

RESOLUTION NO. R 028 80

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A BUILDING TO CONSTRUCT STORAGE BUILDINGS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 34,560 SQUARE FEET MORE OR LESS

WHEREAS, on the 20th day of May, A.D. 1980, an application for a Conditional Use of land in a MR Medium Density Residential District for a building to construct storage buildings, denominated C/U #582, was filed on behalf of Louis Davis; and

WHEREAS, on the 26th day of June, A.D. 1980, a public hearing, after due notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #582 be approved; and

WHEREAS, on the 15th day of July, A.D. 1980, a public hearing, after notice, was held before the County Council of Sussex County on C/U #582 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 Louis Davis for a Conditional Use of land in a MR Medium Density Residential District for a building to construct storage buildings to be located in Georgetown 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 Georgetown Hundred, Sussex County, Delaware, and lying on the southerly side of Route 18 and bounded as follows:

BEGINNING at a point on the southerly side of Route 18, a corner for this subject land and lands of William D. Morris and Edith; thence south $55^{\circ} 45'$ west 162.53 feet along lands of William D. Morris and Edith to a point; thence north 60° west 186.12 feet to a point, a corner for this subject land and lands of James A. Phillips and Charlotte J.; thence north $33^{\circ} 45'$ east 160.88 feet along lands of James A. Phillips and Charlotte J. to a point on the southerly side of Route 18; thence south $56^{\circ} 45'$ east 241.73 feet along the southerly side of Route 18 to the point and place of beginning, containing within the above described metes and bounds 34,560 square feet, more or less; and

BE IT FURTHER RESOLVED that this Conditional Use is granted subject to compliance with the 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) Display area must be set back 40 feet from the front lot line.

(b) No more than 6 display units shall be on display at one time.

(c) 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 028 80 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 15TH DAY OF JULY, 1980.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL