

ORDINANCE NO. 2966

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 234-6.00-6.02

WHEREAS, on May 28th, 2023, 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 No. 234-6.00-6.02 from the Low Density Area to the Coastal Area; and

WHEREAS, the Parcel is comprised of 2.14 acres of land, lying and being within Lewes & Rehoboth Hundred, and are located on the west side of Beaver Dam Road (Route 23) approximately 0.5 miles north of the intersection of Beaver Dam Road (Route 23) and Hopkins Road (S.C.R. 286).

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 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 area designation of Sussex County Parcel No. 234-6.00-6.02 from the Low Density Area to the Coastal Area. The entirety of Sussex County Parcel No. 234-6.00-6.02 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.

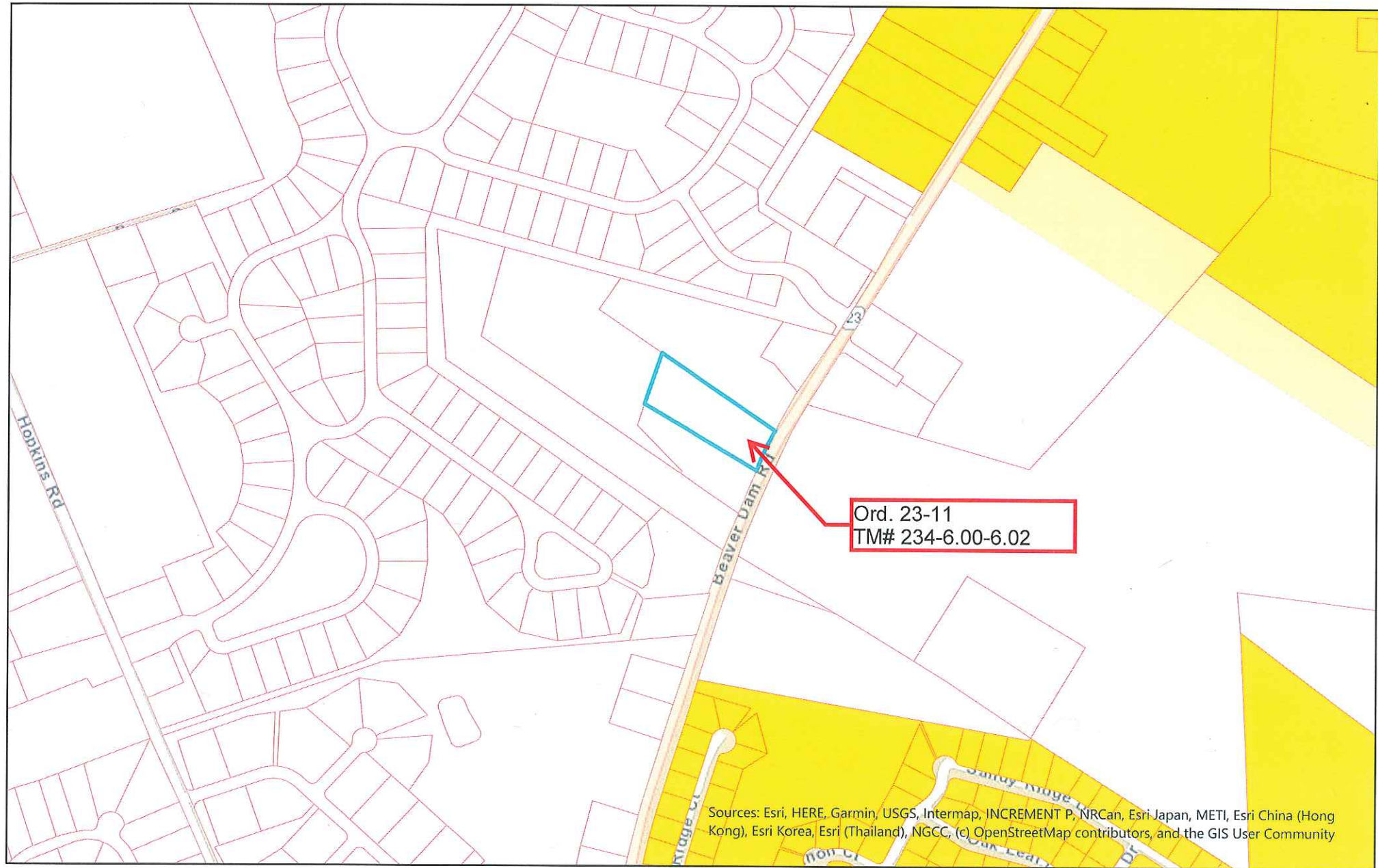
I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 2966 ADOPTED BY THE SUSSEX COUNTY COUNCIL ON THE 12TH DAY OF DECEMBER 2023.


Tracy N. Torbert
Clerk of the Council

The Council found that the Future Land Use Amendment was appropriate legislative action based on the following Findings of Fact:

- A. This is an application to amend the Future Land Use Map of the Comprehensive Plan in relation to Tax Parcel No. 234-6.00-6.02 (property lying on the west side of Beaver Dam Road [Rt. 23], approximately 0.50 mile north of Hopkins Road [S.C.R. 286]) (911 Address: 30857 Saddle Ridge Way, Lewes) (Tax Map Parcel: 234-6.00-6.02).
- B. Based on the record before the Planning & Zoning Commission, the hearing before the Sussex County Council and the Planning and Zoning Commission's Findings (1 through 6), Council found that:
 1. The property is currently designated as a "Low-Density Area" within the County's Future Land Use Map.
 2. The Future Land Use Map designates the property on the opposite side of Beaver Dam Road as "Coastal Area" and there is some existing "Coastal Area" land mapped on the same side of Beaver Dam Road.

3. There was no opposition to this proposed amendment to the Future Land Use Map.
 4. This property is located along Beaver Dam Road in an area that has developed with multiple large subdivisions around it. Presumably, since these subdivisions preceded the current Future Land Use Map, there was no consideration about mapping them to direct their future development and they were left within the Low-Density Area. However, they are also consistent with the Coastal Area designation and could have been given that designation at the time the current Future Land Use Map was drafted and approved.
 5. For all of these reasons, it is appropriate to recommend that Parcel No. 234-6.00-6.02 be changed to the "Coastal Area" on the Future Land Use Map.
 6. In addition, in recognition of the existing development in this area and the nearby mapping, it would be appropriate for the County Council to separately consider changing all of the land in this triangle between Fisher Road, Hopkins Road, and Beaver Dam Road to the Coastal Area in our Future Land Use Map.
- C. Based on the record created before the Planning and Zoning Commission and the Sussex County Council, the Council approved this Application.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Current FLUM Classification Map
 Ordinance No. 23-11 FLUM Amendment
 Beaver Dam Enterprises (A. Balakin)
 Proposed: Low Density to Coastal Area
 P&Z Meeting - 08/10/2023

2019 Future Land Use

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

