

RESOLUTION NO. R 048 83

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO USE EXISTING BARN FOR PRODUCTION OF DECOR ITEMS, DECOYS, AND FISHING EQUIPMENT TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 3.99 ACRES MORE OR LESS

WHEREAS, on the 18th day of May, A. D. 1983, an application for a Conditional Use of land in an AR-1 Agricultural Residential District to use existing barn for production of decor items, decoys, and fishing equipment, denominated C/U #742, was filed on behalf of Jeffrey A. Davis - Bronze Works Unlimited; and

WHEREAS, on the 28th day of July, A. D. 1983 a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #742 be approved; and

WHEREAS, on the 16th day of August, A. D. 1983 a public hearing, after notice, was held before the County Council of Sussex County on C/U #742 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 Jeffrey A. Davis - Bronze

Works Unlimited for a Conditional Use of land in an AR-1 Agricultural Residential District to use existing barn for production of decor items, decoys, and fishing equipment to be located in Broadkill 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 Broadkill Hundred, Sussex County, Delaware, and lying on the west side of Route 234 and being more particularly described as follows:

BEGINNING at an iron pipe on the westerly right of way of Route 234 approximately 462 feet north of Route 16, a corner for this subject land and lands now or formerly of Layton Jefferson; thence south  $69^{\circ} 11' 18''$  west 382.00 feet to an iron pipe, a corner for these lands and lands now or formerly of Clyde Betts and Sons, Inc.; thence north  $20^{\circ} 46' 45''$  west 455.98 feet to an iron pipe; thence north  $69^{\circ} 11' 18''$  east 382.00 feet to an iron pipe on the westerly right of way of Route 234; thence south  $20^{\circ} 38' 30''$  east 429.38 feet along the westerly right of way of Route 234 to a point; thence south  $23^{\circ} 00'$  east 26.62 feet along the westerly right of way of Route 234 to the point and place of beginning and containing 3.99 acres 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 048 83 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 16TH DAY OF AUGUST, 1983.

  
EMOGENE P. ELLIS  
CLERK OF THE COUNTY COUNCIL