

RESOLUTION NO. R 013 81

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN EXTENSION OF AN EXISTING MOBILE HOME PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 1.8 ACRES, MORE OR LESS, OF A 107.67 ACRE TRACT

WHEREAS, on the 24th day of November, A. D. 1980, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an extension of an existing mobile home park, denominated C/U #612, was filed on behalf of Bay City, Inc.; and

WHEREAS, on the 8th day of January, A. D. 1981, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #612 be approved; and

WHEREAS, on the 27th day of January, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #612 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 Bay City, Inc. for a Conditional Use of land in an AR-1 Agricultural Residential District for

an extension of an existing mobile home park to be located in Indian River Hundred, Sussex County, be and the same is hereby granted;

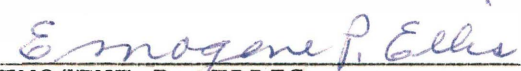
BE IT FURTHER RESOLVED that the description of the land which is the subject of this application is more particularly described as follows:

ALL that certain tract, piece or parcel of land lying and being situate in Indian River Hundred, Sussex County, Delaware, and lying on the north of Route 22 and bounded as follows:

BEGINNING at a point on the southeasterly side of private entrance road serving Bay City Mobile Home Park, said point being 30 feet southwest of the northwesterly corner of lot 230B of Bay City Mobile Home Park; thence south $80^{\circ} 04'$ east 70 feet more or less to a point; thence north 68° east 70 feet to a point; thence north $83^{\circ} 34'$ east 70 feet to a point; thence south $87^{\circ} 22'$ east 320 feet to a point on the westerly right of way of Apple Street; thence south $17^{\circ} 47'$ west 52 feet more or less along Apple Street to a point; thence continuing along the southerly right of way of Apple Street the following seven (7) courses: north $87^{\circ} 22'$ west 90 feet more or less to a point; south $7^{\circ} 25'$ east 80 feet more or less to a point; thence north $87^{\circ} 22'$ west 210 feet more or less to a point; south $83^{\circ} 34'$ west 45 feet more or less to a point; south $53^{\circ} 44'$ west 65 feet more or less to a point; north $86^{\circ} 12'$ west 120 feet more or less to a point; north $33^{\circ} 41'$ west 88.34 feet to a point on the southeasterly side of the aforementioned private road; thence north $38^{\circ} 14'$ east 52.60 feet along said private road; thence north $42^{\circ} 19'$ east 110 feet along said private road to the point and place of beginning and containing 1.8 acres more or less of a 107.67 acre tract;

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.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 013 81 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 27TH DAY OF JANUARY, 1981.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL