

CU 2371

Opposition
Exhibit

Mr Jamie Whitehouse
Sussex County Planning & Zoning
2 The Circle
P.O. Box 417
Georgetown, DE 19947

02/21/2022

RECEIVED

FEB 22 2023

SUSSEX COUNTY
PLANNING & ZONING

Dear Mr Whitehouse,

This letter is in regard to the upcoming Zoning Hearing for the Georgetown Business Plaza that is proposed for parcel 235-30.00-06.00. I submit the following for consideration by the Planning & Zoning Commission.

Traffic on Route 9 is frequently backed up from Beaver Creek Rd to the light at Route 5. This is 2/3 of a mile and on Tuesday I travelled this area at 3pm. It took nearly 4 minutes to travel this 2/3 mile and my speed was never over 30 mph, typically lower. There were no school buses in front of me. If a light is installed at Prettyman Rd which is only 1,400 feet from Route 5, this backup is going to become much worse.

A recent Cape Gazette article about traffic on Route 9 quotes Sussex County EMS and Fire Departments as stating that they can rarely do the speed limit on Route 9 and their response times are greater when they need to travel Route 9. Likewise, the state has indicated that DelDot is doing a coastal corridor study and it would be inappropriate to approve this project until that study is complete.

The next DelDot project for Route 9 is scheduled for 2029 and is only from Five Points to Vine Rd. In 2019 the traffic study said there were 16-20 thousand cars per day between Harbeson and Sand Hill Rd. Since that time there have been numerous projects in the local area approved.

Azalea Woods with 610 homes
Vines of Sandhill with 393 homes
Hawthorne with 250 homes
Western Willows with 287 apartments
Four Winds Farms with 336 homes
Wynford Preserve with 100 homes.

determines if something is an emergency? Perhaps a business will move in that says their customers require Saturday hours and it is detrimental to their business if they don't have Saturday hours.

Finally, per the Delaware Office of State Planning Coordination this site is located in Investment level 4. While the Planning & Zoning has approved many Cluster Sub-Divisions over the past few months in Investment Level 4 against the recommendation of the SPC, this proposed commercial site goes well beyond the intended use of the existing land. Per the Office of SPC, this area is considered to be prime agricultural lands with environmentally sensitive wetlands and wildlife habitats and should be preserved. How many more acres of sensitive forest and wildlife habitats are the Planning and Zoning Committee willing to sacrifice for overdevelopment of this region in Sussex County?

Thank you for your consideration

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