

Review by P&Z Commission: September 24, 2025
First Reading: October 6, 2025
Ord. No.: 015 - 25

AN ORDINANCE REZONING TWO LOTS ON WHEATLEYS POND ROAD (TAX MAP ID: 1-00-01808-01-1100-000; 1-00-01808-01-1000-000) FROM BG – BUSINESS GENERAL IN KENT COUNTY TO THE ZONING DESIGNATION OF R-2A RESIDENTIAL IN THE TOWN OF SMYRNA

WHEREAS, the Town Council of the Town of Smyrna is authorized pursuant to 22 *Del. C.* Chapter 3 and Section 4.2.37 of the Town Charter to enact zoning regulations in the town;

WHEREAS, Rasheedat and Adrian Hill are the owners of two lots on Wheatleys Pond Road, Smyrna, Delaware (Tax Map ID: 1-00-01808-01-1100-000; 1-00-01808-01-1000-000) and desires to rezone the parcels from BG – Business General in Kent County to R-2A – Residential in the Town of Smyrna;

WHEREAS, the property is designated on the Future Land Use Map of the Town’s Comprehensive Plan for Neighborhood Residential uses, which designation is consistent with the proposed zoning classification of R-2A Residential;

WHEREAS, Sections 13 and 14 of the Zoning Code of the Town of Smyrna require amendments to the Zoning Map of the Town of Smyrna to be submitted to the Planning Commission for “report and recommendation” after holding a public hearing;

WHEREAS, the Planning Commission considered the matter on September 24, 2025, at which time the Planning Commission recommended approval of the proposed rezoning; and

WHEREAS, in the opinion of the Town Council, rezoning two lots on Wheatleys Pond Road, Smyrna, Delaware (Tax Map ID: 1-00-01808-01-1100-000; 1-00-01808-01-1000-000) from BG – Business General in Kent County to R-2A – Residential in the Town of Smyrna will be consistent with the Comprehensive Plan and in harmony with the zoning of the other properties in the surrounding area, is in the best interest of the Town of Smyrna, and is necessary for the public health, safety, and welfare.

NOW THEREFORE, BE IT HEREBY ENACTED by the Town Council of the Town of Smyrna, a majority thereof concurring in Council duly met, that two lots on Wheatleys Pond Road, Smyrna, Delaware (Tax Map ID: 1-00-01808-01-1100-000; 1-00-01808-01-1000-000), including the adjacent rights-of-way to the centerline thereof, are hereby rezoned to R-2A – Residential in the Town of Smyrna and that the Town of Smyrna Zoning Map be amended to reflect this rezoning.

SYNOPSIS

This ordinance rezones two lots on Wheatleys Pond Road, Smyrna, Delaware (Tax Map ID: 1-00-01808-01-1100-000; 1-00-01808-01-1000-000), including the adjacent rights-of-way to

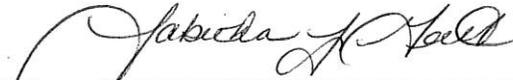
the centerline thereof, from BG – Business General in Kent County to R-2A – Residential in the Town of Smyrna.

This will certify that this is a true and correct copy of the Ordinance duly adopted by the Town Council of the Town of Smyrna at its regular Council meeting on September 24, 2025.

ATTEST:



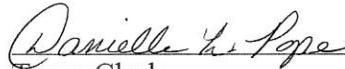
Council Secretary



Mayor

This shall certify the notice of the annexation associated with this property, including notice of the rezoning of this property, was published in “The Smyrna/Clayton Times” on November 12th, 2025 and posted at the Town Hall on October 24th, 2025.

So Certifies:



Town Clerk