

RESOLUTION NO. R 025 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN A GENERAL RESIDENTIAL DISTRICT AND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A MOBILE HOME PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 23 ACRES, MORE OR LESS

WHEREAS, on the 19th day of June, A. D. 1981, an application for a Conditional Use of land in a GR General Residential District and in an AR-1 Agricultural Residential District for a Mobile Home Park, denominated C/U #638, was filed on behalf of Angola Crest Trailer Park; and

WHEREAS, on the 23rd day of July, 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 #638 be approved; and

WHEREAS, on the 11th day of August, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #638 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 Angola Crest Trailer Park for a Conditional Use of land in a GR General Residential District and an AR-1 Agricultural Residential District for a Mobile Home Park to be located in the 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 the Indian River Hundred, Sussex County, Delaware, and lying on the southerly side of Route 279 and more particularly described in Deed Book 1052, page 309 in the office of Recorder of Deeds in and for Sussex County. Said parcel containing 23 acres and having 612.31 feet frontage along Route 279;

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 conditions:

(a) Site plan shall require review and approval by the County Planning and Zoning Commission;

(b) That it be limited to 75 mobile home sites.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 025 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 9TH DAY OF MARCH, 1982.

  
EMOGENE P. ELLIS  
CLERK OF THE COUNTY COUNCIL