

Jamie Whitehouse

From: SAL GUINTA <salguintajr@comcast.net>
Sent: Wednesday, October 13, 2021 12:11 PM
To: Jamie Whitehouse
Subject: C/U 2269 Dennis Nelson Jr.

FILE COPY
Opposition
Exhibit

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Planning and Zoning Commission,

I am unable to attend the hearing tomorrow evening as I am recovering from surgery. I am a senior citizen 73 years young and live a stones throw away at 26358 Craig's Mill Rd. As you are aware, this property is currently zoned Agricultural Residential District, AR-1.

My concerns are as follows:

1. Many times I have experienced a very slick roadway, Mud, at the exit of the property driveway when it rains from the tractor trailers entering and exiting the property. Very dangerous. They have added some stone to the driveway but it has not helped. The property is at the 3 way intersection of a very heavily traveled road as it is at the entrance of Craig's Mill Pond State Park and fishing area.
2. The surrounding property is owned by The Nature Preservation Conservancy!
3. I have seen the tractor trailers block the roadway as they back into the property.
4. The property is looking like a Salvage yard for these type of vehicles as there is dismantled trucks in the woods close to the road.
5. Fuel trucks have been seen entering the property which concerns me as the pond next door to them overflows into a Nanticoke River Tributary.
6. The Seaford Swim Club is within very close proximity and holds many swim meets from May thru September. It is also open for members everyday during the summer and many children can be seen walking down the road going to the pool.
7. My property value is a concern to me. This is a very short road, many senior citizens live on it and safety also becomes an issue.
8. With the 3 or 4 Tractor Trailers that are operating from the property now and the dismantled vehicles on the property, I'm wondering if Mr. Nelson is violating a zoning ordinance now?

I just don't think that this area is the right location for any commercial business.

A Concerned Resident,
Sal S. Guinta, Jr.