

Application V-24-02

Public Comments: Set 1 – Received through July 10, 2024

1. Email from Andrea Carter of 232 Meadow Drive on 7/10/2024

From: [Andrea Carter](#)
To: [CompPlan](#)
Subject: EXTERNAL: Application #V-24-02
Date: Wednesday, July 10, 2024 8:21:52 AM

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Dear Board of Adjustment,

I am writing to express my **strong opposition** to the proposed rezoning of the residential area on the Property at 1494 McKee Road to commercial use. As a concerned resident of a nearby community, I believe that such a change would have significant negative impacts on our neighborhood. I would like to highlight several key reasons for my opposition:

1. **Safety Concerns:** The introduction of commercial activities in a predominantly residential area can lead to increased traffic and congestion. This not only raises the risk of accidents but also poses a threat to the safety of pedestrians, particularly children and the elderly. The increase in delivery trucks, customer vehicles, and potentially extended business hours could disrupt the peace and tranquility that our residential streets currently provide.
2. **Decline in Property Values:** Residential areas are highly valued for their quiet, family-friendly environments. The introduction of commercial establishments can lead to a decline in property values as the neighborhood loses its appeal as a peaceful residential enclave. Potential homebuyers may be deterred by the prospect of living near busy businesses, noise, and increased traffic, resulting in decreased demand for homes in the area.
3. **Impact on Community Character:** Our neighborhood has a unique character defined by its residential nature. Rezoning to commercial use would disrupt the sense of community and cohesion that residents have worked hard to build over the years. The presence of businesses can alter the aesthetic and social fabric of the neighborhood, leading to a loss of community identity and unity.
4. **Environmental Concerns:** Commercial activities typically result in increased pollution, both in terms of noise and air quality. The additional vehicular traffic, waste generation, and potential for industrial activities could harm the local environment. This is particularly concerning due to the fact that there are 40 acres

of woods that are potentially going to be destroyed.

5. **Quality of Life:** One of the primary reasons people choose to live in residential areas is the quality of life they offer. The shift to commercial zoning could result in a decline in the overall quality of life for residents. The noise, increased activity, and potential for late-night operations can disrupt the peace and quiet that residents currently enjoy.

In light of these concerns, I respectfully urge the Planning and Zoning Department to reconsider the proposal to rezone 1494 McKee Road residential area to commercial use. Maintaining the residential zoning will help preserve the safety, property values, community character, environmental quality, and overall quality of life for current and future residents.

Thank you for considering my perspective on this important matter. I trust that you will make a decision that reflects the best interests of our community.

Sincerely,

Andrea Carter

232 Meadow Dr. Dover DE 19904

[REDACTED]