

**CITY OF MILFORD  
NOTICE OF ORDINANCE ADOPTION**

NOTICE IS HEREBY GIVEN that the following ordinance was adopted during a meeting of Milford City Council on  
November 28, 2022:

**ORDINANCE 2022-41**

Application of 27 South Walnut QOZB, LLC on behalf of Avery Properties, LLC  
0.15 +/- acres of land located at the northeast corner of SE Front Street  
and S. Walnut Street Address: 27 S. Walnut Street  
Comprehensive Plan Designation: Commercial  
Zoning District: C-2 (Central Business District)  
Present Use: Retail – Single Occupancy  
Proposed Use: Commercial – Multiple Occupancy  
Tax Parcel: 3-30-6.20-002.00

WHEREAS, the applicant proposes to convert the existing commercial two-story structure into four commercial tenant spaces on the first floor and two commercial offices on the second floor; and

WHEREAS, Chapter 230-42 states in any and all zoning districts, multiple permitted uses or mixed use of a property shall be deemed a conditional use subject to special requirements upon conditional use approval from City Council; and

WHEREAS, the City of Milford Planning Commission will consider the application during their regular meeting on November 15, 2022, at which time interested parties will publicly comment on the application; and

WHEREAS, Milford City Council will hold a Public Hearing on November 28, 2022, allowing for additional public comment, after which City Council will make a final determination on the application; and

WHEREAS, the notice as required by Chapter 230, was published in the Delaware State News on October 28, 2022, and provided to property owners within 200 feet of the subject parcel.

NOW, THEREFORE, the City of Milford hereby ordains as follows:

Section 1. Upon the adoption of this ordinance by City Council, a conditional use permit will be granted to 27 South Walnut QOZB, LLC on behalf of Avery Properties, LLC to allow a Multiple or Mixed-Use Structure at 27 South Walnut Street.

Section 2. Construction shall commence within one year of the date of issuance of the permit, otherwise the Conditional Use becomes void.

Section 3. Dates.

City Council Introduction: November 14, 2022

Planning Commission Review & Public Hearing: November 15, 2022

City Council Public Hearing: November 28, 2022

Effective: December 8, 2022

For additional information, please contact Rob Pierce in the Planning & Economic Development Department either by e-mail at [RPierce@milford-de.gov](mailto:RPierce@milford-de.gov) or by calling 302.424.8396.

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