

RESOLUTION NO. R 031 81

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR A FARMERS MARKET (PRODUCE STAND) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 1.26 ACRES, MORE OR LESS

WHEREAS, on the 4th day of March, A. D. 1981, an application for a Conditional Use of land in a GR General Residential District for a Farmers Market (Produce Stand), denominated C/U #625, was filed on behalf of James W. Phillips and Marilyn F.; and

WHEREAS, on the 9th day of April, 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 #625 be approved; and

WHEREAS, on the 28th day of April, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #625 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 James W. Phillips and Marilyn F. for a Conditional Use of land in a GR General Residential

District for a Farmers Market (Produce Stand) to be located in the Broadkill 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 Broadkill Hundred, Sussex County, Delaware, and lying at the northwest corner of the intersection of Route 5 and Route 212B and more particularly described in Deed Book 907 at page 266 as recorded in the office of Recorder of Deeds in and for Sussex County. Said parcel containing 1.26 acres more or less.

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.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 031 81 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 28TH DAY OF APRIL, 1981.

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