

RESOLUTION NO. R 051 81

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AGRICULTURAL RESIDENTIAL DISTRICT FOR AN EXTENSION TO AN EXISTING MOBILE HOME PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 138 ACRES, MORE OR LESS

WHEREAS, on the 16th day of June, A. D. 1981, an application for a conditional Use of land in an AR-1 Agricultural Residential District for an extension to an existing mobile home park, denominated C/U #639, was filed on behalf of Nanticoke Shores, Inc.; and

WHEREAS, on the 13th day of August, A. D. 1981, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission deferred action on C/U #639; and

WHEREAS, on the 27th day of August, A. D. 1981, the Planning and Zoning Commission of Sussex County recommended that C/U #639 be approved; and

WHEREAS, on the 1st day of September, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #639 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 Nanticoke Shores, Inc. for a Conditional Use of land in an AR-1 Agricultural Residential District for an extension to an existing 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 22 and bounded as follows:

BEGINNING at a point on the northerly right of way of Route 22, a corner for this subject land and lands of John R. Hitchens; thence north  $46^{\circ} 16' 10''$  west 1,321.37 feet along the northerly right of way of Route 22 to a point; thence continuing along the northerly right of way of Route 22, 533.64 feet with arc of curve of radius of 2,839.79 feet to a point, thence continuing along the northerly right of way of Route 22, north  $35^{\circ} 30' 10''$  west 937.00 feet to a point; thence continuing along the northerly right of way of Route 22, 367.20 feet with arc of curve of radius of 1,934.86 feet to a point, a corner for these lands and lands now or formerly of Frederick P. Burton; thence north  $34^{\circ} 57' 00''$  east 396.35 feet to a point at centerline of Wilson's Creek; thence easterly along the centerline of Wilson's Creek to a point; thence southeasterly approximately 2,910 feet along existing development of Nanticoke Shores, Inc. to a point; thence south  $34^{\circ} 34' 15''$  west 3,471.37 feet along lands now or formerly of John R. Hitchens to the point and place of beginning and containing 138 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.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 051 81 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 1ST DAY OF SEPTEMBER, 1981.

  
EMOGENE P. ELLIS  
CLERK OF THE COUNTY COUNCIL

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