From: Camille DeLozier
To: Council Clerk
Subject: Comments for meeting on 3/10/25 re Ordinance No. 25-05
Date: Sunday, March 9, 2025 3:48:47 PM

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March 9, 2025

City of Delaware, City Council

Delaware, OH 43015

councilclerk@delawareohio.net

To Whom It May Concern:

Thank you for this opportunity to voice concerns and opposition to the proposed rezoning and development project under Ordinance 25-05, currently under review by the City of Delaware related to the 257.97 acres at the southwest corner of Sawmill Parkway and US-42 from A-1 (Agricultural) and M-1 (Light Manufacturing) to C-PUD (Commercial Planned Unit Development). I urge the City Council to reconsider this rezoning proposal and prioritize thoughtful, community-focused development that preserves the agricultural and rural heritage of Delaware County. **The proposed rezoning would have a devastating impact on my family and the community.**

I live at 2979 S Section Line Road in Delaware, OH, where my family has built a life centered around sustainability, self-sufficiency, and environmental stewardship. When we moved to our property, we were drawn to the area's rural character and the opportunity to raise our family in alignment with our values. On our 14+ acre homestead, we raise chickens, ducks, and turkeys. We grow flowers, vegetables, and berries, keep bees and foster native pollinators through sustainable practices. We have planted hundreds of trees for windbreaks, fruit production, and wildlife habitat while maintaining natural grasses and wildflowers to support the ecosystem. We have invested in solar panels, rain catchment systems, and other green infrastructure to minimize our environmental impact. Our commitment to conservation has been recognized through grants for windbreaks and pollinator habitat restoration. The proposed development forces us to reconsider if our plans, to expand our small farm and building our forever home on the back half of our property, remain a viable option. Years of preparation, including research, conservation efforts and infrastructure improvements, would be rendered futile by the disruptions this project would bring to our land and quality of life.

While understanding growth and development are inevitable, the scale and nature of this project are not in alignment with the needs or character of our community. **Our property directly borders the proposed development site, with the Motor Sports Park and Condo Community planned within 50 feet of our property line.** This extreme proximity means that we will experience constant high-decibel noise from racing engines and concerts, bright artificial lighting disrupting our nights, and increased air pollution. These factors will not only diminish our quality of life, but also disturb our livestock, negatively affect local wildlife, and make it difficult to maintain the peaceful, rural environment that drew us to this location. The introduction of a racetrack and amphitheater would significantly increase noise levels and light pollution in a peaceful rural environment. Additionally, increased traffic congestion on S Section Line Road and US-42 will further strain already congested two-lane roads, which are not designed to accommodate high volumes of traffic. Residents have already experienced delays and near-accidents due to limited visibility, narrow shoulders, and high-speed traffic. The influx of visitors to the proposed development will exacerbate these dangers, creating significant safety concerns for residents and farm operations.

We welcome the opportunity to discuss this matter further with decision-makers and invite them to visit

our property to witness firsthand the potential impact of this development. Observing the current rural atmosphere, noise levels, and environmental conditions will provide valuable insight into the concerns shared by myself and my neighbors. Thank you for your time and attention to this matter.

Sincerely,

Camille DeLozier
2979 S Section Line Road, Delaware, OH 43015