

RESOLUTION NO. R 041 83

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN UPHOLSTERY SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROAD CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 1.45 ACRES MORE OR LESS

WHEREAS, on the 10th day of May, A. D. 1983 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an upholstery shop, denominated C/U #738, was filed on behalf of Wilson Upholstery; and

WHEREAS, on the 23rd day of June, A. D. 1983 a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #738 be approved; and

WHEREAS, on the 12th day of July, A. D. 1983 a public hearing, after notice, was held before the County Council of Sussex County on C/U #738 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 Wilson Upholstery for a Conditional Use of land in an AR-1 Agricultural Residential District

for an upholstery shop to be located in Broad Creek 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 Broad Creek Hundred, Sussex County, Delaware, and lying on the south side of Route 20 across from intersection of Route 20A and being described as Tract No. One and Tract No. Two in Deed Book 1158 at page 170 in the office of Recorder of Deeds in and for Sussex County. Said tracts combined containing 1.45 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 041 83 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 12TH DAY OF JULY, 1983.

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