

**Town of Cheswold**  
1856



**Delaware**

**State of Delaware**  
1787

**TITLE#: 88**  
**Ordinance #: 08-29-22-069**

**Date: August 29, 2022**

**ORDINANCE TO REZONE PARCELS WITH OUTDATED M-1 DESIGNATIONS TO C-2 (HIGHWAY COMMERCIAL) DESIGNATIONS CONSISTENT WITH THE CURRENT LAND USE ORDINANCE AND THE 2020 COMPREHENSIVE PLAN**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Use Ordinance Zoning Map located at Figure 6-1 thereof in order to rezone certain parcels of real property from a now outdated zoning classification (M-1) to zoning classifications that are consistent with and appropriate for purposes of the current Land Use Ordinance; and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 21, 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:

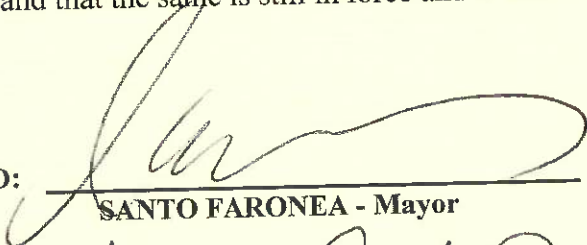
**Section 1. Figure 6.1 – Zoning Map** shall be deleted and replaced by the map attached hereto as **Exhibit A**. As demonstrated on Exhibit A, the Zoning Code for the following Map ID numbers shall be amended to reflect a zoning designation of C-2, Highway Commercial.

- # 4-03-04600-01-0709-000
- # 4-03-04600-01-0718-000
- # 4-03-04600-01-0721-000

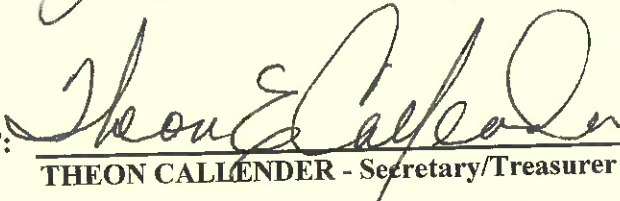
**Section 2. Effective Date.** This Ordinance shall become effective immediately upon passage.

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, 202

Agreed:   
MICHAEL WYSONG - Vice-Mayor

Date: December 5, 2022

Ordinance #: 08-29-22-069

Date: August 29, 2022

Agreed: Judith Johnson  
JUDITH JOHNSON - Councilperson

Date: December 5, 202

Agreed: Excused  
MARK MOXLEY - Councilperson

Date: December 5, 202

Agreed: Maxwell Amoako  
MAXWELL AMOAKO - Councilperson

Date: December 5, 202

NOTARIZED: Shadina Jones  
SHADINA JONES - Town Clerk

Date: December 5, 202

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 – 1<sup>st</sup> Reading  
Town Council – 2<sup>nd</sup> 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>