



**ORDINANCE NO. 10**

**AN ORDINANCE TO AMEND THE ZONING DISTRICT DESIGNATION FOR THE LANDS OF BRIDGEVILLE DEVELOPMENT CO., LLC, FROM C-1 COMMERCIAL DISTRICT TO R-2 MULTI-FAMILY RESIDENTIAL DISTRICT FOR A PARCEL OF LAND LOCATED ON THE WESTERLY SIDE OF SEASHORE HIGHWAY (DELAWARE ROUTE 404), CONTAINING 30.546 ACRES, MORE OR LESS, AND IDENTIFIED AS A PORTION OF SUSSEX COUNTY TAX MAP PARCEL TM # 1-31-15.00-24.00.**

WHEREAS, on the 30<sup>th</sup> day of March, 2020, an application was filed on behalf of the Bridgeville Development co., LLC; and

WHEREAS, on the 30<sup>th</sup> day of October, 2020, 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 12<sup>th</sup> day of October, 2020, 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 Section 234-93, *et seq.*, of the Bridgeville Land Use and Development Code, an amendment to the zoning district designation from C-1 Commercial District to R-2 Multi-Family Residential District is granted to the property hereinafter described, to wit:

All that certain real property lying and being in the Town of Bridgeville, Northwest Fork Hundred, Sussex County, State of Delaware, located on the westerly side of Seashore Highway (Delaware Route 404) containing 30.546 acres of land, more or less, and also shown on the tax maps of the Sussex County Department of Finance as a portion of TM No. 1-31-15.00-24.00.

Section 2. 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:   
\_\_\_\_\_  
President

Attest:   
\_\_\_\_\_  
Secretary

Adopted: October 12, 2020

[DLS Draft 09-09-20]  
[DLS Rev. 10-12-20]

### **FINDINGS OF FACT**

1. The property is owned by the Douglas P. Corey and Suzanne C. Moore, Trustee
2. The applicant is Bridgeville Development Co., LLC, contract purchaser of the subject property.
3. The property is located on the westerly side of Delaware Seashore Highway (Delaware Route 404).
4. It is the intention of the applicant to develop the site for multi-family residential dwellings as a part of a larger development project.
5. This application has been reviewed and recommended for approval by the Planning and Zoning Commission.
6. The proposed designation is consistent with the Comprehensive Development Plan.