

ORDINANCE NO. 4048

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-13.00-29.00, 235-13.00-29.01 & 235-14.00-570.00

WHEREAS, on March 16th, 2020, the Sussex County Planning and Zoning Office received an application for Change of Zone No. 1923; and

WHEREAS, the Sussex County Council will consider Change of Zone No. 1923 from an AR-1 Agricultural Residential District to a HI-1 Heavy Industrial District for certain parcels of land lying and being in Broadkill Hundred, Sussex County, containing 67.31 acres, more or less (the entirety of Tax Parcel No. 235-13.00-29.00, 235-13.00-29.01 & 235-14.00-570.00) (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 does not permit such HI-1 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 Nos. 235-13.00-29.00, 235-13.00-29.01 & 235-14.00-570.00 from the Low Density Area to the Developing Area. The Sussex County Parcel Nos. 235-13.00-29.00, 235-13.00-29.01 & 235-14.00-570.00 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.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 4048 ADOPTED BY THE SUSSEX COUNTY COUNCIL ON THE 21ST DAY OF APRIL 2026.



**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:

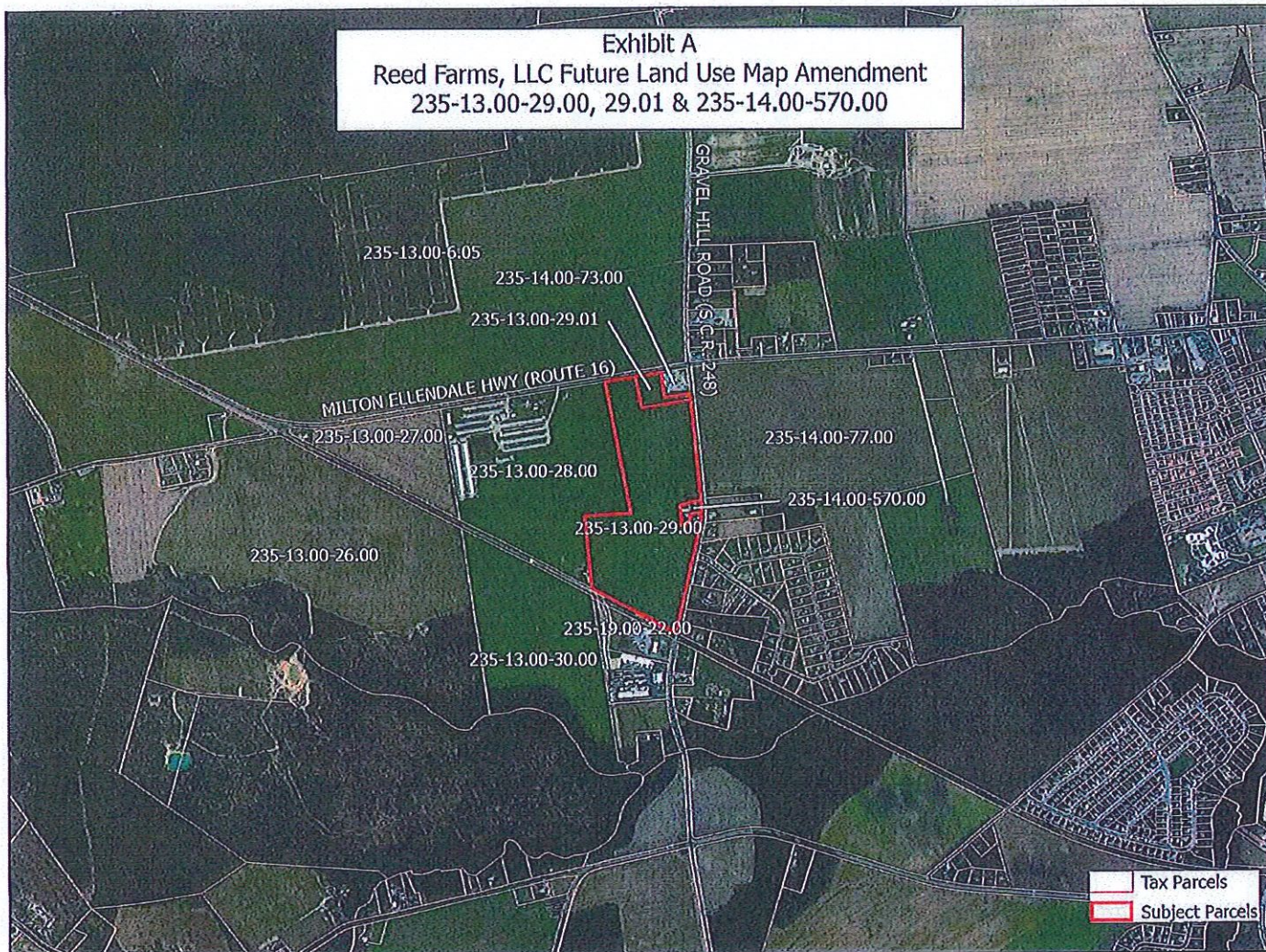
- A. This is an application to amend the Future Land Use Map of the Comprehensive Plan in relation to Tax Parcel No. 235-13.00-29.00, 235-13.00-29.01 & 235-14.00-570.00 (properties are lying on the west side of Gravel Hill Rd. [Rt. 30] approximately 309 feet south of Milton-Ellendale Hwy. [Rt. 16]). (911 Address: 14888, 14866 & 14742 Gravel Hill Rd., Milton) (Tax Map Parcels: 235-13.00-29.00, 29.01 & 235-14.00-570.00).**

- 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 8), Council found that:**
 - 1. The parcel is 67.31 acres of land. The property is currently zoned AR-1.**
 - 2. The parcel is designated as being in the Low-Density Area according to the Future Land Use Map.**
 - 3. Properties to the east of this Parcel are entirely within the Developing Area. Properties to the south of this Parcel are designated as "Industrial". This revision to a Developing Area on the Future Land Use Map is consistent with the surrounding Map designations.**
 - 4. The property has extensive frontage on Route 30, which is designated as a truck route by the State.**
 - 5. This revision to the Future Land Use Map will not adversely affect neighboring properties, area roadways or future land-use planning in the area.**
 - 6. The Parcel is in close proximity to the intersection of Routes 30 and 16. Given its proximity to this intersection and other properties that have the Developing Area or Industrial classification already, this Map amendment is appropriate.**
 - 7. This property has railroad service available to it. This Map amendment promotes the transportation goals in the Sussex County Land Use Plan, which states in Section 13.2.2 that "The County's goods movement (freight) network is an integral component of the transportation network as well as the economy. The**

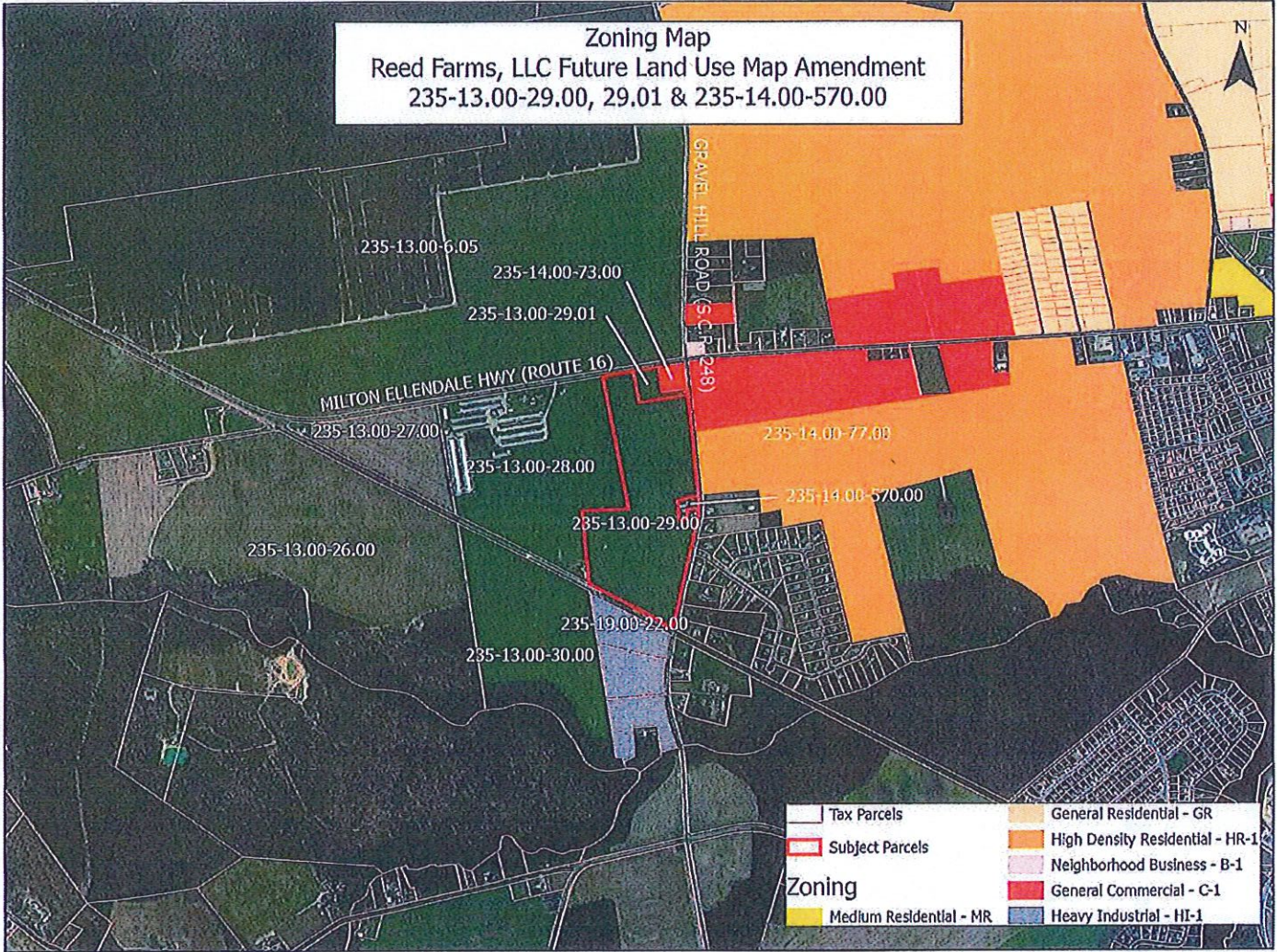
main element of the freight network is the roadway system, which carries trucks (motor freight).” The Plan also states that one way of reducing truck impacts on area roadways is to shift more freight to rail, although opportunities to do that are limited. This site presents an opportunity to achieve this goal. This is also supported in the Comprehensive Plan by Goal 13.5, Objective 13.5.1 and the Strategies attached to this Goal and Objective.

8. This revision of the Future Land Use Map is appropriate given the particular circumstances involved at this location. When several factors like these exist, the consideration and approval of an amendment to the Future Land Use Map is appropriate.
- C. Based on the record created before the Planning and Zoning Commission and the Sussex County Council, the Council approved this Application.

Exhibit A
Reed Farms, LLC Future Land Use Map Amendment
235-13.00-29.00, 29.01 & 235-14.00-570.00



Zoning Map
Reed Farms, LLC Future Land Use Map Amendment
235-13.00-29.00, 29.01 & 235-14.00-570.00



	Tax Parcels		General Residential - GR
	Subject Parcels		High Density Residential - HR-1
Zoning			Neighborhood Business - B-1
	Medium Residential - MR		General Commercial - C-1
			Heavy Industrial - HI-1

Future Land Use Map
Reed Farms, LLC Future Land Use Map Amendment
235-13.00-29.00, 29.01 & 235-14.00-570.00

