

RESOLUTION NO. R 060 84

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR AN EXTENSION TO C/U #597 FOR A MOBILE HOME PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NANTICOKE HUNDRED, SUSSEX COUNTY, CONTAINING 44.95 ACRES MORE OR LESS

WHEREAS, on the 15th day of May, A. D. 1984 an application for a Conditional Use of land in a GR General Residential District for an extension to C/U #597 for a mobile home park, denominated C/U #800, was filed on behalf of Junior E. Armiger; and

WHEREAS, on the 12th day of July , A. D. 1984 a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #800 be approved; and

WHEREAS, on the 31st day of July , A. D. 1984 a public hearing, after notice, was held before the County Council of Sussex County on C/U #800 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 Junior E. Armiger for a Conditional Use of land in a GR General Residential District for an extension to C/U #597 for a mobile home park to be located in Nanticoke 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 Nanticoke Hundred, Sussex County, Delaware, and lying on the west side of Route 594 and being more particularly described as follows:

BEGINNING at a concrete monument on the westerly right of way of Route 594, a corner for these lands and lands of Earth Movers, Inc.; thence north $86^{\circ} 45' 00''$ west 1,007.64 feet along lands of Earth Movers, Inc. to a pipe on line of lands of Thomas H. Messick; thence north $01^{\circ} 01' 09''$ west 227.77 feet along lands of Thomas H. Messick to a pipe; thence north $70^{\circ} 15' 40''$ west 637.12 feet along lands of Thomas H. Messick to a concrete monument on line of lands of Sutton Woody Foundation, Inc.; thence north $20^{\circ} 09' 29''$ east 594 feet along lands of Sutton Woody Foundation, Inc. to a concrete monument; thence north $21^{\circ} 38' 26''$ west 618.43 feet along lands of Sutton Woody Foundation, Inc. to a concrete monument on line of lands of Grant Ferguson et.al.; thence northeasterly along lands of Grant Ferguson et.al. the following seven (7) courses: north $57^{\circ} 30' 56''$ east 234.44 feet to a pipe; north $68^{\circ} 39' 34''$ east 83.91 feet to a pipe; north $51^{\circ} 28' 58''$ east 179.32 feet to a pipe; north $70^{\circ} 25' 15''$ east 155.11 feet to a pipe; north $66^{\circ} 06' 26''$ east 267.07 feet to a pipe; north $39^{\circ} 54' 14''$ east 189.36 feet to a pipe; south $55^{\circ} 07' 11''$ east 703.84 feet to a pipe on the westerly right of way of Route 594; thence southerly by and along the westerly right of way of Route 594, 1,808.32 feet more or less to the point and place of beginning

and containing 60.6 acres more or less; however, excepting 15.65 acres of land previously approved as C/U #597 for Junior E. Armiger; 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.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 060 84 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 31ST DAY OF JULY, 1984.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL