

RESOLUTION NO. R 049 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A CLERICAL OFFICE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 18,690 SQUARE FEET, MORE OR LESS

WHEREAS, on the 8th day of April, A.D. 1982, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a Clerical Office, denominated C/U #680, was filed on behalf of Richard Y. Johnson & Son, Inc.; and

WHEREAS, on the 13th day of May, 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 #680 be approved; and

WHEREAS, on the 1st day of June, A.D. 1982, a public hearing, after notice, was held before the County Council of Sussex County on C/U #680 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 Richard Y. Johnson and Son, Inc. for a Conditional Use of land in an AR-1 Agricultural

Residential District for a clerical office to be located in the Cedar 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 situate in the Cedar Creek Hundred, Sussex County, Delaware, and lying on the south side of Johnson Ave., being 117 feet east of Railroad Avenue and bounded as follows:


BEGINNING at an iron pipe on the southerly side of Johnson Avenue, a corner for this subject land and lands of Helena Sheldon; thence south $77^{\circ} 50' 49''$ east 121.62 feet along Johnson Avenue to an iron pipe; thence south $10^{\circ} 23' 05''$ west 153.75 feet to a concrete monument; thence north $77^{\circ} 50' 49''$ west 121.62 feet to an iron pipe on line of this subject lands and lands of Helena Sheldon; thence north $10^{\circ} 23' 05''$ east 153.75 feet to the point and place of beginning and containing 18,690 square feet as surveyed by Charles D. Murphy, Jr.;

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:

1. Site to be used for clerical office only.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 049 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 1ST DAY OF JUNE, 1982.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL