

Review by P&Z Commission: 2/26/25
First Reading: 3/03/25
Ord. No.: 006-25

AN ORDINANCE REZONING 0.67 +/- ACRES OF 214 SOUTH CARTER ROAD (TAX MAP ID: 1-17-01909-01-0100-000) FROM THE RESIDENTIAL (R-1) ZONING DISTRICT TO THE RESIDENTIAL (R-2) ZONING DISTRICT IN THE TOWN OF SMYRNA

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, Smyrna Swimming Club, Inc. is the owner of a property known as 214 South Carter Road, Smyrna, Delaware (Tax Map ID: 1-17-01909-01-0100-000) and desires to subdivide 0.67 +/- acres from the property and have the 0.67-acre parcel rezoned from Residential (R-1) to Residential (R-2) in the Town of Smyrna;

WHEREAS, the property is designated on the Future Land Use Map of the Town's 2020 Comprehensive Plan for Neighborhood Residential, which designation is consistent with the proposed zoning classification of Residential (R-2);

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 26, 2025, at which time the Planning Commission recommended approval of the proposed rezoning; and

WHEREAS, in the opinion of the Town Council, rezoning 0.67 acres of 214 South Carter Road, Smyrna, Delaware (Tax Map ID: 1-17-01909-01-0100-000) from Residential (R-1) to Residential (R-2) will be consistent with the Comprehensive Plan and in harmony with the zoning and character of 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 0.67 acres of 214 South Carter Road, Smyrna, Delaware (Tax Map ID: 1-17-01909-01-0100-000), as more specifically designated on the site plan attached hereto as Exhibit A, is hereby rezoned to Residential (R-2) in the Town of Smyrna and that the Town of Smyrna Zoning Map be amended to reflect this rezoning.

SYNOPSIS

This ordinance rezones 0.67 acres of 214 South Carter Road, Smyrna, Delaware (Tax Map ID: 1-17-01909-01-0100-000) from Residential (R-1) to Residential (R-2) in the Town of Smyrna.

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 3, 2025.

ATTEST:



Council Secretary



Mayor

This shall certify the notice of the annexation associated with this property, including notice of the rezoning of this property, was published in a newspaper of general circulation in the Town on February 9th, 2025 and posted at the Town Hall on January 30th, 2025.

So Certifies:



Town Clerk

EXHIBIT A