

RESOLUTION NO. R 063 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN OPEN AIR FLEA MARKET TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 5.5 ACRES, MORE OR LESS

WHEREAS, on the 13th day of April, A.D. 1982, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an open air flea market, denominated C/U #682, was filed on behalf of Flossie F. and Riley T. Jefferson; and

WHEREAS, on the 13th day of May, 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 #682 be deferred; and

WHEREAS, on the 27th day of May, A.D. 1982, the Planning and Zoning Commission of Sussex County recommended that C/U #682 be denied; and

WHEREAS, on the 1st day of June, A.D. 1982, a public hearing, after notice, was held before the County Council of Sussex County on C/U #682 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 Flossie F. and Riley T. Jefferson for a Conditional Use of land in an AR-1 Agricultural Residential District for an open air flea market 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 southwest corner of Route 113 and Route 625 and bounded as follows:

BEGINNING at a point on the southerly side of Route 625 400 feet from the centerline of paving of Route 113; thence westerly 480 feet along Route 625 to a point; thence turning southerly 90° 500 feet to a point; thence turning easterly 90° 480 feet to a point; thence turning northerly 90° 500 feet to the point and place of beginning and containing 5.51 acres more or less of a 151 acre tract;


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 stipulations:

(1) A 5-foot chain fence will be erected along boundary line parallel to U. S. Route 113 and along boundary line parallel to Road 625;

(2) All parking shall be provided on the site.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 063 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 6TH DAY OF JULY, 1982.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL