

RESOLUTION NO. R 023 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR A MOBILE HOME PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY CONTAINING 48 ACRES, MORE OR LESS

WHEREAS, on the 8th day of September, A. D. 1981, an application for a Conditional Use of land in a GR General Residential District for a Mobile Home Park, denominated C/U #651, was filed on behalf of Walter Lehman, Jr. and Carolyn; and

WHEREAS, on the 8th day of October, A. D. 1981, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission deferred action on C/U #651; and

WHEREAS, on the 12th day of November, A. D. 1981, the Planning and Zoning Commission of Sussex County recommended that C/U #651 be approved; and

WHEREAS, on the 26th day of October, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #651 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 Walter Lehman, Jr. and Carolyn for a Conditional Use of land in a GR General Residential District for a Mobile Home Park to be located in the Lewes and Rehoboth 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 Lewes and Rehoboth Hundred, Sussex County, Delaware, and lying on the southwest corner of Routes 270 and 270A and bounded as follows:


BEGINNING at a point of intersection of the eastern right-of-way of County Road #270 with the southern right-of-way of County Road #270A, thence along said southern right-of-way of County Road #270A, in a southeasterly direction approximately 1,775 feet to lands of Tru-Vale Acres; thence leaving said right-of-way and following the boundary of Tru-Vale Acres in a southwesterly direction approximately 1,430 feet to a point being 600 feet north of Route #1, thence by a new division line parallel to Route #1 and 600 feet north of said northern right-of-way in a northwesterly direction approximately 1,560 feet to the aforementioned eastern right-of-way of County Road #270, thence by and with said right-of-way in a northeasterly direction approximately 1,050 feet to the point and place of beginning, containing approximately 48 acres more or less;

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 condition:

(a) That it be limited to 200 mobile home sites.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 023 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 9TH DAY OF MARCH, 1982.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL
-2-