



Staff photos/John King

Tom Brown of Milford, an employee of Atlantic Concrete Co. in Lewes for 16 years, gets out of his truck at the plant Friday. The Villages of Five Points, being built adjacent to the facility, is likely to have a noisy neighbor.

Plant, homes uneasy neighbors

By Hilary Corrigan
Staff writer

LEWES — Villages at Five Points, a 586-home development, is in its building stages near the Five Points intersection outside Lewes.

Some residents of the community will have an unusual neighbor in Atlantic Concrete Co.

The business has erected a sign warning coming neighbors of the concrete plant's work.

"We have been serving this area for 32 years and we plan to continue for at least another 32 years," the sign reads.

"We are an early rising and extremely hardworking concrete plant. Unfortunately, our work inherently is noisy and dusty. Please be aware of our daily operations if you plan to locate next door."

Atlantic Concrete owner Skip Jones put the sign up about a year ago in



Atlantic Concrete erected this sign near its entrance, warning potential residents of nearby communities of the plant's noise and dust.

response to rumors that the business, which has been on the site since 1969, planned to leave, he said.

The sign serves as a public notice, Mr. Jones said.

"I just wanted to quell the rumors," he said. "We ain't leaving. We were there first."

Atlantic Concrete hauls sand, stone and cement to its site, mixing those mate-

rials with water to create concrete.

A concrete truck then hauls the mix to work sites.

When the Villages at Five Points is constructed, the homes nearest the concrete plant will be condos within 300 or 400 feet of the business, said Craig Hudson,

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the community's developer.

A series of five buildings will have 18 units in each.

"There'll be noise for sure," Mr. Hudson said.

He plans to face those condos toward a pond and fountains. Garages and a barrier of trees will go up between the plant and the homes.

The closest feature to the plant will be a recreational field for public use.

Potential buyers will be forewarned, but Mr. Hudson knows that the plant will affect the new nearby homes.

"It's still there," he said. "It's an issue. You just can't get away from it. But you just can't get rid of it."

There will be truck traffic, dusty air, squeaky noises.

"It's an industrial use," he noted of the business. "If you've lived here all your life, it's just a fact of life that it's there."

Mr. Hudson hasn't been too involved with the home sales, but knows of one customer who had second thoughts on a home close to the business.

"She said, 'Well, let me think about it,'" he said. He doesn't know if she came back.

Despite the noisy neighbor, the location can't be beat, Mr. Hudson said.

"It's a straight shot into Lewes," he said.

That means proximity to the beach, fishing, shops and restaurants.

It's also near the conveniences of Del. 1.

Mr. Hudson admits that he was concerned about the plant when he bought the 200-acre site that used to be a farm.

"The most prominent feature there is that cement plant," he said.

Being built over the next few years, Villages at Five Points will include 110 town houses, 242 single-family

homes, 90 condos and 144 apartments.

A town center will resemble The Circle in Georgetown, with retail shops, a pool and a community center. Food Lion has signed a deal to open next spring, and a new County Bank will open in September.

Mr. Hudson's seeking a late 19th- or early 20th-century look for the homes and buildings at Villages at Five Points. He's fashioned the development after Berlin, Md.

He knows the concrete plant was there first and calls Mr. Jones "a good guy."

He also knows he might be able to make the situation useful and wonders about a "special price" on the 20 miles of curbing and 11 miles of sidewalks that the development will contain.

"We're hoping he'll give us a price we can't refuse," Mr. Hudson said.

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