

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.

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Exhibit
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Application: CU 2269 Dennis Nelson, Jr.

Property: 26171 Craigs Mill Rd
Seaford, DE 19973

**Opposition
Exhibit**

Information regarding Opposition Exhibit of Donna and Karl Steinbiss
Planning and Zoning

1 and 2.

The area is residential/agricultural zoned and is surrounded on three sides by the Nature Preservation Conservatory

The area is fronted by Craigs Mill Pond and The Nanticoke River has a branch behind the trucking business.

In reference to above statements, there are other properties between Figgs Road and Craigs Mill Road. Don Lee Margin and Service Glass at end of Figgs, Large Farm on Figgs Road, a new pole building with four large bay doors and owns landscaping company and has equipment and Tractor Trailer Van Trailers in yard. At the end of Craigs Mill Rd is Walkers Marine and also a Welding Repair shop. There are several commercial/agricultural business within a one mile radius of property.

3, 4 and 5

County Roads, Craigs Mill Road and Figgs are in question

Intersection Repair by DELDOT and entrance to property was gouged out and filled with rain and mud and dangerous on a curve and entrance to property.

Both roads have high traffic of vehicle and commercial vehicles. Other large trucks travel both roads on a daily basis and road work has not been determined that it was at the fault of Nelson Trucking.

In regards to entrance, crush and run has been laid at entrance and the issue is resolved of mud..

The entrance is not at the intersection of Figgs and Craigs Mill Road but to the left of intersection. All drivers of any vehicle, private or commercial should be obeying traffic and speed limits and be aware of surrounding area.

6.

Tractor trailer trucks backing into properties.

We have addressed this issue and all drivers are instructed to pull directly into property and loop around driveway.

7.

Growth of company and derelict trucks.

This is true that we started with one truck, but being a Sussex County business owner, our business has grown very quickly and provides a valuable service to the area and helps with the continued growth of our surrounding area. According to Sussex County, we are allowed to have 2 unregistered vehicles on property and vehicles are parked in a wooded area.

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8.
Fleet of trucks with hoods up.

Nelson Trucking follows DELDOT laws and regulations and trucks are checked to make sure they are in working order. Repairs are completed at a rented shop and also by local Tractor trailer repair shops.

9 and 10
Fuel truck seen on property and enviromental issues.

Fuel tank is on property and drivers follow all DELDOT laws and regulations regarding handling of any chemicals. Nelson Trucking drivers have a combine total of 100 years experience in driving and handling fuel on a daily basis.

11.
Public Swimming Pool and increased traffic.

All drivers of any vehicle, private or commercial should be obeying traffic and speed limits and be aware of surrounding area.

12.
Property Value

In reference to above statements, there are other properties between Figgs Road and Craigs Mill Road. Don Lee Margin at end of Figgs, a farm on Figgs Road with large equipment, a new pole building with four large bay doors and owns landscaping company and has equipment and Tractor Trailer Van Trailers in yard. At the end of Craigs Mill Rd is Walkers Marine and also a Welding Repair shop. There are several commercial/agricultural business within a one mile radius of property.

In, conclusion, Nelson Trucking is not planning on growing their business in the foreseeable future. If we do, we of course would relocate to a new location and continue to be an asset to our community.

