

Town of Milton
115 Federal Street
Milton, DE 19968



www.milton.delaware.gov
Phone: 302-684-4110
Fax: 302-684-8999

ORDINANCE NO. 2020-010

AN ORDINANCE TO AMEND ORDINANCE NO. 2020-008 (AMENDING THE COMPREHENSIVE PLAN AND THE OFFICIAL ZONING MAP OF THE TOWN OF MILTON FOR PARCELS OF LAND IDENTIFIED AS 235-14.00-123.01 (24700 BROADKILL ROAD), 235-14.16-1.00, 235-14.16-2.00, AND 235-14.16-3.00, AND THE REMAINING PORTIONS OF PARCELS 235-14.00-123.00 (24716 BROADKILL ROAD), AND 235-14.16-4.00 TOGETHER CONTAINING APPROXIMATELY 26.5 ACRES, TO C-1 AND R-3 ZONING).

WHEREAS, the Town of Milton, Delaware (“the Town”), has received an Annexation Petition (“the Petition”) from Milton Attainable Housing LLC for the above-captioned parcels that total approximately 26.5 acres (“the Project”); and

WHEREAS, the current Town boundary bifurcates the two largest parcels, 235-14.00-123.00 (with approximately 5.715 acres in Town and currently zoned C-1) and 235-14.16-4.00 (with approximately 1.164 acres in Town and currently zoned R-1), which the Petition seeks to rezone; and

WHEREAS, pursuant to Title 22, Section 702 of the Delaware Code, the Town adopted, and the State certified, the Town’s 2018 Comprehensive Plan, which may be revised or amended pursuant to the aforementioned Section of the Delaware Code; and

WHEREAS, the Project’s unincorporated areas are contiguous with the Town and within the growth area of the Town’s 2018 Comprehensive Plan and therefore eligible for annexation into the Town, pursuant to Title 22, Section 101 of the Delaware Code; and

WHEREAS, Section 3 of the Town Charter identifies the procedure for annexation; and

WHEREAS, pursuant to Section 3 of the Town Charter, a Special Review Committee investigated and reported back to the Mayor and Town Council, and the Mayor and Town Council voted to accept the report and referred the Petition to the Planning & Zoning Commission; and

WHEREAS, the Planning & Zoning Commission reviewed the Petition, including the zoning classification requested for the area to be annexed and the requested rezoning for the areas currently in Town, and issued an Advisory Report recommending annexation of the currently unincorporated area with the requested zoning, as well as the rezoning of the area currently in Town; and

WHEREAS, the Office of State Planning Coordination has reviewed the Petition, accepted the completed Plan of Services, and confirmed the Town’s completion of all relevant annexation requirements; and

WHEREAS, via Resolution 2020-014, the Mayor and Town Council then scheduled a public hearing on the Petition, including the Project’s zoning; and

WHEREAS, the Charter of the Town of Milton vests power in the Mayor and Town Council to zone or district the Town and make particular provisions for particular zones or districts with regard to building or building material, and generally to exercise all powers and authorities vested in the legislative body of cities and incorporated towns under and by virtue of Chapter 3, Title 22 of the Delaware Code; and

WHEREAS, the Mayor and Town Council may, from time to time, amend by ordinance the boundaries of the Town’s zoning districts, pursuant to Chapter 220, Article XIV of the Town Code; and

WHEREAS, said public hearing was duly noticed and held on September 21, 2020; and

WHEREAS, having considered the Petition and public comment, on October 5, 2020, the Mayor and Town Council determined, based on the reasons stated on the record, that the amendments to the Comprehensive Plan and Zoning Map are in accordance with the Comprehensive Plan and promote the health, safety, morals, and general welfare of the Town, and that the Petition should be conditionally accepted via Ordinance No. 2020-008, which included a delayed effective date for purposes of permitting the condition(s) to be met and provide the time period of a petition for referendum to be filed with the Town Manager or designee, pursuant to Section 3(j) of the Town Charter; and

WHEREAS, no petition for referendum was filed; and

WHEREAS, the Town and Applicant have recently mutually agreed upon an Annexation Agreement and satisfied the condition(s) of Ordinance No. 2020-008;

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Mayor and Town Council of the Town of Milton, with an affirmative vote of at least 2/3 of all the members present and voting, that Section 5 of Ordinance No. 2020-008 is hereby removed and replaced as follows:

“Section 5. With the aforementioned conditions are met, this Ordinance shall become effective on the 7th day of December, 2020. Upon this Ordinance becoming effective, the Mayor and Town Council shall, by Resolution, cause a description and a plot of the Property to be recorded in the Office of the Recorder of Deeds, with the Property being considered part of the Town from the time of recordation.”

I, **THEODORE J. KANAKOS**, Mayor of the Town of Milton, hereby certify that the foregoing is a true and correct copy of the Ordinance adopted by the Town Council of the Town of Milton at its meeting held on the 15th day of December, **2020**, following a duly noticed public hearing, at which a quorum was present and voting throughout and that the same is still in full force and effect.

TOWN OF MILTON

BY: _____

MAYOR

DATE: _____

SYNOPSIS

This ordinance amends the Town's prior ordinance regarding the annexation to update the effective date to reflect that the Town and Applicant have now reached an Annexation Agreement and thereby satisfied the conditions identified in Ordinance No. 2020-008.

