

Review by P&Z Commission: June 25, 2025  
First Reading: July 21, 2025  
Ord. No.: 011-25

**AN ORDINANCE REZONING 1271 S. DUPONT BLVD (TAX MAP ID: 1-00-01900-01-4800-000) FROM BG – BUSINESS GENERAL IN KENT COUNTY TO THE ZONING DESIGNATION OF CCM – CORRIDOR COMMERCIAL 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, Dr. Alan McCarthy is the owner of a property known as 1271 S. Dupont Blvd., Smyrna, Delaware (Tax Map ID: 1-00-01900-01-4800-000) and desires to rezone the parcel from BG – Business General in Kent County to CCM – Corridor Commercial in the Town of Smyrna;

WHEREAS, the property is designated on the Future Land Use Map of the Town’s Comprehensive Plan for Corridor Commercial, which designation is consistent with the proposed zoning classification of CCM – Corridor Commercial;

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 considered the matter on June 25, 2025, at which time the Planning Commission recommended approval of the proposed rezoning; and

WHEREAS, in the opinion of the Town Council, rezoning 1271 S. Dupont Blvd., Smyrna, Delaware (Tax Map ID: 1-00-01900-01-4800-000) from BG – Business General in Kent County to CCM – Corridor Commercial in the Town of Smyrna 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 1271 S. Dupont Blvd., Smyrna, Delaware (Tax Map ID: 1-00-01900-01-4800-000), including the adjacent rights-of-way to the centerline thereof, is hereby rezoned to CCM – Corridor Commercial in the Town of Smyrna and that the Town of Smyrna Zoning Map be amended to reflect this rezoning.

**SYNOPSIS**

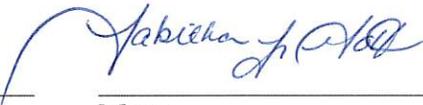
This ordinance rezones 1271 S. Dupont Blvd., Smyrna, Delaware (Tax Map ID: 1-00-01900-01-4800-000), including the adjacent rights-of-way to the centerline thereof, from BG – Business General in Kent County to CCM – Corridor Commercial in the Town of Smyrna.

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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 July 21, 2025.

ATTEST:

  
\_\_\_\_\_  
Council Secretary

  
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Mayor

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This shall certify the notice of the annexation associated with this property, including notice of the rezoning of this property, was published in "The Smyrna/Clayton Times" on June 8<sup>th</sup>, 2025 and posted at the Town Hall on June 3<sup>rd</sup>, 2025.

So Certifies:

  
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Town Clerk