

RESOLUTION NO. R 009 81

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A FRUIT STAND TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NORTHWEST FORK HUNDRED, SUSSEX COUNTY, CONTAINING 20,000 SQUARE FEET, MORE OR LESS

WHEREAS, on the 12th day of November, A. D. 1980, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a Fruit Stand, denominated C/U #608, was filed on behalf of Patrick H. Bishop; and

WHEREAS, on the 18th day of December, A. D. 1980, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #608 be approved; and

WHEREAS, on the 6th day of January, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #608 and, having heard and considered the public comments made at such hearing and the County Council having found as follows:

(a) That the Conditional Use applied for is for the general convenience and welfare of the inhabitants of Sussex County;

(b) That the location is appropriate for the Conditional Use applied for and not in conflict with the Comprehensive Plan;

(c) That the public health, safety, morals and general welfare of the inhabitants of Sussex County will not be adversely affected;

(d) That adequate off-street parking facilities will be provided;

(e) That the necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values; and

(f) That the additional standards of Ordinance 1, Article 10, Section 1, et seq., will be complied with,

NOW, THEREFORE,

BE IT RESOLVED that the application of Patrick H. Bishop for a Conditional Use of land in an AR-1 Agricultural Residential District

for a Fruit Stand to be located Northwest Fork Hundred, Sussex County, be and the same is hereby granted;

BE IT FURTHER RESOLVED that the description of the land which is the subject of this application is more particularly described as follows:

ALL that certain tract, piece or parcel of land lying and being situate in Northwest Fork Hundred, Sussex County, Delaware, and lying on the west side of Route 13 and bounded as follows:

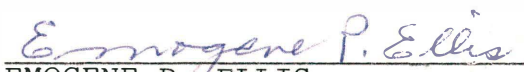
BEGINNING at a point on the westerly side of Route 13; $\frac{1}{4}$ mile south of the Kent County line; thence south $15^{\circ} 00'$ west 165.00 feet along the westerly side of Route 13 to a point; thence north $75^{\circ} 00'$ west 122.00 feet to a point; thence north $15^{\circ} 00'$ east 165.00 feet to a point; thence south $75^{\circ} 00'$ east 122.00 feet to the point and place of beginning and containing 20,000 square feet more or less of lands of Meta J. Roberts;

BE IT FURTHER RESOLVED that this Conditional Use is granted subject to compliance with Ordinance No. 1, the Comprehensive Zoning Ordinance of Sussex County, as amended;

BE IT FURTHER RESOLVED that this Conditional Use is granted subject to the following special conditions:

(a) All display of produce and other items for sale shall be behind the front yard line.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 009 81 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 6TH DAY OF JANUARY, 1981.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL