

# TOWN OF BRIDGEVILLE

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## ORDINANCE NO.

15-4

**AN ORDINANCE TO AMEND THE ZONING DISTRICT DESIGNATION FOR THE LANDS OF PET REALTY, LLC FROM M-1 MANUFACTURING DISTRICT TO C-1 COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND IN THE TOWN OF BRIDGEVILLE CONSISTING OF 4,336 SQUARE FEET, MORE OR LESS**

WHEREAS, on the 21<sup>st</sup> day of April, 2015, an application was filed on behalf of Pet Realty, LLC; and

WHEREAS, on the 21 day of July, 2015, a public hearing was held before the Planning and Zoning Commission and the Commission recommended to the Commissioners of Bridgeville that the application be granted; and

WHEREAS, on the 10 day of August, 2015, a public hearing was held, after notice, before the Commissioners, and based on the Finding of Facts, it determined that said application for amendment to the zoning district designation promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Bridgeville and that the change of zone is for the general convenience and welfare of the inhabitants of Bridgeville;

**NOW THEREFORE, THE COMMISSIONERS OF BRIDGEVILLE HEREBY ORDAIN:**

Section 1. Pursuant to the Bridgeville Land Use and Development Code, an amendment to the zoning district designation from M-1 Manufacturing District to C-1 Commercial District is granted to the property hereinafter described, to wit:

ALL that certain tract, piece or parcel of land lying and being situate in the Town of Bridgeville, Sussex County, Delaware, designated on the Tax Maps of Sussex County Department of Finance as Map No. 1-31-10.15-08.00, containing 4,336 square feet, more or less, as more particularly shown on a survey thereof prepared by John Elliott Surveying, Inc., dated June 23, 2015.

Being the lands conveyed unto Pet Realty, LLC by deed of Jardevtan, corp., dated March 8, 2013, and of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, at Deed Book 4103, at page 226.

Section 2. This approval is subject to all other applicable rules and regulations, ordinances, statutes and laws.

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101 NORTH MAIN STREET, BRIDGEVILLE, DE. 19933 (302) 337-7135 • FAX (302) 337-7817

Section 3. This Ordinance shall take effect immediately upon its adoption by a majority vote of all the members elected to the Commissioners of Bridgeville.

COMMISSIONERS OF BRIDGEVILLE

By: Patricia M. Corne  
President

Attest: Lawrence S. Sore  
Secretary

Date of First Reading: July 13, 2015

Date of Second Reading: August 10, 2015

Adopted: August 10, 2015

## FINDINGS OF FACT

1. The property is owned by Pet Realty, LLC.
2. The property is 4,336 square feet, more or less and is located within the municipal limits of the Town of Bridgeville and is adjacent to Delaware Route 404, lands of Pet Poultry, Inc., and the right of way, lands and tracks of Pennsylvania Lines, LLC.
3. It is the intention of the applicant to use the site for residential purposes.
4. The site is not suited for nor can it be used for any permitted use in the M-1 Manufacturing District designation.
5. This application has been reviewed and approved by the Planning and Zoning Commission.
6. The granting of the application requested will preserve an historic structure in Town and will promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Bridgeville.