

ORDINANCE NO. 2777

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-30.00-58.02 (PORTION OF)

WHEREAS, on August 28th, 2020, the Sussex County Planning and Zoning Office received an application for Change of Zone No. 1929; and

WHEREAS, the Sussex County Council will consider Change of Zone No. 1929 from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 1.4563 acres, more or less (a portion of Tax Parcel No. 235-30.00-58.02) (the "Property"); and

WHEREAS, the Property is designated as being within the Low Density Area as set forth in the Future Land Use Map identified as Figure 4.5-1 in the Plan, and the Low Density Area does not permit such C-3 Zoning; and

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 and 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. 235-30.00-58.02 from the Low Density Area to the Commercial Area. The portion of Sussex County Parcel No. 235-30.00-58.02 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.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 2777 ADOPTED BY THE SUSSEX COUNTY COUNCIL ON THE 15TH DAY OF JUNE 2021.


ROBIN A. GRIFFITH
CLERK OF THE COUNCIL



Sussex County



Exhibit A
Ryan Lehmann Future Land Use Map Amendment
235-30.00-58.02



Legend

- Subject Property
- Tax Parcels

0 250 500 1,000 Feet

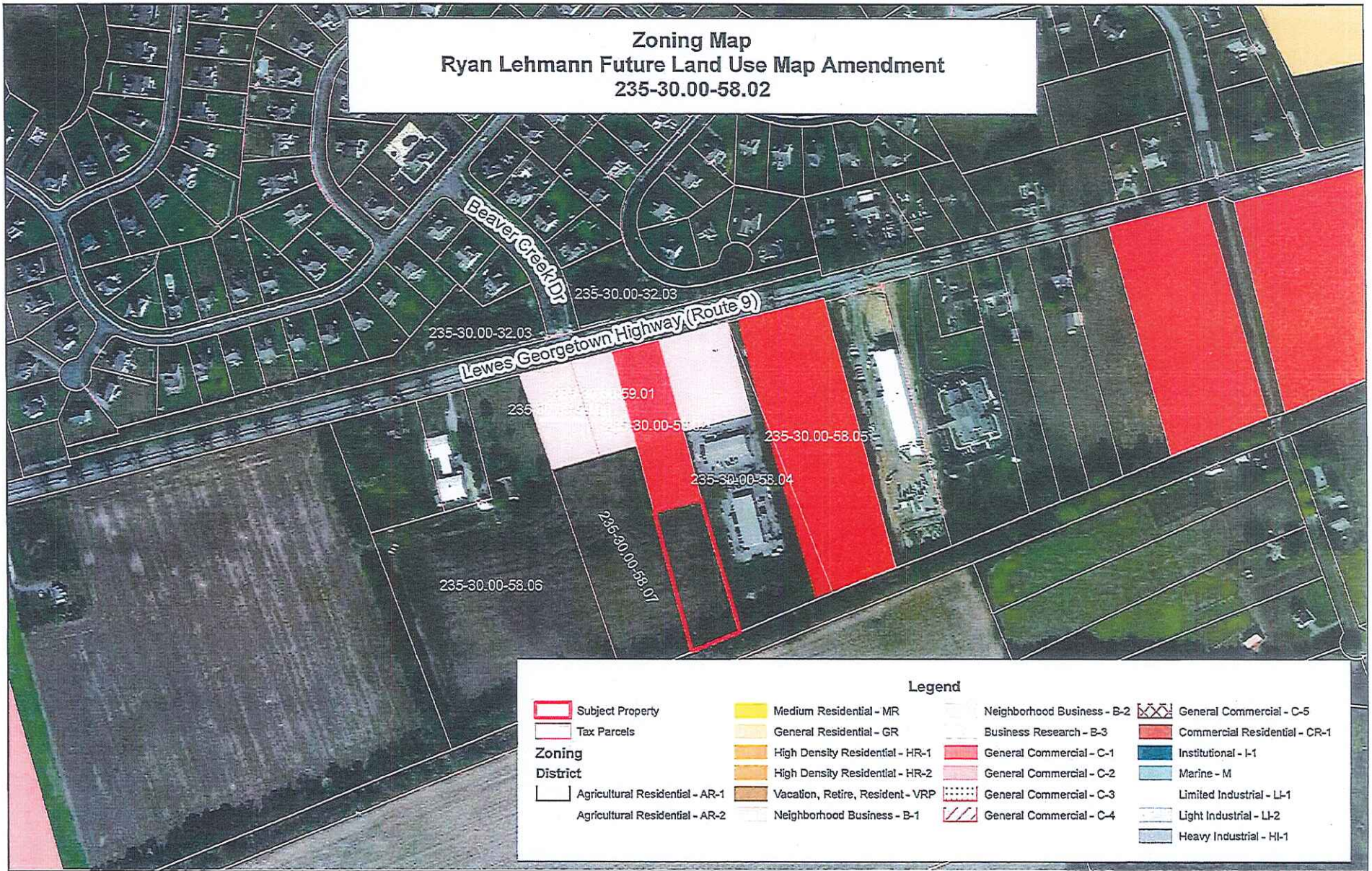
A horizontal scale bar with tick marks at 0, 250, 500, and 1,000 feet.



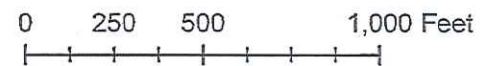
Sussex County



Zoning Map Ryan Lehmann Future Land Use Map Amendment 235-30.00-58.02



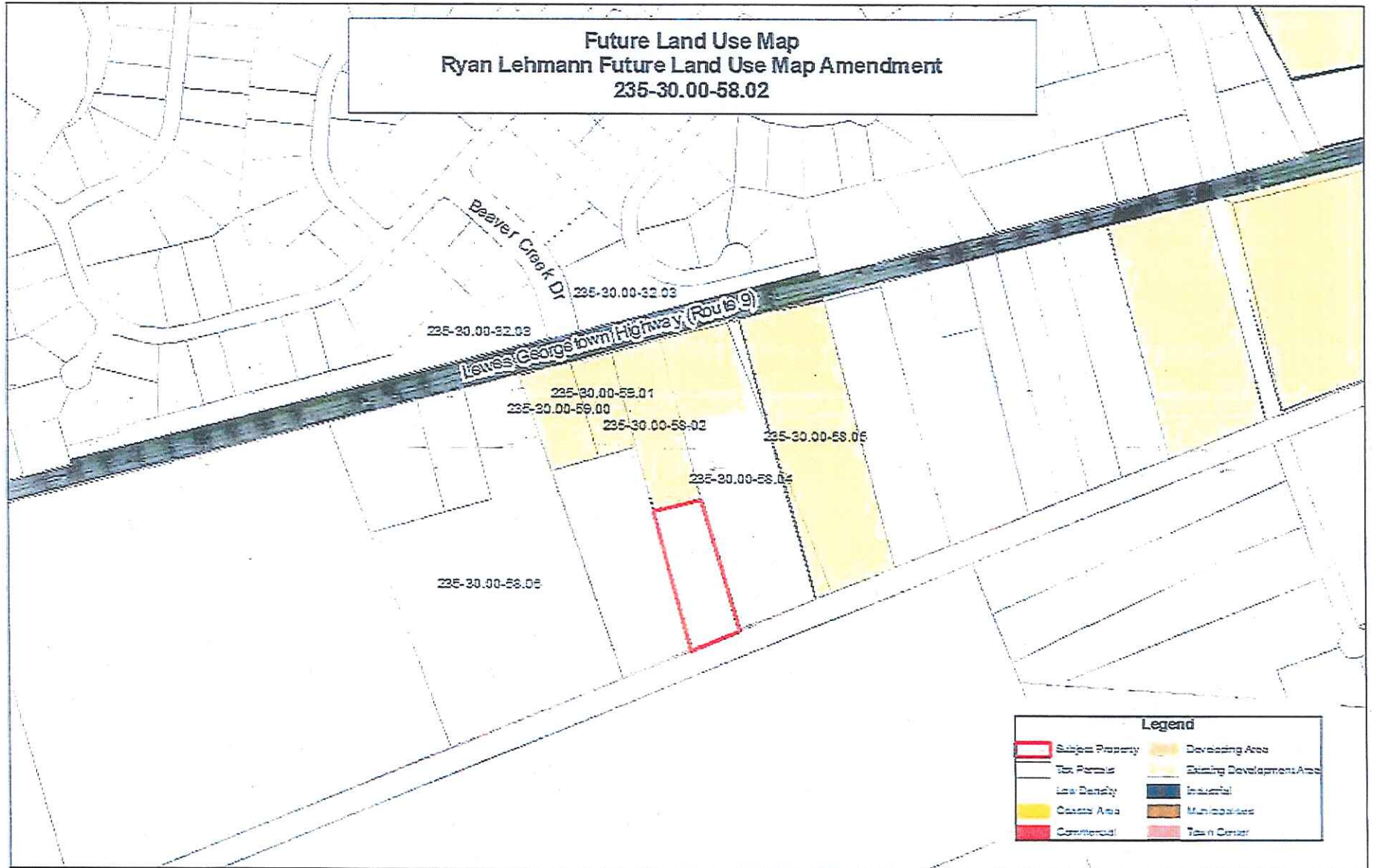
Legend			
Subject Property	Medium Residential - MR	Neighborhood Business - B-2	General Commercial - C-5
Tax Parcels	General Residential - GR	Business Research - B-3	Commercial Residential - CR-1
Zoning	High Density Residential - HR-1	General Commercial - C-1	Institutional - I-1
District	High Density Residential - HR-2	General Commercial - C-2	Marine - M
Agricultural Residential - AR-1	Vacation, Retire, Resident - VRP	General Commercial - C-3	Limited Industrial - LI-1
Agricultural Residential - AR-2	Neighborhood Business - B-1	General Commercial - C-4	Light Industrial - LI-2
			Heavy Industrial - HI-1





Sussex County

Future Land Use Map Ryan Lehmann Future Land Use Map Amendment 235-30.00-58.02



0 250 500 1,000 Feet