hudson – Member

Dear Council Members,

I'm writing to let you know that I am in support of reinstating the designation of the Robinson family's farms to what is now called the Coastal Area.

The Rt. 1 frontage area of Robinson's farms were in a Development Area in the Future Land Use Map in the 2008 Comprehensive Plan. Years later, during the year-long update to the 2008 Comprehensive Plan in 2017/18 the family observed proceedings of Sussex County's Planning and Zoning and County Council. During that time Planning and Zoning and County Council both produced maps indicating that Robinson's farms would continue to be included in the growth area. (Planning and Zoning: Environmentally Sensitive Development Area and County Council: Coastal Area). And at no time were the Robinson farms mentioned during discussions in either chamber.

However, at a meeting a week after County Council closed the public comment portion of the process, and without notice to the landowners, County Council decided to change the designation of Robinson's farms and the contiguous neighbor's property from: Environmentally Sensitive Development Area (P&Z) and Coastal Area (County Council). This change is akin to a change in zoning and one that should not have been made without notice to or comment from the Robinsons. What is the point of attending meeting after meeting only to have public input closed and afterward changes made to your family's land? It makes no sense.

This important change in designation was discovered by a neighbor in the process of selling his property who informed the Robinson's. However, a quick check of the maps on the County website indicated that the properties were still in the growth zone (in fact, as of this writing, those maps are still on the County's website). However, after meeting with their attorney Robinsons confirmed that their farms had been removed from the Development Area without their knowledge.

Unlike many local jurisdictions we read about, Sussex County (Council) has always been in the business of full disclosure to property owners, particularly when it comes to one's land. Unfortunately, this time it seems the County's efforts were less than perfect. Somehow the Robinsons family's farms were overlooked and this wrong needs to be righted.

Thank you,


DOUGLAS S. CEPHAS

FILE COPY

SUPPORT EXHIBIT

Sussex County Council Members:

Council President – Michael Vincent Council Vice President – John Rieley

Cynthia Green – Member Mark Schaeffer – Member Doug Hudson – Member

Dear Council Members,

I'm writing to let you know that I am in support of reinstating the designation of the Robinson family's farms to what is now called the Coastal Area.

The Rt. 1 frontage area of Robinson's farms were in a Development Area in the Future Land Use Map in the 2008 Comprehensive Plan. Years later, during the year-long update to the 2008 Comprehensive Plan in 2017/18 the family observed proceedings of Sussex County's Planning and Zoning and County Council. During that time Planning and Zoning and County Council both produced maps indicating that Robinson's farms would continue to be included in the growth area. (Planning and Zoning: Environmentally Sensitive Development Area and County Council: Coastal Area). And at no time were the Robinson farms mentioned during discussions in either chamber.

However, at a meeting a week after County Council closed the public comment portion of the process, and without notice to the landowners, County Council decided to change the designation of Robinson's farms and the contiguous neighbor's property from: Environmentally Sensitive Development Area (P&Z) and Coastal Area (County Council). This change is akin to a change in zoning and one that should not have been made without notice to or comment from the Robinsons. What is the point of attending meeting after meeting only to have public input closed and afterward changes made to your family's land? It makes no sense.

This important change in designation was discovered by a neighbor in the process of selling his property who informed the Robinson's. However, a quick check of the maps on the County website indicated that the properties were still in the growth zone (in fact, as of this writing, those maps are still on the County's website). However, after meeting with their attorney Robinsons confirmed that their farms had been removed from the Development Area without their knowledge.

Unlike many local jurisdictions we read about, Sussex County (Council) has always been in the business of full disclosure to property owners, particularly when it comes to one's land. Unfortunately, this time it seems the County's efforts were less than perfect. Somehow the Robinsons family's farms were overlooked and this wrong needs to be righted.

Thank you,


DOUGLAS S. CEPHAS

FILE COPY
SUPPORT EXHIBIT

Dear County Council Members

Michael Vincent, John Rieley, Cynthia Green, Mark Schaeffer, Doug Hudson

I am writing to let you know that I support including the Robinson's family farms in Sussex County's Coastal Area in the Future Land Use Map. This is not a change in zoning or a site plan for development. It is merely a reinstatement of the farm's designation into the developing area as it had been since 2008.

The only change that has occurred since 2008 is that Robinson's property is now subject to the planned DelDot highway project and all that goes with it. That includes addition noise; caused by the slowing and accelerating of cars and trucks exiting the highway and onto the planned overpass via the new traffic circle. In addition, the plans call for a clover leaf, a roundabout and overpass as mentioned and a ½ mile long interior road most of which to be located on Robinson's land. In addition, the overpass is of course raised. So, for the rest of their lives the Robinson's will have to look and listen to it. This kind of noise and visual damage will no doubt devalue their farms and change forever the peaceful existence they have enjoyed for 179 years.

I hope this information helps you with your decision to vote in favor of the Robinsons.

Thank you,

Alfredo Chilel
Alfredo Chilel
27073 Nova Lane
Millsboro, DE 19966

FILE COPY
SUPPORT EXHIBIT

Council Members: President Michael Vincent, Vice President John Rieley, Cynthia Green, Mark Schaeffer and Doug Hudson

Dear council members,

I support including the Robinson family farms in the County's Coastal Area.

The Robinson's farms were included in what is now the Coastal Area in the 2008 Future Land Use Map (FLUM). During the 2018 update after P&Z and County Council produced maps indicating the farms were to continue to be included in the developing area, without notice at a subsequent meeting, and after the public comment portion of the process was closed, County Council change the designation of Robinson's farms and the contiguous neighbor's property to Low Density. This important change should not have been made without notice to or comment from the landowners who were present during the many months long meetings concerning the Future Land Use Maps up and until the public portion of the process was closed.

Sussex County Council is well known to be fair and forthcoming, and this letter is in no way meant to disparage the 2018 Council. However, this land map change seemed odd on its face considering the looming DelDot project which is now pushing \$70-million. In addition, at no time during the more than yearlong meetings were the Robinson's farms property so much as mentioned. The Robinson Family wasn't notified of the pending change and never had an opportunity to comment on the last-minute amendment following the closing of the public process.

As mentioned above, the State plans a 70 or so million-dollar DelDot highway project which includes a Rt. 1 grade separated interchange with an overpass, realigning Rt. 1 to the east, a roundabout, a new 1/2 mile interior road and more, much of which is located on Robinson land. Both public water and sewer are available to the site, the Lewes Fire Department is little more than a mile away and the new State Police Barracks is about a 4-minute ride from the farms.

With these location attributes and the fact that the front portion Robinson's Farms were already in the, now called Coastal Zone, it's difficult to imagine the decision to remove the property could be anything more than an oversight.

I ask that the 2021 County Council rectify this error and vote to reinstate the Robinson's Farms into the Coastal Area which is the appropriate designation of the property in the Future Land Use Map.

Thank you,



SAMANTHA COUVELESKI-MAZUR

32919 CONCH COURT

LEWES, DE 19958

FILE COPY
SUPPORT EXHIBIT

Jill Compello
123 Chicago Street
Dewey Beach, DE 19971

Sussex County Council

President Michael Vincent
Vice President John Rleley
Cynthia Green, Mark Schaeffer and Doug Hudson

Dear council members,

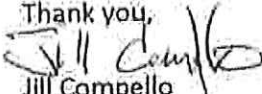
I support including the Robinson's family farms in the County's Coastal Area.

The Robinson's farms have been included in the County's development district since 2008. A Robinson family member attended and monitored the P & Z and County Council workshops and hearings during the run up to the 2018 map update right up to the time County Council ended public input. After that the Farms were removed from the FLUM

Not sure why Council removed the Robinson property from the developing area when we're now told the DelDot plan that started \$12 million dollars is now pushing \$70 million dollars...this certainly sounds like the State of Delaware plans to do a whole lot of developing on Robinson's property!

Robinson's farms are located on Rt.1, the site of a nearly \$70 million dollar interchange mentioned above, they have access to public water and sewer, the fire department is a mile or so away and the State Police Barracks are less than 5 minutes from Robinson's. This is the type of location that makes for good land planning and responsible growth.

For these reasons Robinson's farms should be in the County's Coastal Area where it belongs.

Thank you,

Jill Compello

FILE COPY

SUPPORT EXHIBIT

County Council:

Michael Vincent, John Rieley, Cynthia Green, Mark Schaeffer, Doug Hudson

I support the Robinson family who are asking for your vote to reinstate their farms designation in the Future Land Use Map to Coastal Area.

Robinson's farms along Route One fit the practical criteria to be included in the Coastal Area. DelDot has plans for highway project including a Rt. 1 grade separated interchange including an overpass, realigning Rt. 1 east onto Robinson's land, a roundabout, a new ½ mile interior road 2,000' of which is located on Robinson land.

Public water and sewer are available to the site, the Lewes Fire Department is little more than a mile away and the new State Police Barracks is about a 4-minute ride from the farms.

Some people have been led to believe Robinson's request is to develop their land. This isn't true. Their request is only to have their farms designation reinstated in the Coastal Area of the Future Land Use Map.

The Robinson's are farmers. In the 1980s the family's farms were recognized for being a Delaware Century Farm by the Department of Agriculture. This honor is awarded to those families who have owned and farmed their land for 100 years or more. Robinson's have been at it for 179 years. The Robinson's are also careful stewards of their land. In 1988 without any fan fair Tom Robinson Sr. received an award from the Delaware Nature Society, recognizing his outstanding stewardship of the Great Marsh Natural Area.

The Robinson family is committed to the preservation of their land and are a time-tested commodity in that regard. They are seeking reinstatement to the County's development district for the Rt.1 section of their property. The closest wetlands approximately are 2,000' feet from the area of the request. This request is only to have their land appropriately designated in the Future Land Use Map as it had been since 2007/2008.

Please vote to reinstate Robinson's farms designation in the Coastal Area of Future Land Use Map where it belongs.

Thank you,



Robert Kriner
608 E Polaris Lane
Milton Del 19968

FILE COPY
SUPPORT EXHIBIT

President Michael Vincent,
Vice-President John Rieley
Cynthia Green, Mark Schaeffer, Doug Hudson

I'm writing to you to lend my support to the Robinson family. They're asking for your vote to reinstate their farms former designation in the Future Land Use Map (FLUM) to what is now called the Coastal Area.

Robinson's farms are located on Rt. 1 in Lewes contiguous to the site of Deldot's new overpass project. My understanding is that it is similar to another overpass project at Rt. 16.

I must admit I'm somewhat confused on why Robinson's property was removed from the developing area. Property adjacent to the Rt. 16 overpass project was included in the growth area as a result of the highway project, despite the fact that it had not been included in the growth area in the past.

The Robinson's property on the other hand had been in the growth area for at least 10 years, prior to the 2018 FLUM update, yet it was removed from the growth area despite the 65-million-dollar highway project much of which is ON their property. This can't be right.

Robinson's property has access to public water and sewer, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms. And it's located RIGHT WHERE EVERYONE SAYS GROWTH SHOULD BE. ON THE HIGHWAY, AND, AT THE SITE OF DELDOT'S NEW INTERCHANGE!

Please vote to reinstate Robinson's farms designation to the Coastal Area designation of Future Land Use Map where it belongs.

Thank you,



Lami James
30905 Molly B Rd
Lewes DE 19958

FILE COPY

SUPPORT EXHIBIT

County Council:

Michael Vincent, John Rieley, Cynthia Green, Mark Schaeffer,
Doug Hudson


I'm writing to let you know that I support reinstating the Future Land Use Map (FLUM) designation of the Robinson family's farms to what is now called the Coastal Area. Robinson's farms are located on Route One, both public water and sewer are available to their property, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms.

