

RESOLUTION NO. R 052 80

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ADDITION TO AN EXISTING MOBILE HOME PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROAD CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 7.9 ACRES, MORE OR LESS

WHEREAS, on the 22nd day of September, A. D. 1980, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an addition to an existing mobile home park, denominated C/U #603, was filed on behalf of Larry Willey; and

WHEREAS, on the 30th day of October, A. D. 1980, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County; and

WHEREAS, on the 13th day of November, A. D. 1980, the Planning and Zoning Commission of Sussex County recommended that C/U #603 be approved; and

WHEREAS, on the 18th day of November, A. D. 1980, a public hearing, after notice, was held before the County Council of Sussex County on C/U #603 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 Larry Willey for a Conditional Use of land in an AR-1 Agricultural Residential District for an addition to an existing mobile home park to be located in Broad 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 Broad Creek Hundred, Sussex County, Delaware, and lying east of Route 13 and bounded as follows:

BEGINNING at a point in the center of Rogers Branch at a corner for this subject land and lands of Job S. Culver; thence southerly with the meandering of Rogers Branch the following 16 courses: south  $10^{\circ} 36' 33''$  east 50.63 feet to a point; south  $44^{\circ} 03' 50''$  east 80.31 feet to a point; south  $69^{\circ} 41' 46''$  east 54.30 feet to a point; south  $20^{\circ} 40' 54''$  east 75.04 feet to a point; south  $46^{\circ} 11' 02''$  east 43.21 feet to a point; south  $02^{\circ} 31' 22''$  east 59.00 feet to a point; south  $44^{\circ} 05' 40''$  west 36.94 feet to a point; south  $11^{\circ} 50' 02''$  west 41.84 feet to a point; south  $04^{\circ} 04' 12''$  west 50.14 feet to a point; south  $57^{\circ} 43' 34''$  west 51.21 feet to a point; south  $08^{\circ} 20' 56''$  west 73.20 feet to a point; south  $36^{\circ} 35' 20''$  west 118.60 feet to a point; south  $42^{\circ} 38' 39''$  west 28.91 feet to a point; south  $79^{\circ} 03' 09''$  west 49.04 feet to a point; south  $47^{\circ} 05' 47''$  west 104.11 feet to a point; south  $46^{\circ} 00' 29''$  west 87.31 feet to a point, corner for this subject land and lands of the State of Delaware (Game and Fish Commission); thence south  $88^{\circ} 16' 45''$  west 130.00 feet more or less to a point; thence north  $17^{\circ} 08' 28''$  west 1100.00 feet more or less to a point on the dividing line between this subject land and lands of Job S. Culver; thence south  $65^{\circ} 30' 02''$  east 673.00 feet to the point and place of beginning and containing 7.9 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 052 80 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 18TH DAY OF NOVEMBER, 1980.

Emogene P. Ellis  
EMOGENE P. ELLIS  
CLERK OF THE COUNTY COUNCIL