

# Commentary

## Editorial

# Good, bad points about Five Points

Perhaps the biggest local news of late has been the plan to create the Villages of Five Points. If the plan is approved, northbound motorists on Route 1 someday could look to the right as they passed Route 9 and see a community of nearly 600 homes — a medium-size town by Sussex County standards.

But is this news good or bad? To help you decide, here are some points bound to be argued in the weeks leading up to the first public hearing on the project, April 6 before the Sussex County Planning and Zoning Commission:

• *The Villages of Five Points would be huge. Although the plan seems almost modest compared with that of Americana Bayside, the 2,900-home proposal for the Fenwick Island area, the Villages still would be among the biggest Sussex County developments ever.*

**That's bad news**, opponents will say. Putting 594 homes on 200 now-undeveloped acres couldn't help but demolish the rural character of Road 266A, the little route along

subdivided in the traditional Sussex manner — a few dozen lots at a time.

• *The developers are locally experienced and have reputations to uphold.*

**That's good news**, for reasons obvious to people who know their work. Craig Hudson and his family have Sussex roots. Among their achievements is the installation of central sewers at Rehoboth Bay Manufactured Home Community long before similar developments had them or the state or county required them. Mike Lynn started with Maryland-based developer Carl Freeman, who forever will be infamous for creating the Sea Colony high-rises that cast shadows on the sand just south of the Bethany Beach town limits. But Lynn made his mark as point man in creating Freeman's low-rise, tennis-oriented vacation community west of Route 1 in the Bethany area — arguably the most tasteful resort of its type in Delaware.

• **That's bad news** if it means Hudson and Lynn have an easy time getting their project site rezoned, and then sell that land. The

**That's bad news**, for reasons obvious to anyone using Route 1 at its busiest. And the routes from the Villages to downtown Lewes and Cape Henlopen State Park would only get more congested.

**That's good news**, to some extent, for people living closer to the Rehoboth Beach-Dewey Beach area. At least the added craziness would be pretty much confined to the north end of a troubled stretch of highway.

• *Downtown Lewes will gain more potential customers.*

**That's good news** to everyone who has bemoaned the decades-long migration of business to the suburbs. It should help solidify Lewes' too-often-overlooked collection of restaurants and shops.

• **That's bad news** to everyone who thinks Lewes is busy enough already. If the Villages of Five Points inspires the creation of other, similar-sized Lewes-area projects, pedestrian traffic on Second Street could begin to resemble that on Rehoboth Avenue.