



SUSSEX PRESERVATION COALITION

Educate ~ Advocate ~ Impact

Welcome!



Agenda

7:00 - Welcome and Announcements, Jill Hicks

Cool Spring Crossing, Joe Pika

Rt. 24 Alliance, Judy Rose Seibert

7:15 – Guest Speaker, Dr. Donald Moore III

8:30 - Adjourn



Upcoming SPC Meetings

December 10th – Wednesday – Steve Sinclair, “Money Does Grow On Trees!”

January 14th – Wednesday – TBD

February 11th – Wednesday - TBD

Rt 24 Alliance, Inc.

Belmead CZ200I does not comply with these two parts of the Sussex County Zoning Code *required for C-4 Commercial Districts*:

I . "adequate existing or planned infrastructure" Route 24 and the Love Creek Bridge have no set date to begin construction for dualization according to DelDOT; the 2-lane portion of Rt 24 & Love Creek Bridge are at or near road capacity; other approved developments will soon have it over capacity; Belmead's application estimates their development completion date as 2032.

Infrastructure capacity projects that do not yet even have an estimated start date cannot be counted as planned infrastructure.

Rt 24 Alliance, Inc.

Belmead CZ200I does not comply with these two parts of the Sussex County Zoning Code *required for C-4 Commercial Districts*:

2. Lacks interconnectivity with adjacent parcels.

Additional Concerns:

- **Safety**, especially for school children/busses due to location near the Love Creek Elementary School and adjacent to Beacon Middle School; we do not want school children crossing Rt 24 to go to a fast food place!!!

Rt 24 Alliance, Inc.

Additional Concerns:

- **Traffic:** Those traveling on Rt 24 from Districts 3, 4 & 5 will have delays due to the traffic bottleneck at Love Creek Bridge. Several subdivisions will have extraordinarily long wait times to turn onto Rt 24. (Hart's Landing will have over a 9-minute wait time to turn *right* onto 24 on a Summer Saturday & over 8 minutes Monday-Friday pm rush hour.)
- **Rt 24 as a primary evacuation route for Southern Sussex County.**
- **EMS & Fire response times will increase due to traffic.**

Rt 24 Alliance, Inc.

Additional Concerns:

Pollution/Quality of Life: light pollution, noise pollution, pollution of Dorman Banch of Love Creek and into Rehoboth Bay.

- Farmland turned into acres of **impervious surface**.
- **Removal of 5 acres of mature forest, reducing stormwater absorption, increasing risk of flooding & removing critical wildlife habitat.**

Belmead will be the first C-4 Commercial District to come to a vote in the Council. The Council will be setting a precedent for other C-4 applications that will be coming in the future.



ROUTE 24 ALLIANCE, INC.

Sussex County Council Members:

Doug Hudson ★ John Rieley ★ Matt Lloyd
Steve McCarron ★ Jane Gruenebaum

**Do the right thing! Your vote will
be setting the precedent for
C-4 Commercial Districts!**

**Vote according to Sussex County
Zoning Code!**

**Belmead & Atlantic Fields
Do not meet these parts of the C-4 Code:**

- Adequate existing or planned infrastructure
- Interconnectivity

www.route24alliance.com