

**SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **2/8/2021**

APPLICATION: **2019-30 Pelican Point 4-5**

APPLICANT: **Cannon Road Investments, LLC**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **234-16.00-21.03, 21.07, 23.01, 1509.00-1697.00**

LOCATION: **West side of Cannon Road (SCR 307), directly behind Pelican Point 1-3**

NO. OF UNITS: **219 single-family lots**

GROSS
ACREAGE: **109.99**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

RECEIVED
FEB 09 2021
SUSSEX COUNTY
PLANNING & ZONING

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
 - a. If yes, see question (2).
 - b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 3**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **N/A** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The proposed subdivision is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Lisa Walls
No Permit Tech Assigned

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, February 9, 2021 5:02 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, February 9, 2021 - 5:02pm

**Opposition
Exhibit**

Name: Susan Matos
Email address: matoss56@gmail.com
Phone number: 6316451407
Subject: Zoning meeting. Pelican Point

Message:

As a resident of Pelican Point, I have major concerns over the non planned construction entrance to our community. In light of recent changes to Indian Mission Rd by Townsend, it seems a construction entrance is totally possible.

It will make life safer and future sales to rise if vehicles don't have to travel through the community passing the club house, pool and common area.

As a taxpayer, I speak for myself and most of our community imploring you to add a construction entrance to make our community and outlying areas off the main strip of Canon Rd. safe and appealing to all who plan to live here for the rest of their taxpaying lives.

Russell Warrington

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, February 10, 2021 6:34 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, February 10, 2021 - 6:34am

Opposition
Exhibit

Name: Jeanne Grosser

Email address: jmigrosser@gmail.com

Phone number: 631-806-9069

Subject: Pelican Point zoning meeting Feb 11 2021

Message: I would like to request a construction entrance on Townsend Road for phases 3 & 5 of Pelican Point. There are many people walking with pets and children and having construction vehicles going through phases 2 & 4 on Pelican Point Blvd West could be dangerous. Thank you for your consideration.

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, February 9, 2021 12:27 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, February 9, 2021 - 12:27pm

Name: E. Wendy Adams

Email address: ewadams30544@gmail.com

Phone number: 3029458670

Subject: Entrances to Pelican Point, Millsboro

Message: There is one entrance/exit to Pelican Point. That area has flooded in the past. We were forced to drive through a vast amount of water, hoping that our vehicles did not get stuck in the water. In case of an emergency necessitating an evacuation, the 473 home occupants would not be able to leave the community in a timely, organized fashion. Further, the construction vehicles entering at the only entrance are causing congestion, safety issues for our children as this is where they catch the school bus and flat tires for the residents. I am pleading with the zoning commission to reconsider the entrances to Pelican Point. I honestly believe that this is a true emergency situation for our community. Thank you for considering my request. E. Wendy Adams, Owner, 30544 White Marlin Court, Millsboro, DE 19966.

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, February 9, 2021 1:35 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, February 9, 2021 - 1:35pm

Name: John Matos
Email address: johnmatos.jm@gmail.com
Phone number: 6316451284
Subject: Zoning meeting 2/11 Pelican Point

Message:

We are writing this note in reference to Public Hearing 2019-30 Pelican Point phases 4-5 which is on the agenda for 2/11/21 at 3 PM. It is my understanding that the developer of our neighborhood requested a temporary construction entrance off of Townsend Road to be used while these new phases are being built and that his request was denied. We would ask that the Planning and Zone Commission reconsider this request. Without a construction entrance all the construction vehicles will be required to use Cannon Road and Pelican Point Blvd W. This requires them to drive past our community clubhouse, pool, tot lot and park areas. We feel this will create safety issues for our entire community. These are all places where resident families gather. This presents a safety concern for the residents living in the 200 plus homes already built as they will be competing with this construction truck traffic when walking or driving to use these amenities. This includes those residents coming from phase 1 which requires them to cross Cannon Road. We appreciate your serious consideration of this issue, or ask that you direct us to another agency that is responsible for these decisions.