There are many reasons why their land should be included in the Coastal Area but to sum it up simply: Common Sense. You only have to look at the massive highway project DelDot has planned, much of which is to be located on their farms, to realize that their former 10-year inclusion in the development district is even more appropriate now. The last-minute change in 2018 to the Future Land Use Map designation after the close of the public portion of the process made no sense then and it makes less sense now.

Unfortunately, it seems that some people mistake the Robinson's wanting their land to be reinstated in the development district as some sort of a request to develop their land. This is not the case. This request is only to have their land appropriately designated in the Future Land Use Map as it had been for 10 years beginning in 2008. Obviously, the \$ value of the Farms will be negatively affected -but so will their everyday lives. The \$65,000,000 plan includes an overpass, a two-way clover leaf, a roundabout and a new 2,600' interior road for the convenience of Robinson's next-door neighbors in the Willow Creek subdivision and the Willow Creek Plaza shopping center. The Robinson family has owned their farms since December 1842, and it has changed little since then...but once the DelDot project becomes reality along with its noise and lights the farm will forever more be impacted by its presence.

I pray you will consider the above and treat the Robinson family and their land like you would want to be treated if it were them.

Thank you,

 Martin B. White
125 REES AVE
Dewey Beach, DE

Council Members: President Michael Vincent, Vice President John Rieley, Cynthia Green, Mark Schaeffer and Doug Hudson

I support including Robinson's family farms reinstatement in the Sussex County Coastal Area in the Future Land Use Map.

The Robinson's farms had been included in the County's development district since 2008 but were removed during the final Council meetings after the public record was closed in 2018 without notice to or comment by the Robinson's.

The Farms have access to public water and sewer, are located 1 mile from the Lewes fire house and are a 5-minute drive from the new State Police Barracks and are located ON Rt. 1 where the public is always told growth should be.

The Farms are also the epicenter of the new DelDot rt. 1 interchange with a (raised) overpass, a two-way clover leaf, a traffic circle and even a new ½ mile long frontage road running parallel to the highway which itself is bent east onto Robinson's land.

Please vote to reinstate the Robinson's property into the Coastal Area of the Future Land Use Map because it is the right thing and the appropriate thing to do

Thank you,

Wagner Juarez
36650 Main St
Millsboro, DE 19966

President Michael Vincent,
Vice-President John Rieley
Cynthia Green, Mark Schaeffer, Doug Hudson

I'm writing to you to lend my support to the Robinson family. They're asking for your vote to reinstate their farms former designation in the Future Land Use Map (FLUM) to what is now called the Coastal Area.

Robinson's farms are located on Rt. 1 in Lewes contiguous to the site of Deldot's new overpass project. My understanding is that it is similar to another overpass project at Rt.16.

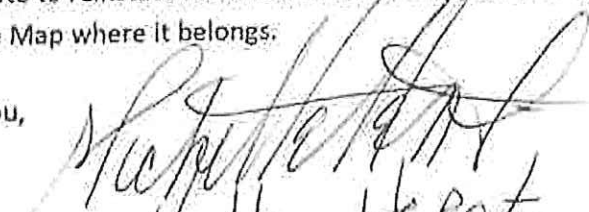
I must admit I'm somewhat confused on why Robinson's property was removed from the developing area. Property adjacent to the Rt. 16 overpass project was included in the growth area as a result of the highway project, despite the fact that it had not been included in the growth area in the past.

The Robinson's property on the other hand had been in the growth area for at least 10 years, prior to the 2018 FLUM update, yet it was removed from the growth area despite the 65-million-dollar highway project much of which is ON their property. This can't be right.

Robinson's property has access to public water and sewer, the Lewes Fire Department is little more than a mile away and the new State Police Barracks are about a 4-minute ride from the farms. And it's located RIGHT WHERE EVERYONE SAYS GROWTH SHOULD BE. ON THE HIGHWAY, AND, AT THE SITE OF DELDOT'S NEW INTERCHANGE!

Please vote to reinstate Robinson's farms designation to the Coastal Area designation of Future Land Use Map where it belongs.

Thank you,


Michelle Herot
28330 WYNIKA RD AVE
MILLSBORO DE 19966

Council Members: President Michael Vincent, Vice President John Rieley, Cynthia Green, Mark Schaeffer and Doug Hudson

Dear council members,

I support including the Robinson family farms in the County's Coastal Area.

The Robinson's farms were included in what is now the Coastal Area in the 2008 Future Land Use Map (FLUM). During the 2018 update after P&Z and County Council produced maps indicating the farms were to continue to be included in the developing area, without notice at a subsequent meeting, and after the public comment portion of the process was closed, County Council change the designation of Robinson's farms and the contiguous neighbor's property to Low Density. This important change should not have been made without notice to or comment from the landowners who were present during the many months long meetings concerning the Future Land Use Maps up and until the public portion of the process was closed.

Sussex County Council is well known to be fair and forthcoming, and this letter is in no way meant to disparage the 2018 Council. However, this land map change seemed odd on its face considering the looming DelDot project which is now pushing \$70-million. In addition, at no time during the more than yearlong meetings were the Robinson's farms property so much as mentioned. The Robinson Family wasn't notified of the pending change and never had an opportunity to comment on the last-minute amendment following the closing of the public process.

As mentioned above, the State plans a 70 or so million-dollar DelDot highway project which includes a Rt. 1 grade separated interchange with an overpass, realigning Rt. 1 to the east, a roundabout, a new ½ mile interior road and more, much of which is located on Robinson land. Both public water and sewer are available to the site, the Lewes Fire Department is little more than a mile away and the new State Police Barracks is about a 4-minute ride from the farms.

With these location attributes and the fact that the front portion Robinson's Farms were already in the, now called Coastal Zone, it's difficult to imagine the decision to remove the property could be anything more than an oversight.

I ask that the 2021 County Council rectify this error and vote to reinstate the Robinson's Farms into the Coastal Area which is the appropriate designation of the property in the Future Land Use Map.

Thank you,

Rich Greenfield
17633 Madaket
Lewes, DE 19958

FILE COPY
SUPPORT EXHIBIT

Dear Miss Green and Councilmen,

I'm writing today in support of Robinson's application for reinstatement of their farms into what's called the Coastal Area on the Future Land Use Map. The front section of Robinson's farms has been in the growth area from at least 2007 or 2008.

It's curious as to why Robinson's farms were targeted to be taken out of the growth area in the first place. This seems odd considering the highway departments plans for a very large Rt. 1 Highway project I heard about on WGMD radio -nearly \$70 million. Rt.1 is going to bend onto Robinson's farms and a new Frontage Road, will also be built on their land so that their neighbors can access the new interchange. It's a big project with an overpass and a roundabout too.

The fact that the last County Council took away the growth zone status of Freddy Chappell and Robinson's farms might be because of the fighting the previous Council did with the out-of-town developer. Years ago, that developer had plans to buy Freddy Chappell land and put up an outlet center -no one liked it. But Robinsons weren't any part of that fiasco.

It's my understanding that Robinsons followed along with the County back when the land use map was being updated, but Council closed the public comment and a week or so after that they decided to take Robinson's land out of the development district. This is unfair. The Robinson's should have had an opportunity to present their concerns to County Council before the change.

Robinson's farms are located on Rt.1, the site of a nearly \$70 million dollar interchange, they have access to public water and sewer, the fire department is a mile or so away and the State Police Barracks are less than 5 minutes from Robinson's. This is exactly the type of location everyone claims is required for responsible growth.

For these reasons and others Robinson's farms should be in the County's Coastal Area where it belongs.

Thank you.

Emilee Ferrigan
Emilee Ferrigan
28530 WYMIKAKO AVE.
MILBORO DE 19966

Christin Scott

From: webmaster@sussexcountype.gov on behalf of Sussex County DE
<webmaster@sussexcountype.gov>
Sent: Thursday, November 18, 2021 11:54 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, November 18, 2021 - 11:54am

Name: Alex Baker

Email address: alexr432@yahoo.com

Phone number: 302-228-3001

Subject: Overbrook Project

Message: I thought Del Dot was already planning on building an overpass on the property? I think this would be a great spot for Whole Foods or Trader Joes.

RECEIVED

NOV 18 2021

SUSSEX COUNTY
PLANNING & ZONING

FILE COPY

SUPPORT EXHIBIT

Christin Scott

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, November 18, 2021 12:27 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, November 18, 2021 - 12:27pm

Name: Mark Williams

Email address: mark@capstone-homes.com

Phone number: 3028535676

Subject: Overbrook Project

Message: I noticed there's an upcoming hearing for the overbrook project. With del-dot already approving a future overpass this is a great location that could bring more businesses to such a growing area.

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SUSSEX COUNTY
PLANNING & ZONING

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SUPPORT EXHIBIT

Christin Scott

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, November 18, 2021 12:28 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, November 18, 2021 - 12:28pm

Name: Taylor Dockety

Email address: taylordockety23@gmail.com Phone number: 302-841-1508

Subject: Overbook Project

Message: I support this project and Del Dot's proposal to build an overpass. As a born and raised Rehoboth Beach native, I would love to see our community and businesses expand and to potentially add a big time name to our small community, like Trader Joe's and/or Target!

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SUSSEX COUNTY
PLANNING & ZONING

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SUPPORT EXHIBIT

Christin Scott

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, November 18, 2021 12:46 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, November 18, 2021 - 12:45pm

Name: Jessica Mattioni
Email address: jessdennis73@hotmail.com
Phone number: 3023441548
Subject: Overbrook project

Message: I support this project in many different ways. It will help bring jobs, boost our local economy, and the growth of Sussex County. With more people moving to Sussex we need to make sure that we meet the needs of the Milton and Lewes area. Less driving to down Lewes and Rehoboth.

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SUSSEX COUNTY
PLANNING & ZONING

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SUPPORT EXHIBIT

Christin Scott

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, November 18, 2021 12:43 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, November 18, 2021 - 12:43pm

Name: Deborah Waldman
Email address: deborah.waldman@yahoo.com Phone number: 2406876570
Subject: November 18 Planning & Zoning Public Hearing
Message:

I am weighing in on my hope that there will be a denial of the following two ordinances:

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 532-12.00-1.00, 532-12.00-27.00, 532-18.00-42.00, 532-18.00-44.00 AND 532-19.00-1.00 AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-23.00-2.02 (PORTION OF), 235-23.00-1.00, 235-23.00-1.04, 235-23.00-2.00, AND 235-23.00-2.01

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SUSSEX COUNTY
PLANNING & ZONING

FILE COPY

Opposition
Exhibit

Christin Scott

From: Elizabeth Maskell <ecmaskell@gmail.com>
Sent: Thursday, November 18, 2021 9:44 AM
To: Planning and Zoning
Subject: sussexcountyde.gov/sites/default/files/packets/Ord%2021-09%20Future%20Land%20Use%20Map%20Amendment%20-%20North%20Side%20Rt.%201%20Paperless%20Packet.pdf.

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

Hello,

I just learned of the proposal to change this land to high density so I'm a day late in sending comments but I'm very concerned about the loss of more land & more people in our area. Green space is disappearing rapidly & the roads, beaches & medical services are not keeping up with the population.

Please please please start saying no to developers until the infrastructure can be improved.

Respectfully,

Beth Maskell

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SUSSEX COUNTY
PLANNING & ZONING

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**Opposition
Exhibit**

Christin Scott

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, November 18, 2021 11:16 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, November 18, 2021 - 11:15am

Name: Diane Hein
Email address: dianeandjohn@verizon.net
Phone number: 3023816601
Subject: Overbrook Meadows

Message: As a concerned citizen who opposed the building of Overbrook Meadows, I would of preferred the land be kept as farmland, but since you have already changed it to rural low density I sincerely urge you to not change the land to coastal area. As a Sussex County citizen I am immersed in the ongoing destruction of what makes this county so beautiful, our farms and our coastline! When they are gone, they are gone and we become nothing but another metropolis fighting traffic, crime & the mess we have made of our beautiful natural resources due to misuse.. Clearly the hard fought fight by the citizens of this county made it clear we don't want high density building on these lands. Environmentally it would be a disaster to the Great Marsh!!!!The DE Office of State Planning & DNREC are opposed to the change as well as The Sussex Alliance for Responsible Growth. Once again I urge you to vote NO on changing the designation of these lands to "coastal area".

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SUSSEX COUNTY
PLANNING & ZONING

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**Opposition
Exhibit**

Christin Scott

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, November 18, 2021 11:48 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, November 18, 2021 - 11:47am

Name: John Hein
Email address: jwhein2000@gmail.com
Phone number: 4109165113
Subject: Overbrook Meadows

Message: First I wish to state that no notice was given to residents about the proposed zoning change to this property. As a citizen of the County who worked to oppose uncontrolled growth on the pristine farmland of the proposed Overbrook Meadows, I wish to request you deny the proposed change in zoning. Residents do not want uncontrolled growth. Clearly the hard fought fight over the past years should have shown the P & Z commission that fact. We do not want farmland destroyed and we do want our Great Marsh destroyed! To make matters even worse, the building of even the current rural low-density will require an overpass and access roads, which the citizens of the county will have to pay for to the tune of 28+ million dollars. Please don't tell me the builder is pitching in, since it is his desire to build on these lands ALL infrastructure should come from his pocket! The citizens of the county reap nothing from watching our lands be destroyed, while the builder pockets milli ons of dollars and doesn't have to live with the mess he created! Please deny changing the zoning on the properties known as Overbrook Meadows!! Thank You!

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SUSSEX COUNTY
PLANNING & ZONING

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**Opposition
Exhibit**

Jamie Whitehouse

From: Boe Daley <bojangles21@comcast.net>
Sent: Wednesday, November 17, 2021 10:19 PM
To: Jamie Whitehouse
Subject: Amending the Future Land Use Map

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I oppose amending The Future Land Use Map of the Comprehensive Plan for the Grand Marsh parcels. How much more abuse can the environmentally sensitive Coastal Area take? Our water supply is already in jeopardy and there are Groundwater Recharge Areas on two of these parcels.

Thank you,
Boe Daley
Selbyville

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Opposition
Exhibit

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SUSSEX COUNTY
PLANNING & ZONING

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Saturday, November 20, 2021 2:28 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Saturday, November 20, 2021 - 2:27pm

Name: Barbara German
Email address: btgerman@icloud.com
Phone number: 8626863196
Subject: Rezoning Overbrook Meadows

Message:

As a resident of Sussex County, I strongly oppose the Rezoning of Overbrook Meadows! This is NOT responsible growth but is a continuation of more stress on our infrastructure. This area is not capable of supporting the current growth as it is now with the addition of more cars and people, it will turn from a once rural area to an overcrowded nightmare.

Slow the growth...vote NO!

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Sunday, November 21, 2021 9:30 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, November 21, 2021 - 9:30am

Name: Ann Hollander
Email address: thehollanders@yahoo.com
Phone number: 2153856966
Subject: Opposed to proposed zoning change - Overbrook Meadows

Message:

As a Sussex County resident and tax-payer, I strongly oppose the proposed change of the Overbrook Meadows property designation from rural-low density to coastal area. Such rezoning would have irreparable effects on Delaware's delicate ecosystem, add to the already difficult traffic problems in the area, stretch community resources even thinner, and continue to destroy what is the natural beauty of the area.

Thank you for giving my comment your attention.

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Sunday, November 21, 2021 1:04 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, November 21, 2021 - 1:04pm

Name: Robert Doordan
Email address: albred1@outlook.com
Phone number: 3027031366
Subject: Land-Use designations

Message:

We are greatly opposed to changes in the land-use designation of the former Overbrook Meadows which will designate the property(s) as 'coastal area'. The changes will lead to safety issue and diminish the happiness of local citizens.

"The purpose of government is to enable the people of a nation to live in safety and happiness. Government exists for the interests of the governed, not for the governors." – Thomas Jefferson

FILE COPY

**Opposition
Exhibit**

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Sunday, November 21, 2021 1:15 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, November 21, 2021 - 1:14pm

Name: Suzanne Segarra
Email address: suzanne.segarra@gmail.com Phone number: 678-441-4016
Subject: Overbrook Meadows
Message: I strongly oppose Overbrook Meadows in Sussex County.

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Monday, November 22, 2021 6:50 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, November 22, 2021 - 6:50am

Name: Mark Facciolo

Email address: facciolofamily@gmail.com

Phone number: 3024404860

Subject: Overbrook meadows

Message:

I oppose the change in zoning to allow high density housing in Overbrook meadows. Feel free to reach out to discuss.

FILE COPY

**Opposition
Exhibit**

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Friday, November 26, 2021 9:41 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

Follow Up Flag: Follow up
Flag Status: Flagged

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, November 26, 2021 - 9:41am

Name: David Breen
Email address: nextlevel.db@gmail.com
Phone number: 9783400665
Subject: Apology - Chairman Wheatley
Message:
Chairman Wheatley,

On November 18th, I called into the P&Z Hearing concerning the Sussex Proposed Ordinance 21-09.

During my public comments on the phone, you interrupted my comments because you felt my comments had been presented earlier by an individual in the Chambers.

I have been present in the Chambers many times and online many other times. You never interrupt the applicant or their expert representative(s) no matter how many times or different ways they present the same information repeatedly. On that day, the applicant's representative referenced 5 -times that somehow the record had been modified and that the applicant had not realized that.

You were correct in interrupting and asking me to move on because the speaker before me had covered much of what my comments referenced. My apology for responding so curtly [that it is your habit to throw your hands up and interrupt public speakers].

If the same repetitive standards were applied to the applicant, their representative and expert testimonial as the public, the P&Z meetings would be noticeably reduced in terms of time.

Sincerely,

Dave Breen

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Sunday, November 28, 2021 10:04 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, November 28, 2021 - 10:03pm

Name: Chris Noonan Sturm

Email address: cnsturm@gmail.com

Phone number: 240-423-0955

Subject: Oppose rezoning of parcel to "coastal" on Route 1 North

Message: Greetings, I am writing to oppose the proposed rezoning of the parcel on Route 1 North near Cave Neck Road and adjacent to the Great Marsh to "coastal," which will increase the density enormously. I am concerned that this puts a huge strain on and creates risk to the Great Marsh, which is vital to the health and safety of the environment and people who live in this area. I live in the Nassau, in Lewes and often visit the Great Marsh area. We are fortunate to have such a valuable buffer to protect us from flood, cleanse our waters, and provide habitat to wildlife. I urge you to deny this rezoning and to limit the development of this parcel as much as possible. Thank you and regards, Chris Noonan Sturm

FILE COPY

**Opposition
Exhibit**

From: Gary Lippmann <noreply@forms.email>

Sent: Monday, December 13, 2021 2:44:11 PM

To: Michael H. Vincent <mvincent@sussexcountyde.gov>

Subject: Contact Form: AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-23.00-2.02 (PORTION OF

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Name: Gary Lippmann

Email: Gary.Lippmann@verizon.net

Phone: 9739756318

Subject: AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-23.00-2.02 (PORTION OF

Message: Dear Sir:

The request to amend the current Future Land Use Map of the Comprehensive Plan must be denied and summarily dismissed. The Comprehensive Plan was developed with many years of study, considerable costs, and thoughtful input from residents and businesses in Sussex County. To modify it for the convenience of one or more developers makes the plan nothing more than symbolic, to be referenced only when convenient.

The Comprehensive Plan is not a restaurant menu, and should not be used as such. Your vote to deny this request is expected, and appreciated.

Jamie Whitehouse

From: E Lee <eulmlee@gmail.com>
Sent: Monday, December 13, 2021 1:37 PM
To: Michael H. Vincent; Cynthia Green; Mark Schaeffer; Doug Hudson; John Rieley
Cc: Todd F. Lawson; Planning and Zoning; Robin Griffith
Subject: Please Deny the change of Overbrook/Oyster Rock Area to Coastal Area

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Good afternoon,

First, I'd like to express my concern for the future of Coastal Areas (fka Environmentally Sensitive Developing Area) in general.

The Workforce Housing Ordinance that is in works is very concerning and I cannot help but suspect that the slew of upcoming applications to change their land use designations to Coastal Area is in anticipation of their ability to build up to 12 units per acre **without public hearings or comments**.

So, until we clearly know what the Workforce Housing Ordinance is about, I believe no land designations should be changed to Coastal Areas.

Of course, the environmentally sensitive nature of the parcels is the main reason any development in the Overbrook/Oyster Rock area near the Great Marsh should be scrutinized.

Please deny this Land Use Map change request.

Thank you for listening.
Best regards,

Eul Lee

Opposition
Exhibit

FILE COPY

FILE COPY
Opposition
Exhibit

From: Al and Judy Dannes <noreply@forms.email>

Sent: Monday, December 13, 2021 2:40:55 PM

To: Michael H. Vincent <mvincent@sussexcountyde.gov>

Subject: Contact Form: Ordinance to Amend the Future Land Use Map of the Comprehensive Plan

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

Name: Al and Judy Dannes

Email: dannesaj@hotmail.com

Phone: 3023235866

Subject: Ordinance to Amend the Future Land Use Map of the Comprehensive Plan

Message: We are opposed to changes / amendments to the Future Land Use Map.

Thank for your support opposing the amendment.

STATEMENT TO THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION
REGARDING AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE
COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235- 23.00-2.02 (PORTION OF),
235-23.00-1.00, 235-23.00-1.04, 235-23.00-2.00, AND 235-23.00-2.01

NOVEMBER 18, 2021

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NOV 18 2021

Chairman Wheatley, Members of the Commission:

I am Jeff Stone from Milton and I am here this evening on behalf of the Sussex Alliance for Responsible Growth.

The Great Marsh and eastern Sussex County's quality of life is under attack again and this attack has profound ramifications far beyond the parcels in question.

Submitted nine months ago with no notice to the many communities nearby and the thousands of residents in the area, this proposed change has been put on your agenda. How is it that developers are given 9 months to negotiate their proposal with County officials and citizens are given 7 days notice by way of an opaque item in the published agenda. Not exactly an advertisement for "Transparency in Government."

This proposal would make a major modification to the County Comprehensive Plan's vision and intent. It would change the Land Use designation of approximately 242 acres of land on the East side of Route 1 directly across from Cave Neck Road.

In the most recent Comprehensive Plan Update completed in 2018 the County Council designated this land and most other properties north of Willow Creek Road on the East side of Route 1 as "Low Density." The state designates it as "Level 4" in the State Strategies. " In Investment Level 4 Areas, the State's investments and policies should retain the rural landscape, preserve open spaces and farmlands, support farmland-related industries, and establish defined edges to more concentrated development." That is a precise and correct description of the nature of this area. Now, less than three years into a ten year plan, the new owners are requesting to change that designation to "Coastal" which would allow much denser development, not limited to residential.

The current Low Density land use designation and AR-1 zoning would permit approximately 484 single family homes based on the gross acreage. If the proposed change in the land use is adopted, this could result in potentially 2,900 single and/or multi-family residences based on the gross acreage. It would also potentially permit a wide variety of commercial uses including retail, car dealers, and other heavy commercial. The Delaware Office of State Planning has officially stated its opposition to this proposal as has the Delaware Department of Natural Resources and Environmental Control (DNREC). You have heard or read their objection so I won't repeat them.

This acreage was designated "Low Density" for good and sound reasons. It abuts an area of significant tidal wetlands, a critical ecological and economic resource.

Opposition
Exhibit

FILE COPY

We, and I am sure those Members who were on the Commission at the time of the Overbrook Town Center proposed rezoning, will recall that many, if not all, of the same issues and concerns raised then are just as relevant and applicable today. They provided the rationale for the County Council to vote twice to deny that application and to designate this area for Low Density development.

The Comprehensive Plan is less than three years old and barely has begun to be implemented and now a major change, impacting thousands of residents and visitors alike, is proposed. The County has not yet even prepared an implementation plan as required by the Comprehensive Plan. We recently uncovered a July 2021 Comprehensive Plan update provided by Planning and Zoning to the State, not found on the County website, showing that the County is apparently working on no less than 23 Comp Plan strategies regarding open space, wetlands, waterway protection, wellhead protection and wellhead recharge areas, all issues cited by DNREC in their statement of opposition. The County's Strategies efforts cited above have just begun but the adoption of this proposal would render them irrelevant.

Sussex County has been losing areas designated low density to development at an astounding rate. According to the State Planning office, between 2016 and 2020, 93.5% of residential units approved statewide in Level 4 areas through development applications were in Sussex County. 93%! Isn't there something wrong with that picture?

The Comp Plan was prepared at a cost of hundreds of thousands of dollars with significant citizen input. The Future Land Use section states that one of its goals is to "Protect critical natural resources, such as the inland bays and others, by guarding against over-development and permanently preserving selected lands." To a large measure, the resulting document, unanimously approved by the Council, responded to the concerns of the citizens seeking to preserve open space while allowing low density residential development to happen in keeping with the character of the area.

How does it make sense to throw away two years of effort by the County Government and its citizens before serious implementation efforts have even begun. Doesn't it make sense to actually implement the plan and measure it's impact on the County before making major changes?

We all know what this proposed change will lead to if approved. Other owners of "Low Density" lands will be emboldened to seek a different designation allowing more intense development. The owner/developers in this case will file to rezone the properties to allow for heavy commercial and high density residential projects. One rationale is that the land is adjacent to land already designated as Coastal, a euphemism for growth area. But that is precisely why the Council made the choice they did. How often during the Comprehensive Plan Process did we hear the refrain "We must preserve the rural character of Sussex County?"

Land Use Designations must begin and end somewhere and the opportunity to provide additional protection for the Great Marsh as well as preserving some of the rural character helped the the Council make that choice. The characteristics of a Level 4 area are defined as "Rural in nature • Open-space/natural areas • Agribusiness activities, farm complexes" all of which precisely describes this area. State growth strategies for Level 4 areas include "Retain the rural landscape • Preserve open spaces and farmlands • Support farmland-related industries • Establish defined edges to more concentrated development" among others. What could be more appropriate than for a low density area to be the buffer between one of the State's most valuable natural areas, the Great Marsh, and a growth area west of Route 1? Clearly, the Council sought to preserve the east side of Route 1 to balance and establish a

“defined edge” for the anticipated growth on the west side, which is already apparent. What is the rationale for changing that less than three years into the plan??

The developers will cite the fact that a new grade separated interchange will be constructed over Route 1 at Cave Neck Road and say that is the most appropriate place for high density development. Maybe in New Castle or Montgomery County, MD or southeastern, PA but not here. The improvements now being done along Route 1 under the Corridor Capacity Program are in response to safety concerns and increasing congestion and accident rates caused by inadequate infrastructure that can't safely handle the volumes of traffic already flowing as well as that anticipated in the future. They are not for the purpose of encouraging new high density development. DelDOT's planning is based on the County's Comprehensive Plan and that plan designates the east side of Route 1 as low density. You know that there is, right now-today, serious capacity and safety issues west of Route 1 along Route 16, Cave Neck Road and Minos Conaway. There is no capacity issue east of Route 1 currently and if the low density designation is maintained, there will not be. Allowing heavy commercial and high density housing on the east side will create new and significant capacity issues on both sides. The traffic generated will simply overwhelm the tens of millions of dollars the state is investing in improvements and the residents and visitors are back to traffic hell. Does it make sense to create more traffic before we know if the projects not yet even underway will actually work to alleviate the current problems?? We have been disappointed before.

We will also hear that this proposal will lead to the creation of jobs. We all know the pandemic caused profound and fundamental change to the nation's economy. Astonishingly, four million people quit their jobs nationwide last August. Closer to home, the unemployment rate in Sussex County is just above 4%, only slightly above historical norms. While local newspaper's help wanted sections are overflowing with advertisements, County employers are having severe difficulties in recruiting employees. According to a report in “Stateline, an initiative of The Pew Charitable Trusts, dated November 12, 2021, “A record number of job openings and fewer workers to fill them have left 42 states with more available jobs than people looking for work.” Delaware is one of those 42 states with over 1.3 jobs available for every job seeker. Development projects don't create jobs, the economy and employers create jobs. The same jobs would be created if this project were located in a more appropriate area of the County. It is a specious argument that you must sacrifice a finite resource to gain jobs. Smart planning allows places to have both.

If this proposal is approved, the Commission might as well include all property on the east side of Route 1 from Willow Creek to Milford. Once one of these properties changes, especially one as ecologically critical as this one, all of the dominoes must fall. We have heard the justification time and time again, “you gave it to him, so you must give it to me.” Although it doesn't seem apparent in Sussex County, developers have no right to develop anything more than what the land use designation and zoning allows. There is no “right” to change a land use designation because it doesn't fit their business model. There is no “right” to rezoning because the yield of the current zoning doesn't have enough return. The County has the sole authority to determine what land use best serves the community at large and in this case the decision by the County Council, responding to the clear desire of the citizens, was that the most appropriate use of the lands east of Route 1 is low density residential and open space.

The Comp Plan is not even three years old and there is no evidence showing that the decision by the County Council to designate these lands low density was incorrect, except that it does not provide a

developer with a high enough profit margin. The developers knew what they were getting when they bought the land but they are depending on the County government to bail them out. In fact, in their application documents, they admit they dropped the ball and now they want the County to fix it for them. The fact is they can build hundreds of homes on the property in question without changing the land use designation or rezoning and make a profit. The Comp Plan also permits, in addition to Agricultural Residential District (AR-1), Business Community District (B-2), Medium Commercial District (C-2), Marine District (M), and Institutional District (I-1) so there is no need to change the Land Use Designation to provide for commercial uses to serve residential developments there. Additionally, the County recently approved additional commercial development west of Route 1 that will easily serve the area's communities. To our knowledge, the housing developments already proposed have met no opposition. While these options may not generate as much profit as the developers would like, it is not the County's responsibility to maximize their return.

Do not repeat the mistakes of the past and create another Five Points or duplicate the horrendous situation at the Outlets and along Route 1 south of Five Points. Protect the Great Marsh and the rural character of Sussex County. One positive that could result from this proposal is to strongly encourage the County, specifically the Planning and Zoning Commission and I emphasize the term "Planning," to engage in a long range corridor planning effort to better determine how to achieve the Comp Plan vision by specifying the specific types of development the County should encourage and where it should be located. Done in cooperation with DelDOT, this would be game changing. The new Comp Plan gives the County the opportunity to change course from the haphazard over development patterns of the last ten years to a balance between rational growth that serves the community and the preservation of the quality of life, history and environment of Sussex County. We need to take advantage of this opportunity, not cut it off before it begins. Give the new Comprehensive Plan a chance to be implemented, you might like the results. If you start making changes now, you will never know what was missed.

It is a simple choice. Take the old road and continue to lose the things that make Sussex, Sussex or choose a new path that enhances that which made Sussex special. It is in your hands. We respectfully request that the Planning & Zoning Commission preserve the rural character of the County and recommend denial of this application.

Thank you for caring about the future of your community.

Jeff Stone
Sussex Alliance for Responsible Growth (SARG)

Jamie Whitehouse

From: Shelly Cohen <philliegyrl1968@gmail.com>
Sent: Thursday, November 18, 2021 9:17 AM
To: Jamie Whitehouse
Subject: New or Amended Wetlands Buffers Ordinance

FILE COPY
Opposition Exhibit

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

Dear Mr. Whitehouse,

Yes, please amend or create an entirely new Wetlands Buffer Ordinance. The evidence is all around us that the current or shall we say old Ordinance was entirely inadequate in the goal of protecting Sussex Wetlands, Environment, Wildlife and Water Resources.

When you do this, the Ordinance should not be full of loop holes, back doors, incentives that defeat the purpose of protecting the wetlands by "selective" cutting of trees, removal of trees, reducing the size of the Buffer widths or allowing building or destructive activities in these already narrow Buffer parameters.

Growth is always going to be necessary, but it should be controlled to preserve and protect what makes Sussex County a wonderful place to live.

Builders and developers are not going to stop building in Sussex, just like they continue to build in other jurisdictions that have two to six times the Wetlands Buffer widths and restrictions. Legislating better Ordinance Protection makes the County better. Protecting the Wetlands will enhance the natural beauty of the land and built areas while increasing the value of land - really everything.

Please do this Ordinance correctly. Make it a positive effort, not just a going through the motions to create an ordinance that is so full of holes that it would not be an improvement.

Please make this your ABSOLUTE BEST EFFORT!

The following list identifies what needs to be changed in the Proposed Wetlands Buffer Ordinance recently presented by Mr. Lawson and Mr. Robertson. The list was summarized after a recent meeting of, Sussex 2030, a grassroots community group of Sussex County Concerned Citizens.

1. **Buffer widths should be significantly larger** than those proposed in the ordinance
2. It must be clear in the ordinance that Sussex County has the **authority to enforce** it and will do so if the HOA does not.
3. **The ordinance should be applied to all waterways**, not just to those for the development of more than 6 housing units
4. **"Selective Cutting" must be removed.**
5. **Do not allow the reduction and/or elimination of the forest and/or landscape buffer.**
6. **Resource and Resource Buffer Maintenance and Management** section must have the following added: any and all measures for access easement must have minimal to no effect on disrupting the normal purpose and function of the buffers up to and including the width and number of access points.
7. There should be '**no option**' to **decrease the width of a buffer.**
8. **Eliminate non-forest buffer standards** and require all buffers to be forested or contain natural shrubs.

