

RESOLUTION NO. R 062 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR FURNITURE SALES (NEW AND USED) AND USED CAR SALES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 1.8 ACRES MORE OR LESS

WHEREAS, on the 12th day of February, A.D. 1982, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for Furniture Sales (New and Used) and Used Car Sales, denominated C/U #672, was filed on behalf of David L. Wilson and Carolyn D.; and

WHEREAS, on the 25th day of March, 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 #672 be deferred; and

WHEREAS, on the 10th day of June, A.D. 1982, the Planning and Zoning Commission recommended that C/U #672 be approved; and

WHEREAS, on the 13th day of April, A.D. 1982, a public hearing, after notice, was held before the County Council of Sussex County on C/U #672, 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 David L. Wilson and Carolyn D. for a Conditional Use of land in an AR-1 Agricultural Residential District for Furniture Sales (New and Used) and Used Car Sales to be located in the Cedar 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 Cedar Creek Hundred, Sussex County, Delaware, and lying on the east side of Route 113, and bounded as follows:


BEGINNING at a point on the easterly right of way of Route 113, 400 feet south of Route 625, a corner for this subject land and other lands of David L. Wilson and Carolyn D.; thence south $81^{\circ} 55' 53''$ east 395.67 feet to an iron pipe, a corner for this subject land and lands of Richard Morgan; thence south $07^{\circ} 48'$ west 200.00 feet to an iron pipe; thence north $81^{\circ} 55' 53''$ west 395.67 feet to a iron pipe set on the easterly right of way of Route 113; thence north $07^{\circ} 48'$ east 200.00 feet along the easterly right of way of Route 113 to the point and place of beginning and containing 1.8167 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;

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

(1) There will not be over six cars displayed for sale at any one time.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 062 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 6TH DAY OF JULY, 1982.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL