

Sussex Preservation Coalition

SussexPreservationCoalition.org

Petition Opposing Cool Spring Crossing, Sussex County, DE

We, the undersigned, oppose the applications for a rezoning, two conditional use requests, and an amendment to the Sussex County Future Land Use Map for the proposed Cool Spring Crossing mixed-use community, located between Route 9 and Hudson Road for the following reasons:

- A Zoning change violates the Future Land Use Map, which carries the force of law, and, to date, has only been changed for small exceptions.
- A zoning change violates State Strategies by building in State Investment Level 4, designated for conservation and preservation.
- Route 9 is near capacity and this mixed-use community has the potential to triple the traffic on Route 9 and surrounding roads.
- Insufficient plans for corridor expansion to manage the additional traffic. The Coastal Corridor Study, which may include corridor expansion, should be completed before the application is considered.
- The massive size of the development—637 acres—would strain schools, emergency services, and health care facilities.
- Because of the amount of forest to be removed, and the extent of the anticipated hard cover, this plan will endanger environmentally sensitive areas.
- Because of its location on a major east-west corridor, this plan will have a negative impact on the health, safety, and welfare of the County. It will deteriorate the quality of life for the County.

We urge the Sussex County Planning and Zoning Commission to not recommend these applications for approval, and the Sussex County Council to deny these applications.

Name:

Address:
