

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO.334-4.00-34.00, 235-27.00-11.00, 12.00, 13.00 & 14.00.

WHEREAS, on April 13th, 2023, the Sussex County Planning and Zoning Office received an application for a requested Comprehensive Plan Amendment to amend the Future Land Use Map element of the Comprehensive Plan to change the Area designation of Sussex County Parcel Nos. 334-4.00-34.00, 235-27.00-11.00, 12.00, 13.00, & 14.00 from the Low Density Area to the Coastal Area; and

WHEREAS, the Parcel comprises 796.26 acres of land, lying and being within Broadkill Hundred, and are located on the north and south sides of Log Cabin Hill Road (S.C.R. 247), the east and west sides of Cool Spring Road (S.C.R. 290), the east side of Hudson Road (S.C.R. 258), and the north side of Lewes Georgetown Highway (Rt. 9), at the intersection of Cool Spring Road (S.C.R. 290) and Lewes Georgetown Highway (Rt. 9).

WHEREAS, The Property is designated as being within the Low Density Area as set forth in the Future Land Use Map identified as Figure 4.5-1 in the 2018 Comprehensive Plan for Sussex County.

WHEREAS, Sussex County Council desires to adopt this Ordinance amending the Future Land Use Map of the Plan with minor amendments; and

WHEREAS, in accordance with the required process for public hearings on ordinances such as this one, both Sussex County Council and the Sussex County Planning & Zoning Commission will hold public hearings on this Ordinance, but limited in scope to this specific proposed amendment to the Future Land Use Map contained in the Plan.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. The Future Land Use Map identified as Figure 4.5-1 of the Sussex County Comprehensive Plan is hereby amended to change the area designation of Sussex County Parcel No. 334-4.00-34.00, 235-27.00-11.00, 12.00, 13.00 & 14.00 from the Low-Density Area to the Coastal Area. The entirety of Sussex County Parcel No. 334-4.00-34.00, 235-27.00-11.00, 12.00, 13.00, & 14.00 so changed as identified in Exhibit A, attached hereto and incorporated herein.

Section 2. This Ordinance shall also take effect following its adoption by majority vote of all members of the County Council of Sussex County, Delaware, and upon certification by the State of Delaware.