

RESOLUTION NO. R 043 84

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR CUSTOM FURNITURE MANUFACTURING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 24,053 SQUARE FEET MORE OR LESS

WHEREAS, on the 8th day of February, A. D. 1984 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for custom furniture manufacturing, denominated C/U #789, was filed on behalf of Emmon and Anna Bayless; and

WHEREAS, on the 12th day of April , 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 #789 be approved; and

WHEREAS, on the 1st day of May , A. D. 1984 a public hearing, after notice, was held before the County Council of Sussex County on C/U #789 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 Emmon and Anna Bayless for a Conditional Use of land in an AR-1 Agricultural Residential District for custom furniture manufacturing 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 corner of Route 370 and Route 384 and being more particularly described as follows:

BEGINNING at an iron pipe on the southwest corner of the intersection of Route 370 and Route 384; thence south $05^{\circ} 09' 12''$ west 88.00 feet along the westerly right of way of Route 384 to an iron pipe, a corner for lands now or formerly of Hickman and Willey, Inc.; thence north $84^{\circ} 21' 59''$ west 215.61 feet to a concrete monument, a corner for lands now or formerly of Lemuel H. Hickman et ux.; thence north $16^{\circ} 08' 30''$ east 149.19 feet to a concrete monument on the southerly right of way of Route 370; thence south $67^{\circ} 00' 00''$ east 196.63 feet along the southerly right of way of Route 370 to the point and place of beginning and containing 24,053 square feet 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 043 84 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 1ST DAY OF MAY, 1984.

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