



ORDINANCE 2025-02

**AN ORDINANCE TO AMEND THE ZONING DISTRICT DESIGNATION
FOR THE LANDS OF AMP PROPERTIES, LLC, FROM R-1 RESIDENTIAL
DISTRICT/AIOZ AGRICULTURAL-INDUSTRIAL OVERLAY TO M-1
MANUFACTURING DISTRICT FOR CERTAIN PARCELS OF LAND LYING
AND BEING IN THE TOWN OF BRIDGEVILLE CONSISTING OF 25.35
ACRES, MORE OR LESS**

WHEREAS, on the 14th day of November 2024, an application was filed on behalf of AMP Properties, LLC; and

WHEREAS, on the 20th day of May 2025, a meeting 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 14th day of July, 2025, 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 R-1 Residential District/AIOZ Agricultural-Industrial Overlay Zone to M-1 Manufacturing 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. 1-31-10.00-51.00, containing 25.35 acres, more or less, being the same lands conveyed unto Amp Properties, LLC, by deed dated December 29, 2022, and of record in the Office of the Recorder of Deeds, in and for Sussex County, in Deed Book 5834, at page 82.



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.

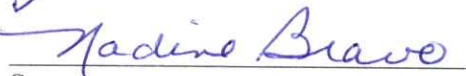
COMMISSIONERS OF BRIDGEVILLE

By:



President

Attest:



Secretary

First Reading: April 14, 2025

Second Reading: July 14, 2025

Adopted: July 14, 2025



FINDINGS OF FACT

1. The subject property is owned by AMP Properties, LLC.
2. The property contains 25.35 acres, more or less, and is located within the municipal limits of the Town of Bridgeville.
3. The subject property was annexed into the Town of Bridgeville in 2006 as a portion of the Lindenmere Residential Project that was owned by Baldwin Family Farms, LLC, and was designated as R-1 Residential District.
4. The subject property was rezoned in 2011 from R1-Residential/Residential Planned Community to R-1 Residential with an Agricultural Industrial Overlay Zone, as it was then no longer part of the Lindenmere project, and it became the intention of the applicant to use the site for agricultural, agribusiness, or residential purposes.
5. AMP Properties, LLC, acquired the property on December 29, 2022.
6. This application has been reviewed and recommended for approval by the Planning and Zoning Commission.