



ORDINANCE NO. _____

With Conditions

**AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN C-1
COMMERCIAL DISTRICT FOR A MINI-STORAGE FACILITY ON 13.41
ACRES, MORE OR LESS, LOCATED AT 18868 SUSSEX HIGHWAY TM# 131-
15.00-15.00
IN THE TOWN OF BRIDGEVILLE, DELAWARE**

WHEREAS, on the 7th Day of October 2022, Dove Estates, LLC, filed a Conditional Use Application designated as Conditional Use Application to operate a mini-storage facility in a C-1 Commercial District at 18868 Sussex Highway; and

WHEREAS, on the _____, the Planning and Zoning Commission reviewed the conditional use application at a regular meeting and forwarded to the Town Commissioners a recommendation that the application be **approved or denied**; and

WHEREAS, on the ____ day of _____, 2022, the Commissioners of Bridgeville held, after notice, a public hearing and considered the presentation of the applicants and members of the public and the recommendation of the Planning and Zoning Commission;

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

Section 1. Based upon the record of the public hearing held on the ____ day of _____, 2022, the Commissioners find that the conditional use application:

- a. Is in harmony with the purposes and intent of the Comprehensive Plan;
- b. Will be in harmony with the general character of the neighborhood considering, density, design, bulk, and scale of proposed new structures;

c. Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties;

d. Will not cause objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity;

e. Will have no detrimental effect on vehicular or pedestrian traffic;

f. Will not adversely affect the health safety security or general welfare of residents, visitors, or workers in the area; and

g. Complies with all other applicable standards, laws and regulations in addition to the provisions of the Land Use and Development Code.

Section 2. Pursuant to Article VI, § 234-33 of the Land Use and Development Code of the Town of Bridgeville, a mini-storage is sufficiently similar to other listed permitted and conditional uses in a C-1 Commercial District that a Conditional Use for a mini-storage facility is granted for the property known at 18868 Sussex Highway, said property containing 13.41 acres, more or less, and identified on the tax maps of the Sussex County Department of Finance as T.M. No. 131-15.00-15.00, and more particularly described in the attachment hereto.

Section 3. This Ordinance is subject to the following conditions:

- 1.
- 2.
- 3.

Section 4. 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

{SEAL}

By: _____
President

Attest: _____
Secretary

Adopted:

PROPERTY DESCRIPTION

All those certain tracts, pieces or parcels of land, lying and being within the Town of Bridgeville, Northwest Fork Hundred, Sussex County, Delaware, consisting of one (1) parcel, containing 13.41 acres, more or less, as more particularly shown on a Survey of _____, prepared _____, dated _____, and of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, at Georgetown, in Plot Book _____, at Page _____, and identified on the tax maps of the Sussex County Department of Finance as T.M. No. 1-31-15.00-15.00.