

RESOLUTION NO. R 051 83

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN OUTDOOR FLEA MARKET TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 1.00 ACRE MORE OR LESS

WHEREAS, on the 29th day of June, A. D. 1983 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an outdoor flea market, denominated C/U #746, was filed on behalf of Marvin Marvel and Hazel; and

WHEREAS, on the 11th day of August, 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 #746 be approved; and

WHEREAS, on the 30th day of August , A. D. 1983 a public hearing, after notice, was held before the County Council of Sussex County on C/U #746 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 Marvin Marvel and Hazel for a Conditional Use of land in an AR-1 Agricultural Residential

District for an outdoor flea market 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 southwest side of Route 1, 600 feet northwest of Route 258 and being more particularly described as follows:

BEGINNING at a concrete marker on the southwest side of Route 1, a corner for this subject land and lands of Byran Landon and Barbara; thence north $42^{\circ} 30'$ west 200 feet along the southwest side of Route 1 to an iron pipe, a corner for this subject land and lands of John A. Hickman and Etta; thence south $47^{\circ} 30'$ west 218 feet to a point; thence south $42^{\circ} 30'$ east 200 feet to a point; thence north $47^{\circ} 30'$ east 218 feet to the point and place of beginning and containing 1.00 acre 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 051 83 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 30TH DAY OF AUGUST, 1983.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL