

RESOLUTION NO. R 042 82

A RESOLUTION TO GRANT AN AMENDMENT TO A CONDITIONAL USE OF LAND IN A C-1 GENERAL COMMERCIAL DISTRICT FOR A REVISION TO A MOBILE HOME PARK LAYOUT TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 22 ACRES, MORE OR LESS

WHEREAS, on the 9th day of February, A.D. 1982, an application for an amendment to a Conditional Use of land in a C-1 General Commercial District for a revision to a mobile home park layout, denominated C/U #671, was filed on behalf of Barn, Inc.; and

WHEREAS, on the 11th day of March, A.D. 1982, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended action on C/U #671 be deferred; and

WHEREAS, on the 25th day of March, A.D. 1982, the Planning and Zoning Commission recommended that C/U #671 be approved; and

WHEREAS, on the 30th day of March, A.D. 1982, a public hearing, after notice, was held before the County Council of Sussex County on C/U #671 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 Barn, Inc. to amend a Conditional Use of land in a C-1 General Commercial District for a revision to a mobile home park layout to be located in the Lewes and Rehoboth 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 Lewes and Rehoboth Hundred, Sussex County, Delaware, and lying west of Route 1 and south of Penn Central Railroad and bounded as follows:

BEGINNING at a point approximately 1,165 feet north of Route 18, a corner for this subject land and lands of Bert F. Ritter and Robert A. Raley, Jr.; thence south $53^{\circ} 11' 53''$ west 152.31 feet along lands of Robert A. Raley, Jr. to a point, a corner for Sea Spray Village; thence north $9^{\circ} 42' 04''$ west 50.75 feet along Sea Spray Village to a point; thence south $73^{\circ} 11' 53''$ west 844.04 feet along Sea Spray Village to a point, a corner for lands of Mildred Reed; thence north $5^{\circ} 13' 24''$ west 447.32 feet along lands of Mildred Reed to a point; thence north $16^{\circ} 14' 38''$ west 619.00 feet along lands of Mildred Reed to a point; thence north $69^{\circ} 42' 12''$ east 483.50 feet to a point; thence north $73^{\circ} 11' 53''$ east 414.9 feet to a point on the dividing line of these subject lands and lands of Bert F. Ritter; thence south $16^{\circ} 08' 36''$ east 1,085.00 feet along lands of Bert F. Ritter to the point and place of beginning and containing 22.7 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 042 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 27TH DAY OF APRIL, 1982.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL