

RESOLUTION NO. R 042 83

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A BAIT AND TACKLE SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 19,198 SQUARE FEET MORE OR LESS

WHEREAS, on the 8th day of March, A. D. 1983 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a Bait and Tackle Shop, denominated C/U #723, was filed on behalf of Charles G. McGuigan; and

WHEREAS, on the 28th day of April, 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 #723 be approved; and

WHEREAS, on the 17th day of May , A. D. 1983 a public hearing, after notice, was held before the County Council of Sussex County on C/U #723 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 Charles G. McGuigan for a Conditional Use of land in an AR-1 Agricultural Residential District

for a Bait and Tackle Shop to be located in Baltimore 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 Baltimore Hundred, Sussex County, Delaware, and lying on the southwest side of Route 54 approximately 0.9 miles west of the Ditch at Fenwick and being more particularly described in Deed Book 1151 at page 1 as recorded in the office of the Recorder of Deeds in and for Sussex County. Said parcel containing 19,198 square feet more or less as surveyed by Mann Associates; 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; and

BE IT FURTHER RESOLVED that this Conditional Use is granted subject to the following special conditions:

1. Limited to sale of bait and tackle and beach supplies, refilling of propane tanks, and no gasoline sales.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 042 83 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 12TH DAY OF JULY, 1983.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL