

JAMIE WHITEHOUSE, AICP  
DIRECTOR OF PLANNING & ZONING  
(302) 855-7878 T  
(302) 854-5079 F  
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

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**From:** Doris Ann <dapierce0@gmail.com>  
**Sent:** Wednesday, November 17, 2021 4:50 PM  
**To:** Jamie Whitehouse  
**Subject:** Planning and Zoning request for the PLUS review Comprehensive Plan Amendment for Sussex County parcels 235-23.00-1:00-2:02  
**Attachments:** Subject.docx

**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 Members of Planning and zoning

Please see attachment.

Doris P. Pierce  
Selbyville, DE 19975

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 Norther 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 with in 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 conjuncture 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**

pposition  
Exhibit

**Jamie Whitehouse**

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**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**

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**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

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**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**

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**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**

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

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

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**

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

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**

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**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

**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 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  
Exhibit**

## Jamie Whitehouse

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**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**

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**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

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**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 opposes the new zoning changes along the eastern part of route 1 Osceola from Cave Neck Road.

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

There are environmental reasons 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**

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**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

**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.

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**

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**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**

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**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**

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**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**

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**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

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**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 cowtowing 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 [sussexcountyde.gov/sites/default/files/packets/Ord%2021-09%20Future%20Land%20Use%20Map%20Amendment%20-%20North%20Side%20Rt.%201%20Paperless%20Packet](https://sussexcountyde.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

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**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

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**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 18<sup>th</sup> 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

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**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

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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**

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**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

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.

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

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**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**

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**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

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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**

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**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

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**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 by designating 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

**FILE COPY**  
Opposition  
Exhibit

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

**FILE COPY**

Opposition  
Exhibit

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

**FILE COPY**  
Opposition  
Exhibit

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

**FILE COPY**  
Opposition  
Exhibit

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

**FILE COPY**  
Opposition  
Exhibit

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

**FILE COPY**

**Opposition  
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

**FILE COPY**

**Opposition  
Exhibit**



**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

**FILE COPY**

Opposition  
Exhibit