John and Susan Matos
22679 Pelican Point Blvd W

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, February 9, 2021 1:28 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, February 9, 2021 - 1:28pm

Name: Kathleen Byron
Email address: kabyron1014@gmail.com
Phone number: 302-947-2621
Subject: Public Hearing 2019-30 Pelican Point Phases 4-5

Message:

In reference to the above which is on the agenda for 2/11/21, as a resident of Pelican Point am requesting consideration for a temporary construction entry off Townsend Road. I understand the original request by the developer was denied. I'd like to have the board reconsider. Without the temporary entrance, the construction vehicles will be required to use Cannon Road and Pelican Point Blvd West for entrance to the new construction. This will require the vehicles to pass by residential areas that include a clubhouse, a children's playground, pool and parking area. This is a walking community meaning we're close enough to these gathering areas that we walk. Obviously, this raises concern for the safety of over 200 families that currently live here. I would appreciate your re-visiting this issue and seriously consider allowing a construction entrance on Townsend Road.

Regards,
Kathleen Byron
kabyron1014@gmail.com

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, February 9, 2021 1:14 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, February 9, 2021 - 1:13pm

Name: Anthony and Bonita Koether
Email address: bjkoether@gmail.com
Phone number: 5206099913
Subject: Pelican Point phases 4 and 5

Message:

We are writing this note in reference to Public Hearing 2019-30 Pelican Point phases 4-5 which is on the agenda for 2-11-2021 at 3PM. It is our understanding that the developer of our neighborhood requested a temporary construction entrance off of Townsend Road to be used while these new phases are being built and that his request was denied. We would ask that the Planning and Zoning Commission reconsider this request. Without a construction entrance all the construction vehicles will be required to use Cannon Road and Pelican Point Blvd W. This requires them to drive past our community clubhouse, pool, tot lot and park areas. We feel this creates safety issues for our entire community. These are all places where resident families gather. This presents a safety concern for all the residents living in the 200 plus homes already built as they will all be competing with this construction truck traffic when walking or driving to use these amenities. This includes those residents coming from phase 1 which requires them to cross Cannon Road. We appreciate your serious consideration of this issue , or ask that you direct us to another agency that is responsible for these decisions.

Sincerely,
Anthony and Bonita Koether
apkoether@gmail.com
bjkoether@gmail.com

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Monday, February 8, 2021 4:07 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form



RECIPIENTS: Jamie Whitehouse

Submitted on Monday, February 8, 2021 - 4:07pm

Name: Alan Speich
Email address: Alspeich@gmail.com
Phone number: 240-277-6258
Subject: Hearing to be held on 2/11/2021 at 3 PM
Message:
To whom it may concern:

I am writing to the planning and zoning commission today in reference to the Public Hearing to be held on 2/11/2021 at 3 PM. This is in reference to 2019-30 Pelican Point 4-5, which is on the agenda that day. My issue is that during the building of phase 3 and phase 5 there will be no construction entrance on Townsend Road. Instead, they are going to use Pelican Point Blvd West. I believe this would be a mistake because construction vehicles would be continually driving by our clubhouse, pool, and tot lot and across the street from an open field where people play with children and dogs. This could become a safety issue. By granting a temporary construction entrance, it would elevate any safety issues. I would appreciate a response on this issue after the commission rules.

Thank you very much for your time
Al Speich
alspeich@gmail.com
Pelican Point Board of Directors
HOA Representative

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Monday, February 8, 2021 9:19 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, February 8, 2021 - 9:19am

Name: Thomas A Stitely/Gregory P Fichtner Email address: tasinde@verizon.net Phone number: (302)945-0651

Subject: # 2019-30 Pelican Point 4-5 KS

Message: This hearing is about the developer of Pelican Point proposing to convert 109.99 acres to 219 single family lots. If this is even to be considered we ask that a construction entrance be made off of Townsend Rd. just as Stonewater Creek development did when they enlarged their development with more homesites. The heavy equipment coming and going 6 days a week and congestion of traffic on Cannon Rd. and Pelican Point Blvd. West is so disturbing to the peace and quiet that we sought when building here just off of Indian Mission Rd.

