



ORDINANCE NO. 2024-02

AN ORDINANCE TO AMEND THE CODE OF THE TOWN OF GEORGETOWN, CHAPTER 230 THEREOF, ENTITLED ZONING, TO CHANGE THE ZONING MAP FOR 2.23 ACRES OF THE PROPERTY IDENTIFIED AS SUSSEX COUNTY TAX PARCEL 135-19.07-36.00 FROM URBAN RESIDENTIAL DISTRICT (UR1) TO HIGHWAY COMMERCIAL DISTRICT (HC)

WHEREAS, the Town Council of the Town of Georgetown received an application to amend the zoning map of the Town of Georgetown from UR1 to HC for a portion of the property identified as Sussex County Tax Parcel 135-19.07-36.00, and;

WHEREAS, the Planning Commission of the Town of Georgetown has reviewed the request for an amendment to the Future Land Use Map, identified as Map 10-3 in the Comprehensive Plan, for these 2.23 acres, from Single Family Residential to Highway Commercial, and has recommended approval by the Town Council, and;

WHEREAS, the Planning Commission of the Town of Georgetown has reviewed the Zoning Map amendment application and has recommended approval by the Town Council, and;

WHEREAS, the Town Council of the Town of Georgetown held an advertised public hearing on December 11, 2023, to allow for public comment on the application, and;

WHEREAS, the Town Council finds the proposed use is compatible with the Town of Georgetown Comprehensive Plan and the permitted uses described for the area are consistent with the intent of Chapter 230 Zoning, Article XV HC – Highway Commercial District, and;

WHEREAS, the Town Council finds the proposed use is compatible with existing adjoining uses and future land use for adjacent areas, and;

WHEREAS, the Town Council has received comments with respect to this application, and;

WHEREAS, it is the opinion of the Town Council of the Town of Georgetown that the amendments will not have an adverse effect on adjacent properties and is in the spirit of the Georgetown Zoning Code and should be approved;

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF GEORGETOWN, HEREBY ORDAINS:

Section 1. The Town of Georgetown Comprehensive Plan Future Land Use Map identified as Map 10-3 is hereby amended to change 2.23 +/- acres, part of Sussex County Tax Parcel 135-19.07-36.00 from Single Family Residential to Commercial. The remainder of Parcel 135-19.07-36.00 will remain zoned Single Family Residential.

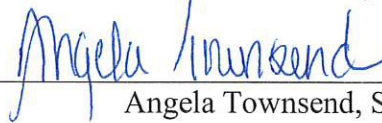
Section 2. The current Georgetown Zoning Map be amended for the property identified as Sussex County Tax Parcel 135-19.07-36.00 by zoning 2.23 +/- acres of the parcel, to a classification of HC Highway Commercial District.

Section 3. This Ordinance shall take effect immediately upon its adoption by a majority of the vote of all members of the Town Council of the Town of Georgetown.

ADOPTED by the Town Council of the Town of Georgetown, Delaware on the 22nd day of January, A.D., 2024.



William E. West, Mayor



Angela Townsend, Secretary

Public Hearing: December 11, 2023

1st Reading: January 8, 2024

2nd Reading: January 22, 2024

Adoption: January 22, 2024