

RESOLUTION NO. R 047 81

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ADDITION TO EXISTING MOBILE HOME PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 4.5 ACRES, MORE OR LESS

WHEREAS, on the 22nd day of April, A. D. 1981, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an Addition to Existing Mobile Home Park, denominated C/U #632, was filed on behalf of Ernest A. Timmons; and

WHEREAS, on the 28th day of May, A. D. 1981, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #632 be approved; and

WHEREAS, on the 16th day of June, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #632 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 Ernest A. Timmons for a Conditional Use of land in an AR-1 Agricultural Residential District

for an Addition to an Existing Mobile Home Park 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 on the north side of Route 26 and bounded as follows:

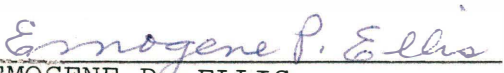
BEGINNING at an iron pipe located on the north side of Route 26, a corner for this subject lands and lands now or formerly of Ernest A. Timmons; thence north $24^{\circ} 09' 00''$ west 815.24 feet along said dividing line to an iron pipe; thence continuing north $24^{\circ} 09' 00''$ west 8.0 feet to the center of a ditch; thence along ditch north $83^{\circ} 14' 51''$ east 172.98 feet to a point; thence north $89^{\circ} 02' 57''$ east 99.19 feet to a point; thence south $73^{\circ} 19' 32''$ east 38.32 feet to a point; thence south $55^{\circ} 32' 47''$ east 45.29 feet to a point; thence south $51^{\circ} 30' 59''$ east 211.57 feet to a point; thence south $82^{\circ} 56' 00''$ west 10.98 feet to an iron pipe; thence south $82^{\circ} 56' 00''$ west 70.04 feet to a point; thence south $24^{\circ} 09' 00''$ east 50.00 feet to a point; thence south $82^{\circ} 56' 00''$ west 120.00 feet to a point; thence north $24^{\circ} 09' 00''$ west 50.00 feet to a point; thence south $82^{\circ} 56' 00''$ west 52.30 feet to an iron pipe; thence south $24^{\circ} 09' 00''$ east 604.38 feet to the point and place of beginning and containing approximately 4.5 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 conditions:

1. The roads in the new section have to be surfaced with tar and chip.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 047 81 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 28TH DAY OF JULY, 1981.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL
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