



Ordinance #: 11-03-25-076

Date: June 1, 2026

ORDINANCE NO. 11-03-25-076

AN ORDINANCE APPROVING THE 2025 FIVE-YEAR REVIEW OF THE COMPREHENSIVE PLAN OF THE TOWN OF CHESWOLD AND AMENDING MAP 7 -FIVE YEAR GROWTH PLAN AND PROPOSED LAND USE PLAN AND AMENDING MAP 8 – FUTURE GROWTH AREA

DESCRIPTION:

This Ordinance provides the approval of the findings, details, information, plans, and amendments contained within the 2025 Five-Year Review of the Comprehensive Plan of the Town of Cheswold, Kent County, State of Delaware, including the amendment of Map 7- Five Year Growth Plan and Proposed Land Use Plan and Map 8 – Future Growth Plan.

Section 1. PURPOSE

The purpose of this Ordinance is to meet the requirements of Title 22 § 702 of the Delaware Code. These requirements are designed to encourage the most appropriate uses of the physical and fiscal resources of the municipality, and the coordination of municipal growth, development, and infrastructure investment actions with those of other municipalities, counties, and the State, through a process of municipal comprehensive planning

Section 2. AUTHORITY TO ACT

The Town Charter of the Town of Cheswold:

2.1.1. Section 4.2.25 authorizes the Town Council to provide for and preserve the health, peace and safety, cleanliness, ornament, good order, and public welfare of the Town and its inhabitants.

2.1.2. Section 4.2.48 authorizes the Town Council to make, adopt, establish, alter, and amend all such Ordinances, Regulations, Rules, and By-Laws not contrary to the laws of this State and the United States as the Town Council may deem necessary to carry into effect any of the provisions of this Charter or any other law of the State relating generally to municipal corporations, or which they may deem proper and necessary for the order, protection, and good government of the Town.

Section 3. APPLICABILITY

The provisions of this Ordinance shall be applied to all documents, processes, practices, planning, administration, public safety, programs, applications, land masses, environments, personnel, property owners, residents, visitors, and businesses as situationally appropriate, within the confines of the Town of Cheswold.

Section 4. DEFINITIONS

All words and terms used within this Ordinance shall have the definition commonly assigned to them, and as found in the current version of Webster's Dictionary, unless otherwise defined by State law or Town regulation.

Section 5. PURPOSE OF PLANNING COMMISSION REVIEW, PUBLIC ENGAGEMENT AND MAP AMENDMENT

The Planning Commission of the Town of Cheswold conducted open and public discussions regarding the proposed Land Use Ordinance on June 12, 2025; July 10, 2025; and September 11, 2025. Public engagement and participation were encouraged and considered throughout this process, in compliance with Delaware law.

The 2025 Five-Year Review of the Town of Cheswold Comprehensive Plan has been completed in accordance with Title 22 § 702 of the Delaware Code. This amendment is intended to provide accurate planning for municipal growth, infrastructure, and land use coordination. Following this review, the Town proposes an amendment to Map 7- Five Year Growth Plan and Proposed Land Use Plan and Map 8 – Future Growth Plan to reflect the proposed annexation of the following parcels, as shown in attached **Exhibit A**:

- Parcel No. 3-00-03700-01-0900-00001
- Parcel No. 3-00-03700-01-0300-00001

Section 6. IMPLEMENTATION

The Land Use Administrator and Town Manager are authorized and directed to transmit the adopted Five-Year Review and amended Map 7- Five Year Growth Plan and Proposed Land Use Plan and Map 8 – Future Growth Plan to the Office of State Planning Coordination, the Kent County Levy Court, and other agencies as required by law.

Section 7. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its adoption by the Mayor and Council of the Town of Cheswold.


ADOPTED by the Mayor and Council of the Town of Cheswold on June 1, 2026.

Whereas, there was not any negative or adverse public comments made against the said Ordinance, at the above mentioned Public Hearing; and


Whereas, the Town Council at their regularly scheduled Town Council meeting, on Monday, June 1, 2026, held at 5:00 p.m., in the Cheswold Town Hall, at 691 Main Street, Cheswold, DE 19936, voted unanimously to approve this Ordinance;

Now Therefore Be It Resolved, that the Town Council of the Town of Cheswold hereby authorizes the implementation of this Ordinance as set forth therein.


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: 
Mayor Santo Faronea

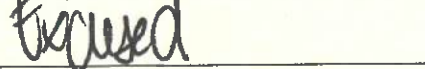
Date: June 1, 2026

ATTEST: 
Secretary/Treasurer Chris Jenerick

Date: June 1, 2026

Agreed: 
Vice-Mayor Max Flaxman


Date: June 1, 2026

Agreed: 
Councilperson Jamie Bartlett

Date: June 1, 2026

Agreed: 
Councilperson Robin Ridgway

Date: June 1, 2026

Agreed: 
Councilperson Tom Reynolds

Date: June 1, 2026

NOTARIZED: 
Town Clerk Camyrn Jones

Date: June 1, 2026

First Reading: November 3, 2025
Final Reading: June 1, 2026

