

Town of Cheswold
1856



Delaware

State of Delaware
1787

TITLE#: 85
Ordinance #: 07-28-22-066

Date: July 28, 2022

**ORDINANCE TO RE-ZONE 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; and

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

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

WHEREAS, the Town Council has taken appropriate action to amend the 2020 Comprehensive Plan to allow for the required rezoning of the parcel(s) identified herein; and

WHEREAS, the requested revisions to the Zoning Map have been reviewed by the Planning Commission at a public hearing noticed fifteen (15) days in advance; and

WHEREAS, the Planning Commission, having reviewed the proposed rezoning based on the Town's comprehensive plan and the intent of the Land Use Ordinance, provided its recommendations to Town Council; and

WHEREAS, the Town Council has also held a public hearing, noticed fifteen (15) days in advance, regarding the rezoning of the two parcels identified herein; and

WHEREAS, the Town Council has reviewed and considered the amendments to the Zoning Map in light of the Town's comprehensive plan, public testimony, and recommendations of the Land Use Administrator and Planning Commission.

NOW, THEREFORE, making the express finding that the revisions to the Zoning Map outlined herein are consistent with the Town’s Comprehensive Development Plan and will enhance the health, safety, and welfare of the Town of Cheswold, the Mayor and the Town Council of The Town of Cheswold hereby ordain and adopt the following Code changes and revisions.

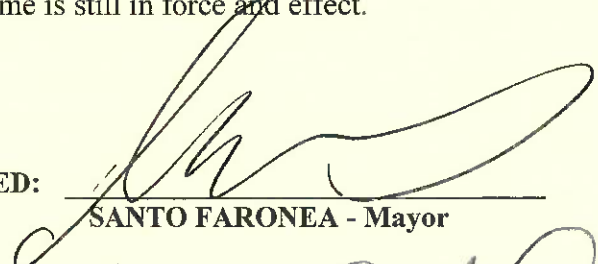
BE IT HEREBY ENACTED AND ORDAINED by the Town Council of the Town of Cheswold, a majority thereof concurring in Council duly met, that the Town of Cheswold Land Use Ordinance be and hereby is amended as follows:

Section 1. Figure 6.1 – Zoning Map shall be deleted and replaced by the map attached hereto as **Exhibit A**. As demonstrated on Exhibit A, the Zoning Code 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 amended to reflect a zoning designation of I-1, Light Industrial.

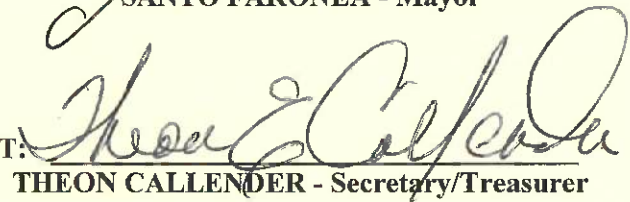
Section 2. Effective Date. This Ordinance shall become effective immediately upon passage.

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 #: 07-28-22-066

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 Amoako
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>