Thank you

Shelly Cohen,
Milton DE

Sent from my iPad

From: webmaster@sussexcountyde.gov <webmaster@sussexcountyde.gov>
Sent: Wednesday, November 17, 2021 10:37 AM
Subject: Contact Form: Rezoning Sussex Comprehensive Plan meeting

Submitted on Wednesday, November 17, 2021 - 10:36am

Name: Francis Schmidt

Email address: frankfranboo@yahoo.com

Phone number: 18569934393

Subject: Rezoning Sussex Comprehensive Plan meeting

Message:

I must say I was surprised to see this article in the "Delaware State News" that a meeting on Thursday, November 18th was being held regarding changing the Sussex comprehensive plan for Cave Neck and east side of Route 1 land on such short notice to public. In less than 2 years the lawyers, builders, and even some land owners are trying to change what was decided on by the Council on how to properly use the land to protect "Wet Lands, wild life, and the environment from being destroyed and allow proper progress to move forward in a manor that fits "ALL CITIZENS". Once again "GREED" is pushing us in the wrong direction. I am asking the Council to please vote "NO" to this plan and stick with a plan that makes sense. We are 1 mile from the intersection of Cave Neck and Rt1.

Frank & Fran Schmidt

▪

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**Opposition
Exhibit**

RECEIVED
NOV 18 2021
SUSSEX COUNTY
PLANNING & ZONING

Sent: Wednesday, November 17, 2021 3:34 PM

Subject: Contact Form: Comprehensive Plan Amendment PLUS review 2021-06-12

Submitted on Wednesday, November 17, 2021 - 3:34pm

Name: Joesph Fisher

Email address: jlf589@aol.com

Phone number: 12404252690

Subject: Comprehensive Plan Amendment PLUS review 2021-06-12

Message:

I am writing to state my opposition to the proposed amendment to the Sussex County Comprehensive plan. I oppose the application for many reasons including but not limited to the impact to sensitive environmental areas on and adjacent to the subject parcels, lack of public infrastructure, and the fact the Comprehensive Plan was approved only three years ago designating the approximately 415 acre site in the Low Density Area. As far as I am aware there was no mistake in placing this site in the Low Density Area and there has been no significant change in the neighborhood of the parcels in the intervening three years that would justify amending the Comprehensive Plan to allow the density that could be designated the parcels in the Coastal Area.

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SUSSEX COUNTY
PLANNING & ZONING

Jamie Whitehouse

From: Dorothy Cirelli <noreply@forms.email>
Sent: Wednesday, November 17, 2021 2:44 PM
To: Jamie Whitehouse
Subject: Contact Form: Proposed zoning change

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SUSSEX COUNTY
PLANNING & ZONING

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Name: Dorothy Cirelli
Email: cirkel@comcast.net
Phone: 3022275631
Subject: Proposed zoning change

Message: To the Commissioners, I request you vote to reject the proposed amendment to the Sussex land-use map, and leave the 247 acres near Milton rural-low density. This will provide protection for water supplies for human inhabitants of the area as well as protection for habitats for numerous species of wildlife, several of which are protected and/or in danger. Please honor and respect the scientific judgements of DNREC, the Natural Areas Advisory Council and the opinions of many members of the public and retain this parcel's rural-low density zoning.

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**Opposition
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NOV 18 2021
SUSSEX COUNTY
PLANNING & ZONING

Christin Scott

From: Cathy Cardaneo <ccardaneo@yahoo.com>
Sent: Wednesday, November 17, 2021 5:07 PM
To: Planning and Zoning
Subject: Comprehensive Plan change

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I am concerned and *against* the newly proposed change to the Comprehensive Plan approved by the Sussex County Council less than 3 years ago. I thought as concerned voting citizens we made it perfectly clear we wanted to preserve open space and keep low-density residential development as keeps with the character of that area. P&Z must recommend denial of this application. We do not have to continue to reward developers at the cost of those residing in this area.
Catherine A. Cardaneo
32317 Mulligan Way
Long Neck DE

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SUSSEX COUNTY
PLANNING & ZONING

Christin Scott

From: Larry Shaw <shawlarry@gmail.com>
Sent: Wednesday, November 17, 2021 6:12 PM
To: Planning and Zoning
Subject: proposed Comprehensive plan change

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Dear Sir or Madam;

We are residents of Sussex County in Rehoboth Beach (not in the city).

We believe that before any changes to the comprehensive plan is proposed or made there needs to be plans in place for DelDot to increase capacity and traffic flow on Route 1. Especially in the area of the outlet malls between Lewes and Rehoboth. It used to be that the traffic in this area was only heavy during the summer season. This is no longer the case.

Even though the current proposal is to change density for an area north of Route 9, it will most definitely affect the traffic on Route 1 in both directions.

There should be consideration of widening Route 1 from Dover to Route 9. But more importantly, creating a plan to separate local from express traffic in the corridor between Route 9 and the entrance to Rehoboth Beach City. The traffic to those commercial areas is very important but it should be separated from those traveling further south to Rehoboth, Dewey and Bethany similar to Route 50 on the east side of the Bay Bridge.

Thanks for your attention.

Larry Shaw

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PLANNING & ZONING

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Christin Scott

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, November 17, 2021 6:02 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form
Categories: Christin

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, November 17, 2021 - 6:01pm

Name: Iris Prager
Email address: iris_prager@hotmail.com
Phone number: 9148448468
Subject: Zoning reform on rte 1 and Cave Neck Rd. Sussex Co
Message: I am opposed to the rezoning of the Chappell farm land development!

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SUSSEX COUNTY
PLANNING & ZONING

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Opposition
Exhibit

Christin Scott

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, November 17, 2021 6:07 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form
Categories: Christin

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, November 17, 2021 - 6:07pm

Name: Merrilee Levesque
Email address: merrilleev@gmail.com
Phone number: 703-622-6868
Subject: Amending The Future Land Use Map of the Comprehensive Plan

Message:

It disturbs me to learn that the Sussex County Planning & Zoning Commission will be hearing about amending the Future Land Use Map in the Comprehensive Plan - amended from Rural to Coastal Area designation. This would likely bring in many houses to fill the space including Overbrook Town Center commercial development and the currently proposed Overbrook Meadows residential development.

It's astonishing to hear this is even being considered since the Sussex County certification letter dated April 1, 2019 stated the Sussex County comprehensive plan was certified, provided no major changes are enacted. It is the opinion of the Office of State Planning that this change would constitute a major change to the currently certified comprehensive plan and this office, for the reasons stated in their letter, object to the comprehensive plan. This alone should be all you need. I oppose this Amendment to the Future Land Use Map. Thank you.

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SUSSEX COUNTY
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Christin Scott

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, November 18, 2021 8:17 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form
Categories: Christin

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, November 18, 2021 - 8:16am

Name: Cindy Kruglak
Email address: cindykruglak@gmail.com
Phone number: 3019282083
Subject: Future land use map

Message: I am in opposition to Amending The Future Land Use Map of the Comprehensive Plan Please do the right thing and recommend denial of this request to amend the present Future Land Use Map of the Comprehensive Plan. Thank You

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SUSSEX COUNTY
PLANNING & ZONING

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Opposition
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Christin Scott

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, November 18, 2021 8:19 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form
Categories: Christin

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, November 18, 2021 - 8:19am

Name: Mike Outten
Email address: moutten39@yahoo.com
Phone number: 3025031560
Subject: Zoning changes East of Rt1.

Message:

To whom it may concern,
I find it much more sensible to keep building west of Rt1 and keep our Coastal areas protected as low density and or protected from development, Commercial or Residential.

Thank you
Michael C. Outten
DE. Born and Raised

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SUSSEX COUNTY
PLANNING & ZONING

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Opposition
Exhibit

PLUS review Comprehensive Plan Amendment for Sussex County; parcels 235-23.00-1:00 -2:02

November 16, 2021

Dear Members of Planning and Zoning:

Whenever there are proposed changes to Planning and Zoning, it ultimately begins with Money. More money can be made on land sales when they are zoned to attract buyers. To move parcels from Low Density Area to the Coastal Area will impact the future of our climate, marine life and marsh life. Most of us are fearful now what our weather patterns are going to look like in the next two years, let alone the next ten. The destruction of Marsh Lands and Established Forests that buffer the tidal areas are threatened more and more each year because more money can be made by developers building as much as they can to the shores. I wonder if they know they are destroying the natural tidal buffer from rising seas and putting their developments at risk for sea level rise?

In the past several years the Sussex County Council denied changes to the Sussex County Comprehensive Plan Amendment for Parcels 235-23.00-1.00 and 2.02 for obvious reasons. DNREC reviewers are not in support of this change due to the parcels lying within areas that contain environmental features that are inconsistent with more intensive development. Groundwater Recharge Areas are located on these parcels and they have soils that are conducive to water infiltrating downward from surface water into groundwater. Preservation of these areas is important for replenishing groundwater supplies and ensuring drinking water for future generations.

These parcels are a habitat for an active Bald Eagle nest, and other endangered species such as The Broad-winged Hawk, The Northern Harrier and the Great Black-backed Gull which are listed with State Rank S1B protection acts. Do we care about our environment and the creatures that contribute to our preservation of marsh life?

Mosquito control issues are increasing as developments infringe on wetland areas, often leading to increased demands for mosquito control service beyond what DNREC has the resources to provide. This area lies within a zone that will be affected by mosquitoes due to its location near large expanses of freshwater and estuarine wetlands.

DELDOT will be developing an overpass road system at the juncture of Cave Neck Road and Coastal Highway (Rt. 1). This should not signal to developers that commercial and residential has to surround the new roadway. Over development in Sussex County is consuming us. Traffic is overwhelming to navigate through. A better idea is that these parcels be sold or donated to Sussex County as a preserve so that future development does not have to be considered.

I encourage Planning and Zoning to do the right thing and deny any changes to the Sussex County Comprehensive plan that involves these parcels of land.

Sincerely,

Doris P. Pierce,
302-564-7637
Selbyville, DE

FILE COPY

Opposition
Exhibit

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, November 16, 2021 2:34 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, November 16, 2021 - 2:34pm

FILE COPY
Opposition
Exhibit

Name: Jeanette E Akhter
Email address: jeakhter@gmail.com
Phone number: 2023209569
Subject: Opposition to proposed ordinance

Message:

I oppose amending The Future Land Use Map of the Comprehensive Plan for the parcels cited in this proposed ordinance:

"AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-23.00-2.02 (PORTION OF), 235-23.00-1.00, 235-23.00-1.04, 235-23.00-2.00, AND 235-23.00-2.01"

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, November 16, 2021 2:48 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, November 16, 2021 - 2:48pm

FILE COPY
Opposition
Exhibit

Name: Janet Bastien

Email address: philliefan7@comcast.net

Phone number: 3026642973

Subject: I oppose amending the Comprehensive Plan future land use map

Message: I would like to register my opposition to amending the Sussex County Comprehensive Plan to designate parcels near Cave Neck Road as coastal. Doing so would endanger wildlife and add to expanded growth in this area where it is not fit to do so. There are nesting bald eagles there as well as other wildlife. There is marsh area that must be preserved. Increased density and development do not support the marshland and this wildlife and could also affect ground water supplies. Please work to preserve Delaware's Ecological network and deny amending the plan for these developers

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, November 16, 2021 2:53 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, November 16, 2021 - 2:53pm

FILE COPY
Opposition
Exhibit

Name: Ms M. Sturges Dodge
Email address: msdodge@udel.edu
Phone number: 302-227-1446
Subject: Public Hearing November,18,2021

Message: To the Commissioners, I request you vote to reject the proposed amendment to the Sussex land-use map, and leave the 247 acres near Milton rural-low density. This will provide protection for water supplies for human inhabitants of the area as well as protection for habitats for numerous species of wildlife, several of which are protected and/or in danger. Please honor and respect the scientific judgements of DNREC, the Natural Areas Advisory Council and the opinions of many members of the public and retain this parcel's rural-low density zoning.

