

The Sussex County Planning & Zoning Commission will hold a Public Hearing on **Thursday, August 12, 2021 at 5:00 pm**. All public hearings are held in County Council Chambers, 2 The Circle, Georgetown, DE. The hearings will be conducted using both in-person appearances and teleconference technology. The public is encouraged to participate in the hearings. Further instructions describing the method of public participation and the manner of viewing the hearings will be contained within the Agendas for both of these meetings that will be posted at least 7 days in advance of each meeting at sussexcountyde.gov.

2021-02– The Estuary (2005-64) (2019-6)

A revision to a previously approved 665-lot major cluster subdivision (Reference 2005-64 and 2019-6) to add three parcels containing 3.67 acres +/- (for a total of 476.47 acres +/-) and to increase the total number of lots by 18 lots (for a total of 683 lots). The properties are lying on the north and south sides of Miller Neck Road (S.C.R. 364A), approximately 0.54 mile southeast of Double Bridges Rd (S.C.R 363). Tax Parcels: 134-21.00-10.00 & 10.01 and 134-19.00-103.00 through 105.05, and 115.00 through 116.02, 389.00 through 914.00, and 134-21.00-8.00, 8.01, and 11.00 through 11.12, and 45.00 through 161.00. Zoning District: AR-1 (Agricultural Residential District).

The Sussex County Planning & Zoning Commission will hold a Public Hearing on **Thursday, August 12, 2021 at 5:00 pm**. The Sussex County Council will hold a Public Hearing on **Tuesday, September 14, 2021 at 1:30 pm** to hear and consider the following applications. All public hearings are held in County Council Chambers, 2 The Circle, Georgetown, DE. The hearings will be conducted using both in-person appearances and teleconference technology. The public is encouraged to participate in the hearings. Further instructions describing the method of public participation and the manner of viewing the hearings will be contained within the Agendas for both of these meetings that will be posted at least 7 days in advance of each meeting at sussexcountyde.gov.

C/Z 1937 Double DB, LP

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT AND GR GENERAL RESIDENTIAL DISTRICT TO AN AR-1/MR-RPC AGRICULTURAL RESIDENTIAL DISTRICT AND MEDIUM DENSITY RESIDENTIAL DISTRICT-RESIDENTIAL PLANNED COMMUNITY FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 29.07 ACRES, MORE OR LESS. The property is lying on the west side of Wil King Rd. (Route 288) approximately 0.89 miles north of Conleys Chapel Road (Route 280B). 911 Addresses: 20440, 20452, and 20464 Wil King Road, Lewes. Tax Parcels: 234-6.00-26.00, 26.01, 26.02, 26.03, 26.05, and 59.19.

C/U 2255 John Sommers

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR THE SALE, RENTING, STORAGE, AND REPAIR OF BICYCLES AND RELATED ACCESSORIES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 2.9 ACRES, MORE OR LESS. The property is lying on the northwest side of Roxana Road (Rt. 17), approximately 0.55 mile southwest of Burbage Road (S.C.R. 353). 911 Address: 32650 Roxana Road. Tax Parcel: 134-15.00-95.03.

C/U 2257 Indian River Volunteer Fire Co., Inc.

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN GR GENERAL RESIDENTIAL DISTRICT FOR OUTDOOR BOAT STORAGE AND OVERFLOW PARKING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 1.006 ACRES, MORE OR LESS. The property is lying on the northeast corner of the intersection of Oak Orchard Road (Route 5) and Spruce Street. 911 Address: N/A. Tax Parcel: 234-34.08-53.00 (p/o).

C/U 2261 What Is Your Voice, Inc.

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR STORAGE UNITS AND OFFICES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 0.63 ACRES, MORE OR LESS. The property is lying on the southeastern side of Shady Road (Rt. 276), approximately 0.21 mile southwest of Coastal Highway (Route 1). 911 Address: 17583 Shady Road, Lewes. Tax Parcel: 334-6.00-515.00

C/U 2278 Branson James

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN EVENTS VENUE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NANTICOKE HUNDRED, SUSSEX COUNTY, CONTAINING 1.902 ACRES, MORE OR LESS. The property is lying on the south side of Dusty Road (S.C.R. 443A), approximately 0.48 mile northwest of East Trap Pond Road (S.C.R. 62). 911 Address: 17638 Dusty Road, Georgetown. Tax Parcel: 231-22.00-16.00

C/U 2289 Leah Beach

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A C-1 GENERAL COMMERCIAL DISTRICT FOR AN OUTDOOR MARKETPLACE WITH SIMILAR ACTIVITIES AND OFF-SITE PARKING TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 0.247 ACRES AND 0.327 ACRES, MORE OR LESS. The property is located on the southwestern side of Canal Crossing Road and Central Avenue, approximately 100 feet east of Hebron Road (Rt. 273) and being on the northeastern corner of Rehoboth Avenue Extended (1A) and

Hebron Road (Rt. 273). 911 Addresses: 19897 Hebron Road & 19826 Central Avenue, Rehoboth Beach. Tax Parcels: 334-13.20-21.00 & 334-13.19-79.00 (p/o)

All interested parties should participate and provide testimony. If you are unable to participate in the public hearing, written comments will be accepted. Written comments shall be submitted prior to the public hearing.

Additional information pertaining to the applications may be reviewed online at sussexcountyde.gov prior to the meeting or by calling 302-855-7878. Office hours are Monday through Friday, 8:30 am to 4:30 pm.