

The Sussex County Planning & Zoning Commission will hold a Public Hearing on **Thursday, April 14, 2022, 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.

2021-25 Four Winds Farm – A cluster subdivision to divide 168.9 acres +/- into three-hundred and thirty-six (336) single-family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the east side of Shingle Point Road (S.C.R. 249), approximately 0.88 mile south of the intersection of Shingle Point Road (S.C.R. 249) and Harbeson Road (Route 5). Tax Parcel: 235-25.00-39.00. Zoning: AR-1 (Agricultural Residential District).

2021-28 Lands of Fannin – A standard subdivision to divide 4.45 acres +/- into five (5) single-family lots to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County. The property is lying on the north side of Shawnee Road (Route 36), approximately 0.70 mile southwest of S. DuPont Highway (Route 113). Tax Parcel: 130-3.00-170.00. Zoning: MR (Medium Density Residential District).

The Sussex County Planning & Zoning Commission will hold a Public Hearing on **Thursday, April 14, 2022, at 5:00 pm**. The Sussex County Council will hold a Public Hearing on **Tuesday, May 17, 2022, 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/U 2318 V&M, LLC

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A CONVENIENCE STORE AND OFFICE BUILDING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 3.305 ACRES, MORE OR LESS. The properties are lying on the southeast corner of the intersection of John J. Williams Highway (Route 24) and Mulberry Knoll Road (S.C.R. 284) also on the southeast side of John J. Williams Highway (Rt. 24) and also on the southwest side of Mulberry Knoll Road (S.C.R. 284). 911 Addresses: 19429, 19425, 19405, & 19387 John J. Williams Hwy. & 19676, 19662, 19646, & 19634 Mulberry Knoll Rd., Lewes. Tax Parcels: 334-12.00-108.00, 108.01, 109.00, 109.01, 110.00, 111.00, 111.01, 112.00.

C/U 2299 Warren Munroe & David Rohrbaugh

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN MR MEDIUM-DENSITY RESIDENTIAL DISTRICT FOR MULTI-FAMILY DWELLINGS (24 UNITS)

TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 4.54 ACRES, MORE OR LESS. The property is lying on the west side of Harbeson Road (Route 5) approximately 475 feet south of Lewes Georgetown Highway (Route 9). 911 Address: 18672 Harbeson Road, Harbeson. Tax Parcel: 235-30.00-94.00

C/Z 1978 Warren Munroe & David Rohrbaugh

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT AND MR MEDIUM RESIDENTIAL DISTRICT TO AN MR MEDIUM RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 4.54 ACRES, MORE OR LESS. The property is lying on the west side of Harbeson Road (Route 5) approximately 475 feet south of Lewes Georgetown Highway (Route 9). 911 Address: 18672 Harbeson Road, Harbeson. Tax Parcel: 235-30.00-94.00.

C/Z 1962 Jeff-Kat, LLC

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-3 HEAVY COMMERCIAL DISTRICT FOR A CERTAIN PORTION OF A PARCEL OF LAND LYING AND BEING IN LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 1.19 ACRES, MORE OR LESS. The property is lying on the east side of Kings Highway (Rt. 9) approximately 0.36-mile northeast of the intersection of Kings Highway (Rt. 9) and Gills Neck Road (S.C.R. 267). 911 Address: 1005 & 1007 Kings Highway, Lewes. Tax Parcel: 335-8.00-39.00 (portion of).

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-30.00-94.00. The property is lying on the west side of Harbeson Road (Route 5) approximately 475 feet south of Lewes Georgetown Highway (Route 9). 911 Address: 18672 Harbeson Road, Harbeson. Tax Parcel: 235-30.00-94.00.

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.