

Introduced: 3/4/25

Council District 5: Mr. Rieley
Tax I.D. No.: 135-11.00-65.00

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL 135-11.00-65.00

WHEREAS, on August 16th, 2024, 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 Sussex County Parcel No. 135-11.00-65.00 from the Low Density Area to the Commercial Area; and

WHEREAS, the Parcel approximating 9.623 acres of land, lying and being within Georgetown Hundred, and located on the northeast side of Gravel Hill Road (Route 30), approximately 0.02 mile east of the intersection of Gravel Hill Road (Route 30) and Lewes Georgetown Highway (Route 9);

WHEREAS, The Property is currently designated as being within the Low Density Area as set forth in the “Sussex County 2045 Future Land Use Map” identified as Figure 4.5-1 in the 2018 Comprehensive Plan for Sussex County;

WHEREAS, the Low Density Area designation is not listed as an Applicable Future Land Use Designation for the development of Sussex County Rental Program (SCRP) units in §115-20(A)(17)(a) of the Sussex County Code;

WHEREAS, the Commercial Area is a Growth Area Designation and is recognized as an Applicable Future Land Use Designation for the development of Sussex County Rental Program (SCRP) units as outlined in §115-20(A)(17)(a) of the Sussex County Code;

WHEREAS, the Property is zoned Agricultural Residential (AR-1) District and Sussex County Rental Program (SCRP) units are a recognized as a Permitted Use within this Zoning District as referenced in §115-20(A)(17) of the Sussex County Code;

WHEREAS, the County seeks to better protect the health, safety and welfare of Sussex County's residents and workforce by stimulating the provision of affordable rental housing for residents with low and moderate incomes within the 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.

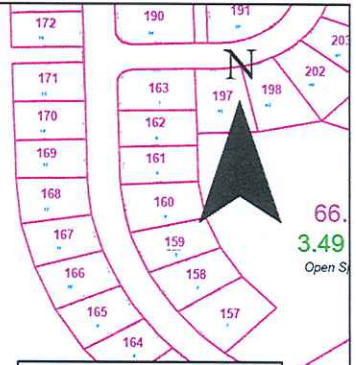
NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

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 area designation of Sussex County Parcel No. 135-11.00-65.00 from the Low Density Area to the Commercial Area. The entirety of Sussex County Parcel No. 135-11.00-65.00 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.



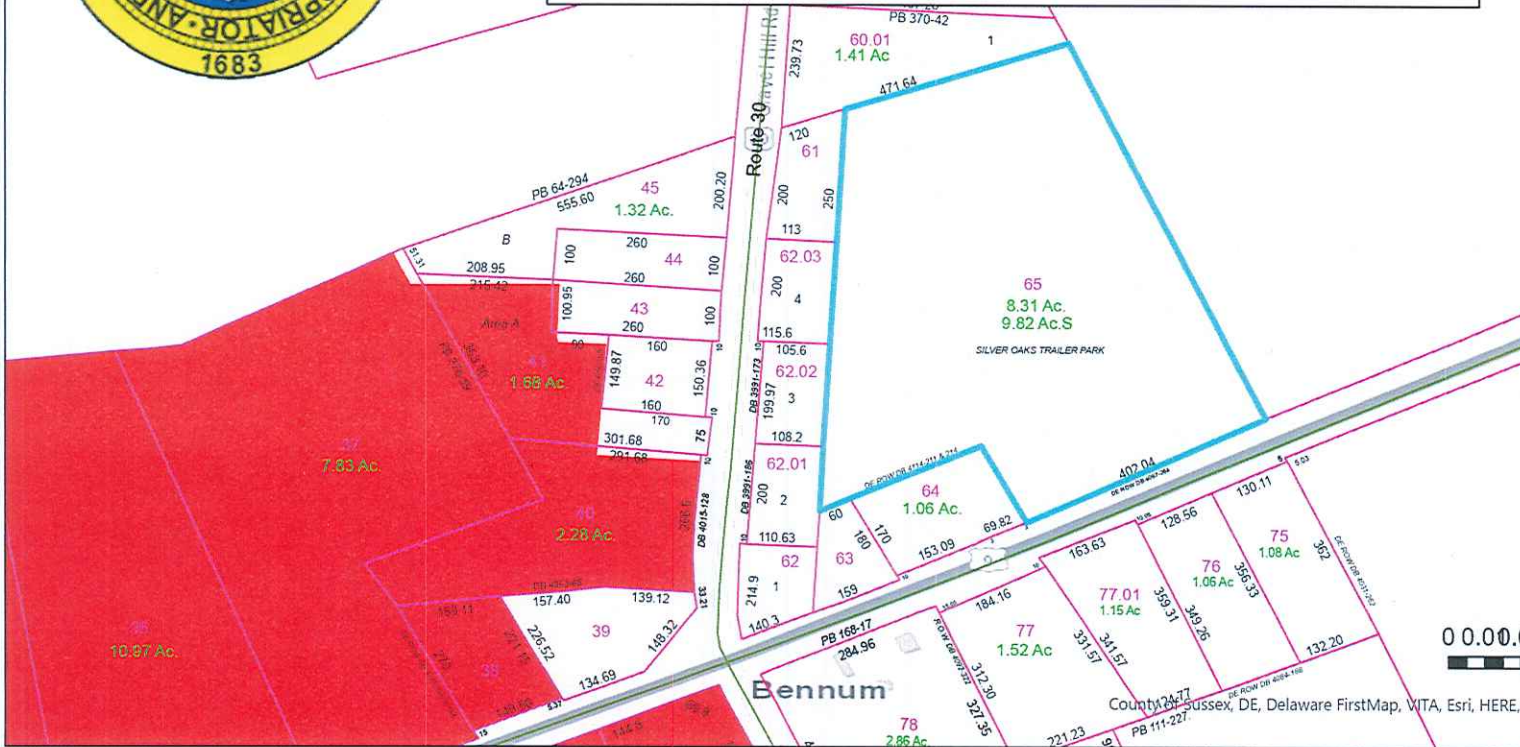
Ordinance 24-04
Future Land Use Map Amendment
J AND C INVESTMENT PROPERTIES LLC
TMP: 135-11.00-65.00
Exhibit "A"
(Area to be amended from Low Density Area to Commercial
Area highlighted below)



Legend

2019 Future Land Use

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



County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA