



Belle Mead Horse Farm on Route 24 next to Beacon Middle School, Lewes

**Public Meeting, Sunday March 16**  
**Angola By The Bay Clubhouse, 2:30-4:30 pm**  
**33457 Woodland Circle, Lewes, DE 19958 (The gates will be opened!)**

**Hearings for Change of Zone from AR-1 to C4 Planned Commercial District:**

Planning & Zoning: March 19, 2025, 5 pm

County Council: May 20, 2025, 1:30 pm

Belle Mead Farm is on Route 24 next to Beacon Middle School. It is known locally as “the horse farm” or “the equestrian center” and now has a sign now calling it Love Creek Farm.

**Please write comments on this proposal on the Sussex County Land Use Application Docket at <https://connect.sussexcountyde.gov/PublicDocket/#/details/CZ%25202001>.**

**Live links on this flyer can be found at [www.Rt24alliance.com/home](http://www.Rt24alliance.com/home) under the pending applications tab.**

**The Planning & Zoning Hearing is set for March 19, at 5pm** at County Council Chambers, 2 The Circle, Georgetown. According to Jamie Whitehouse, The Belle Mead land use application was filed on November 23, 2022, although the The PLUS application number is 2025-01-06.

The revised C4 Master plan is for 334 rental units at "market rate" and 125,000 square feet of retail shopping. The PLUS application estimates **6,800 vehicle trips per day to be added to Route 24** adjacent to Beacon Middle School in Lewes. Because DelDot determined that the Belmead development "was not consistent with the Land Use and Transportation Plan" for our area (“the Henlopen TID”), they required the developer to perform a Traffic Impact Study (TIS). The TIS can be found on the County Land Use Application Docket or also at: <https://connect.sussexcountyde.gov/PublicAccess-NextGen/api/document/98021>

The TIS states that the developer should change the interestion at Lexington Ave from 4 lanes to 8 lanes. See page 6 of the TIS.

The 40 acre parcel has 10 acres of forest; 5 acres of forest would be removed. The DNREC Review of this application states: “The forested wetlands on this property are mapped as a Key Wildlife Habitat in the Delaware Wildlife Action Plan because it is part of a large wetland complex/large forest block that can support an array of plant and animal species across the landscape. Removing forested areas for development, especially mature forests, should be avoided to the greatest extent possible. The forested area on this site occurs within the Delaware Ecological Network, a statewide network of interconnected lands having significant ecological value.”

Link to PLUS application: <https://stateplanning.delaware.gov/plus/projects/2025/2025-01-06.pdf>

Link to PLUS Review:

<https://stateplanning.delaware.gov/plus/comments/2025-01-06-response.pdf>

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**Come join us on Sunday, March 16 at 2:30**

**Please write a comment on the County Land Use Application Docket!**

**Pass along this info; time is short!**

Please famialize yourself with the information in the links! If you still have questions, contact:

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