

# Villages of Five Points development approved

By **Justin Cord Hayes**  
Staff writer

**EASTERN SUSSEX** — Sussex County Council voted to approve two developments in the Lewes-Rehoboth area on Tuesday.

The larger of the two, The Villages of Five Points, is slated for land near the intersection of Del. 1 and U.S. 9. According to developer Mike Lynn, it will ultimately cover approximately 200 acres and consist of 586 housing units, 75,000 square feet of neighborhood business space and 40,000 square feet of medical and professional space.

Developers Craig Hudson, Joseph Hudson and Mr. Lynn sought two changes of zone in regard to their community. The first was to amend 188.24 acres of agricultural and commercial land to an MR-RPC, Medium Density Residential District-Residential Planned Community. The second was to take 10 acres of agricultural land and change it to a B-1, Neighborhood Business District.

Following a public hearing in April, the Sussex County Planning Commission approved both zoning requests but tacked on 26 stipulations.

These included limiting the number of building permits issued in a year to 100, providing adequate central water and instituting several traffic improvements.

On Tuesday, the Sussex County Council upheld the commission's decision.

"I think the applicant has made a good effort to conform with the 26 stipulations," said Dale Dukes, council vice president.

Councilman Finley Jones noted that the developers seemed to take into account area residents' concerns.

The Villages of Five Points' neighbors include the Covey Creek subdivision.

"I was never completely against the project. I just wanted to feel we had some say in the outcome of this whole thing, which is why I attended the public hearing," said Daniel Garguilo, president of the Covey Creek Homeowners Association. "I think (the Planning Commission) had enough stipulations to bring (the developers) in line."

Mr. Lynn was pleased with the decisions of the planning commission and the county council.

"We're excited. It's a fitting end for a project we worked



Staff photo/Betsy Marvel

**Craig Hudson, left, and Mike Lynn, developers of The Villages of Five Points, had their project approved Tuesday by Sussex County Council.**

very hard to make reflective of community input," he said.

Mr. Lynn said he and the Hudsons will begin immediately to work with the Department of Transportation to lay the groundwork for traffic improvements. He expects groundbreaking to begin in approximately one year.

The Sussex County Council also voted unanimously on Tuesday to approve — with five stipulations — 48 multi-family units on eight acres of land near Del. 1, halfway between

the entrances to Lewes and Rehoboth.

Stipulations included that the maximum number of residential units not exceed four per acre, and that off-street parking must comply with the county's ordinance of three spaces per unit.

Staff writer *Joe Carmean* contributed to this report.

*Justin Cord Hayes can be reached at 644-6320 or [jhayes@newszap.com](mailto:jhayes@newszap.com).*