

RESOLUTION NO. R 026 81

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN OFFICE BUILDING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 21,040 SQUARE FEET, MORE OR LESS

WHEREAS, on the 5th day of February, A. D. 1981, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an office building, denominated C/U #620, was filed on behalf of Jack Lingo Realtor; and

WHEREAS, on the 12th day of March, A. D. 1981, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission deferred action; and

WHEREAS, on the 26th day of March, A. D. 1981, the Planning and Zoning Commission considered the application and recommended that C/U #620 be approved; and

WHEREAS, on the 31st day of March, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #620 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 Jack Lingo Realtor for a Conditional Use of land in an AR-1 Agricultural Residential District for an office building 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 westerly side of Route 268 and bounded as follows:


BEGINNING at a concrete monument on the westerly side of Route 268, a corner for this subject land and lands of Cape Henlopen School District; thence north $41^{\circ} 18' 47''$ west 150 feet along the lands of Cape Henlopen School District to a pipe a corner for said subject lands and lands of Virginia L. Escott, et al; thence north $27^{\circ} 56' 13''$ east 150 feet along said Escott lands to a pipe; thence continuing south $41^{\circ} 18' 47''$ east 150 feet along said Escott lands to a pipe on the westerly side of Route 268; thence south $27^{\circ} 56' 13''$ west 150 feet along the westerly side of Route 268 to the point and place of beginning and containing 21,040.54 square feet.

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:

1. The approval is for an office building only.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 026 81 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 31ST DAY OF ARCH, 1981.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL