

The Sussex County Planning & Zoning Commission will hold a Public Hearing on **Thursday, December 16, 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.

2021-05 Turnberry (F.K.A. Unity Branch)

A cluster subdivision to divide 135.524 acres +/- into 196 single family lots to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The properties are lying on the east and southeast side of Hollyville Road, approximately 0.8 mile south of Hurdle Ditch Road (S.C.R. 290). Tax Parcels: 234-16.00-1.01, 1.02, 3.00, 4.00 and 5.00. Zoning: AR-1 (Agricultural Residential District).

The Sussex County Planning & Zoning Commission will hold a Public Hearing on **Thursday, December 16, 2021 at 5:00 pm**. The Sussex County Council will hold a Public Hearing on **Tuesday, January 25, 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 2263 Southern Comfort Delaware, LLC

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A WAREHOUSING FACILITY WITH OFFICES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 3.13 ACRES, MORE OR LESS. The property is lying on the west side of Irons Lane (S.C.R. 348) off Buckeye Lane, approximately 0.42 mile south of Holts Landing Road (S.C.R. 346). 911 Address: N/A. Tax Parcel: 134-7.00-143.00

C/U 2277 Avalon Woods Owners Association, Inc.

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT AND A GR GENERAL RESIDENTIAL DISTRICT TO DESIGNATE LOT 39, BLOCK A WITHIN THE EXISTING AVALON WOODS SUBDIVISION AS OPEN SPACE AND TO ALLOW FOR A SHED AMENITY TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 0.42 ACRES, MORE OR LESS. The property is lying on the southwest side of Avalon Drive within the existing Avalon Woods Subdivision, approximately 0.25 mile south of Avalon Road (S.C.R. 302A). 911 Address: 27826 Avalon Drive, Georgetown. Tax Parcel: 234-15.00-81.00.

C/Z 1947 Kenneth P. Adams

AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A C-1 GENERAL COMMERCIAL DISTRICT AND AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-3 HEAVY COMMERCIAL DISTRICT FOR CERTAIN PARCELS OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 4.33 ACRES AND 0.08 ACRE, MORE OR LESS. The property is lying on the southwest side of DuPont Boulevard (Route 113) approximately 351 feet northwest of Governor Stockley Road (S.C.R. 432). 911 Addresses: 25116, 25076 & 25136 DuPont Boulevard, Georgetown. Tax Parcels: 133-6.00-50.00 & p/o 50.02.

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.