

To Be Re-Introduced: 04/05/22
Council District 5: Mr. Rieley

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-30.00-94.00.

WHEREAS, on May 21st, 2021, the Sussex County Planning and Zoning Office received an application for a Comprehensive Plan Amendment Request to amend the Future Land Use Map element of the Comprehensive Plan to change the Area designation of a portion of Sussex County Parcel No. 235-30.00-94.00 from a Low Density Area to an Existing Development Area.

WHEREAS, the Parcel comprises 4.54 acres of land, lying and being within Broadkill Hundred, and located 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. ("The Property")

WHEREAS, The Property is designated as being within both the Low-Density Area and Existing Development Area as set forth in the Future Land Use Map identified as Figure 4.5-1 in the 2018 Comprehensive Plan for Sussex County.

WHEREAS, Sussex County Council desires to adopt this Ordinance amending the Future Land Use Map of the Plan with minor amendments; and

WHEREAS, in accordance with the required process for public hearings on ordinances such as this one, both Sussex County Council and the Sussex County Planning & Zoning Commission will hold public hearings on this Ordinance, but limited in scope to this specific proposed amendment to the Future Land Use Map contained in the Plan.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. The Future Land Use Map identified as Figure 4.5-1 of the Sussex County Comprehensive Plan is hereby amended to change a portion of the parcel currently classified as Low-Density Area designation of Sussex County Parcel No. 235-30.00-94.00 from the Low-Density Area to the Existing Development Area. The portion of Sussex County Parcel No. 235-30.00-94.00 so changed is identified in Exhibit A, attached hereto and incorporated herein.

Section 2. This Ordinance shall also take effect following its adoption by majority vote of all members of the County Council of Sussex County, Delaware, and upon certification by the State of Delaware.