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, November 16, 2021 3:04 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, November 16, 2021 - 3:03pm

FILE COPY
Opposition
Exhibit

Name: Mary Schwanky
Email address: schwanky@comcast.net
Phone number: 3023299462
Subject: Opposed to amending the Sussex County Land Use Plan on Nov 18, 2021

Message:

I respectfully urge the Sussex County Council to deny the proposed Ordinance to Amend the Future Land Use Map of the Comprehensive Plan pertaining to the 5 parcels located across from Cave Neck Rd. Along Rte. 1 from Rural Area - Low density to Coastal. The Office of State Planning and DENREC have researched and reinforced the need to preserve these parcels as Rural use. Their reasons are clear and important and need to be the guiding principles related to this land.

Please do not defer to developers. This property and others like it that protect the environment and country atmosphere of Sussex County must be protected. Please fulfill your role and vote "no" on this proposal.

Sincerely,
Mary Schwanky
207 Sundance Lane
Milton, DE. 19968

Jamie Whitehouse

From: Carol Frank <carolfrankdc@gmail.com>
Sent: Tuesday, November 16, 2021 4:28 PM
To: Planning and Zoning
Subject: Comprehensive Plan Zoning

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I am writing as a resident of Sussex County to oppose the altering of zoning on the comprehensive plan. I think it is important to not overdevelop this area with additional density in residential as well as commercial development. Please stick to the original plan. More development is not always warranted. Thank you, Carol Frank
24 Henlopen Ave
Rehoboth, Delaware

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: Pam Cranston <pamcranston@gmail.com>
Sent: Wednesday, November 17, 2021 9:15 AM
To: Planning and Zoning
Subject: Proposed Amendment to County Plan

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To the Sussex County Planning and Zoning Commission:

I understand that a proposal has been submitted to the Sussex County Planning and Zoning Commission to make a major modification to the County's Comprehensive Plan. It would change the land-use designation of approximately 242 acres of land on the east side of Route 1 directly across from Cave Neck Road.

I am **OPPOSED** to this proposal. The Comprehensive Plan was correct in calling for low-density residential development in this area. Altering the designation of this land to high-development "coastal" would only exacerbate existing growth and environmental challenges.

--

All my best,

*Pam Cranston
38198 Terrace Rd.
Rehoboth Beach, DE 19971*

FILE COPY
**Opposition
Exhibit**

Jamie Whitehouse

From: Sandy Neverett <neverett999@gmail.com>
Sent: Wednesday, November 17, 2021 8:19 AM
To: Planning and Zoning
Subject: Modification to Sussex County Comprehensive Plan

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I understand that a proposal has been submitted to the Commission to change the land-use designation of ~242 acres of land on the east side of Route 1, directly across from Cave Neck Road. As a long time resident of Sussex County, I would like to voice my strong opposition to this proposal. The Comprehensive Plan was correct in calling for low-density residential development in this area. Altering the designation of this land to high-development "coastal" would only exacerbate existing growth and environmental challenges.

Thank you for your consideration.

Sandy Neverett
38198 Terrace Road
Rehoboth Beach, DE 19971

FILE COPY
Opposition
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Jamie Whitehouse

From: kbabad02@gmail.com
Sent: Wednesday, November 17, 2021 8:33 AM
To: Planning and Zoning
Subject: Parcel 235-23.00-1.00

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We have lived here since 2018 and since that time we have experienced substantial growth in our area. It has created a lot of negative issues for our area. We strongly urge you not to approve the proposed zoning changes to the above partial. Thank you for your consideration.

Brenda Dunn
Rehoboth Beach, DE

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: Jamie Ritter <seasail63@gmail.com>
Sent: Wednesday, November 17, 2021 8:30 AM
To: Planning and Zoning
Subject: Zoning

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It is imperative that no changes be made to the Sussex County Comprehensive Plan, including zoning.

J. Ritter
20932 Ann Ave #6
Rehoboth Beach DE 19971

FILE COPY

Opposition
Exhibit

Jamie Whitehouse

From: Paula Horn <phorn@extremereach.com>
Sent: Wednesday, November 17, 2021 5:53 AM
To: Planning and Zoning
Subject: Proposed zoning changes

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I popes the nee zoning changes along the eastern part of route 1 Osceola from Cave Neck Road.

My understanding is it is being considered to change fro R1 to high density coastal.

There are environmental reason and traffic and density issues with more development in this area and we need to be careful and prudent about changing any designations. There is too much building in this area and I feel it is becoming a serious detriment to the area.

Paula Horn
(M) 646-242-3231
(O) 646-344-3402

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: martha redmond <marthr27@hotmail.com>
Sent: Tuesday, November 16, 2021 8:43 PM
To: Planning and Zoning
Subject: Do not change land use designation of Great Marsh

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Do not change the land use designation of the Great Marsh. What good is a comp plan if you immediately change it to reflect developers wishes? The public has already weighed in on this issue please represent their not developers wishes.

Martha Redmond

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: jillydud729@comcast.net
Sent: Wednesday, November 17, 2021 9:17 AM
To: Planning and Zoning
Subject: Amending the Future Land Use Map of the Comprehensive Plan

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 husband and I live in Paynter's Mill practically directly across from the area under consideration. We have owned and lived here since 2008. We are totally in opposition to once again this coming up. We fought it before and we hope homeowners will fight it again. The Sussex County Council has got to stop approving anything that is brought before them concerning expanding the building in this part of the County. The roads are too crowded, the infrastructure is not in place, and in 2018 the land was designated for low density. We guess the owners of this property think people forgot how hard we fought to oppose before. Please, do the right thing, and deny this request to amend the present Future Land Use Map of the Comprehensive Plan. Over 2,000 homes can be built if this is approved as well as commercial buildings. The environmental effect on this along would be a tragedy.

Jill and John Dudley

16435 John Rowland Trail

Milton, DE

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: Linda Shockley <linda.shockley0715@gmail.com>
Sent: Wednesday, November 17, 2021 9:49 AM
To: Planning and Zoning
Subject: do not cave to special interests

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 expressing my opinion about the proposed development of the land east of Minos-Conway, as quoted from an article in the Delaware State News: "This modification would change the land-use designation of approximately 242 acres of land on the east side of Del. 1, directly across from Cave Neck Road, the former site of the proposed Overbrook Town Center commercial development and the currently proposed Overbrook Meadows residential development."

Why have codes if you're just going to let the rapacious developers roll right over them? These greedy developers ruin the land then waltz away, laughing all the way to the bank. Please preserve our quality of life. Thank you.

Linda M Shockley

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: Zane Jones <zanejones01@gmail.com>
Sent: Wednesday, November 17, 2021 9:50 AM
To: Planning and Zoning
Subject: Overbrook Meadows

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 in OPPOSITION of the Overbrook Town Center.

The 242 acres, here in Sussex County at Cave Neck Road and Route One should NOT be overly developed and destroyed by dense population, multi-family dwellings and retail/commercial development. The 484 single family homes proposed will already place a strain on infrastructure and create more traffic congestion, not to mention disrupt the beautiful land. However these SFH's ARE in line with all neighboring communities and nearby towns.

If the zoning is changed to coastal, increasing density and allowing an astounding 2,904 dwellings, this would have a major negative impact on our community.

We are not against development / improvements and understand that progress must move forward to evolve our changing needs and evolving coastal land but do not need more apartments, car parks or densely populated strip malls. Please do not overcrowd our streets, over-congest our land or create more challenges for existing residents of Sussex County.

Thank you.

FILE COPY

**Opposition
Exhibit**

Jamie Whitehouse

From: Patrick O'Sullivan <patrick.josullivan@gmail.com>
Sent: Wednesday, November 17, 2021 10:20 AM
To: Planning and Zoning
Subject: Sussex comprehensive plan

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.

Hello,

Implement the already approved plan fully first. See what happens. Modifications/New plans can be reviewed later on.

Respectfully,

Patrick J. O'Sullivan

Sent from my iPhone

FILE COPY

**Opposition
Exhibit**

Jamie Whitehouse

From: Rita Beier Braman <ritabb23@icloud.com>
Sent: Wednesday, November 17, 2021 10:52 AM
To: Planning and Zoning
Subject: NO to expansive changes to the Sussex County Comprehensive Plan

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

This voting citizen voices an adamant NO to the big change being proposed to the Sussex County Comprehensive plan...specifically referring to changing the Zoning on Route 1 across from Cave Neck Road from low density to coastal. This goes against the original plans approved in 2018 and results in the opposite of what we're hoping to do: slow the unfettered development and lost of wet lands, forests, natural habitats and open space that makes this area great. No no no...the land was twice preserved from being developed in high density shopping/residential area by the Overbrook Town Center developers. Specifically the parcel is 235-23.00 - 1.00 East of route 1 and north of Minos Conaway. The Office of Delaware State Planning has already stated their opposition. Part of their report reads as follows:

Parcel 235-23.00-1.00 has been seen through PLUS on several occasions for both residential and commercial use. These projects were active during the Sussex County Comprehensive Plan and the 2020 Strategies for State Policies and Spending in which Sussex County was involved and commented. This parcel is within a Level 4 according to the 2020 Strategies for State Policies and Spending and low density in the SC plan for several reasons including, but not limited to:

- Parcel 1.00 is subject to the corridor capacity preservation program
- These properties border out-of-play land such as the Cedar Trees Farm District
- There are significant environmental features contiguous to this site plan including tidal wetlands
- These parcels are not close to public services such as water, sewer, police, fire and schools.

Numerous other groups are opposed and as a homeowner who VERY specifically chose to buy a home in this less populate, up until now 'low density protected' area, we are adamantly opposed! If we had wanted to live in the crowd and noise of Rehoboth we would have. I only heard of this today as it was put on the agenda for the Sussex County Zoning and Planning Commission's agenda for TOMORROW night with little to no notification, nor time for comment from those residents who will be directly affected. we do not have the infrastructure for all of the development already approved. It is time to STOP cowering to the greedy developers (and those who may be benefiting from them 'on the side') and preserve the beauty of Sussex County. PLEASE DO NOT PASS THIS PROPOSAL.

This specific proposal is sussexcountytde.gov/sites/default/files/packets/Ord%2021-09%20Future%20Land%20Use%20Map%20Amendment%20-%20North%20Side%20Rt.%201%20Paperless%20Packet.

Most Sincerely
Rita Beier-Braman
16332 John Rowland Trl
Paynter's Mill, DE 10968
Sent from my iPad

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: Susan O'Sullivan <susan.osullivan55@gmail.com>
Sent: Wednesday, November 17, 2021 10:58 AM
To: Planning and Zoning
Subject: zoning change

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 whom it may concern,
I do not agree with the zoning change. We have enough housing becoming available and do not need anymore. If land is for only a certain number of houses or is not commercial to begin with there is a reason for that. The Change would open the land up for potential issues with flooding, traffic and strain on our already fragile infrastructure.

Sincerely,
Susan O'Sullivan

FILE COPY

**Opposition
Exhibit**

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, November 17, 2021 11:05 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, November 17, 2021 - 11:05am

Name: Sue Claire Harper
Email address: secmate47@gmail.com
Phone number: 302.260.9532
Subject: Opposed to Amending Future Land Use Map across from Cave Neck Road
Message: I want to make clear that I absolutely do NOT support amending the existing Future Land Use Map of the 2018 Comprehensive Plan from Rural Area - Low density to Coastal area as it pertains to the 5 parcels consisting of approximately 248 acres that would change the Land Use designation of this land on the east side of Route 1 directly across from Cave Neck Road, Milton.

