

RESOLUTION NO. R 024 80

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ADDITION TO AN EXISTING MOBILE HOME PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 13 ACRES MORE OR LESS

WHEREAS, on the first day of May, A.D. 1980, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an Addition to an Existing Mobile Home Park, denominated C/U #579, was filed on behalf of Hudson and Hudson; and

WHEREAS, on the twelfth day of June, 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 #579 be approved; and

WHEREAS, on the twenty-fourth day of June, A.D. 1980, a public hearing, after notice, was held before the County Council of Sussex County on C/U #579 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 Hudson and Hudson for a Conditional Use of land in an AR-1 Agricultural Residential District for an Addition to an Existing Mobile Home Park to be located in Lewes and Rehoboth Hundred, Sussex County, be and the same is hereby granted; and

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 situated in Lewes and Rehoboth Hundred, Sussex County, Delaware, and lying east of Route 274 and bounded as follows:

BEGINNING at a point on the southerly side of "Marina Drive" and the westerly side of "E Road" of Rehoboth Bay Mobile Home Park, approximately 925 feet east of center line of Route 274; thence south $84^{\circ} 24' 37''$ east approximately 390 feet along Marina Drive to a point on dividing line for this subject land and lands of Port Del-Mar-Va, Inc.; thence south $22^{\circ} 48' 32''$ east 678.03 feet along said dividing line to a point; thence south $35^{\circ} 34' 25''$ west approximately 218.0 feet to a point; thence south $11^{\circ} 44' 07''$ east 481.44 feet to a point; thence north $84^{\circ} 24' 37''$ west 87.03 feet to a point on the easterly right of way to a point; thence south $11^{\circ} 44' 07''$ east approximately 75 feet to a point in line with northerly right of way of "Bay Drive" of Rehoboth Bay Mobile Home Park; thence south $87^{\circ} 31' 45''$ west approximately 252 feet along the northerly side of "Bay Drive" to a point on the easterly right of way of "E Road"; thence north $11^{\circ} 44' 07''$ west 1329.76 feet along the easterly right of way of "E Road" to the point and place of beginning, containing 13 acres more or less; and

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; and

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

(a) This Conditional Use shall be valid for a period of one year after the date of approval and thereafter shall become null and void unless construction or use is substantially underway during said one-year period, or unless an extension of time, not exceeding one year, is approved by the Planning and Zoning Commission and for good cause shown, before the expiration of said one-year period.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 024 80 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 24TH DAY OF JUNE, 1980.

Emogene P. Ellis
EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL