

RESOLUTION NO. R 050 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ADDITION TO A MOBILE HOME PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 75 ACRES, MORE OR LESS

WHEREAS, on the 12th day of November, A.D. 1981, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an addition to a mobile home park, denominated C/U #662, was filed on behalf of John R. Hitchens and Jennie, T/A Bay City Incorporated; and

WHEREAS, on the 10th day of December, 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 #662 be deferred; and

WHEREAS, on the 27th day of May, A.D. 1982, the Planning and Zoning Commission of Sussex County recommended that C/U #662 be approved; and

WHEREAS, on the 29th day of December, A.D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #662 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 John R. Hitchens and Jennie, T/A Bay City Incorporated for a Conditional Use of land in an AR-1 Agricultural Residential District for an addition to a mobile home park to be located in the Indian River 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 Indian River Hundred, Sussex County, Delaware, and lying on the northerly side of Route 22C and bounded as follows:

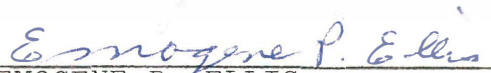
BEGINNING at a point on the northerly side of Route 22, a corner for this subject land and lands of Nanticoke Shores; thence North 35° 21' 55" east 3,471.24 feet to a point; thence south 42° 35' 04" east 1,784.14 feet along tie line across lands of John R. Hitchens and Jennie to a point; thence south 65° 15' 23" west 1,249.70 feet along lands of Cozy Cove, Inc. to a point; thence south 31° 07' 22" west 1,882.51 feet along lands of Cozy Cove, Inc. to a point on the northerly right of way of Route 22; thence westerly by and along the northerly right of way of Route 22, 1,324.92 feet to the point and place of beginning and containing 75 acres more or less and excepting therefrom the lot conveyed to Paul Oliva;

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) This approval is for the proposed 171 lots per drawing #IF-90A by J. J. McCann, Inc. only.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 050 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 1ST DAY OF JUNE, 1982.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL