

RESOLUTION NO. R 046 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR LIGHT MANUFACTURING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 1.74 ACRES, MORE OR LESS

WHEREAS, on the 19th day of March, A.D. 1982, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for light manufacturing, denominated C/U #679, was filed on behalf of Coastal Supply Co., Inc.; and

WHEREAS, on the 22nd day of April, A.D. 1982, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #679 be approved; and

WHEREAS, on the 11th day of May, A.D. 1982, a public hearing, after notice, was held before the County Council of Sussex County on C/U #679 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 Coastal Supply Co., Inc. for a Conditional Use of land in an AR-1 Agricultural Residential

District for light manufacturing to be located in the Dagsboro 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 Dagsboro Hundred, Sussex County, Delaware, and lying at the southeast corner of Route 335 and Route 332 and bounded as follows:


BEGINNING at a point on the easterly side of Route 332, 272.61 feet south of Route 335; thence easterly with curve of arc with radius of 25 feet 41.73 feet to a point; thence south $81^{\circ} 35' 54''$ east 533.28 feet to a point; thence south $08^{\circ} 24' 06''$ west 168.49 feet to a point; thence north $82^{\circ} 38' 51''$ west 371.74 feet to a point; thence north $08^{\circ} 24' 06''$ east 125.29 feet to a point; thence north $81^{\circ} 35' 54''$ west 171.49 feet to a point; thence southerly with curve of arc with radius of 25 feet 36.81 feet to a point on the easterly side of Route 332; thence north $14^{\circ} 02' 58''$ east 100.48 feet along the easterly side of Route 332 to the point and place of beginning and containing 1.74 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;

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

(a) The light manufacturing shall be limited to the production of small specialty springs.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 046 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 11TH DAY OF AY, 1982.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL