

Review by P&Z Commission: September 24, 2025
First Reading: October 6, 2025
Ord. No.: 014-25

AN ORDINANCE REZONING A LOT NEAR NORTH MAIN STREET (TAX MAP ID: 1-17-01013-02-0301-000) FROM I&R INSTITUTIONAL AND RECREATIONAL TO THE ZONING DESIGNATION OF HC – HIGHWAY 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, the Town of Smyrna is the owner of a lot near North Main Street, Smyrna, Delaware (Tax Map ID: 1-17-01013-02-0301-000) and desires to rezone the parcel from I&R Institutional and Recreational to HC – Highway Commercial in the Town of Smyrna;

WHEREAS, the Town recently pursued an amendment to the Future Land Use Map of the Town’s Comprehensive Plan to change the future land use designation for this parcel from Open Space/Recreational/Historic to Commercial, which designation is consistent with the proposed zoning classification of HC – Highway 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 September 24, 2025, at which time the Planning Commission recommended approval of the proposed rezoning; and

WHEREAS, in the opinion of the Town Council, rezoning a lot near North Main Street, Smyrna, Delaware (Tax Map ID: 1-17-01013-02-0301-000) from I&R – Institutional and Recreational to Highway Commercial - HC will be consistent with the Comprehensive Plan (as amended) 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 a lot near North Main Street, Smyrna, Delaware (Tax Map ID: 1-17-01013-02-0301-000), including the adjacent rights-of-way to the centerline thereof, is hereby rezoned to HC – Highway Commercial in the Town of Smyrna and that the Town of Smyrna Zoning Map be amended to reflect this rezoning.

SYNOPSIS

This ordinance rezones a lot near North Main Street, Smyrna, Delaware (Tax Map ID: 1-17-01013-02-0301-000), including the adjacent rights-of-way to the centerline thereof, from I&R – Institutional and Recreational to Highway Commercial – HC 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 October 6, 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 "The Smyrna/Clayton Times" on November 12th, 2025 and posted at the Town Hall on October 24th, 2025.

So Certifies:



Town Clerk