

June 25, 2013

Planning and Zoning Commission
Attn: Mr. Lawrence Lank, Director
2 The Circle, P.O. Box 589
Georgetown, DE 19947

RE: Love Creek RV Campground Application (C/Z #1725 & C/U #1951)

Dear Mr. Lank,

On behalf of the thousands of homeowners who are part of the Coalition to Stop RV City representing the communities surrounding the proposed Love Creek RV Campground, I'd like to summarize the numerous points of opposition to the applications C/Z # 1725 and C/U #1951.

The communities of the Retreat at Love Creek, Briarwood, Webbs Landing, Harts Landing, and Sandy Brae, to name a few, have voiced their strong opposition to this application for a zoning and conditional use change for the proposed development.

- More than 1200 signatures have been obtained to date by concerned residents requesting the Planning & Zoning Commission deny approval of the applicant's requests to place a high density population of a transient nature within the immediate vicinity of single family residential home communities.
- More than 40 letters to the editor have been sent to area newspapers detailing the numerous reasons why this application should not be recommended to Sussex County Council for approval.
- Hundreds of pages of documents were added to the record of this application, detailing specific objections by concerned citizens that will be directly affected by this massive infusion of upwards of 2000 people.
- Hundreds of persons (150-200) attended the two public hearings on this application to express their opposition, while only 1 person (other than the members of the development team) spoke in favor of approval.

The attached Summary of Objections reflects the large volume of written documents that were submitted by concerned residents to the proposed RV Campground. The file of record for the application contains supporting information for all the Objections listed. The Coalition respectfully urges the Planning & Zoning Commission to carefully consider the significant number of factors that were presented by their constituents in opposition to the applications. The Coalition to Stop RV City further requests that the Planning & Zoning Commission NOT recommend approval of C/Z #1725 and C/U # 1951.

Respectfully submitted on behalf of the Coalition to Stop RV City,

Paul Hammesfahr,
President, The Retreat at Love Creek HOA

ZONING & CONDITIONAL USE OBJECTIONS:

1. The proposed RV Resort and Campground is in violation of County Code, Article XXIV, Chapter 115.172, Section H, as a number of amenities are within the 400 ft setback restrictions for Parks or Campgrounds.
2. The proposed re-zoning is inconsistent with the Future Land Use Map, especially as state law requires that all zoning regulations be in accordance with the Comprehensive Plan.
3. This development will not be in keeping with the intent of the Delaware Code in promoting the health, safety, morale, convenience, order, prosperity or welfare of the present and future inhabitants (and taxpayers) of Sussex County.
4. The application includes cabins which clearly falls outside the scope of County Code Section 115-171, Section H, subparagraph (9). The only exception is one structure or manufactured home within the campground area that may be used by the park manager as a residence and/or office.
5. There was no evidence by the developer to support why this land should be re-zoned, other than for business revenue from their proposed commercial land development project.

HEALTH & SAFETY OBJECTIONS:

6. Since the aquifer in this area is relatively thin and transmissivity is relatively high, the area has the potential for rapid movement of contaminants into Love Creek and Hetty Fisher Glade as well as toward downstream wells that tap the unconfined aquifer.
7. Increased traffic congestion from the RV Campground will increase the response time for our responders, creating potentially life threatening events to all those residents within its proximity.
8. Emergency evacuations will be compromised by the proposed campground having only one entrance/exit.

9. The official two-lane Route 24 evacuation of the proposed RV Campground due to a major coastal storm will cause massive traffic congestion and potentially deadly consequences.
10. Tractor trailer-sized rigs towing cars on rural roads that have no shoulders in the middle of summer peak traffic raise serious safety issues.

ECONOMIC OBJECTIONS:

11. If approved, the RV Campground will significantly lower both annual revenue streams, as well as the one-time transfer tax revenues to Sussex County by up to approximately \$5 million.
12. The RV Campground requires infrastructure capital investment by the County without paying its “fair share” of those costs
13. Support for the health and safety of the RV Campground visitors will further stress the demand on public services and create excess cost to the County Budget.
14. Connecting the RV Campground to the West Rehoboth Sewer district further reduces the useful lifetime of the system, thus increasing the long-term cost to the taxpayers.
15. There are already approximately 4000 RV sites within a 18 to 20 mile radius, most of which have ample availability. Rehoboth Shores was recently approved for an additional 367 RV sites and an application for another 575 sites is pending.

ENVIRONMENTAL OBJECTIONS:

16. DNREC Secretary Collin O'Mara states that DNREC “strongly believes that the site is worthy of permanent protection.”
17. The unique and sensitive nature of the whole property will be lost if the proposed high density development goes through.

18. One of DRNEC's stated objectives is to curtail deforestation. But this proposal runs counter that goal.

TRAFFIC IMPACT OBJECTIONS: (See separate correspondence to Mr. Lank detailing numerous objections to the final TIS report.)

19. Both Traffic Impact Statements are flawed by using national mobile home statistics as their model for determining traffic flow, instead of a resort area model.

20. An RV Campground in this area provides access to the beaches, shopping, restaurants, and other amenities—all of which will require travel to and from the RV Resort.

21. When estimating the volume of traffic from the RV Campground compared to Single Family homes that could be built on the site, the developer overestimated the number of home by nearly three-fold.

In conclusion, these are just a few of the objections and concerns of the residents of the residential areas surrounding the proposed RV Campground. The Stop RV City Coalition of Communities knows that growth in Sussex County is an important and given expectation for citizens in our geographic location. However, we trust that you, as our elected officials, will take all the factors presented into consideration when making your decision.

- Is it in the best interest of the long range growth of Sussex County to provide this highly dense, seasonal and transient population directly into established, planned residential single family homes?
- Is it in the best interest of the current residents, as well as those future residents of already approved but undeveloped communities, to insert an unplanned, highly concentrated population of individuals if it does not permanently improve the safety, health, order or welfare of the county?
- In the end, does the Council wish sustain and promote the **quality** of life in Sussex County, or should the decision simply be to promote the **quantity** of life?

As local residents, taxpayers, and voters, the Stop RV City Coalition of communities asks you to vote AGAINST amending the

Comprehensive Zoning Map (C/Z #1725) and AGAINST granting a Conditional Use of Land for an RV Campground (C/U #1951) as requested by Jack Lingo Asset Management for the Love Creek RV Resort and Campground. This development is inconsistent with the surrounding community, would irreparably harm the natural environment and is unfair to your constituents.