



SUSSEX PRESERVATION COALITION

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Position Statement: Cool Spring Crossing

The Sussex Preservation Coalition (SPC) opposes the requested amendment to the Future Land Use Map (FLUM), (2) Conditional Uses, and the Zoning change required for the development of a mixed-use community adjacent to Route 9, known as Cool Spring Crossing. SPC supports mixed-used communities as one effective means for lessening sprawl and for providing healthy, walkable communities. SPC supports such communities when built in accordance with County and State investment strategies and plans; in areas with sufficient infrastructure to support a large community; and with sufficient environmental protections. Cool Spring Crossing meets none of those conditions.

SPC opposes Cool Spring Crossing for the following reasons:

- Insufficient roads or plans for new roads to manage the additional traffic.
- The applications violate State Strategies by building in Level 4, designated for conservation and preservation.
- A zoning change violates the county's FLUM, which carries the force of law, and, to date, has only been amended for small exceptions.
- Amending the FLUM for an area this size would set a dangerous precedent and jeopardizes its validity going forward.
- The massive size of the development would strain local schools, emergency services, and health care access throughout the county.

We urge the Sussex County Planning and Zoning Commission to recommend denial, and the Sussex County Council to deny the pending applications for Cool Spring Crossing.