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Sussex County

DELAWARE
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COUNTY ADMINISTRATIVE OFFICES
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GEORGETOWN, DELAWARE

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Sunday, October 24, 2021 12:57 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, October 24, 2021 - 12:57pm

Name: CYNTHIA D STROUSE
Email address: thestrouses@comcast.net
Phone number: 3019438213
Subject: Brookland Farm

Message:

Dear Commissioners,

We are Robert and Cynthia Strouse of 36794 Jahnigen Drive, Frankford, DE 19945. We live directly across Jahnigen Drive from the proposed Brookland Farm development. We applaud the developers for changing their original plan to this submitted plan, for many reasons, most of all the preservation of the area adjacent to Dirickson Creek and the elimination of so many cross streets.

We are concerned about two main parts of the proposed plan and/or comments by the State of Delaware as follows:

1) Buffer between The Hamlet at Dirickson Pond (hence forth called "The Hamlet")

According to the application, "Home sites are configured by design to adequately buffer the existing Hamlet at Dirickson Pond ("The Hamlet") lots from those being proposed in the new subdivision. The rear of lots proposed within Brookland Farm ("The Farm") Subdivision will directly abut the rear of existing lots along within the Hamlet along with a 30' buffer that will either be planted, fenced or bermed". Our concerns regarding the buffer between The Hamlet and Brookland Farm are as follows:

- a) The existing tree line is insufficiently deep as a buffer. Basically it is a single line of trees that appear to be mostly on the Brookland Farm property.
- b) The existing trees are very old, many dead or dying or covered in choking vines. They have not been maintained by the Farm.
- c) The existing fence is also very old, not maintained and non-existent along the buffer. In places the tree line exists on The Hamlet side of the fence, and therefore great care needs to be taken to NOT remove or damage The Hamlet trees when repairing or replacing this fence.
- d) There is no definition as to what will be planted, fenced or bermed. No description of what type of plants, fence or berm will be used.
- e) These choices can significantly impact the property value of our home and others along this side of The Hamlet. I believe that The Hamlet should be included in the planning and decision making of these plants, fences and/or berms for this reason. Please ensure that our interests are protected in this process.

2) Connectivity between The Hamlet at Dirickson Pond and Brookland Farm

According to the State of Delaware Executive Department Office of State Planning Coordination letter of May 20, 2020 (based on the OLD plan, not the existing plan), the State of Delaware stated "Section 3.5 of the Manual provides DelDOT's requirements with regard to connectivity. The requirements in Sections 3.5.1 through 3.5.3 shall be followed

for all development projects having access to state roads or proposing DeIDOT maintained public streets for subdivisions. DeIDOT recommends the following plan changes to provide for improved connections to the surrounding area and better circulation within the development: o A street connection should be provided to Hamlet at Dirickson Pond by extending the proposed cul-de-sac street that would serve Lots 28 through 37 to connect to the existing stub street in that development”

a) We agree with The Farm developer that NO connecting street is necessary between The Hamlet and The Farm. We STRONGLY recommend that this plan does NOT contain a connecting street between these developments as this would pose a safety risk to all that use our street for walking and bike-riding. Our street is used not only by our own residents, but those of Batson Creek across Bayard Rd. from The Hamlet. This is such a significant use that a pedestrian crossing is being planned to connect Batson Creek to The Hamlet.

b) Should pedestrian connectivity be necessary, it should be a walking path to connect The Hamlet with The Farm, preferably with a sidewalk along Bayard Road such that connectivity will not only be between The Hamlet and The Farm, but also connect with Batson Creek.

Thank you for reviewing our comments and we trust that our interests are considered in the plans for The Farm.

Sincerely,
Robert & Cynthia Strouse

Jamie Whitehouse

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Tuesday, October 12, 2021 3:17 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

FILE COPY

Submitted on Tuesday, October 12, 2021 - 3:17pm

Name: William Easton
Email address: bleaston1@gmail.com
Phone number: 302339-2508-
Subject: 2021 -09 Brookland Farm

Message:

On the southern border of the proposed project there is an established hedgerow that separates the Brookland Farm property from the Hamlet at Dirickson Pond HOA property. The hedgerow contains many mature trees of 50 feet and higher and lesser trees. The hedgerow exists within the 30 Foot buffer on the southern side of the Brookland Farm subdivision. The hedgerow provides both a sight and a sound buffer between the properties. I request that as a condition for the approval of the Brookland Farm project it be made clear that the existing hedgerow be left undisturbed.

I also forwarded a copy of this request to Jamie Whitehouse