



SUSSEX PRESERVATION COALITION

Educate ~ Advocate ~ Impact

Welcome!



Agenda

7:00 - Welcome and Announcements, Jill Hicks

7:15 – Rt. 24 Alliance, Gary Vorsheim & Wendy Taylor

7:20 – Guest Speaker, Todd Lawson

8:30 - Adjourn



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**Have your cell phones
ready to take a shot of
events that interest you!**



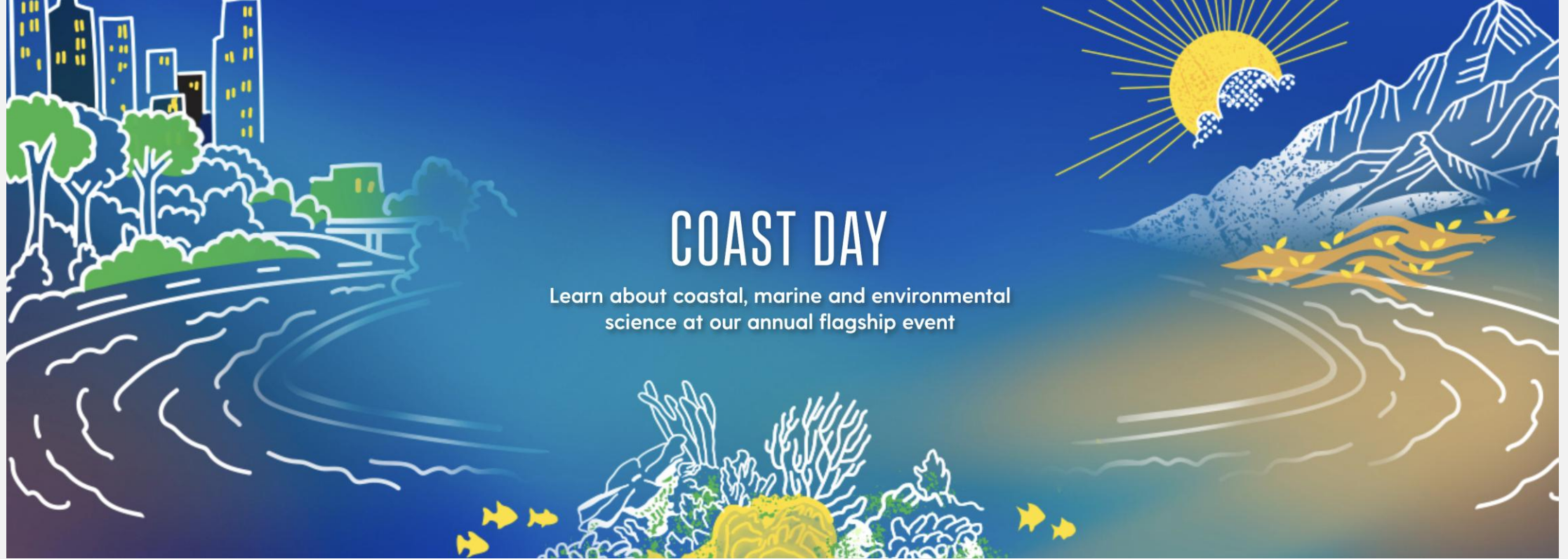
Upcoming SPC Meetings

October 29 - Wednesday - Special Meeting to prepare for
Cool Spring Crossing County Council Hearing

November 11th - Dr. Don Moore III – Conservation Biologist

December 10th – Wednesday – TBD

January 14th – Wednesday - TBD



Special “Thank You!” to our volunteers:

Mary Boggi

Rich Borrasso

Sandy Borrasso

Pam Cole

Sue Claire Harper

Don McCafferty

Laura McCafferty

Joe Pika

Mary Pika

Judy Rose Seibert

Ronal Smith



DELAWARE STATE STRATEGIES

- Special “Thank You!” to everyone who attended the State Policy and Spending Strategies meeting on 9/30.
- Special thanks to those who sent comments by 10/10.

[Click for Info](#)

Doug Tallamy Webinar!

“Next Steps for Nature”

October 16th
7:00 PM

Donations Appreciated



Meet Doug Tallamy

*Entomologist
Behavioral Ecologist
Professor*



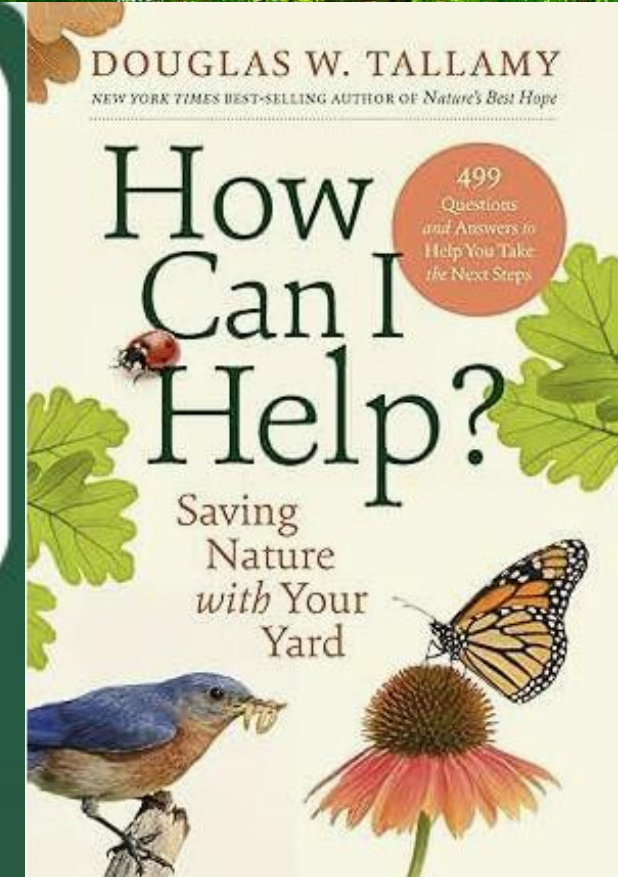
REGISTER NOW



[HTTPS://WILDONES.ORG/WEBINARS/](https://wildones.org/webinars/)



Delaware Botanic Gardens Lecture Series



Delaware Botanic Gardens
Thursday, 10/23, 5:00PM
Tickets: \$16.90 members
\$22.00 nonmembers



Cool Spring Crossing: “Nightmare on Nine”

Special Meeting:

October 29th

7:00 PM

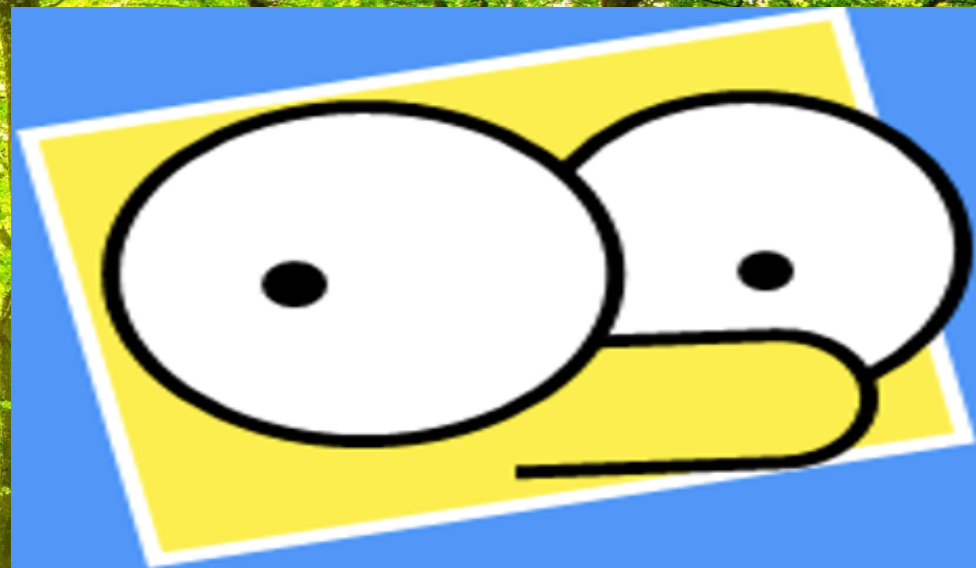
Lewes Public Library



Cool Spring Crossing: “Nightmare on Nine”

County Council
Hearing:
Nov. 4th





“Eyes on County Council”

Looking to be an active participant?
Join the EOCC team!

Sign up to receive the newsletter!





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An aerial photograph of a suburban area. A large, irregular red polygon is overlaid on the image, highlighting a specific parcel of land. The polygon is located in the center-left of the frame, adjacent to a road and a residential area. The surrounding area includes fields, parking lots, and some buildings.

Atlantic Fields Shopping District

663,213 square feet of general retail and
club store with gas station

Project Description and Zoning

Atlantic Fields Shopping District:

- Retail center on 73.5 acres
- 663,213 s.f. of retail space in 23 buildings
- Gas station with 12 pump stations
- 3,406 parking spaces
- 4 DelDot bus stops

Coverage	%	Acres
Streets & Parking	58.13%	42.72
Buildings	20.73%	15.24
Open Space	19.71%	14.49
DelDot Space	1.43%	1.05
80.29% impervious surface		
19.71% open space, mainly parking lot islands and thin buffers around perimeter		

Zoning:

- Currently AR-1 Agricultural Residential (for agricultural and related uses, including residential development at densities that support a rural character)
- Proposed change C-4 Planned Commercial District (planned large-scale commercial, retail, and mix-use projects)

Comparison To All 3 Rehoboth Tanger Outlet Malls

Tanger Outlet Malls



Seaside - 238,000 s.f.



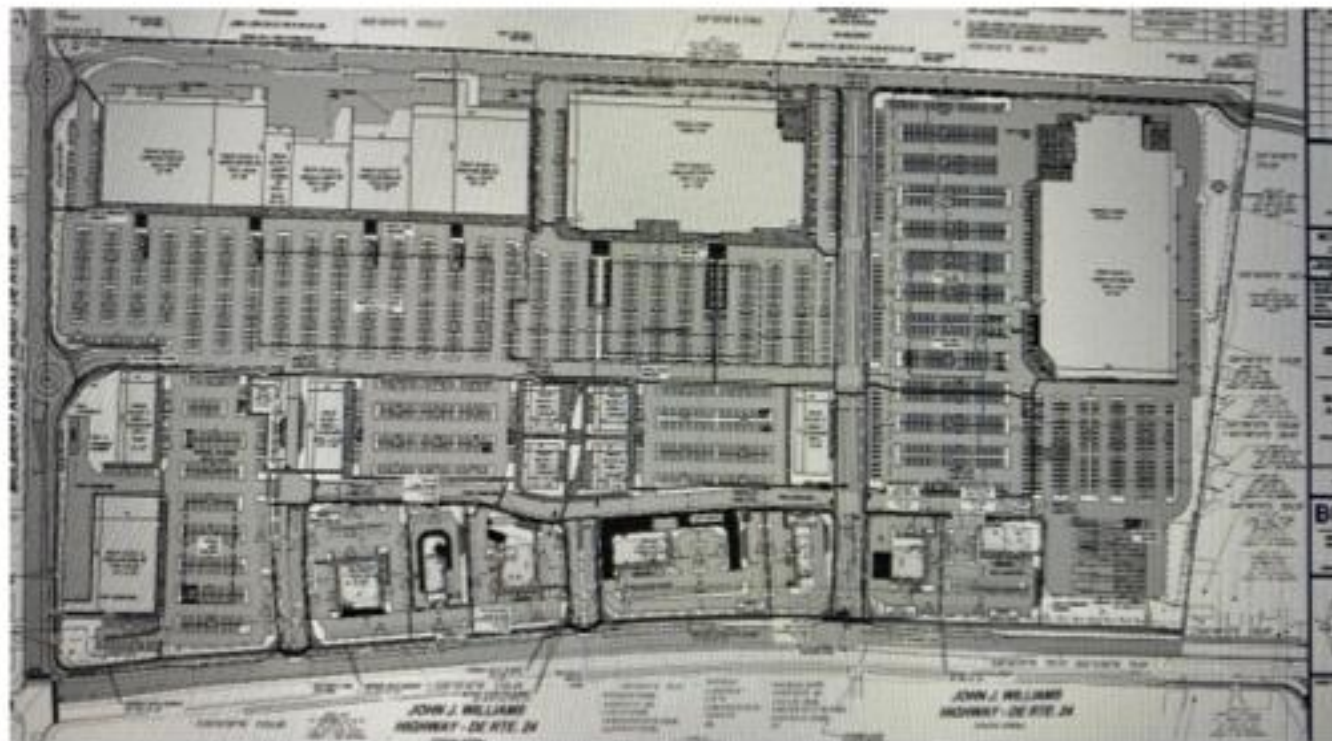
Surfside - 194,000 s.f.



Bayside - 144,000 s.f.

Total s.f. = 576,000

Atlantic Fields Shopping District



Atlantic Fields 663,00+ s.f.

~15% more retail space than all 3 Tanger malls combined
Car/Truck entrances on side roads and Rt. 24, while Tanger entrances are only on a major roadway, Rt. 1.

Adjacent to individual homes and HOA communities, elementary school, middle school and hospital, while Tanger is adjacent mainly to other businesses and only a few homes.

Lack of continuity with adjacent properties

Housing
Farmland Schools
Hospital

Approving the first C-4 zoning change in Sussex County will set a dangerous precedent that will allow developers to build commercial projects almost anywhere they want in the County

Preserved Farmland - Delaware
Agricultural Conservation Easement



Primary Issues with the Atlantic Fields Plan

Existing infrastructure does not support the scope of this development, in this location

- ❑ Most of the roads and intersections with deficiencies are not on DelDOT's plans to be completed by 2028.
- ❑ Love Creek bridge is not expected to be dualized (2 lanes in both direction) until 2045 at the earliest.
- ❑ Atlantic Fields is expected to employ over 1,700 people, the additional traffic from employees alone will surpass the number of cars if houses were built there instead, not to mention all of the shoppers from near and out-of-state.

Environmental risks can be devastating for the adjacent properties and beyond

- ❑ Ground water can be contaminated thru gasoline spills near the well head protection zone and homes with wells.
- ❑ With 73.5 acres of rain runoff and only 14.5 acres of open space, the failure of the underground retention system would cause flooding throughout the adjacent area. These systems are noted to have a 50% failure rate.
- ❑ The land for this project has been farmed for over 100 years. There is a high risk of releasing built up chemical residues into the ground water and the bay, when virtually all 73.5 acres will be disturbed in the process.

Atlantic Fields is not designed to protect the character of existing developments, and the needs of the community are not being met.

- ❑ Shopping options do exist in the area. Additional options for shopping would be nice, but at what price? A shopping district with little creative design utilizing every square foot for profit will change the character of area.
- ❑ Small businesses and restaurants which form the heart of what makes Lewes and Rehoboth Beach so attractive to residents and tourists alike could be forced out of business.
- ❑ An existing affordable housing shortage will simply get worse. According to Dr Tam, CEO of Beebe Healthcare, the lack of affordable housing is preventing him from bringing new doctors to the area.
- ❑ 1,700+ retail jobs will add to the already tight market and put a strain on local businesses already having staffing issues.

It's not too late!!!

Actions that you can take to make a difference

Send your comments to County Council members

***Deadline to have your comments entered
into the formal record is October 20th***

President - Douglas B. Hudson
Doug.hudson@sussexcountyde.gov

Vice President - John L. Rieley
jlriley@sussexcountyde.gov

Matthew Lloyd
matt.lloyd@sussexcountyde.gov

Steve McCarron
SMcCarron@sussexcountyde.gov

Jane Gruenebaum
jane.gruenebaum@sussexcountyde.gov

Attend the upcoming County Council hearing
and give testimony for the record. Just being there
when they ask who is opposed to the application will
count.

County Council hearing
Tuesday, October 21st
(hearings start at 1:00pm, check agenda)

Location: County administrative office building,
at 2 The Circle, Georgetown, DE

Talk to your friends and neighbors.
Many people don't understand the
scale of the project.

Find more information at
www.rt24alliance.com