

Town of Cheswold
1856



State of Delaware
1787

PUBLIC HEARING

ORDINANCE REVIEW & RECOMMENDATION VOTE

Meeting Notice Posted: September 30, 2022

Agenda Posted: October 6, 2022

**ONLY COUNCIL MEMBERS; APPLICANT; TOWN ATTORNEY
& TOWN EMPLOYEES WILL BE PERMITTED AT TOWN HALL**

VIA ZOOM ONLY

ZOOM ACCESS

Via Computer::

<https://us02web.zoom.us/j/9728359352>

Meeting ID: 972 835 9352

Via Cell Phone:

1-929-205-6099 Meeting ID: 9728359352#

Date: Thursday, October 13, 2022

Time: 5:00 p.m.

Location: Cheswold, Delaware 19936

A G E N D A

1. Chairperson Carl Schultz: Call the meeting to Order
2. Pledge of Allegiance and Moment of Silence
3. Mayor's Note: The meeting was properly posted
4. Land Use Administrator Sam Callender: Roll Call of Council Members
5. Commission Members: Agenda review and acceptance

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TOWN of CHESWOLD

P.O. Box 220 – Cheswold, Delaware 19936
Phone: (302) 734-6991 – Fax: (302) 734-1355

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A G E N D A

6. Land Use Administrator Sam Callender:

a. Conduct of this Public Hearing

- b. Purpose of this Public Hearing** - This Public Hearing is to solicit and receive public comment and opinion on the proposal to revise zoning designations from the outdated M-1, (*Industrial*) zoning designation to I-1 (*Light Industrial*); I-2 (*Heavy Industrial*); and C-2 (*Highway Commercial*) zoning code designations in association with the 2020 Comprehensive Plan and current Land Use Ordinance.

The Hearing is also designed to give proper notification to both property owners of the affected Central Delaware Park parcels and property owners and residents of the Town of the Town of Cheswold.

7. Ordinances for Review and Vote – *Land Use Administrator Sam Callender*

- a. 08-29-22-067 Ordinance to Re-Zone Parcels with Outdated M-1 Designations to I-1, (*Industrial*) Designations Consistent with the Current Land Use Ordinance and the 2020 Comprehensive Plan**

Purpose: This Ordinance is in accordance with the Charter and the amendment of the current 2020 Comprehensive Plan of the Town of Cheswold and is intended to provide for the rezoning designations of Map ID's identified within the Ordinance, and located in the Central Delaware Business Park, from a M-1, (*Industrial*), zoning code to the specific designation of I-1, (*Light Industrial*), zoning code to comply with the rezoning designations currently applicable to the zoning codes of the Town's Land Use Ordinance.

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AGENDA

- b. 08-29-22-068 Ordinance to Re-Zone Parcels with Outdated M-1 Designations to I-2 (Industrial) Designations Consistent with the Current Land Use Ordinance and the 2020 Comprehensive Plan

Purpose: This Ordinance is in accordance with the Charter and the amendment of the current 2020 Comprehensive Plan of the Town of Cheswold and is intended to provide for the rezoning designations of Map ID's identified within the Ordinance, and located in the Central Delaware Business Park, from a M-1, (*Industrial*), zoning code to the specific designation of I-2, (*Heavy Industrial*), zoning code to comply with the rezoning designations currently applicable to the zoning codes of the Town's Land Use Ordinance.

- c. 08-29-22-069 Ordinance to Re-Zone Parcels with Outdated M-1 Designations to C-2, (Commercial) Designations Consistent with the Current Land Use Ordinance and the 2020 Comprehensive Plan

Purpose: This Ordinance is in accordance with the Charter and the amendment of the current 2020 Comprehensive Plan of the Town of Cheswold and is intended to provide for the rezoning designations of Map ID's identified within the Ordinance, and located in the Central Delaware Business Park, from a M-1, (*Industrial*), zoning code to the specific designation of C-2, (*Highway Commercial*), zoning code to comply with the rezoning designations currently applicable to the zoning codes of the Town's Land Use Ordinance.

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A G E N D A

d. 08-29-22-070 Ordinance to Amend the Town of Cheswold Land Use Ordinance to Delete Section 16-6 in its Entirety

Purpose: This Ordinance is in accordance with the Charter and the amendment of the current 2020 Comprehensive Plan of the Town of Cheswold and is intended to provide for the removal of Section 16-6 in its' entirety from the Town Land Use Ordinance which is no longer applicable due to the passage and approval of Ordinances 07-28-22-065 and 07-28-22-066

8. Chairperson Schultz:

- a. Meeting Opened for the Commissioners to Accept Public Comment
 - Registered speakers will be called by name and address
 - Speakers will be allotted three, (3), minutes to make comments
- b. The Commissioners may question speaker/s as deemed necessary

9. Motion to Adjourn