FILE COPY

**Opposition
Exhibit**

Jamie Whitehouse

From: Frank Schmidt <frankfranboo@yahoo.com>
Sent: Wednesday, November 17, 2021 11:13 AM
To: Planning and Zoning
Subject: Rezoning Sussex County Plan

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 must say I was surprised to see this article in the "Delaware State News" that a meeting on Thursday, November 18th was being held regarding changing the Sussex comprehensive plan for Cave Neck and east side of Route 1 land on such short notice to public. In less than 2 years the lawyers, builders, and even some land owners are trying to change what was decided on by the Council on how to properly use the land to protect "Wet Lands, wild life, and the environment from being destroyed and allow proper progress to move forward in a manor that fits "ALL CITIZENS". Once again "GREED" is pushing us in the wrong direction. I am asking the Council to please vote "NO" to this plan and stick with a plan that makes sense. We are 1 mile from the intersection of Cave Neck and Rt1.

Frank & Fran Schmidt

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: conteestat <conteestat@aol.com>
Sent: Wednesday, November 17, 2021 11:19 AM
To: Planning and Zoning
Subject: Opposition to modifying the comprehensive plan

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 opposed to the land-use proposal that you are currently considering involving Cave Neck Rd.

I am opposed for the following reasons:

- the comprehensive plan was created and is reviewed often for the primary purpose of insuring that consistent protections of wetlands and wildlife are maintained;
- the designation now requested would result in a MAJOR CHANGE something the Plan prohibits;
- the office of state planning has stated its opposition;
- there is no access to public services;
- DENREC is opposed to this proposal;

If you want to undermine the years of public input and desired goals of the development of the comprehensive plan then approval of this proposal would do it.

The Great Marsh preserve needs to be preserved.

Linda Schulte
Selbyville DE 19975

Sent from my Verizon, Samsung Galaxy smartphone

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: Sandy Shalk <sandy_shalk@yahoo.com>
Sent: Wednesday, November 17, 2021 12:16 PM
To: Planning and Zoning
Subject: Modification to the Sussex County Comprehensive Plan

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 Whom it May Concern:

It is our view that the county should not change the zoning from **AR-1 to Coastal** for the land east of Route 1 (directly across from Cave Neck Road). This is the land currently proposed for Overbrook Meadows.

We don't need denser development with the possibility of commercial use.

Thank you,

Alexander and Christine Shalk
Overbrook Shores, Milton.

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: gstewart <greig.m.stewart@gmail.com>
Sent: Wednesday, November 17, 2021 12:32 PM
To: Planning and Zoning
Cc: newsroom@capegazette.com
Subject: Re: AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235- 23.00-2.02 (PORTION OF), 235-23.00-1.00, 235-23.00-1.04, 235-23.00-2.00, AND 235-23.00-2.01

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Unless this amendment is paired with traffic, water, sewage and emergency management plans, this plan should be seen as a non-starter.

Sincerely,

Greig Stewart
38166 Terrace Road
Rehoboth Beach, DE 19971

FILE COPY

**Opposition
Exhibit**

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, November 17, 2021 3:12 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, November 17, 2021 - 3:12pm

Name: Michael L Berger

Email address: edadvice@comcast.net

Phone number: 3026444142

Subject: Proposed Amendment to the Future Land Use Map of the Comp. Plan

Message: I strongly OPPOSE the Ordinance to Amend the Future Land Use Map of the Comprehensive Plan to change the designation of the land on the East side of Route 1 from Low density to Coastal area. We need to preserve, not develop, the remaining open land in this area. If preservation is not possible, then we need to minimize development by encouraging low density residential communities. I would implore you to listen to the residents of the County, not the commercial developers who care little for the quality of life in this area. Thank you for your consideration of my views.

FILE COPY

**Opposition
Exhibit**

Jamie Whitehouse

From: J.L. Fisher <jayelfisher@gmail.com>
Sent: Wednesday, November 17, 2021 3:27 PM
To: Planning and Zoning
Subject: Comprehensive Plan Amendment PLUS review 2021-06-12

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

Jamie Whitehouse, Director
Sussex County Planning and Zoning Office

I am writing to state my opposition to the proposed amendment to the Sussex County Comprehensive plan. I oppose the application for many reasons including but not limited to the impact to sensitive environmental areas on and adjacent to the subject parcels, lack of public infrastructure, and the fact the Comprehensive Plan was approved only three years ago designating the approximately 415 acre site in the Low Density Area. As far as I am aware there was no mistake in placing this site in the Low Density Area and there has been no significant change in the neighborhood of the parcels in the intervening three years that would justify amending the Comprehensive Plan to allow the density that could be by designating the parcels in the Coastal Area.

Regards,
JL Fisher
300 Brick Lane Milton DE

FILE COPY
**Opposition
Exhibit**

Jamie Whitehouse

From: slf711@aol.com
Sent: Wednesday, November 17, 2021 3:35 PM
To: Planning and Zoning
Subject: Modification to Sussex County Comprehensive Plan

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: Jamie Whitehouse, Director
Sussex County Planning and Zoning Office

I am writing to state my opposition to the proposal to amend the Sussex County Comprehensive plan. I am in opposition to this application because of the impact to sensitive environmental areas on and adjacent to the subject parcels, lack of public infrastructure, and the fact the Sussex County Comprehensive Plan was approved only three years ago designating the approximately 415 acre site in the Low Density Area. I am not aware of any changes in the neighborhood over the last three years that would justify amending the Sussex County Comprehensive Plan to allow increase density by designating the parcels in the Coastal Area.

Regards,

Susan Fisher
300 Brick Lane
Milton, De 19968

FILE COPY

**Opposition
Exhibit**

Jamie Whitehouse

From: outlook_8CDBF2B9FD2A6416@outlook.com <cwiegand@comcast.net>
Sent: Wednesday, November 17, 2021 12:50 PM
To: Planning and Zoning
Subject: Proposed Modification and Land Use Designation Change

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/Madame;
Please register my vote AGAINST increasing the density allowance and other proposed modifications to the 242 acre tract on the east side of Rte 1 across from Cave Neck Road.

I understand you intend to discuss this tomorrow 11/18 – I am opposed to this change.

Claudia Wiegand
36 Eleanor Lee Lane E
Rehoboth Beach, DE 19971

Sent from Mail for Windows

FILE COPY

**Opposition
Exhibit**

Jamie Whitehouse

From: jon16210@aol.com
Sent: Wednesday, November 17, 2021 12:53 PM
To: Planning and Zoning
Subject: Cave Neck Rd SR-1 land designation

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.

Hello,

I am a resident of Lewes living off of Minos Conaway Rd. and write in opposition to the potential land designation change to the property east of SR1 in the cave neck area. This area needs to be preserved as it is a major marsh area and development would decrease our quality of life. This area was also designated to be preserved and classified as environmentally important in our last county comprehensive plan. This comprehensive plan went into effect just a few years ago and took many years to put together. Why would we all of a sudden change course? Please do not allow this change.

Sincerely,
Jonathan Bernard

FILE COPY

**Opposition
Exhibit**

Jamie Whitehouse

From: Kathy Conti Salamone <KCSalamone@msn.com>
Sent: Wednesday, November 17, 2021 2:51 PM
To: Planning and Zoning
Subject: Route 1 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.

Think about what's best for both current and future residents, not developers who continue to make money at the expense of the community.

Kathy Salamone
Millsboro

Sent from Mail for Windows

FILE COPY
**Opposition
Exhibit**

Jamie Whitehouse

From: Ryan O'Sullivan <osully@gmail.com>
Sent: Wednesday, November 17, 2021 2:52 PM
To: Planning and Zoning
Subject: Sussex County Comprehensive Plan Zoning Change

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.

Planning and Zoning Board Members,

On 11/18 at 5pm ET the board is going to discuss changing a 242 acre lot of land from low density to coastal. Due to the already congested roadways in the area that need extensive improvements and widening just from already built and approved incoming communities, as well as stress on our other infrastructure in the area, I vehemently oppose this change in designation.

The low density development will still allow our community to grow, but will do so in a more responsible way. This will allow time for local leaders to build up the additional infrastructure that will be needed to continue supporting our area during this time of extreme population growth.

Sincerely,

Ryan O'Sullivan

FILE COPY
**Opposition
Exhibit**

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, November 17, 2021 3:42 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, November 17, 2021 - 3:41pm

Name: Joesph Fisher
Email address: jlf589@aol.com
Phone number: 12404252690
Subject: Comprehensive Plan Amendment PLUS review 2021-06-12

Message:

I am writing to state my opposition to the proposed amendment to the Sussex County Comprehensive plan. I oppose the application for many reasons including but not limited to the impact to sensitive environmental areas on and adjacent to the subject parcels, lack of public infrastructure, and the fact the Comprehensive Plan was approved only three years ago designating the approximately 415 acre site in the Low Density Area. As far as I am aware there was no mistake in placing this site in the Low Density Area and there has been no significant change in the neighborhood of the parcels in the intervening three years that would justify amending the Comprehensive Plan to allow the density that could be designated on the parcels in the Coastal Area.

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: Constance Santarelli <dsantar101@icloud.com>
Sent: Wednesday, November 17, 2021 3:04 PM
To: Planning and Zoning
Subject: Rezoning!!

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 recognize the problems for all Sussex County residents if you redone the requested property. Infrastructure cannot keep up with new developments constantly being approved.

Constance Santarelli
Rehoboth Beach

Sent from my iPhone

FILE COPY
**Opposition
Exhibit**

Jamie Whitehouse

From: Jill Landon <jillydorothy@icloud.com>
Sent: Wednesday, November 17, 2021 3:29 PM
To: pandz@sussexcountyde.gov.
Subject: Land use East of Route1, Cave Neck Rd intersection

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 change the zoning for this property to coastal. I own 5 acres within a mile of Cave Neck on the east side of Hwy 1...Old Mill Road...Lewes, De. We enjoy the present zoning which helps to protect the sensitive environment. I'm concerned that the zoning change will put the entire area in jeopardy to include the great marsh. It will spurn unnecessary growth in an area that needs to be protected from over growth. Col. William Landon, 32174 Landon Road, Lewes, De 302-644-0493

Sent from my iPhone

FILE COPY
**Opposition
Exhibit**

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, November 17, 2021 3:29 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, November 17, 2021 - 3:29pm

Name: Margaret Saul
Email address: margaretsaul@comcast.net Phone number: 3028274457
Subject: Amendment for land use of Great Marsh at Cave Neck and Rt1
Message:

I oppose any change in land use to the Great Marsh, at Cave Neck and RT.1.
Congestion, environment, a county already overwhelmed with building and not the necessary resources for residents to have a safe, hospitable place to reside. Perhaps it is time for Sussex Co. to consider the needs/ will of its residents above the bank accounts of those that are destroying our community with over building, overcrowding, lack of infrastructure to support these plans.

FILE COPY
**Opposition
Exhibit**

Jamie Whitehouse

From: Richard Freitag <richfreitag@gmail.com>
Sent: Wednesday, November 17, 2021 3:31 PM
To: Planning and Zoning
Subject: Sussex Comprehensive Plan Changes

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.

Hello,

It is my understanding that a proposal has been submitted to the Sussex County Planning and Zoning Commission to make a modification to the Sussex County Comprehensive Plan.

This Plan was finalized 3 years ago and I see no reason to make any changes for the near future because the growth of the county is out of control. Leave the plan as it is.

Also, it seems as if the County was trying to keep this a secret for some reason and it was not announced to the general public. You need to at least notify us a little better so we can understand the scope of this change.

