

RESOLUTION NO. R 053 80

A RESOLUTION TO DENY A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A CAMPER PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 1.521 ACRES, MORE OR LESS

WHEREAS, on the 29th day of August, A. D. 1980, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a camper park, denominated C/U #604, was filed on behalf of Verna L. Fitzwater; 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 #604 be denied; 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 #604 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 may not be for the general convenience and welfare of the inhabitants of Sussex County;

(b) That the location may not be appropriate for the Conditional Use applied for and not in conflict with the Comprehensive Plan, but is in conflict with the Comprehensive Zoning Ordinance;

(c) That the public health, safety, morals and general welfare of the inhabitants of Sussex County may be adversely affected;

(d) That adequate off-street parking facilities may not be provided;

(e) That the necessary safeguards may not 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., may not be complied with;

NOW, THEREFORE,

BE IT RESOLVED that the application of Verna L. Fitzwater for a Conditional Use of land in an AR-1 Agricultural Residential District for a camper park to be located in the Cedar Creek Hundred, Sussex County, be and the same is hereby denied; 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 situate in the Cedar Creek Hundred, Sussex County, Delaware, and lying on the northwesterly side of Route 203 and bounded as follows:

BEGINNING at a point on the northwesterly side of Route 203, a corner for this subject lands and lands of the State of Delaware; thence north  $51^{\circ} 11'$  west 103.4 feet to an iron pipe; thence south  $38^{\circ} 49'$  west 75.15 feet to an iron pipe; thence north  $48^{\circ} 04'$  west 314.94 feet to a concrete marker; thence north  $41^{\circ} 56'$  east 209.55 feet to a concrete marker; thence south  $48^{\circ} 04'$  east 419.1 feet to a point; thence south  $41^{\circ} 56'$  west 128.62 feet to the point and place of beginning and containing 1.521 acres more or less.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 053 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