

## Lauren DeVore

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**From:** c valunas <cvalue1@gmail.com>  
**Sent:** Wednesday, April 7, 2021 9:54 AM  
**To:** Planning and Zoning  
**Subject:** Public comment on Stratus Estates/Mulberry Knoll proposed developments

**Categories:** Lauren

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To All Sussex P&Z Commissioners:

We must object to BOTH the proposed developments (and any more that come before the Council) that are referenced herein and are being decided by the Council. These additional developments are beyond the pale for what is acceptable growth for this region. Irrespective of the overall plan for our county, this area cannot withstand another nearly 600 homes. First, these developers are investing nothing into our infrastructure to offset the impact of these developments. They are doing nothing for the massive road congestion that all this new development has brought to this area. They merely have to put in a turn lane and they are done with infrastructure. We have 2 roads (Rte 24 and 9) and you have been approving nearly every development proposed on or near these critical arteries. This development **MUST STOP NOW**. You are damning us to perpetual traffic nightmares well into our future. The proposed expansion of Rte 24 wont happen for years, and wont address the issues because it is completely inadequate for the sheer volume of people you are allowing into our region. There is no credible rationale for the unrestricted growth you constantly approve. The impact on our environment will be catastrophic. The inability of people to travel within the region will destroy home values in the future, because people will leave the area due to road impacts.

It is inconceivable that you are even considering additional build out on these parcels. There is no justifiable reason for approving additional construction. You apparently must not travel our roads because you have zero concern about the traffic and impact these developments are going to cause in the area. Our entire system is being burdened by the massive growth, and this will impact tourism for years to come. No one will travel here when it takes 3 hours to get through beach traffic, and then you cant go anywhere once you are here. These continued developments are and will burden our police force, firefighters, EMS, power grid, water systems, sewer systems, and way of life into eternity. You must not approve ANY additional developments AND impose a moratorium on additional builds until we are able to absorb the impact these additional homes will have. Irrespective of any comprehensive plan, this is egregious behavior of the Council to continue to rubber stamp these developments. You've already added an unbelievable amount of home growth to the area and the damage is done. You need to put a stop to this unwarranted over development until there is adequate infrastructure to support this massive population growth. People are profiting from these approvals, but the existing residents are the ones who will bear the burden of the impact of this uncontrolled growth.

Any reasonable person would say enough is enough. These developments must be denied as we are beyond saturation and density. This is no longer a beautiful place to live. It is now a 20 square mile land of home developments. YOU all bear the responsibility as stewards of our land use. You were elected to protect our interests, not sell them out to the highest bidder. This is your opportunity to begin redeeming your legacy, and make a stand against this outrageous population growth in our overburdened area. My family has been part of Sussex County for 30 years, but now we are searching for ways to leave the area because of this abomination. What damage has been done cannot be undone, but you can now stop the insanity of this growth until roads and infrastructure are **IN PLACE** to withstand the impacts. Don't allow this opportunity to pass and **STOP THE BUILD!!!**

Charles Valunas