Thank You,

Richard Freitag
38174 Terrace Road
Rehoboth Beach, DE

571-238-2037

FILE COPY

Opposition
Exhibit

Jamie Whitehouse

From: Lisa Schofield <rfhp18@gmail.com>
Sent: Wednesday, November 17, 2021 3:50 PM
To: Planning and Zoning
Subject: Sussex County Comprehensive Plan

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,

I am writing to express my intense opposition to the proposal before the Sussex County Council related to changing the current low-density land-use designation and AR-1 zoning currently in the Sussex County Comprehensive Plan to a Coastal designation which would allow for high density and commercial use. The Sussex County Council must deny this proposal and maintain the current designation. Eastern Sussex County is becoming more dense by the month with all the building that is occurring which has meant loss of habitat for wildlife, trees, opens spaces, and wetlands. Additionally, the constant development is the reason we have ever-worsening congestion on the roads, inadequate infrastructure and under-resourced public services such as fire, police, utilities, etc.

Perhaps the Council could focus their attention on alternative revenue sources to fund the County's coffers. The transfer tax is a major driver of the problem. A material amount of the county's revenue comes from building and real estate transactions. This of course means the County Council operates under a revenue model that incents the Council to permit as much building and growth as possible. But at what cost? We all know the costs - terrible traffic, disappearing wildlife, more light pollution, more air pollution, more noise pollution, loss of beauty that comes with green spaces and wetlands...and the list goes on.

Responsible stewardship of Sussex County is in the Council's hands and we citizens expect better from this counsel.

Regards,
Lisa Schofield
Rehoboth Beach
703.628.1032

FILE COPY
Opposition
Exhibit

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Monday, November 15, 2021 8:36 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, November 15, 2021 - 8:35pm

FILE COPY
Opposition
Exhibit

Name: David Bryan
Email address: davebryan00@gmail.com
Phone number: 3022912708
Subject: Reject Ordinance to Amend the Future Land Use Map of the Comprehensive Plan
Message:

In the July 21, Delaware State Agencies PLUS review #2021-06-12; Sussex County Comprehensive Plan Amendment, the Office for State Planning Coordination provided comment to include;

According to the Delaware Office of State Planning, there are significant environmental features contiguous to this site plan including tidal wetlands.

These parcels are not close to public services such as water, sewer, police, fire, and schools.

DNREC reviewers are not in support of this change due to the parcels lying within designated as Out of Play and Level 4 by the Delaware Strategies for State policies and Spending. In addition, these parcels contain environmental features that are inconsistent with more intensive development.

An analysis of historical data indicates that the northern portion of parcel 235-23.00-2.02 and the small, forested portion on the northern edge of parcel 235-23.00-1.00 have likely maintained some degree of forest cover since 1937. Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat.

Groundwater Recharge Areas are located on parcels 235-23.00-1.00 and 235-23.00-2.02. These areas have soils that are conducive to water infiltrating downward from surface water into groundwater. Preservation of these areas is important for replenishing groundwater supplies and ensuring drinking water for future generations.

Freshwater and marine wetlands are present on the northern half of parcel 235-23.00-2.02 and lie within the Great Marsh Natural Area and the Delaware Ecological Network. Natural Areas contain lands of statewide significance identified by the Natural Areas Advisory Council as the highest quality and most important natural lands remaining in Delaware. The Delaware Ecological Network consists of lands having significant ecological value. Forest disturbances in these areas will jeopardize the parcel and possibly beyond the parcel's boundary.

An analysis of historical data indicates that the northern portion of parcel 235-23.00-2.02 and the small, forested portion on the northern edge of parcel 235-23.00-1.00 have likely maintained some degree of forest cover since 1937. Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat

Groundwater Recharge Areas are located on parcels 235-23.00-1.00 and 235-23.00-2.02. These areas have soils that are conducive to water infiltrating downward from surface water into groundwater. Preservation of these areas is important for replenishing groundwater supplies and ensuring drinking water for future generations.

Freshwater and marine wetlands are present on the northern half of parcel 235-23.00-2.02 and lie within the Great Marsh Natural Area and the Delaware Ecological Network. Natural Areas contain lands of statewide significance identified by the Natural Areas Advisory Council as the highest quality and most important natural lands remaining in Delaware. The Delaware Ecological Network consists of lands having significant ecological value. Forest disturbances in these areas will jeopardize habitat on the parcel and possibly beyond the parcel's boundary.

There is an active Bald Eagle (*Haliaeetus leucocephalus*) nest within parcel 235-23.00-2.02. Bald eagles and their nests are protected under the federal Bald and Golden Eagle Protection Act (BGEPA). Additionally, the nest itself is protected by state law (7 Del. C. § 73e). The following plants or animals are listed as State of Delaware rare, threatened, or endangered species, which have been documented within the project area.

The Broad-winged Hawk (*Buteo platypterus*) is a bird listed under State Rank S1B, State Status E, and SGCN Tier I.

The Northern Harrier (*Circus cyaneus*) is a bird listed under State Rank S1B, State Status E, and SGCN Tier 1.

The Great Black-backed Gull (*Larus marinus*) is a bird listed under State Rank S1B and SGCN Tier 1. a PLUS review 2021-06-12 Page 4 of 5

The Black-necked Stilt (*Himantopus mexicanus*) is a bird listed under State Rank S2B and SGCN Tier 1

The Sussex County certification letter dated April 1, 2019 stated the Sussex County comprehensive plan was certified, provided no major changes are enacted. It is the opinion of the Office of State Planning that this change would constitute a major change to the currently certified comprehensive plan and this office, for the reasons stated in their letter, object to the comprehensive plan.

The P & Z Commission should do the right thing and recommend denial of this request to amend the present Future Land Use Map of the Comprehensive Plan.

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Monday, November 15, 2021 5:57 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form
Categories: Jamie

FILE COPY
Opposition
Exhibit

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, November 15, 2021 - 5:57pm

Name: James LaBella
Email address: labella24@verizon.net
Phone number: 9736003111
Subject: Future Land Use Map

Message:

I am against any changes to the Future Land Use Map of the Comprehensive plan. There is no good reason to amend the plan and many reasons why the Commission should not touch there areas. I am referring to tax parcels:

235-23.00-2.02, 2.00, 1/04, 2.00, 2.01.

Please stop the madness, enough is enough. Stop the overdevelopment in the county, it is killing the area.

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Monday, November 15, 2021 2:35 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, November 15, 2021 - 2:35pm

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Name: Robert Cerf

Email address: cerfrdude@yahoo.com

Phone number: 302-645-7711

Subject: Zoning amending east of Cave Neck Rd

Message: I'm wholeheartedly against any change. Protect the natural resources and drainage of this area so that Sussex County does not become urban sprawl like everywhere else! Thank you.

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Monday, November 15, 2021 2:15 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, November 15, 2021 - 2:14pm

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Name: Carmel Walters
Email address: carmelwalters@yahoo.com
Phone number: 703-717-3132
Subject: Amending the Comprehensive Plan

Message:

The Ordinance to Amend the Future Land Use Map of the Comprehensive Plan pertains to 5 parcels consisting of approximately 248 acres that would be amended from Rural Area - Low density to Coastal area. This modification would change the Land Use designation of land on the East side of Route 1 directly across from Cave Neck Road, Milton, the former site of the proposed Overbrook Town Center commercial development and the currently proposed Overbrook Meadows residential development.

I strongly oppose this action.

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, November 16, 2021 10:35 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, November 16, 2021 - 10:35am

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Name: Leslie Alter
Email address: leslie.alter@gmail.com
Phone number: 3022009519
Subject: Amending The Future Land Use Map of the Comprehensive Plan

Message:

We are in opposition to Amending The Future Land Use Map of the Comprehensive Plan Please do the right thing and recommend denial of this request to amend the present Future Land Use Map of the Comprehensive Plan.

Thank You
Leslie Alter

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, November 16, 2021 8:54 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, November 16, 2021 - 8:54am

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Name: William Easton

Email address: bleaston1@gmail.com

Phone number: 302-339-2508

Subject: AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 532-12.00-1.00, 532-12.00-

Message: I strongly oppose these moves to amend the future land use map for these parcels. Please deny these proposed ordinances. Please protect these environmentally and culturally sensitive areas from overdevelopment and exploitation.

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, November 16, 2021 7:12 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, November 16, 2021 - 7:12am

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Name: Diane Cardwell

Email address: docardwell@gmail.com

Phone number: 302-684-3160

Subject: Great Marsh

Message: Please do not change the comp plan to allow greater development in the coastal marsh area across from Cave Neck Road

Jamie Whitehouse

From: Jerry <jerrybegood@gmail.com>
Sent: Sunday, November 14, 2021 7:15 PM
To: Robin Griffith; Doug Hudson; John Rieley; Michael H. Vincent; Mark Schaeffer; Lopez, Ernesto B (LegHall); Schwartzkopf, Peter (LegHall); Planning and Zoning; Jamie Whitehouse; BriggsKing, Ruth (LegHall); steve@stevesmyk.com; Shirley Wiesendanger; Michael Varonka; Ann Spillane; dotty Deems; Jane Lewis; LAURA MARROLLI; ladyjuliet77@gmail.com; Roger Lewis
Subject: The Great Marsh in peril again?

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

This Ordinance to Amend the Future Land Use Map of the Comprehensive Plan pertains to 5 parcels consisting of approximately 248 acres that would be amended from Rural Area - Low density to Coastal area. This modification would change the Land Use designation of land on the East side of Route 1 directly across from Cave Neck Road, Milton, the former site of the proposed Overbrook Town Center commercial development and the currently proposed Overbrook Meadows residential development.

All,

When will the quality of life for the present residents as well as the plethora of wildlife be first and foremost. The extinction of Sussex County natural habitats are decimating human life sustaining food chain necessity daily. The incredible rapid deforestation being allowed has increased air pollution while continuing to wreak havoc with more and more predicted flooding. Of late thankfully, we have been spared our typical turbulent weather, it's quite obvious we will not be lucky forever as tremendous flooding, home destroying dangerous weather has been very near us. It's just a matter of when not if.. Each year our odds increase exponentially as history has shown.

It's selfish, bizarre and outrageous profiteering by handfuls of deep pocketed developers takes precedence over science. We urge all legislators to take these warnings seriously maintaining the present smart zoning in all Sussex County as well as future amendments that would provide for safety of all.

Deny this application w/o remedy.

Best regards,

Jerry & Christine LaForgia. Lewes

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Exhibit

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Sunday, November 14, 2021 5:25 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, November 14, 2021 - 5:24pm

Name: Lewis R. Podolske
Email address: LPodolske@aol.com
Phone number: 3029330145
Subject: Opposition to proposed changes in land designation under the Comprehensive Plan.

Message:

As a Sussex County homeowner I object to the following proposed changes in designation under the Comprehensive Plan.

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-23.00-2.02 (PORTION OF), 235-23.00-1.00, 235-23.00-1.04, 235-23.00-2.00, AND 235-23.00-2.01

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Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Sunday, November 14, 2021 3:50 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, November 14, 2021 - 3:50pm

Name: Amy Schnerr
Email address: schnerr@outlook.com
Phone number: 302-217-1692
Subject: Oppose amending the future land-use map of the comprehensive plan

Message:

Dear planning and zoning officials,
please vote "no" to amending the future land-use map of the comprehensive plan. The density is too high, The parcel is too far from any existing utilities, and it is not the right place for development that would be allowed if you amended the plan.

Sincerely,
Amy Schnerr

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