

RESOLUTION NO. R 063 81

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN AUTOMOBILE REPAIR SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DAGSBORO HUNDRED, SUSSEX COUNTY, CONTAINING 1.55 ACRES WITHIN A 65 ACRE TRACT, MORE OR LESS

WHEREAS, on the 18th day of August, A. D. 1981, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an automobile repair shop, denominated C/U #647, was filed on behalf of David M. Pepper; and

WHEREAS, on the 24th day of September, A. D. 1981, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #647 be approved; and

WHEREAS, on the 13th day of October, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #647 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 M. Pepper for the Conditional Use of land in an AR-1 Agricultural Residential District

for an automobile repair shop to be located in the Dagsboro 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 Dagsboro Hundred, Sussex County, Delaware, and lying on the easterly side of Route 321 and north of Route 329 and being more particularly described as follows:


BEGINNING at a point on the easterly right of way line of Route 321, said point being north 04° 03' 40" west, 600 feet more or less from the edge of the north right of way line of Route 329. Thence from said point of beginning north 04° 03' 40" west 162 feet more or less along the easterly right of way of Route 321; thence turning and running south 89° 08' 10" east, 419 feet more or less to a point; thence turning and running south 00° 52' east, 162 feet more or less to a point; thence turning and running north 89° 08' 10" west 413 feet more or less to the point and place of beginning and containing 1.55 acres plus or minus;

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 special condition:

(a) There shall be no truck repairs.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 063 81 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 20TH DAY OF OCTOBER, 1981.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL