

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NOS. 334-5.00-153.00 & 334-5.00-153.02.**

WHEREAS, on May 21<sup>st</sup>, 2021, the Sussex County Planning and Zoning Office received an application for a requested Comprehensive Plan Amendment to amend the Future Land Use Map element of the Comprehensive Plan to change the Area designation of Sussex County Parcel Nos. 334-5.00-153.00 & 334-5.00-153.02 from the Commercial Area to the Coastal Area; and

WHEREAS, the Parcels comprise 65.169 acres of land, lying and being within Lewes & Rehoboth Hundred, and are located on the west side of Janice Road (S.C.R. 14B) approximately 520 feet west of the intersection of Coastal Highway (Route 1) and Nassau Road (S.C.R. 266B).

WHEREAS, The Properties are designated as being within the Commercial Area and Coastal Area as set forth in the Future Land Use Map identified as Figure 4.5-1 in the 2018 Comprehensive Plan for Sussex County.

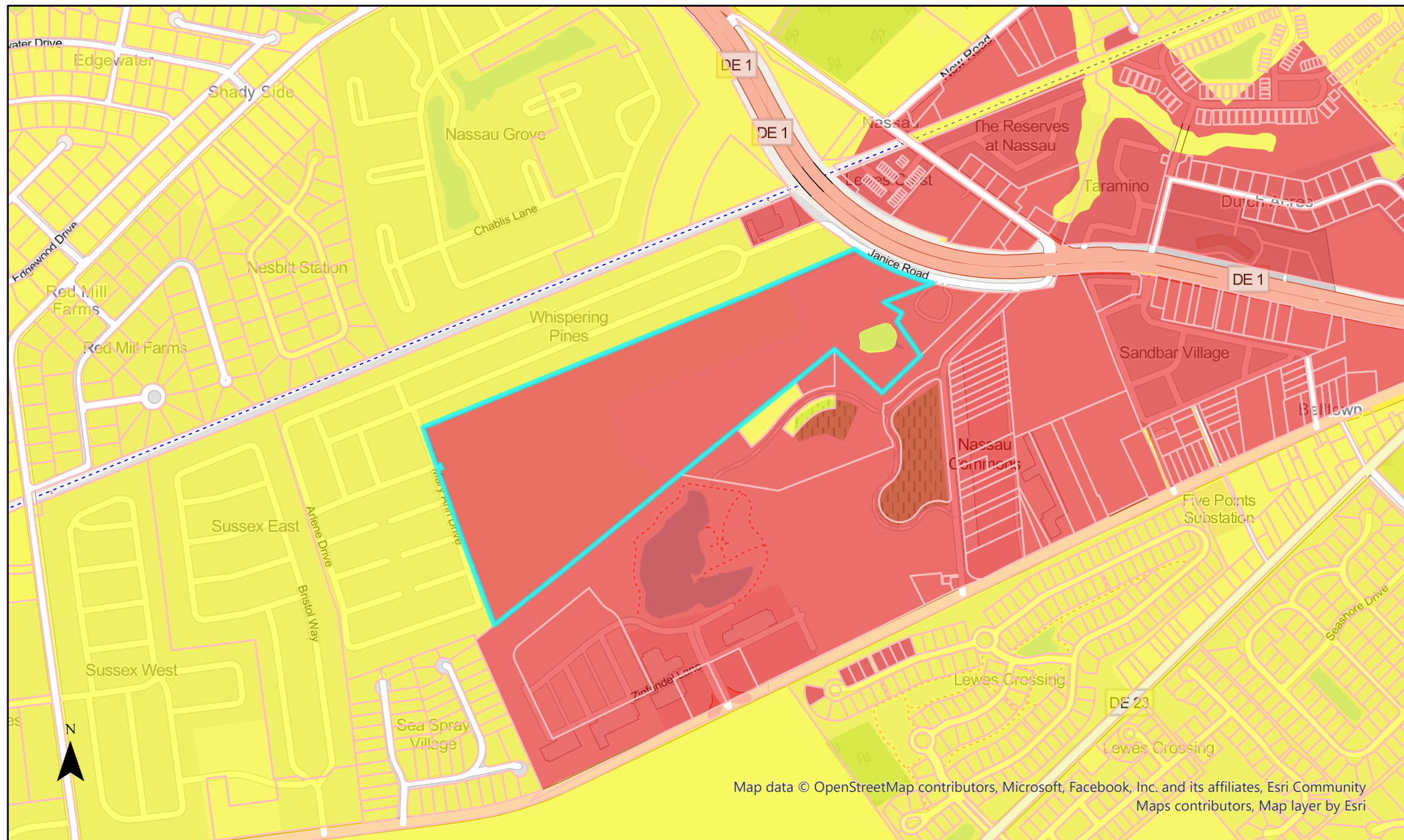
WHEREAS, Sussex County Council desires to adopt this Ordinance amending the Future Land Use Map of the Plan with minor amendments; and

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 the parcels currently classified as the Commercial Area and Coastal Area designation of Sussex County Parcel Nos. 334-5.00-153.00 & 334-5.00-153.02 to the Coastal Area. Sussex County Parcel Nos. 334-5.00-153.00 & 334-5.00-153.02 so changed as 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.



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Current FLUM Classification Map  
 Ord. No. 23-02 - Janice CRP3, LLC (Ritter Farm)  
 Proposed FLUM Map Amendment  
 Proposed: Commercial Area to Coastal Area  
 P&Z Meeting - 01/12/2023

### 2019 Future Land Use

- Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center

