

RESOLUTION NO. R 029 81

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ADDITION TO EXISTING CAMPGROUND TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 27 ACRES, MORE OR LESS

WHEREAS, on the 18th day of February, A. D. 1981, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an Addition to Existing Campground denominated C/U #623, was filed on behalf of Adkins, Inc.; and

WHEREAS, on the 26th 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 recommended that C/U #623 be approved; and

WHEREAS, on the 14th day of April, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #623 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 Adkins, Inc. for a Conditional Use of land in an AR-1 Agricultural Residential District for an

Addition to Existing Campground to be located in Baltimore 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 Baltimore Hundred, Sussex County, Delaware, and lying on the northerly side of Route 54 and bounded as follows:

BEGINNING at a point on the northerly side of Route 54, a corner for this subject land and lands of George E. Gray, et. al., said point being approximately 1,170 feet easterly of Keen Wik Road; thence easterly by and along this subject land and lands of George E. Gray, et. al. the following 5 courses: south $79^{\circ} 05' 48''$ east 168.89 feet, south $78^{\circ} 58' 28''$ east 242.56 feet, north $14^{\circ} 10' 28''$ west 233.95 feet, north $62^{\circ} 53' 32''$ east 389.63 feet, and north $00^{\circ} 53' 32''$ east 276.67 feet to a point, a corner for this subject land and lands of Mary H. Bixler; thence south $78^{\circ} 11' 28''$ east 730.39 feet to a point, a corner for this subject land and lands of John A. Pomeroy; thence south $40^{\circ} 07' 04''$ east 909.63 feet along said Pomeroy lands to a point, a corner for existing campground; thence southwesterly along existing campground boundary the following distance: southwesterly approximately 140 feet across lagoon to a point; thence westerly along easterly bank of lagoon approximately 760 feet to a point; thence southwesterly approximately 100 feet to a point; thence southwesterly approximately 335 feet to a point on the northerly side of Route 54; thence northwesterly by and along the northerly side of Route 54 the following 7 courses: north $38^{\circ} 48' 48''$ west 102.27 feet, north $41^{\circ} 47' 36''$ west 101.35 feet, north $45^{\circ} 58' 19''$ west 101.39 feet, north $49^{\circ} 12' 15''$ west 101.35 feet, north $53^{\circ} 46' 42''$ west 101.80 feet, north $58^{\circ} 23' 04''$ west 126.68 feet, north $60^{\circ} 02' 57''$ west 379.34 feet to the point and place of beginning and containing 27 acres more or less.

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.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 029 81 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 14TH DAY OF APRIL, 1981.

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