

RESOLUTION NO. R 020 73

BE IT RESOLVED that the application of Mispillion Associates for a Conditional Use of land in ARL Agricultural Residential District for an established Cultural Center and related commercial activities including boating facilities to be located on the north side of road 36 west of road 14 on the south side of Mispillion River near the Milford bypass and containing 14.996 acres, a public hearing for which was held July 26, 1973, be and the same is hereby granted:

All that certain plot, piece or parcel of land situated in Cedar Creek Hundred, Sussex County, Delaware, bounded as follows:

(Planning and Zoning will provide the plot description.)

BE IT FURTHER RESOLVED that this Conditional Use is granted subject to compliance with the Comprehensive Zoning Ordinance of Sussex County and the following:

(1) Any construction in the area of the zoning request will reflect their contention that Mispillion's purpose is to restore the area in the same fashion as a Williamsburg, Peddler's Village, or Mystic Seaport, in short historic restoration not modern architecture.

(2) Under B-1, Neighborhood Business District, the permitted uses will be limited to the following:

(a) Automobile parking lots and garages.

(b) Restaurants

These restaurants will be the two described in their brochure.

(1) The Restaurant - a gourmet dining facility.

(2) The Family Restaurant - a family eating spot but not a drive-in.

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(c) Stores or shops for the conduct of retail businesses limited to the two speciality shops implied within Mispillion's brochure. These shops will deal in antiques or hand crafts. ("While souvenirs and trinkets are a dime a dozen, the speciality shops in the harbor complex will stand out as places where visiting shoppers will find an honest value - in antiques or excellent hand crafts." - Mispillion brochure.)

(3) Under M Marine District the permitted use will be limited to the following:

(a) Boat docks, ships, piers, wharves, anchorages, and moorages for yachts and pleasure boats or for boats for hire carrying passengers or excursions, sight-seeing, pleasure or fishing trips. Fishing party boats excluded.

(b) Marine shop, woodworking shop, electrical shop, and similar uses for construction, repair and maintenance of boats and marine engines, but not dismantling of boats except in the nature of a repair or remodeling.

(4) Any additional construction within the original rezoned area will need approval from the Sussex County Planning and Zoning Commission.

(5) If Mispillion Associates sells its interests in this Cultural Center, the new owner must apply to the Planning and Zoning Commission for continuation of this Conditional Use.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 020 73 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 4TH DAY OF SEPTEMBER, 1973.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL