

Cool Spring Crossing: Too Much, Too Soon

Sussex Preservation
Coalition Meeting
10/29/25



Cool Spring is Still Low- Density Area

- Confirmed by recently released State Investment Strategies
- Cool Spring in State Investment Level 4
- **No plan for future infrastructure investments by state**
- Developer's attorney argued to P&Z:
 - No longer rural, prime area for development
 - Expand Coastal Zone (Growth Area) to include
 - Owners made same argument in Nov 2017 during Comp Plan Process and failed

Decision Process Set to Resume

Public Hearing by Sussex County Council

November 4, 2025

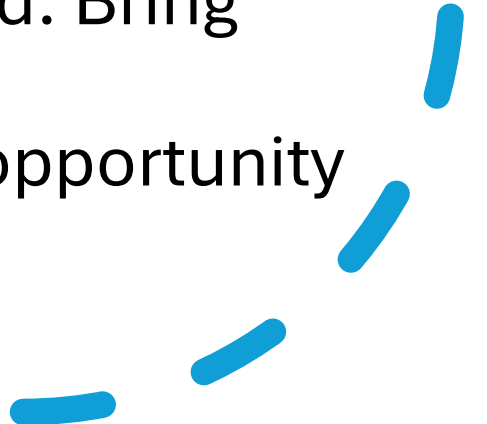
Sussex County Council Chambers

Georgetown

County Administration Building

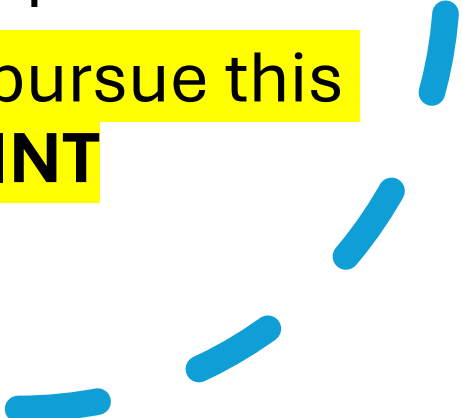
Time: **NOON**

Leave time to park and get seated. Bring water and snacks. Long-winded presentations precede public's opportunity to be heard.



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This might
not be the
final step in
the process

- March 2024 MOU between County and Office of State Planning Coordination
 - Because of objections, county agreed to delay a decision until the record was complete
 - 2 public hearings
 - Then, **BEFORE A FINAL VOTE**, additional conversations with the state IF SCC wants to pursue
 - Now reached Public Hearing #2 point
 - Goal: Convince Council not to pursue this application further **AT THIS POINT**
- 
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Cool Spring Applications to be heard

- **ORD 23-07 AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN**
- CZ- 2010 AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AN MR-RPC, MEDIUM DENSITY RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY
- CU 2041 GRANT A CONDITIONAL USE OF LAND IN RESIDENTIAL PLANNED COMMUNITY FOR AN ASSISTED LIVING FACILITY AND MEDICAL OFFICES
- CU 2441- GRANT A CONDITIONAL USE OF LAND IN RESIDENTIAL PLANNED COMMUNITY FOR AN EDUCATIONAL FACILITY

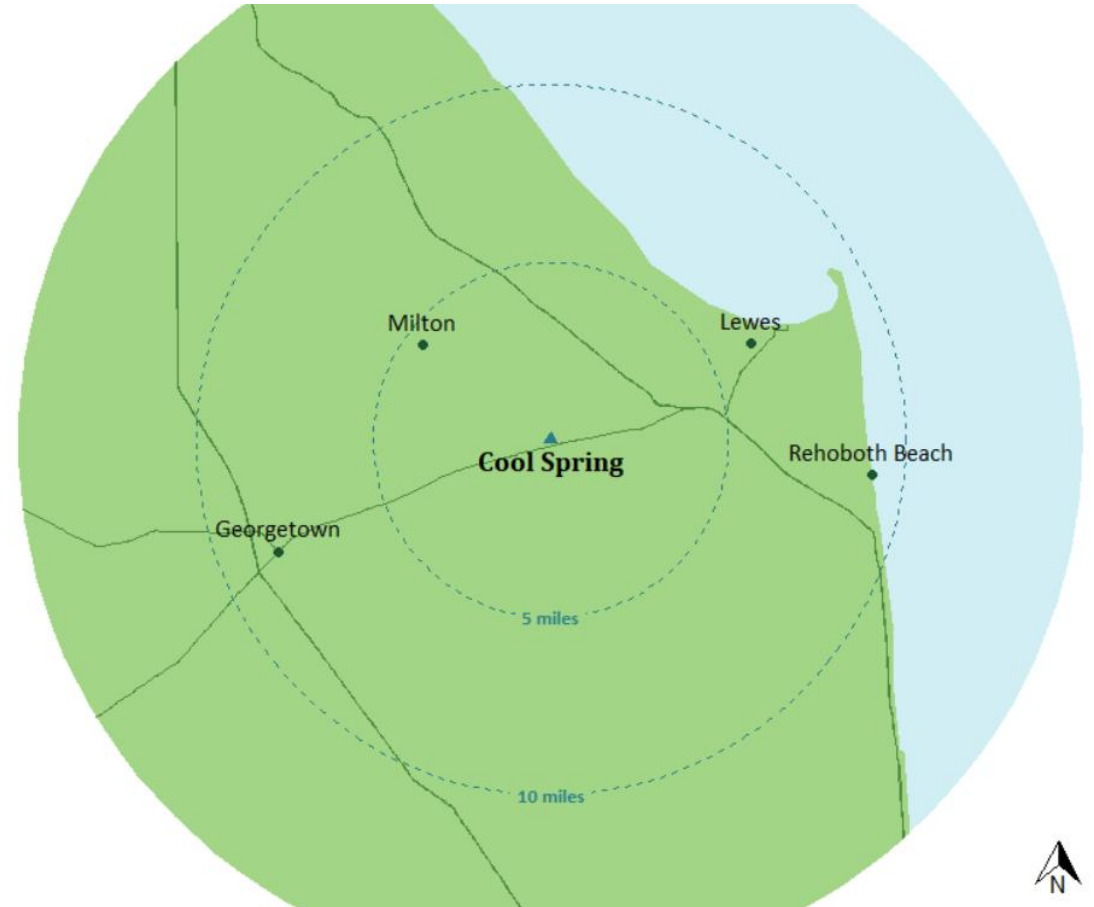
Amending Future Land Use Map = A Big Deal

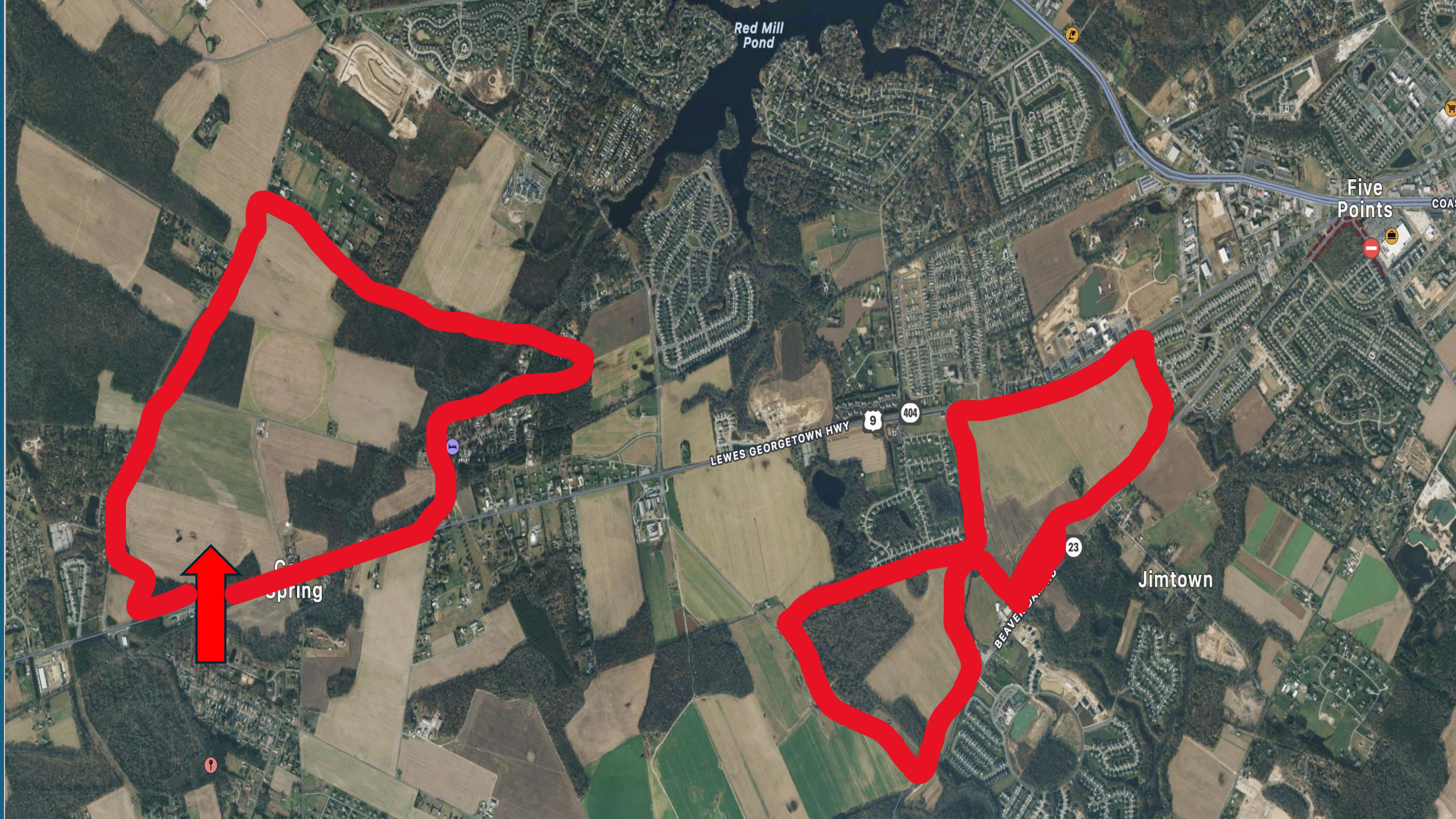
- **Nothing can happen without the amendment**
- **"Amendment"** is really a **Rewrite** with implications for the future
- Approval = declare **"open season"** on AR-1 development
 - Land Use Reform Working Group developed 20 recommendations for change
 - New Comprehensive Plan just around the corner, work to begin mid-2026
 - State Strategic Plans confirm state's view: **no plans for investment**; land appropriate for preservation
 - **SPC position:**

**County Council CAN and
SHOULD SAY "NO, NOT
NOW"**

Sensitive Location

- Developer proposes to build an unincorporated town in sensitive location:
- Major Arterial, east-west road
- Traffic already growing
- U.S. 9 Under Study – no plans for improvement
- Lessons from other projects: Millsboro Byway; Kings Hwy





Red Mill Pond

Five Points

LEWES GEORGETOWN HWY

Jimtown

Spring

CONSULTANT TEAM:

DEVELOPER
CMF COOL SPRING, LLC
21 VILLAGE GREEN DRIVE, SUITE 200
OCEAN VIEW, DE 19070

CIVIL ENGINEERING /
LAND PLANNING
GEORGE, MILES AND BUNN, LLC
206 WEST MAIN STREET
SALISBURY, MD 21801

TRAFFIC ENGINEERING
CENTURY ENGINEERING A KLENFELDER COMPANY
550 BAY ROAD
DOVER, DE 19901

SURVEYING /
MAPPING
ADKINS LAND SURVEYING, LLC
28734 SEAFORD ROAD
LAUREL, DE 19956

WETLANDS /
ENVIRONMENTAL
ENVIRONMENTAL RESOURCES, INC
38173 DUPONT BOULEVARD
SELBYVILLE, DE 19975

ARCHAEOLOGICAL /
HISTORICAL
EDWARD OTTER, INC
1704 CAMDEN AVENUE
SALISBURY, MD 21801

LEGAL
FUQUA, WILLARDS, STEVENS & SCHAB, P.A.
20245 BAY VISTA ROAD, UNIT 203
BETHANY BEACH, DE 19871

LAND PLANNING
LAND DESIGN
200 SOUTH MEYTON STREET
ALEXANDRIA, VA 22314

505 DESIGN
508 WEST 5TH STREET, SUITE 250
CHARLOTTE, NC 28202

BECKER MORGAN GROUP
DELAWARE | MARYLAND | NORTH CAROLINA
302.734.7950 X205

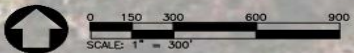


Residential Unit Description	MR - RPC							Totals	Unit Mix
	Village B	Village C	Village D	Village E	Village F	Village G			
SF Estate Homes (50')	12	34	50	35	36	92		259	21%
SF Village Homes (40')	76		67	51	43	48		278	23%
Patio Homes (28')								0	0%
Duplex	33		76	32	60	134		334	27%
Quadplex								0	0%
Villas			38	46	62	57		203	17%
Townhomes 20' wide					92			151	12%
Condos								0	0%
Totals	120	34	221	229	293	331		1,232	
Acresage	98.77	26.21	80.04	98.26	82.54	111.94		444.76	
Open Space	41.30	14.19	19.69	61.79	39.08	44.89		220.04	
% Open Space	62%	64%	31%	63%	46%	40%		60%	
Density	1.80	1.35	3.68	2.27	3.85	2.96		2.75	

MR - RPC with Sussex County Rental Program						
Residential Unit Description	Village A	Total	Breakdown % of Total	SCRIP Housing Provided	Market Rate Units	
SF Estate Homes (50')	0	0	0%	0	0	
SF Village Homes (40')	0	0	0%	0	0	
Patio Homes (28')	50	86	7%	13	38	
Duplex	0	0	0%	0	0	
Quadplex	144	144	21%	38	108	
Villas	30	36	4%	9	23	
Townhomes 20' wide	155	185	27%	47	141	
Condos	268	289	41%	72	216	
Totals	709	700	100%	175	525	
Acresage	114.80	116				
Open Space	62.12					
% Open Space	54%					
Density	6.09	6.09				

Total Site Area	537
Total Open Space	295
% Open Space	46
Total Area of Existing Forest Area	208
Total Area of Preserved Existing Forest Area	104
% of Preserved Existing Forest Area	50
Total RPC Units	1,922
Overall Site Density	3.02

NONRESIDENTIAL USES		
	SQ. FT. NON COMMERCIAL	SQ. FT. COMMERCIAL
TOWN CENTER		
GROCERY		85,000
CONVENIENCE STORE (GAS)		8,500
RESTAURANTS		31,525
RETAIL		42,450
BAR/CLUB		
HOTEL		600 ROOMS
VILLA	60,000	
THEATER	15,000	15,000
SENIOR HOME / FACILITY	75,000	
ASSISTED LIVING FACILITY	75,000	
MEDICAL OFFICES	25,000	
TOTAL	241,500	166,475
Acresage Total	83.13	19.22
Open Space	14.44	



COOL SPRING CROSSING

Size: Ten Largest Towns in Sussex (pop.)

• Seaford	8,735
• Georgetown	7,873
• Millsboro	7,637
• Cool Spring	5,624
• Laurel	4,275
• Milton	3,675
• Lewes	3,604
• Selbyville	3,184
• Ocean View	2,937
• Bridgeville	2,829
• Delmar	2,216

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Where?
What?
When?

- Cool Spring is 637 acres midway between Lewes and Georgetown on U.S. 9/404 near Hudson Rd intersection
 - Fourth proposal since 2021 – Office of State Planning Coordination has objected to all four
 - Residential planned community includes both residential units (1,922) and commercial/non-residential (451,000 sq. ft.)
 - Developer projects 20-25 years to completion
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Nightmare on Nine

**Traffic on US 9 could grow
tenfold in Hudson Rd area:**

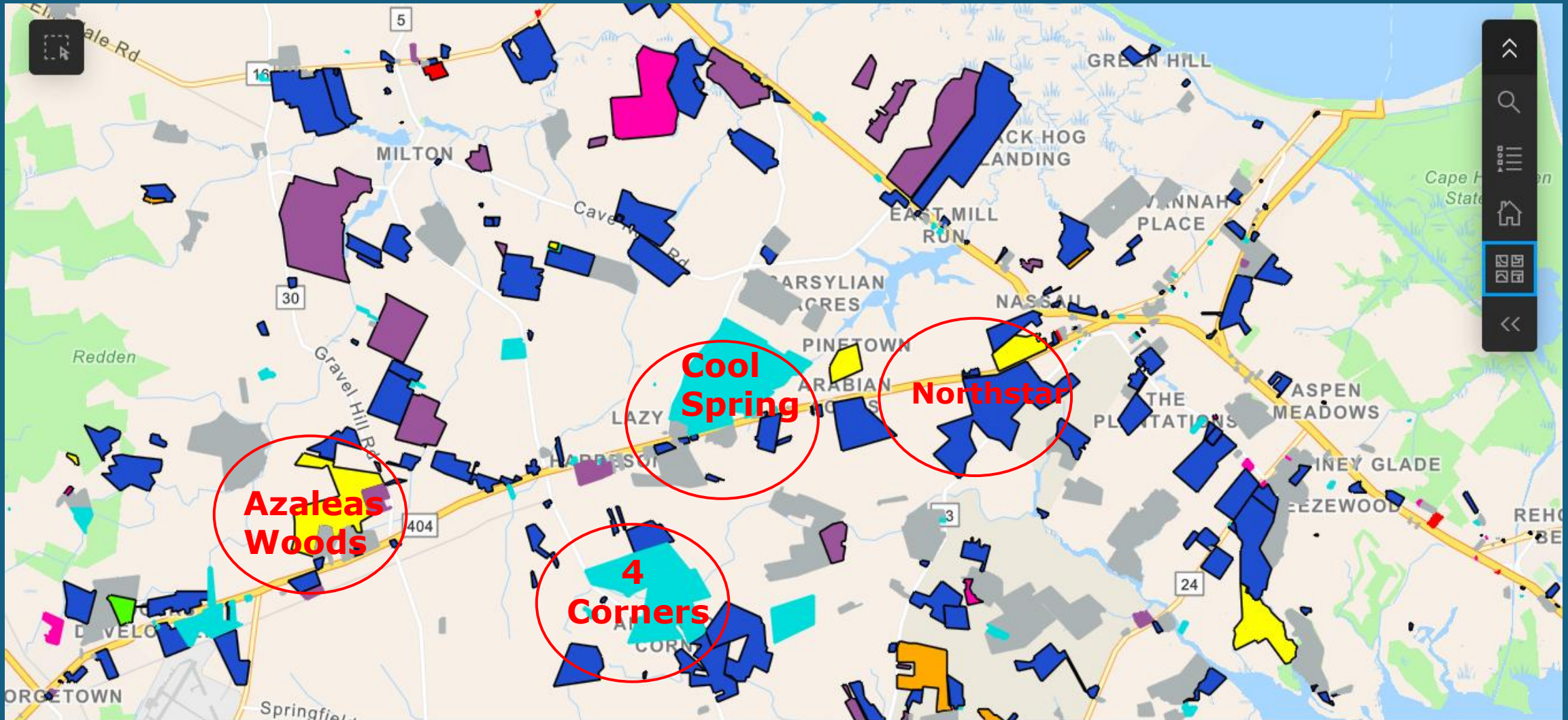
**Cool Spring: +33,359 Vehicle
Trips/Day**

**Hudson Rd/US 9 intersection:
3248 vehicle trips/day in 2024**

**Sweetbriar/US 9 intersection
3931 vehicle trips/day in 2024**

**Cumulative traffic growth in
area even worse**

P& Z DeIDOT Dashboard



4,300 additional units with a forecast of nearly 60,000 trip generations

Traffic Impact Study Incomplete

Decision must be based on Complete Data:

Much traffic added by decisions
AFTER Traffic Impact Study
completed

- Critical to include this data
- **TIS silent on impact on U.S. 9:**



Multiple Negative Impacts

- Traffic
 - Schools
 - Fire/Emergency/Police
 - Medical
 - Evacuation
 - **Be aware:** 14,000 residential units in Sussex pipeline, waiting to be built and awaiting approval
 - **Past performance** suggests infrastructure gaps will not be plugged by time Cool Spring finalizes work
 - **Sussex lacks Adequate Public Facilities Ordinance**
- 

Lauren DeVore

From: Hale Jason <Jason.Hale@cape.k12.de.us>
Sent: Friday, March 21, 2025 1:06 PM
To: Lauren DeVore
Cc: Fulton Robert; Nauman Jennifer; Jamie Whitehouse; Michael Lowrey; Jessica Iarussi; Ashley Paugh; Amy Hollis; Marina Truitt; Vince Robertson
Subject: Local School District Notification - Cool Spring Crossing Residential Planned Community (RPC) Proposal

As you are aware, the Cape Henlopen School District continues to operate at or near capacity across all school facilities. The proposed development, which includes 1,922 residential units, will likely lead to a substantial increase in student enrollment, further straining our ability to provide adequate educational services and space for students.

Given these circumstances, we respectfully recommend that no additional residential development be approved until such time that a school construction impact fee or Voluntary School Assessment (VSA) can be implemented. This would allow the district to responsibly plan for and accommodate growth in a way that does not place the financial burden solely on our existing taxpayers.

CSC's Additional K- 12 Students

- **Developer's estimate inconsistent**
 - 2023 estimate **566**, based on experience at Americana Bayside
 - 38% Bayside residents with school-aged children
 - 2025 estimate **409**, based on census data (27.7% smaller)
 - based on smaller household size – different methodology
- **CHSD: Both Estimates Low**
- **District Choices:**
- **Overcrowded classrooms**
- **Temporary classrooms (trailers)**
- **Redrawn attendance maps**



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Emergency Services: Fire, Ambulance, Police

- Cool Spring large but will depend on nearby towns for Fire, Ambulance service and Police – large as a town but lacks services – **impact on Milton, Lewes**
 - Mitigate fire impact w/\$: 250K/yr; \$50 per house/yr to Milton and Lewes Fire Departments paid through HOAs
 - Already seeing dramatic growth in calls for both Milton and Lewes fire, EMS, police
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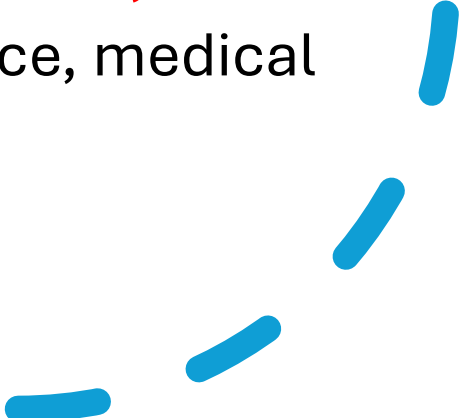
Medical Services: Making the Challenge Greater

- Emergency + hybrid services recently expanded nearby – Bay Health facility on Hudson Road
- Helps reduce current deficit in medical services
- Mitigation efforts: medical offices on-site; housing for medical staff
- BUT
 - What's “net” impact of expanded population?
 - Specialists as well as general practitioners
 - **When county is catching up, why make the challenge greater?**

Cool Spring Impacts: Will Make Problems Worse

- Developer mitigation is not enough
 - Problems > any single developer's capacity to solve
 - Solutions to **Sussex Capacity Problems** require county/state/provider coordinated action
 - At least formulate plans to align service infrastructure with demand before approving Cool Spring Crossing
 - **ESTABLISH CONCURRENCY EXPECTATION**
 - **Approving Cool Spring NOW will make problems worse**
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Developer's THREAT

- Developer has submitted Plan B:
 - 1,260 single-family homes under AR-1 permitted 2 units/acre
 - **WILL be built if preferred option not approved**
 - No commercial
 - No YMCA
 - No affordable housing
 - **BUT Much Less traffic: 12,600 vs. 33,359**
 - **Less stress** on schools, fire, police, medical services, evacuation plans
- 



Make the better choice:

1,922 + add-ons + bigger problems
or

1,260 without add-ons and smaller
problems

Planning & Zoning gave in to temptation
Let County Council know: should **make
the better choice**

What can you do?

- SHOW UP ON NOVEMBER 4
- Remember Nov 4, 2024 Election
- File a comment on the application
- Letters are important – to Cape Gazette and Coastal Point

newsroom@capegazette.com

www.coastalpoint.com/site/forms/online_services/letter_editor/

- Personal views from future voters matter – 2026 Election in Districts 1 and 5
- With thousands of construction projects already approved, impact on “jobs” is NOT a real concern

COOL SPRING CROSSING:

NIGHTMARE ON NINE

COUNTY COUNCIL HEARING, TUESDAY, 11/4, 12 NOON

***BE THERE TO EXPRESS YOUR OPPOSITION.
BE SEEN. BE HEARD.***



- ▶ An application to transform 637 farmed and forested acres on the northeast side of Rt. 9 and Hudson Road into 1,922 residential units + commercial
 - If approved Cool Spring Crossing will be the 4th largest city/town in Sussex County.
 - Estimated 450-550 school-aged children will be added to Cape Henlopen School District
- ▶ Traffic on Rt. 9 will double but the road will stay the same
 - Current vehicle trips on Rt. 9 per day: 15,700
 - Cool Spring will generate 33,359 additional vehicle trips per day.
- ▶ Includes 450,975 sf Commercial and Non-residential Space
- ▶ Delaware Office of State Planning has rejected this Mega Development 4 times, but County Council has the final say. Urge them to say "NO."

WHAT YOU CAN DO:

Attend the NOON hearing.

Nothing says "I'm Opposed" like your presence!

Submit comments to: pandz@sussexcountydela.gov

Write members of County Council:

MattLloyd@sussexcountydela.gov

SMcCarron@sussexcountydela.gov

Jane.Gruenebaum@sussexcountydela.gov

Doug.Hudson@sussexcountydela.gov

JLRieley@sussexcountydela.gov

Post views on social media