

RESOLUTION NO. R 047 80

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ALCOHOLIC BEVERAGE PACKAGE STORE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LITTLE CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 0.479 ACRES, MORE OR LESS

WHEREAS, on the 15th day of August, A. D. 1980, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an alcoholic beverage package store, denominated C/U #599, was filed on behalf of H. J. B., 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 #599 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 #599 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 H. J. B., Inc. for a Conditional Use of land in an AR-1 Agricultural Residential District for an Alcoholic Beverage Package Store to be located in Little Creek 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 situated in the Little Creek Hundred, Sussex County, Delaware, and lying on the northerly side of Route 24 and bounded as follows:

BEGINNING at a concrete monument on the northerly right of way of Route 24 at the Maryland/Delaware Line; thence north $04^{\circ} 16' 14''$ east 82.50 feet along the Maryland/Delaware line to a point; thence south $81^{\circ} 54' 25''$ east 264.00 feet to a concrete monument, thence south $04^{\circ} 16' 14''$ west 82.50 feet to a concrete monument on the northerly right of way of Route 24; thence north $81^{\circ} 54' 25''$ west 264 feet along the northerly right of way of Route 24 to the point and place of beginning containing 0.479 acres 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 047 80 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 30TH DAY OF SEPTEMBER, 1980.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL