

Let Your Voice Be Heard!

Deale Village Center?

Monday, March 22 at 7:00 p.m.
Cedar Grove United Methodist Church, Deale

You Can Make A Difference in Your Community!

Do you know about Deale Village Center?

It's a big, new commercial and residential development complex proposed for the Gates Marina property on Deale-Churchton Road and Rockhold Creek. The Developer, Petrie Ventures, is presenting its plan at a "Town Meeting" on **Monday, March 22 at 7:00 p.m. at Cedar Grove Methodist Church.** (*Note: Developers have no right or authority to call "town meetings" in our county.*) However, this is an opportunity to hear about this development and express your opinion. Don't miss this chance!

Here's some of what's been proposed:

- **A 59,400 sq. ft.** Retail/Commercial complex that may include, but is not limited to:**
 - **20,000 sq. ft. grocery store**
 - **11,000 sq. ft. pharmacy**
 - **8,000 sq. ft. medical office**
 - **Deli, casual restaurant (read: fast food), bank, hardware store, ice cream, wine store, dry cleaner, coffee shop**
- **Up to 334 new housing units including:**
 - **56 three-story Townhouses**
 - **Independent Living (50-100 Units)**
 - **Assisted Living (75-150 Units)**
 - **"Quads" or fourplex apartment bldgs. (28 Units)**
- **Approximately 52 boat slips on our crowded little Rockhold Creek.**

***This is 4000 sq feet LARGER than in ill-fated Deale Safeway.*

Here are some points to consider about the proposed Deale Village Center:

- **The proposed complex would be located primarily in the Chesapeake Bay Critical Area:** Covering more valuable critical area with “impervious” surfaces (concrete, roofs, driveways, roads) damages our waterways and the Bay.
- **The Gates property is NOT zoned for this large commercial and residential complex:** The area was just rezoned to accommodate development that fits the character of the community, not to make way for complexes this large. (We have no zoning for townhouses.)
- **Roads, emergency and fire services, and schools are already stretched to capacity:** Our communities are served by two-lane roads. Emergency vehicles have difficulty responding to residents right now. Accidents tend to shut down the roads for significant lengths of time. Plans to install sidewalks have been shelved. Bike lanes are inadequate, resulting in frequent accidents and deaths—even without massive new residential development.
- **Petrie Ventures, the developer, is noted for trying to push through large scale, big box development in small, rural communities:** It was Petrie Ventures that tried to build the Wal-Mart on Kent Island. The community fought back and prevented construction. After failing on Kent Island, Petrie has set its development sights on Deale.

A brochure from the Developer about this meeting states, “At the close of the meeting, there will be a vote to determine plan acceptance. We will not proceed without the community's support!”

It's important that you know that the developer has no authority or right to hold any “vote.” Any “vote” taken on March 22 is in no way an official endorsement of this project by either the community of Deale nor any other community in South County. If such a “vote” takes place, it is in no way a referendum nor will it carry any significance whatsoever. It may or may not be an accurate sense of opinions of those in attendance. Any attempt by the developer or anyone else to use this “vote” to sanction this project is false and misleading.

**Please Come to this
“Public Meeting”
Monday, March 22
7:00 p.m. at Cedar
Grove United
Methodist Church
in Deale**

**Please plan to attend!
Deale Village Center is Not A Done Deale!
Together, we can assure that our communities
reflect our wants and needs ... and preserve the
Bay for our future and the future of our children.**