

Reviewed by P&Z Commission: 02/28/24

First Reading: 3/4/24

Ord. No.: 001-24

AN ORDINANCE TO REZONE 481 PARCELS TO THE ZONING DISTRICTS OF CENTRAL COMMERCIAL (CC), DOWNTOWN RESIDENTIAL (DR), HIGHWAY COMMERCIAL (HC), AND R-3 RESIDENTIAL (R-3) IN COMPLIANCE WITH THE COMPREHENSIVE PLAN OF THE TOWN OF SMYRNA

WHEREAS, the 2020 Smyrna Comprehensive Plan was adopted and certified by the State of Delaware on July 19, 2021;

WHEREAS, the Town of Smyrna is required to amend its official zoning map to establish zoning that is consistent with the 2020 Smyrna Comprehensive Plan;

WHEREAS, the Town Council of the Town of Smyrna is authorized pursuant to 22 *Del. C.* Chapter 3 and Section 4.2.37 of the Town Charter to enact zoning regulations in the town;

WHEREAS, the current zoning classification for a number of parcels in the Town of Smyrna are not consistent with the land use classifications outlined in the 2020 Smyrna Comprehensive Plan for those parcels. Consequently, those parcels need to be rezoned to establish consistency with the Comprehensive Plan;

WHEREAS, Sections 13 and 14 of the Zoning Code of the Town of Smyrna require amendments to the Zoning Map of the Town of Smyrna to be submitted to the Planning Commission for "report and recommendation" after holding a public hearing;

WHEREAS, the Planning Commission held a public hearing on February 28, 2024, at which time the Planning Commission recommended approval of the proposed rezoning; and

WHEREAS, in the opinion of the Town Council, rezoning the 481 parcels to those zoning districts designated in Exhibit A attached hereto will be consistent with the Comprehensive Plan and in harmony with the zoning of the other properties in the surrounding area, is in the best interest of the Town of Smyrna, and is necessary for the public health, safety, and welfare.

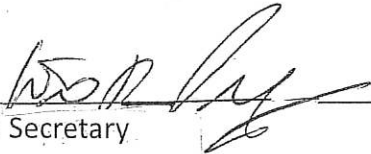
NOW THEREFORE, BE IT HEREBY ENACTED by the Town Council of the Town of Smyrna, a majority thereof concurring in Council duly met, that the 481 parcels designated in Exhibit A attached hereto and incorporated herein are hereby rezoned to those proposed zoning districts identified in Exhibit A and that the Town of Smyrna Zoning Map be amended to reflect these rezonings.

SYNOPSIS

This ordinance rezones 481 parcels to various zoning districts in compliance with the 2020 Smyrna Comprehensive Plan.

This will certify that this is a true and correct copy of the Ordinance duly adopted by the Town Council of the Town of Smyrna at its regular Council meeting on March 4, 2024.

ATTEST:



Council Secretary



Mayor

This shall certify that the notice of the rezoning of these properties was published in "The Smyrna/Clayton Times" on February 8, 2024 and posted at the Town Hall on March 4, 2024.

So Certifies:



Town Clerk