

RESOLUTION NO. R 030 84

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A CANDY AND GIFT SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN GEORGETOWN HUNDRED, SUSSEX COUNTY, CONTAINING 1.1463 ACRES MORE OR LESS

WHEREAS, on the 12th day of December, A. D. 1983 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a candy and gift shop, denominated C/U #781, was filed on behalf of Daniel Yost and Helen Hignutt; and

WHEREAS, on the 9th day of February, A. D. 1984 a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #781 be approved; and

WHEREAS, on the 28th day of February, A. D. 1984 a public hearing, after notice, was held before the County Council of Sussex County on C/U #781 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 97, Article 10, Section 1 et seq. will be complied with,

NOW, THEREFORE,

BE IT RESOLVED that the application of Daniel Yost and Helen Hignutt for a Conditional Use of land in an AR-1 Agricultural

Residential District for a candy and gift shop 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 in Georgetown Hundred, Sussex County, Delaware, and lying on the easterly side of Route 114, 225 feet south of Route 243 and being more particularly described as follows:

BEGINNING at an iron pipe on the easterly right of way of Route 114, a corner for lands now or formerly of Virginia F. Clendaniel; thence north 40° east 174.99 feet along said Clendaniel lands to an iron pipe; thence south 31° east 290.70 feet across lands of Floyd A. Megee to an iron pipe; thence south 48° west 174.99 feet across lands of Floyd A. Megee to an iron pipe on the easterly right of way of Route 114; thence north 31° west 290.70 feet along the easterly right of way of Route 114 to the point and place of beginning and containing 1.1463 acres more or less; and

BE IT FURTHER RESOLVED that this Conditional Use is granted subject to compliance with Ordinance No. 97, 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 030 84 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 28TH DAY OF FEBRUARY, 1984.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL