

**OLD LANDING ROAD CONTINUES BEING THE  
FOCUS OF DEVELOPMENT  
(Article from the Winter 2023 Issue of “Arnell Creek News”)**

Over the past few months, the Delaware Department of Transportation (DelDOT) has performed some mapping and marking work in our area, particularly at the intersection of Warrington and Old Landing Roads. It appears the Old Landing Road (OLR) improvements are being somewhat accelerated, and some other projects are being newly considered. The two other projects at the south end of OLR will certainly impact traffic volume on the road.

**THE FOUR-WAY STOP INTERSECTION:** As previously reported in “Arnell Creek News”, DelDOT has proposed a compact roundabout be installed at the intersection of Warrington and Old Landing Roads (Project # T202204306.) The Old Landing Road Coalition surveyed the communities along Old Landing Road, and it found there was strong opposition to the proposed roundabout. An overwhelming percentage of residents in the community prefer some sort of signal be installed instead.

Deputy Director and Chief Engineer Shanté Hastings reports that DelDOT is now beginning the conceptual design for this project. Conceptual design includes obtaining a topographic survey and utility designation, developing alternatives, estimating costs / impacts / benefits and doing community outreach. The schedules listed in the implementation plan are subject to change based on working with affected property owners, community outreach, and utility coordination to name a few. “The project description listed for the project is from the original studies done, which is why the roundabout is [still] mentioned for Old Landing/Warrington,” explains Hastings. “We will evaluate different options and present them at a public workshop to get input. We will send flyers to alert residents of workshops. You can also sign up to automatically receive alerts for DelDOT public meetings in Sussex County. The selected alternative will determine the construction duration, so we won’t know that until design is further along.” Construction of any improvements to the intersection is likely several years away.

**OSPREY POINT:** A multi-use commercial project is being planning for the property formerly known as the Old Landing Road Golf Course. The developers submitted an application (CZ 1973) to Sussex Planning and Zoning (P&Z) to add a commercial marina, tiki bar, restaurant, kayak launch, and beach area. There was no public support at the public hearing held about the application. In fact, there was quite a bit of opposition, with a number of very good points made against allowing the project to go forward. The outcome of that meeting: "In relation to C/Z 1973 Osprey Point Preserve, LLC. Motion by Mr. Mears to defer action and hold the record open for receipt of the DNREC decision regarding the Marina, seconded by Ms. Wingate and carried unanimously. Motion carried 5-0." At this point DNREC has not made a decision or scheduled a public meeting or hearing regarding the marina.

**BAYSHORE COMMUNITY CHURCH:** More recently, a four-acre parcel of land along Old Landing Road was sold to Bayshore Community Church. The parcel, located at 20376 Old Landing Road, is zoned AR-1, and building a church on a property zoned AR-1 is considered appropriate use. The plan calls for a 400 seat church with 160 parking spaces. The owner submitted an application to the Board of Adjustment, seeking approval of a commercial daycare on the property, one that would operate Monday – Friday, 6:00 AM to 5:30 PM, caring for approximately 60 children. The daycare center would also require a playground.

An initial hearing was held on December 19, 2022 that focused solely upon the commercial childcare center. There was no support for the project, with approximately ten persons testifying in opposition.

The attorney representing the Church requested the record be left open until the next hearing on February 20, 2023. At that time, the church will come back to the Board of Adjustment with a more detailed plan of the site. The final Site Plan will have to go before the Sussex County Planning and Zoning Office, where state agencies will weigh in regarding the roadway, entrance, stormwater management, etc. Certainly this plan will add a tremendous amount of traffic, particularly on Sunday mornings, that may make traveling on OLR more difficult. The location of the proposed church is between two curves, which escalates the safety concerns. This site also contains wetlands, resulting in stormwater management concerns for neighboring communities, due to the large amount of impervious surfaces the project adds.

**WHAT'S NEXT?** "These projects are certainly of interest to all of us," says Donna Voigt, Director of the OLR Coalition. "We are going to need to be vigilant to stay apprised of developments, and most importantly the public hearing. I'm subscribing to the hearing notices using the link that Shante provided. I would encourage others to do the same."

- Use this link to sign up for DelDOT alerts: <https://publicmeetings.delaware.gov/#/subscription>.
- Review the informational packet and listen to the audio recording of the Public Hearing on the Bayshore Community Church project: <https://sussexcountype.gov/board-adjustment-meeting-1318>
- Email any comments about the Bayshore Project to the Sussex County Board of Adjustment to [pandz@sussexcountype.gov](mailto:pandz@sussexcountype.gov) by February 14, 2023.
- If you have not already done so, sign up for time-sensitive emails from the Arnell Creek HOA by sending your email address to [ArnellCreek@gmail.com](mailto:ArnellCreek@gmail.com).