



Evans Farm Watch

Writing Letters to the Planning and Zoning Commission and the County Council

The importance of writing letters to the Zoning Commission and County Council

Both the council and the zoning commission value input from their constituents. In this time of Covid and the challenges of appearing in person at Public Hearings, written/electronic communication with the P&Z Commission and Sussex County Council becomes critical.

However, form letters and copy and paste letters do not carry the same weight as individually crafted letters. This is why it is important to write in your own words. To be clear, this does not mean you need to write five different letters. As long as it is personal from you it can go to all five council members as well as the commission. The letter can be as short as “I oppose this” and it will be counted as a letter of opposition.

If you have questions, email us for assistance.

In a similar situation, Batson Creek residents sent approximately 2,000 letters that were reduced down to 200 when reviewed by the Council.

As members of the community, we have the right and are taking actions in opposition to the proposed Evans Farm Plan.

ZONING COMMISSION:

When writing to the Commission, please Reference CU-2206 Linder & Company - Evans Farm Development in your message

The zoning commission takes all input and comments through a single email address.

Submit Electronically at

<https://sussexcountyde.gov/contact-planning-zoning-commission>

However in the message box you could include all the members by name.

Please be respectful in your communications with the Commission. Keep your input focused on this particular application even though you may have thoughts about the larger zoning issues in Sussex County.

The members are listed below:

Member	District	Year Appointed	Current Term Ends
Robert C. Wheatley	5	1995	2022
R. Keller Hopkins	2	2016	2023
Kim Hoey Stevenson	3	2017	2023
J. Bruce Mears	4	2019	2023
Holly Wingate	5	2018	2021

The letter should express your personal as well as public concerns and objections in your own words. Personalize it as it relates to why you chose to live here in Sussex County and how you believe approval will adversely affect your lifestyle and circumstances.



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Possible areas of concern might be

- Inconsistent building with current residential single-family neighborhood.
- Density inconsistent with current area
- Infrastructure not sufficient to support additional density.
- Limited access to public services such as transportation, shopping etc. County Council
- Stormwater management and pollution
- Increased traffic on surrounding roads that are already failing

COUNTY COUNCIL

Recommendations on writing to the County Council

Please Reference CU-2206 Linder & Company - Evans Farm Development in your message

It is important to send a letter to each of the County Council Members. While Mr. Hudson our district representative MAY? favor our position, it will take a majority vote to defeat the proposal. Please be respectful of each of the council members.

The letter should express your personal as well as public concerns and objections in your own words. Personalize it as it relates to why you chose to live here in Sussex County and how you believe approval will adversely affect your lifestyle and circumstances.

Concern areas might include:

- Overall Community Character
- Safety – Police and Fire coverage
- Storm water management
- Traffic volume and safety on inferior roads with no shoulder or walking/bike paths.
- Access to the Beach, or a Doctor’s appointment in Lewes or Shopping - especially during peak season
- Environmental Impact – Bays, Wetlands, etc
- Noise and Lighting pollution

Their email addresses are listed below. Use the links provided.

Member	District	Phone	Email
Michael Vincent, President	1	302-629-2396	mvincent@sussexcountyde.gov
Cynthia Green	2	302-856-2972	https://sussexcountyde.gov/contact-us?id=56
Mark Schaeffer	3	302-313-5501	https://sussexcountyde.gov/contact-us?id=96
Douglas B. Hudson Our Representative	4	302-542-1432	Doug.hudson@sussexcountyde.gov
John I. Rieley	5	302-858-8649	jlrieley@sussexcountyde.gov



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CONSIDERATIONS OF THE COMMISSION AND COUNCIL

Below is an extract from the Planning and Zoning Commissions procedures for consideration of a Sub-division. Those items highlighted might suggest some items to address in your communications with the Commission and the Council.

“C. In addition to the other provisions contained within this article, the approval of a subdivision shall include consideration of the following:

[Added 7-8-1997 by Ord. No. 1152]

- (1) Integration of the proposed subdivision into existing terrain and surrounding landscape.
- (2) Minimal use of wetlands and floodplains.
- (3) Preservation of natural and historical features.
- (4) Preservation of open space and scenic views.**
- (5) Minimization of tree, vegetation and soil removal and grade changes.**
- (6) Screening of objectionable features from neighboring properties and roadways.**
- (7) Provision for water supply.**
- (8) Provision for sewage disposal.**
- (9) Prevention of pollution of surface and groundwater.
- (10) Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized.**
- (11) Provision for safe vehicular and pedestrian movement within the site and to adjacent ways.**
- (12) Effect on area property values.**
- (13) Preservation and conservation of farmland.
- (14) Effect on schools, public buildings and community facilities.
- (15) Effect on area roadways and public transportation.**
- (16) Compatibility with other area land uses.**
- (17) Effect on area waterways.”



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DISTRICT MAP

We are in District 4

