

Town of Cheswold
1856



Delaware

State of Delaware
1787

TITLE#: 53
Ordinance #: 07-28-22-065

Date: July 28, 2022

**ORDINANCE TO AMEND THE TOWN OF CHESWOLD 2020 COMPREHENSIVE
PLAN TO ALLOW FOR REZONING OF PARCELS IN THE CENTRAL DELAWARE
BUSINESS PARK**

WHEREAS, on or about June 7, 2022, the Town of Cheswold received a Lot Line and Preliminary Plan Application seeking to combine two parcels (Map ID # 04-03-04600-01-0717-000 and Map ID # 04-03-04600-01-0729-000) located in the Central Delaware Business Park and proposing a development requiring a Light Industrial (I-1) zoning designation;

WHEREAS, the Town Council has approved the request to combine the two parcels;

WHEREAS, the property owner is responsible for recording the approval with the County and obtaining a new parcel number for the combined lot;

WHEREAS, the parcels are currently zoned M-1, (Manufacturing), but are required to be re-zoned to Commercial designations under the Future Land Use map of the 2020 Comprehensive Plan, certified on August 2, 2021; and

WHEREAS, the Town Council desires to adopt a Comprehensive Plan amendment to allow for the requested development of the parcels identified herein; and

WHEREAS, the Town Council has authority to amend the 2020 Comprehensive Plan of the Town of Cheswold under Section 4.2.48 of the Town Charter; and

WHEREAS, the Town has received PLUS approval of the 2020 Comprehensive Plan amendment; and

WHEREAS, the Planning Commission has reviewed the revisions to the 2020 Comprehensive Plan at a public hearing noticed fifteen (15) days in advance, and provided its recommendations to Town Council; and

WHEREAS, the Town Council properly posted public notice and held a public hearing on October 3, 2022 at 5:00 p.m., in the Town Hall at 691 Main Street, Cheswold, Delaware, 19936 to receive public comment on the amendment;

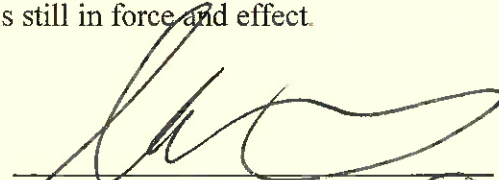
NOW, THEREFORE, BE IT HEREBY ENACTED AND ORDAINED by the Town Council of the Town of Cheswold, a majority thereof concurring in Council duly met, that the Town of Cheswold 2020 Comprehensive Plan be and hereby is amended as follows:

Section 1. Map 4 – “In-Town Future Land Use” of the 2020 Comprehensive Plan, certified on September 21, 2021, shall be deleted and replaced by the map attached hereto as Exhibit A. As demonstrated on Exhibit A, the Future Land Use designation for Map ID # 04-03-04600-01-0717-000, (formerly Map ID # 04-03-04600-01-0717-000 and # 04-03-04600-01-0729-000), shall be “Industrial.”

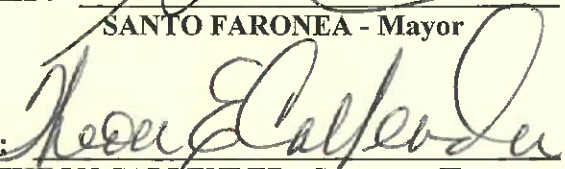
Section 2. Effective Date. This Ordinance shall become effective immediately upon passage.

This Ordinance was duly adopted by an affirmative majority vote of the Town Council at its’ regularly scheduled monthly Town Council meeting, on October 3, 2022 at 5:30 p.m., in the Town Hall at 691 Main Street, Cheswold, Delaware, 19936.

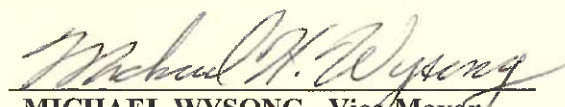
I, **SANTO FARONEA, Mayor of the Town of Cheswold**, do hereby certify that the foregoing is a true and correct copy of the Ordinance passed by an affirmative majority vote of Town Council members of the Town of Cheswold, at which a quorum was present and voting throughout, and that the same is still in force and effect.

CERTIFIED: 
SANTO FARONEA - Mayor

Date: October 3, 2022

ATTEST: 
THEON CALLENDER - Secretary/Treasurer

Date: October 3, 2022

Agreed: 
MICHAEL WYSONG - Vice-Mayor

Date: October 3, 2022

Ordinance #: 07-28-22-065

Date: July 28, 2022

Agreed: Judith Johnson
JUDITH JOHNSON - Councilperson

Date: October 3, 2022

Agreed: Excused
MARK MOXLEY - Councilperson

Date: October 3, 2022

Agreed: Maxwell Amoko
MAXWELL AMOAKO - Councilperson

Date: October 3, 2022

NOTARIZED: Shadina Jones
SHADINA JONES - Town Clerk

Date: October 3, 2022

Shadina Darcell Jones
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires June 11, 2026

REVIEWS & READINGS:

Attorney Review (Max Walton, Esquire)
Town Council Review
Town Council – 1st Reading
Town Council – 2nd Reading

July 28, 2022
August 2, 2022
August 8, 2022
September 12, 2022

REVISION LOG

<u>DATE</u>	<u>REV. #</u>	<u>REASON for REVISION</u>