

RESOLUTION NO. R 052 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A SANDWICH SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROAD CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 1.126 ACRES, MORE OR LESS

WHEREAS, on the 26th day of April, A.D. 1982, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a sandwich shop, denominated C/U #683, was filed on behalf of Raymond C. and Betty J. Justice; and

WHEREAS, on the 27th 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 #683 be approved; and

WHEREAS, on the 8th day of June, A.D. 1982, a public hearing, after notice, was held before the County Council of Sussex County on C/U #683 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 Raymond C. and Betty Justice for a Conditional Use of land in an AR-1 Agricultural Residential District for a sandwich shop to be located in the Broad Creek

Hundred, Sussex County, be and the same is hereby granted;

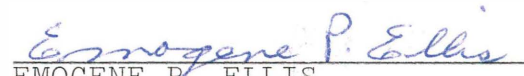
BE IT FURTHER RESOLVED that the description of the land which is the subject of this application is more particularly described as follows:

ALL that certain tract, piece or parcel of land lying and being situate in the Broad Creek Hundred, Sussex County, Delaware, and lying on the south side of Route 20, 300 feet southeast of Route 516 and bounded as follows:

BEGINNING at a point on the southerly right of way of Route 20, a corner for this subject land and lands now or formerly of Joseph H. McFaul; thence south $64^{\circ} 13'$ east 251.00 feet along the southerly right of way of Route 20 to a point, thence south $18^{\circ} 58'$ east 210.08 feet to a point; thence north $64^{\circ} 13'$ west 406.72 feet to a point; thence north $28^{\circ} 47'$ east 149.4 feet along lands now or formerly of Joseph H. McFaul to the point and place of beginning and containing 1.126 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 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 8TH DAY OF JUNE, 1982.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL