

RESOLUTION NO. R 046 80

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SMALL ENGINE REPAIR SHOP AND RETAIL SALES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 32,272 SQUARE FEET, MORE OR LESS

WHEREAS, on the 11th day of August, A. D. 1980, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a small engine repair shop and retail sales, denominated C/U #598, was filed on behalf of N. C. Veasey and Son, Inc.; and

WHEREAS, on the 11th day of September, A. D. 1980, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #598 be approved; and

WHEREAS, on the 30th day of September, A. D. 1980, a public hearing, after notice, was held before the County Council of Sussex County on C/U #598 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 N. C. Veasey and Son, Inc. for a Conditional Use of land in an AR-1 Agricultural Residential District for a Small Engine Repair Shop and Retail Sales to be located in 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 on the northeasterly corner of the intersections of Route 18 and Route 5 and bounded as follows:

BEGINNING at an iron pipe in the northerly right of way of Route 18 at a corner for this subject land and lands of Epatha Pase; thence north $06^{\circ} 00'$ west 230.93 feet along this subject land and lands of Epatha Pase to a point in centerline of Beaver Dam Branch; thence south $83^{\circ} 17'$ west 150 feet along centerline of Beaver Dam Branch to a point on the easterly right of way of Route 5; thence south $09^{\circ} 40' 30''$ east 178.88 feet along the easterly right of way of Route 5 to a point; thence southeast with arc of radius of intersection of Route 5 and Route 18, 81.36 feet to a point; thence north $84^{\circ} 00'$ east 84.63 feet along the northerly right of way of Route 18 to the point and place of beginning, containing 32,272 square feet more or less; and

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 046 80 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 30TH DAY OF SEPTEMBER, 1980.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL