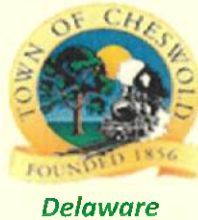


Town of Cheswold
1856



State of Delaware
1787

TITLE#: 86
Ordinance #: 08-29-22-067

Date: August 29, 2022

ORDINANCE TO REZONE PARCELS WITH OUTDATED M-1 DESIGNATIONS TO I-1 (LIGHT INDUSTRIAL) DESIGNATIONS CONSISTENT WITH THE CURRENT LAND USE ORDINANCE AND THE 2020 COMPREHENSIVE PLAN

WHEREAS, the Town of Cheswold seeks to amend the Land Use Ordinance Zoning Map located at Figure 6-1 thereof in order to rezone certain parcels of real property from a now outdated zoning classification (M-1) to zoning classifications that are consistent with and appropriate for purposes of the current Land Use Ordinance; and

WHEREAS, rezoning is also required, pursuant to 22 *Del. C.* §702 (c), to bring the Zoning Map for the Town of Cheswold Land Use Ordinance into conformance with the 2020 Comprehensive Plan, certified on September 10, 2021; and

WHEREAS, the intended 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 impacted parcels; 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; and

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:

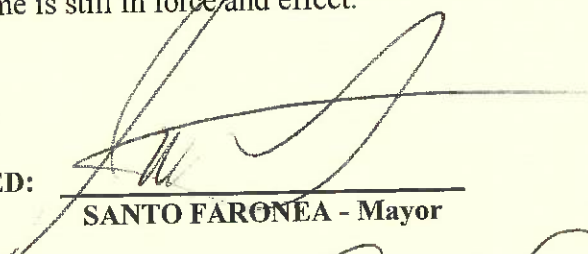
Section 1. Figure 6.1 – Zoning Map shall be deleted and replaced by the map attached hereto as Exhibit A. As demonstrated on Exhibit A, the Zoning Code for the following Map ID numbers shall be amended to reflect a zoning designation of I-1, Light Industrial.

- | | |
|--------------------------|--------------------------|
| # 4-03-04600-01-0710-000 | # 4-03-04600-01-0715-000 |
| # 4-03-04600-01-0716-000 | # 4-03-04600-01-0719-000 |
| # 4-03-04600-01-0720-000 | # 4-03-04600-01-0723-000 |
| # 4-03-04600-01-0724-000 | # 4-03-04600-01-0725-000 |
| # 4-03-04600-01-0726-000 | |

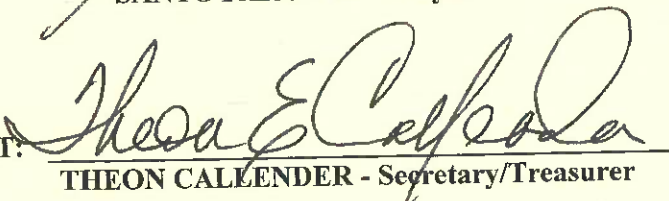
Section 2. Effective Date. This Ordinance shall become effective immediately upon passage.

This Ordinance was duly adopted by an affirmative majority vote of the Town Council at its' regularly scheduled monthly Town Council meeting, on December 5, 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: December 5, 2022

ATTEST: 
THEON CALLENDER - Secretary/Treasurer

Date: December 5, 2022

Agreed: 
MICHAEL WYSONG - Vice-Mayor

Date: December 5, 2022

Ordinance #: 08-29-22-067

Date: August 29, 2022

Agreed: Judith Johnson
JUDITH JOHNSON - Councilperson

Date: December 5, 2022

Agreed: Excused
MARK MOXLEY - Councilperson

Date: December 5, 2022

Agreed: Maxwell Amoako
MAXWELL AMOAKO - Councilperson

Date: December 5, 2022

NOTARIZED: Shadina Jones
SHADINA JONES - Town Clerk

Date: December 5, 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
Planning Commission Review

August 25, 2022
August 31, 2022
September 12, 2022
October 3, 2022
October 13, 2022

REVISION LOG

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