

RESOLUTION NO. R 054 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 INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 148.24 ACRES, MORE OR LESS

WHEREAS, on the 5th day of August, 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 #596, was filed on behalf of The Holly Pines Company, L.P.; and

WHEREAS, on the 11th day of September, A. D. 1980, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #596 be approved; and

WHEREAS, on the 30th day of September, A. D. 1980, a public hearing, after notice, was held before the County Council of Sussex County on C/U #596 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 The Holly Pines Company, L.P. 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 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 on the west by lands of Mervine A. Doughty and Minnie, and Lee Joseph Creek (also called Wingate Creek); on the north by Rehoboth Bay; on the east by Nats Cove of Rehoboth Bay and lands of James E. Goslee, Jr. and Ellen W. Goslee; Eugene F. Snyder, Sr. and Marguerite E.; Theodore D. Snyder and Anna M.; Harold S. Burgert and Eleanor S.; Warren D. Edwards, Jr. and Susan; Bruce R. Edwards and Ann Carol; Laurance E. Smith and Bonnie Lou Edwards Smith; E. Paul Scindo and Shirley I.; Helen M. Kline; Mario J. Tiberi and Helen; Harry W. Hoverter and Robert C. Steward; and Victor L. Bobrowski and Betty J.; on the south by Route 22 (Long Neck Road) and lands of Charles I. Frederick; Charles I. Frederick and Katherine M.; Robert Kells and Blanche; Harold L. Reinert and Ralph V. Reinhert; Earl F. Boas and Pearl N.; Frank Garneski and Alice; Joseph Hazewski; and John Gentkowski and containing 148.24 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 054 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