

RESOLUTION NO. R 060 83

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A CAMPGROUND TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 68.3 ACRES MORE OR LESS

WHEREAS, on the 7th day of July, A. D. 1983 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a campground, denominated C/U #749, was filed on behalf of Angola Beach Travel Trailer Resort; and

WHEREAS, on the 25th 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 #749 be approved; and

WHEREAS, on the 13th day of Sept., A. D. 1983 a public hearing, after notice, was held before the County Council of Sussex County on C/U #749 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 Angola Beach Travel Trailer Resort for a Conditional Use of land in an AR-1 Agricultural Residential

District for a campground to be located in Indian River 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 Indian River Hundred, Sussex County, Delaware, and lying on the easterly side of Route 278 and being more particularly described as follows:

BEGINNING at a concrete monument on the easterly right of way of Route 278, 840 feet north of Herring Creek, a corner for this subject land and lands now or formerly of George Bryan; thence north  $12^{\circ} 00' 00''$  east 1,981.43 feet along the easterly right of way of Route 278 to a point of curvature of Route 278; thence northeasterly 226.89 feet with the curve of arc of Route 278 to a point; thence north  $38^{\circ} 00' 00''$  east 100.27 feet along the easterly right of way of Route 278 to a point, a corner of lands now or formerly of a Dorman; thence south  $83^{\circ} 45' 30''$  east 52.14 feet along lands now or formerly of a Dorman to a concrete monument; thence south  $74^{\circ} 00' 00''$  east 1,194.51 feet to a concrete monument, a corner for lands of Almeta Dorman; thence south  $16^{\circ} 45' 00''$  west 2,534.75 feet along lands of Almeta Dorman to a point on shoreline of Herring Creek; thence northwesterly with the meandering of the shoreline of Herring Creek 1,200 feet more or less to a corner for lands now or formerly of George Bryan; thence north  $69^{\circ} 30' 20''$  west 210.32 feet along lands now or formerly of George Bryan to the point and place of beginning and containing 68.3 acres more or less as surveyed by Mann Associates; 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; and

BE IT FURTHER RESOLVED that this Conditional Use is granted subject to the following special conditions:

1. It be limited to no more than 309 sites; and
2. The applicant is to submit a statement explaining the proposed form of ownership.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY  
OF RESOLUTION NO. R 060 83 PASSED BY THE COUNTY COUNCIL OF SUSSEX  
COUNTY ON THE 27TH DAY OF SEPTEMBER, 1983

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