Sincerely,

Dennis and Carolyn Nelson

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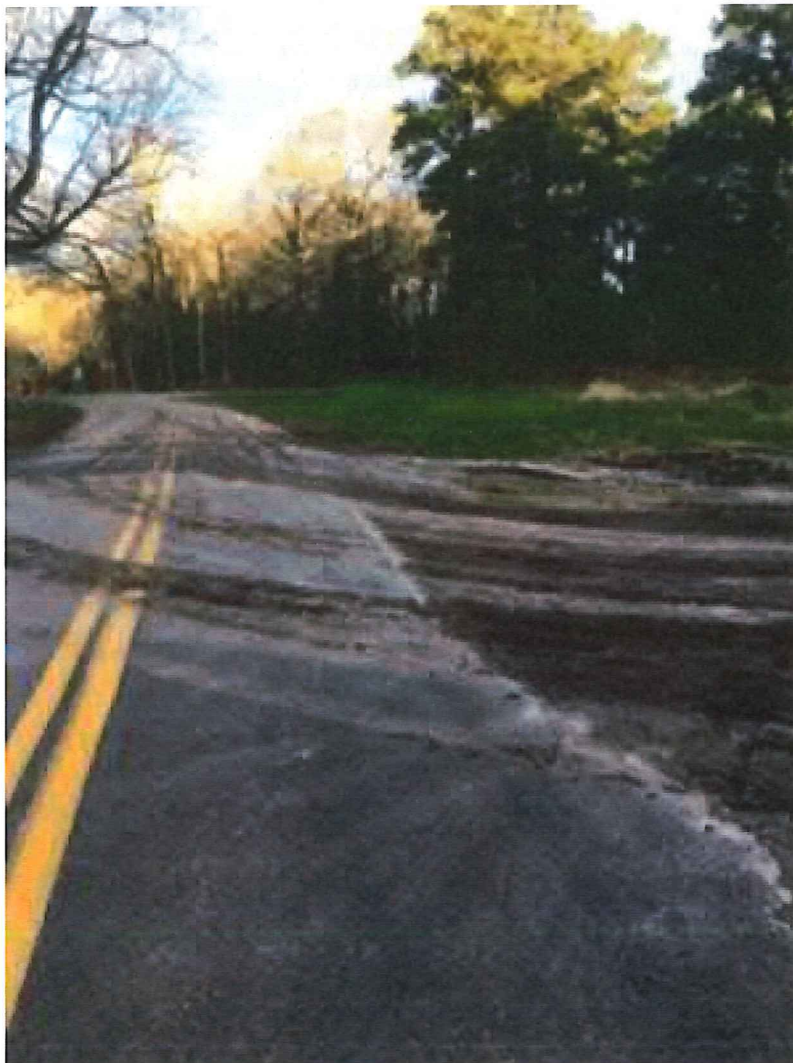
**Opposition
Exhibit**

From: Donna Angell <woodlandangell@hotmail.com>
Sent: Tuesday, November 2, 2021 6:16 PM
To: Robin Griffith <rgriffith@sussexcountyde.gov>
Subject: Dennis Nelson Jr.

Would you please send this on to P & Z for me?

I am writing & sending these pictures in opposition of granting a conditional use of land at 26147 Craig's Mill Rd SEAFORD DE 19973. This is clearly a trucking business as I can hear the loaded trucks pull out in the early hours even where I live. I also see the fuel truck delivery on most Monday mornings. This is not the location for a trucking company. It is too fragile for lumber loaded trucks & trailers. The roads cannot stand the weights. You can see how messy & damaging the trucks can be when they go in & out. Please do not grant this variance. Thank you

Donna Angell
26767 Malihorn Dr
SEAFORD DE
302-629-8077



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Opposition

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October 7, 2021

Public Hearing for Truck Parking in Seaford, Delaware

C/U Dennis Nelson Jr. An ordinance to grant a conditional use of land in an AR 1 Agricultural residential district for tractor trailer parking to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 2.17 acres, more or less.

We are opposed to the rezoning in our residential area.

Submitted by Karl and Donna Steinbiss, 26255 Craig's Mill Road, Seaford, DE 19973

We will be on vacation during this hearing, but we wanted to state our concerns.

We are located on the south side of the area of concern.

1. The area is residential/agricultural zoned and is surrounded on three sides by the Nature Preservation Conservancy.
2. The area is fronted by Craig's Mill Pond and the Nanticoke River has a branch behind the trucking business.
3. County roads, Craig's Mill Road and Figg's Road, are the roads in question. Both roads are narrow tar and chipped, that were a dirt road in the past. They have never been paved to manage daily tractor trailer traffic.
4. The intersection has already been repaired since the trucks have taken up residence. When it rains and the trucks have to turn into their driveway, the frontage of the other side of the road becomes gouged out and fills with rain and very muddy and dangerous on the curve.
5. The entrance to the property is at the intersection of the two roads and becomes hazardous.
6. Tractor trailer trucks back into the property because they have no room to turn around in the yard, which is hazardous as cars are backed up.
7. A year or so ago there was one tractor trailer truck and now at any given time there could be 5-6 parked. As of this moment there are two derelict dismantled cabs in the woods.
8. Fleet of trucks that are older are often seen with hoods up where they are doing maintenance. The trucks are labeled Nelson Trucking.

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SUSSEX COUNTY
PLANNING & ZONING

9. A fuel truck has been seen pulling into the area. This is a concern because the whole area is fragile and is waterfront conservancy protected.
10. We are concerned about the environmental issues. (Gas, oil, trash)
11. From May to September the public swimming pool on Craig's Mill Pond road is open. The traffic is increased daily with attendees and swim meets.
12. The value of our property is in jeopardy with a trucking business next door.

Sincerely,

Karl and Donna Steinbiss