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Sunday, February 7, 2021 5:04 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, February 7, 2021 - 5:03pm

Name: John and Susan Matos

Email address: matoss56@gmail.com

Phone number: 6316451407

Subject: Construction entrance for Pelican Point

Message: We are imploring the zoning board and Del-Dot to make a construction entrance for use in the building of future phases of the Pelican Point community. Stop signs have been added by Townsend on Indian Mission which makes it perfect for the comings and goings of construction vehicles. It will lower traffic on Canon and in our community. IT IS THE RIGHT AND DECENT THING TO DO FOR WE TAXPAYING RESIDENTS.

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Sunday, February 7, 2021 5:51 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, February 7, 2021 - 5:50pm

Name: Charles Bealefeld
Email address: bealefeldce@gmail.com
Phone number: 420-200-8310
Subject: Development changes Prlican Point

Message: First Mr Allen held a pre-meeting about changes he is attempting to have passed in the development of Pelican Point. Mr. Allen held this meeting via zoom and was selective as to who he allowed into the meeting or allowed to speak. Mr Allen has not played fair with the residents of Pelican Point nor the management company Willgus. But that is not your problem. My concern is the increase in homes when we purchased our home we were told it would be 443 homes. Now Mr Allen wants to change the planes to put more money in his pockets not taking into account the infrastructure and amenities were not taking into account 30 extra homes. The burden of extra traffic coming through the community on Pelican Point Blvd without some type of traffic control four way stops or speed bumps will make it a raceway. Mr Allen has told the residents a construction entrance was not approved by Del Dot. Again the increase in construction vehicles driving through the center of our community is dangerous and unacceptable for the next four to five years. The trash and debris left behind is crazy. I think every resident has had tire damage because of screws and nails falling off these vehicles. I would respectfully request a construction entrance be allowed of Townsend Road. I pray this body takes the time to consider this request and comments as well as others from the Pelican Point Community and hold Mr Allen to approved plans not changing them in the middle of the game.

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Monday, February 8, 2021 8:50 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Monday, February 8, 2021 - 8:49am

Name: Jeff Hoffman

Email address: jmhadv@gmail.com

Phone number: 917-972-4382

Subject: pelican Point phase 3-5 construction entrance

Message: need for construction entrance so as heavy equipment doesn't go down main road/ past clubhouse/pool and mess upend destroy roads for next 5 or six years

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Thursday, January 28, 2021 11:09 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, January 28, 2021 - 11:09am

Name: James Laird
Email address: lairdjk@verizon.net
Phone number: 3026043228
Subject: Feb 11 Zoning Meeting Comments RE: 2019-30 Pelican Point 4-5

Message:

Dear Council,

I am writing to express my concern on 2019-30 Pelican Point 4-5, the proposed re-zoning of the phases 4-5 west of Cannon Rd. While I think the community welcomes the addition of the next phase of development I along with others have concerns on construction traffic passing through the existing completed home development and the developer not completing the open space and drainage to the communities satisfaction as most land is left unappealing when completed and floods with inclement weather.

Construction traffic for an estimated 200+ homes will need to come in on Pelican Point Blvd. West and pass by residential homes for years to come. Our community has many residents and pets that enjoy being outdoors walking and exercising. With the heavy equipment needed to prepare the land for home building and then the home building itself makes this a safety concern. Many others and I would like to see a construction entrance/exit located on Townsend/Stevenson Rd which is mostly farm land from the new phases to Harmons Hill Rd. Traffic is very little on Townsend/Stevenson Rd and having the construction entrance/exit would allow all of the construction traffic to navigate the area with easier access without risking the safety of the residents and for workers using the updated intersection at Rt 5 with the new four way stop for workers. Turning off of Cannon Rd. onto north Rt 5 is difficult at times.

I along with others in this community do have concerns with this developer not completing sections of community and its storm water management system. History shows us that we as homeowners consistently need to contact the county ombudsmen to assist with these issues to get them corrected.

Please consider requiring remedy of these two issues before approval.

Thank you for your continued service and support of our communities.

Best regards,
Jim Laird
22690 Pelican Point Blvd W.
Millsboro, DE 19966