

Jamie Whitehouse

From: Hale Jason <Jason.Hale@cape.k12.de.us>
Sent: Friday, March 21, 2025 1:06 PM
To: Lauren DeVore
Cc: Fulton Robert; Nauman Jennifer; Jamie Whitehouse; Michael Lowrey; Jessica Iarussi; Ashley Paugh; Amy Hollis; Marina Truitt; Vince Robertson
Subject: Notification of Upcoming Applications - Change of Zone No. 2001 Belmead Farm, LLC

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Dear Ms. DeVore,

Thank you for allowing the Cape Henlopen School District to comment on the proposed Change of Zone No. 2001 – Belmead Farm, LLC.

The Cape Henlopen School District operates at or near capacity across all our school facilities. Any additional residential development that results in an increase in student enrollment could significantly impact our ability to provide adequate educational services and space for students.

Given these circumstances, we respectfully recommend that no additional residential development be approved until such time that a school construction impact fee or Voluntary School Assessment (VSA) can be implemented. This would allow the district to responsibly plan for and accommodate growth in a way that does not place the financial burden solely on our existing taxpayers.

Without such a mechanism in place, we are increasingly challenged to meet the demands of a growing student population with limited resources. A coordinated approach that includes funding for school expansion is essential to maintaining the high standards our community expects and deserves.

We appreciate the opportunity to share these concerns and thank you for your consideration.

 *Jason S. Hale, Ed.D., CPA*
Director of Operations
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Excellence, Equity & Responsiveness: Every Student, Every Classroom, Every Day

From: Lauren DeVore <lauren.devore@sussexcountyde.gov>
Date: Thursday, March 20, 2025 at 9:06 AM
To: Fulton Robert <Robert.Fulton@cape.k12.de.us>, Crisci Richard <Richard.Crisci@cape.k12.de.us>
Cc: Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>, Michael Lowrey <michael.lowrey@sussexcountyde.gov>, Jessica Iarussi <jessica.iarussi@sussexcountyde.gov>, Ashley Paugh <ashley.paugh@sussexcountyde.gov>, Amy Hollis <amy.hollis@sussexcountyde.gov>, Marina

Truitt <marina.truitt@sussexcountyde.gov>, Vince Robertson <vrobertson@pgslegal.com>
Subject: [External] Notification of Upcoming Applications - Change of Zone No. 2001 Belmead Farm, LLC

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Good Morning, Mr. Fulton and Mr. Crisci,

The purpose of this email is to serve as official notice of a Residential/Commercial Change of Zone Application proposed to be located within the Cape Henlopen School District.

Title 9, Chapter 69, Section §6924 directs County Governments to notify the local school district “at least 7 days prior” with respect to “any proposed residential zoning change.”

The project is called “Belmead Farm, LLC” or Change of Zone No. 2001 for a Change of Zone from Agricultural Residential (AR-1) to a Planned Commercial (C-4) District.

The project consists of the establishment of 166 apartments to be housed within 45,940 square feet of structures of mixed commercial and residential use and seven (7) three-story, 24-unit apartment buildings containing 168 apartment units total (for a combined total of 334 multifamily units), a clubhouse amenity, private garages and storage units, five (5) commercial structures containing a total of 26,065 square feet of commercial uses (to potentially include two (2) drive-thru facilities), related parking and associated site improvements to be located on a 39.22 acre parcel of land

More information on this and other Applications may be found on the [County’s Land Use Application Docket](#) in the link below:

C/Z 2001 Belmead Farm, LLC

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AN C-4 PLANNED COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 39.22 ACRES, MORE OR LESS. The property is lying on the east side of John J. Williams Highway (Route 24) approximately 0.31 mile southwest of Mulberry Knoll Road (S.C.R. 284). 911 Address: 20033 John J. Williams Highway, Lewes. Tax Parcel Nos.: 334-18.00-40.01 & 40.06.

At their meeting of Wednesday, March 19, 2025, the Planning & Zoning Commission voted to leave the record open for 10 business days for receipt of any comments from the Cape Henlopen School District regarding this proposal.

If you wish to provide the County with comments regarding this proposal, the Planning and Zoning Department kindly requests that any comments provided be received no later than 12PM on Wednesday, April 2, 2025, for consideration at the Wednesday, April 2, 2025, meeting of the Planning and Zoning Commission. The Commission also voted to leave the record open for 10 further business days for Public Comment on any comments received from the Cape Henlopen School District, of which the deadline would be no later than 12 PM on the day of the Wednesday, April 16, 2025, Planning & Zoning Commission Meeting.

Written comments may be submitted in-person, mailed to the address in my signature below or emailed to pandz@sussexcountyde.gov.

A copy of the Site Plan and the Application have been included as attachments to this email.

We thank you for your time, expertise, and consideration in this matter.

Best Regards,

-Lauren

Lauren DeVore, AICP

Planner III
Department of Planning and Zoning
2 The Circle
P.O. Box 417
Georgetown, DE 19947
Tel: (302)855-7878
8:30AM-4:30PM



PLEASE NOTE: As of July 1st, 2024 the Department of Planning and Zoning has updated its list of Service Fees. Please find the Department's Listing of Service Fees here:

https://sussexcountyde.gov/sites/default/files/PDFs/Planning_and_Zoning_Fees.pdf

The County has recently overhauled its Land Use Docket. For information on pending Land Use Applications in the County, please visit the Application Docket: [Sussex - Land Use Application Docket \(sussexcountyde.gov\)](https://sussexcountyde.gov)