

Lauren DeVore

From: Judith Haynes <judiehay@gmail.com>
Sent: Wednesday, January 12, 2022 11:13 AM
To: Planning and Zoning
Subject: 2021-12 Miralon (F.K.A. Cool Spring)

Opposition
Exhibit

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To Sussex County's Planning and Zoning Commission
From Judith Haynes, 20164 Cool Spring Rd, Milton
Dear Commissioners:

On Nov. 6, 2020, I wrote to DelDOT pleading that something be done to reduce or slow traffic on Cool Spring Road before someone is severely injured or killed. I received an answer that a review would take 8-12 weeks and DelDOT would share the findings with me. I'm still waiting.

Now we have yet another housing development proposed for Cool Spring Road (Miralon) but nothing has been done to address the traffic issues.

Hundreds of homes are proposed to be built within a 2-mile radius. The Cool Spring Road is narrow, with no shoulders, and it is used not just by cars and trucks, but bicyclists, runners, walkers, even a horseback rider. It can't safely handle the traffic it carries now.

The intersection of Forest Road was reconfigured in an attempt to slow the traffic there (the map in the application is outdated). While that might have had some beneficial effect on Forest Road, it has increased traffic on Cool Spring.

The current speed limit of 45 (30 on curves) is too high. Especially worrying is that the entrance to Miralon would be on a curve, where I have repeatedly seen vehicles passing on the double solid yellow line.

Big, heavy construction tractor-trailers travel that distance going at a pretty good clip. I always worry that there will be a head-on collision.

I don't think Miralon or any other housing development should be approved until the road conditions are addressed. I suggest reducing the speed limit to 35 (15 on curves) for the full length of Cool Spring, and imposing a weight limit on vehicles.

My front porch is a good vantage point to watch the traffic. I invite all the commissioners to come, have a seat, and evaluate my concerns.

Sincerely,

Judith Haynes

302-966-0235

Lauren DeVore

From: arlene.bell@comcast.net
Sent: Wednesday, January 12, 2022 11:44 AM
To: Planning and Zoning
Subject: Word document in reference to Miralon agenda item for 1/13/2022
Attachments: Miralon development.docx

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

We are writing to put on record our opposition to the application for the proposed "Miralon" community, located on parcel i.d. 234-5.00-37.00.

In a general sense, we can simply echo the state of Delaware's objections in the PLUS review: "This project represents a residential development within a Level 4 area according to the 2020 Strategies for State Policies and Spending. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas....These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved."

This parcel is composed entirely of woodlands, most of which will not be preserved in the planned community. Those of us who live in close proximity built or purchased custom homes on large lots (one acre at a minimum) because of the rural nature of the area. There is abundant wildlife, including many species of birds, that will experience loss of habitat. Most of us left our lots largely wooded to continue sheltering the wildlife supported by the parcel in question. There is an ongoing problem along the road with standing water that is ameliorated by the large number of trees in the area.

Additionally, some residents of our small enclave will lose more trees due to the required road widening. The road is now heavily trafficked and dangerous. Adding all the additional cars to the mix can only serve to make matters worse and make ingress to and egress from our properties difficult and dangerous.

Although we wish we could have a petition with 171 signatories opposing the development as did residents near the Turnberry proposal, we do not have dense housing at close range. Notwithstanding applicant's claim, this parcel is not adjacent to any of the list of communities claimed by applicant.

It is unfortunate that so much residential cluster housing development has occurred nearby, but that is no excuse for destroying more woodlands and wildlife. Apparently no thought was given to efforts to preserve the land under a state or county program.

We request that the Planning and Zoning Commission reject this inappropriate proposal.

NAME	ADDRESS
NR Douglass & Nancy Romaine	20207 Cool Spring Rd Milton, DE
KJL Kevin and Kathy Jandke	20342 Cool Spring Rd, Milton, DE
Nelson & Aubette Hardy	20171 Cool Spring Rd. Milton DE
Mr. Galen R. Clements	20200 Cool Spring Rd, Milton, DE 19968
Arlene Bell	00210 Cool Spring Rd Milton DE 19968
Judith Haynes	20164 Cool Spring Rd. Milton, DE 19968
Lynne Sluput	20194 Cool Spring Rd, Milton DE 19968
Gen. J. J.	20191 Cool Spring Rd Milton, DE 19968

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<u>NAME</u>	<u>ADDRESS</u>
<u>Douglass & Nancy Romaine</u>	<u>20207 Cool Spring Rd., Milton, DE</u>
<u>Kevin & Kathy Landkrohn</u>	<u>20242 Cool Spring Rd., Milton, DE</u>
<u>Nelson & Paulette Hardy</u>	<u>20171 Cool Spring Rd., Milton, DE</u>
<u>Mr. Galen R. Clements</u>	<u>20210 Cool Spring Rd., Milton. DE</u>
<u>Arlene F. Bell</u>	<u>20210 Cool Spring Rd., Milton, DE</u>
<u>Judith Haynes</u>	<u>20164 Cool Spring Rd., Milton, DE</u>
<u>Lynne Schugart</u>	<u>20196 Cool Spring Rd., Milton DE</u>
<u>Lee Swift</u>	<u>20196 Cool Spring Rd., Milton DE</u>

Opposition
Exhibit

Lauren DeVore

From: K&K <klandkrohn@comcast.net>
Sent: Wednesday, January 12, 2022 2:52 PM
To: Planning and Zoning
Subject: Comments on 2021-12 Miralon; Tax Parcel 234-5.00-37.00
Attachments: Landkrohn comments on 2021-12 Miralon proposal.docx

Follow Up Flag: Follow up
Flag Status: Completed

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Categories: Lauren

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Dear Planning and Zoning Commission,

Attached are comments on the Miralon proposal. Please review and include these in your comment docket.

Please advise if you have trouble accessing the file.

Sincerely,

Kevin and Kathy Landkrohn

To: Sussex County Planning and Zoning Commission

We are writing to place on record our opposition to the application for the proposed 2021-12 Miralon community located on Tax Parcel I.D. 234-5.00-37.00.

We fully support the comments in the petition that has been submitted and signed from a number of current area residents, including us. We respectfully submit these additional personal comments on the proposed project.

Re: Destruction of woodlands

- Based on the proposed project plans, the highly wooded plot of land will be almost completely cleared. Many fauna species require contiguous wooded areas for sufficient cover and food. The proposed project will eliminate this.

Re: Loud noise for extended periods

- Considering the extent of land clearing/grading, road construction, and residence construction, the proposed project will generate loud daily noise levels (e.g., heavy equipment, chain saws, back-up alarms, unloading of equipment /building materials, home construction) from early morning to evening at the nearby residences. Foreseeably, this is likely to continue daily (except maybe Sunday) for more than a year.

Re: Traffic

- Since most households have more than one car, even a conservative estimate of 1.5 cars per household will mean that the project will generate an additional 178 cars accessing Cool Spring Road from the site's entrance which is on a blind curve. This will be particularly dangerous on workdays as residents of the proposed project leave and return in large numbers.
- Construction-related lane blockage and flagmen will result in traffic delays that further reduce access to current residences along Cool Spring Road.

In conclusion, we request that the Sussex County Planning and Zoning Commission reject the 2021-12 Miralon proposal.

Kevin and Kathy Landkrohn
20242 Cool Spring Road
Milton, Delaware