RESOLUTION NO. 2021-02

A RESOLUTION APPROVING AN AMENDMENT TO THE PHASE 4, SECTION 4B DEVELOPMENT PLANS FOR THE BRIDGEVILLE SOUTH RPC DISTRICT

WHEREAS, the Commissioners of the Town of Bridgeville ("Commissioners") established the Residential Planned Community ("RPC") zoning district to provide the Town of Bridgeville with the flexibility to permit mixed-use developments, and to provide for the application of design ingenuity while protecting existing and future developments and achieving the goals of the Comprehensive Plan;

WHEREAS, the Town annexed approximately 833 acres land, zoned a majority of the annexed land RPC and approved a concept plan for the Bridgeville South RPC District on October 21, 2002;

WHEREAS, the Commissioners approved a Revised RPC Concept Plan for the Bridgeville South RPC District on June 9, 2003;

WHEREAS, the Commissioners approved the RPC Preliminary Site Plan for the Bridgeville South RPC District on July 14, 2003;

WHEREAS, the Commissioners enacted Ordinance 2013-G to authorize the Commissioners to consider and approve modifications of the development standards generally applicable to RPC districts concurrent with approval of an RPC final development plan for a particular phase or phase(s) of development;

WHEREAS, The Commissioners approved the "FINAL DEVELOPMENT PLAN, HERITAGE SHORES – PHASE 4B", prepared by Rauch, Inc. and dated April 27, 2018, approving 39 lots;

WHEREAS, the Commissioners of the Town of Bridgeville are of the opinion that this resolution promotes the health, safety and welfare of the citizens of the Town of Bridgeville; and

NOW, THEREFORE, THE COMMISSIONERS OF THE TOWN OF BRIDGEVILLE HEREBY RESOLVE:
Section 1: Approval of Amendment to Final Development Plans, Phases 4B, Heritage Shores. The following development is hereby approved as the development plan for a portion of the Bridgeville South RPC District located within the Phase 4 boundary as depicted by such plans (collectively, the “Approved Plans”):

a. “AMENDMENT TO FINAL DEVELOPMENT PLAN, HERITAGE SHORES – PHASE 4B”, prepared by Rauch, Inc. and dated __________, to reduce the number of approved lots from 39 through 32, to revise lots 802 through 840, and to eliminate lots 834 through 840.

Section 2. Effective Date: This Resolution shall become effective upon its adaption by a majority of the members elected to this Commission.

ADOPTED by the Commissioners of Bridgeville, Delaware this 11th day of January 2021.

COMMISSIONERS OF BRIDGEVILLE

[Signature]
President

[Seal]

[Signature]
Secretary