

Review by P&Z Commission: November 5, 2025
First Reading: November 17, 2025
Ord. No.: 016-25

AN ORDINANCE REZONING 115 E. NORTH STREET (TAX MAP ID: 1-17-01013-03-0300-000) AND 121 E. NORTH STREET (TAX MAP ID: 1-17-01013-03-0400-000) FROM LC – LOCAL COMMERCIAL TO 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, ATM Properties, LLC is the owner of 115 E. North Street, Smyrna, Delaware (Tax Map ID: 1-17-01013-03-0300-000) and 121 E. North Street, Smyrna, Delaware (Tax Map ID: 1-17-01013-03-0400-000), and desires to rezone these parcels from LC – Local Commercial to CCM – Corridor Commercial;

WHEREAS, the Future Land Use Map of the Town’s Comprehensive Plan designates these parcels as Transitional Corridor, 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 November 5, 2025, at which time the Planning Commission recommended approval of the proposed rezoning; and

WHEREAS, in the opinion of the Town Council, rezoning 115 E. North Street, Smyrna, Delaware (Tax Map ID: 1-17-01013-03-0300-000) and 121 E. North Street, Smyrna, Delaware (Tax Map ID: 1-17-01013-03-0400-000) from LC – Local Commercial to CCM – Corridor Commercial 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 115 E. North Street, Smyrna, Delaware (Tax Map ID: 1-17-01013-03-0300-000) and 121 E. North Street, Smyrna, Delaware (Tax Map ID: 1-17-01013-03-0400-000), are 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 115 E. North Street, Smyrna, DE (Tax Map ID: 1-17-01013-03-0300-000) and 121 E. North Street, Smyrna, DE (Tax Map ID: 1-17-01013-03-0400-000), from LC – Local Commercial to CCM – Corridor Commercial 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 November 17, 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 "Delaware State News" on October 12th, 2025 and posted at the Town Hall on October 8th, 2025.

So Certifies:

Town Clerk