

RESOLUTION NO. R 023 81

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A GARMENT FACTORY TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LITTLE CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 2.5 ACRES, MORE OR LESS OF A 14.69 ACRE TRACT

WHEREAS, on the 30th day of January, A. D. 1981, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a Garment Factory, denominated C/U #618, was filed on behalf of Otis H. Holloway; and

WHEREAS, on the 26th day of February, 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 #618 be approved; and

WHEREAS, on the 17th day of March, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #618 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 Otis H. Holloway for a Conditional Use of land in an AR-1 Agricultural Residential District for a Garment Factory to be located in Little Creek Hundred, Sussex County, be and the same is hereby granted;

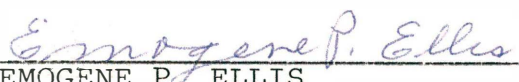
BE IT FURTHER RESOLVED that the description of the land which is the subject of this application is more particularly described as follows:

ALL that certain tract, piece or parcel of land lying and being situate in the Little Creek Hundred, Sussex County, Delaware, and lying on the easterly side of Route 70 and bounded as follows:

BEGINNING at a monument on the easterly right of way of Route 70, approximately 100 feet south of Oak Lane Drive, a corner for this subject land and lands of Norman and Mabel O'Neal; thence north $76^{\circ} 53' 40''$ east 199.50 feet along said O'Neal lands to a concrete monument; thence north $12^{\circ} 32' 00''$ west 34.38 feet to a concrete monument; thence north $79^{\circ} 07' 00''$ east 270.00 feet across lands of Reese's Hatchery, Inc.; thence south $13^{\circ} 00' 00''$ east 241.73 feet to a Wooden Stake; thence south $77^{\circ} 36' 00''$ west 470.00 feet across lands of Reese's Hatchery, Inc. and along the northerly property line of Byard Carmean to a concrete monument on the easterly right of way of Route 70; thence north $12^{\circ} 54' 00''$ west 212.10 feet along the easterly right of way of Route 70 to the point and place of beginning and containing 2.5 acres of a 14.69 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 023 81 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 17TH DAY OF MARCH, 1981.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL