

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

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE  
COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 132-2.00-  
264.00 (PORTION OF)**

WHEREAS, on November 26th, 2019, the Sussex County Planning and Zoning Office received an application for Change of Zone No. 1910,

WHEREAS, the Sussex County Council will consider Change of Zone No. 1910 from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 5.03 acres, more or less (A portion of Tax Parcel No. 132-2.00-264.00) (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 Area does not permit such GR 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 & 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 part of Sussex County Parcel. No. 132-2.00-264.00 from the Low Density Area to the Developing Area. The portion of Sussex County Parcel. No. 132-2.00-264.00 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.



# Sussex County



## Exhibit A Brickyard Apartments Future Land Use Map Amendment 132-2.00-264.00

Sussex Highway (Route 13)

Brickyard Rd

132-2.00-272.01  
132-2.00-272.02  
132-2.00-272.03  
132-2.00-272.04  
132-2.00-272.05  
132-2.00-272.06  
132-2.00-272.00  
132-2.00-264.00  
132-2.00-527.00  
132-2.00-526.00  
132-2.00-525.00  
132-2.00-524.00  
132-2.00-523.00  
132-2.00-522.00  
132-2.00-596.00  
132-2.00-263.00

### 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



## Future Land Use Brickyard Apartments Future Land Use Map Amendment 132-2.00-264.00

Sussex Highway (Route 13)

Brickyard Rd

132-2.00-263.00

132-2.00-596.00

132-2.00-264.00

132-2.00-527.00

132-2.00-526.00

132-2.00-525.00

132-2.00-524.00

132-2.00-523.00

132-2.00-522.00

132-2.00-272.04

132-2.00-272.05

132-2.00-272.06

132-2.00-272.01

132-2.00-272.02

132-2.00-272.03

132-2.00-272.00

### Legend

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

0 250 500 1,000 Feet



# Sussex County



## Zoning Map Brickyard Apartments Future Land Use Map Amendment 132-2.00-264.00

Sussex Highway (Route 13)

Brickyard Rd

132-2.00-263.00

132-2.00-596.00

132-2.00-264.00

132-2.00-527.00

132-2.00-526.00

132-2.00-525.00

132-2.00-524.00

132-2.00-523.00

132-2.00-522.00

132-2.00-272.05

132-2.00-272.06

132-2.00-272.04

132-2.00-272.03

132-2.00-272.02

132-2.00-272.01

Subject Property

### Zoning

### District

Agricultural Residential - AR-1

Agricultural Residential - AR-2

Medium Residential - MR

General Residential - GR

High Density Residential - HR-1

High Density Residential - HR-2

Vacation, Retire, Resident - VRP

Neighborhood Business - B-1

Neighborhood Business - B-2

### Legend

Business Research - B-3

General Commercial - C-1

General Commercial - C-2

General Commercial - C-3

General Commercial - C-4

General Commercial - C-5

Commercial Residential - CR-1

Institutional - I-1

Marine - M

Limited Industrial - LI-1

Light Industrial - LI-2

Heavy Industrial - HI-1

0 250 500 1,000 Feet

**Preliminary Land Use Service (PLUS) Application  
Pre-Update Review Request  
Municipal Comprehensive Plans  
Comprehensive Plan Amendments  
Municipal Ordinances  
Delaware Office of State Planning Coordination**

122 Martin Luther King Jr. Blvd., South • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

**All sections related to your project must be completed.** Incomplete applications could lead to delays in scheduling your review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

**REQUESTED REVIEW: Check one**

Comprehensive Plan Pre-Update Review  
**Complete Sections 1 and 3 only**

☐

Comprehensive Plan or Update  
**Complete Sections 1 and 3 only**

☐

Comprehensive Plan Amendment  
**Complete Sections 1 and 2 only**

☐

Municipal Ordinance Review  
**Complete Sections 1 and 2 only**

☐

**Date of most recently certified comprehensive plan:**

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**Link to most recently certified comprehensive plan, if available:**

If a link to the plan is not available, you must submit a copy of your plan with this application for a Pre-Update Review or a Comprehensive Plan Amendment.

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Pre-Update Review Request  
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**SECTION 1: MUNICIPAL INFORMATION**

<b>Name of Municipality:</b>	
<b>Address:</b>	<b>Contact Person:</b>
	<b>Phone Number:</b>
	<b>Fax Number:</b>
	<b>E-mail Address:</b>

<b>Application prepared by:</b>	
<b>Address:</b>	<b>Contact Person:</b>
	<b>Phone Number:</b>
	<b>Fax Number:</b>
	<b>E-mail Address:</b>

**Preliminary Land Use Service (PLUS) Application  
Pre-Update Review Request  
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**SECTION 2. COMPREHENSIVE PLAN AMENDMENT OR MUNICIPAL  
ORDINANCE DESCRIPTION**

**Please describe the submission.**