

RESOLUTION NO. R 066 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A MOBILE HOME PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 46.35 ACRES, MORE OR LESS

WHEREAS, on the 26th day of May, A.D. 1982, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a Mobile Home Park, denominated C/U #690, was filed on behalf of George Harrison, Jr.; and

WHEREAS, on the 24th day of June, 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 #690 be approved; and

WHEREAS, on the 13th day of July, A.D. 1982, a public hearing, after notice, was held before the County Council of Sussex County on C/U #690 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 George Harrison, Jr. for a Conditional Use of land in an AR-1 Agricultural Residential District

for a Mobile Home Park to be located in the Indian River 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 Indian River Hundred, Sussex County, Delaware, and lying on the northerly side of Route 22, 0.6 mile east of Route 298 and bounded as follows:

BEGINNING at a point on the northerly right of way of Route 22, a corner for this subject land and lands of Ester P. Mitchell; thence north $27^{\circ} 32' 11''$ east 294.69 feet along said Mitchell lands to a point; thence south $54^{\circ} 12' 11''$ west 329.77 feet along said Mitchell lands to a point on the northerly right of way of Route 22; thence north $62^{\circ} 17' 25''$ west 19.34 feet to a point; thence north $54^{\circ} 18' 48''$ east 1,256.22 feet along lands of Pine Acres, Inc. to a point, a corner for lands of Radie K. Moore; thence by and along lands of Radie K. Moore the following six (6) courses: North $53^{\circ} 58' 58''$ east 331.75 feet; north $82^{\circ} 27' 14''$ east 115.27 feet; south $75^{\circ} 06' 33''$ east 197.79 feet; north $43^{\circ} 35' 24''$ east 394.07 feet; south $62^{\circ} 11' 32''$ east 577.08 feet to a point; South $28^{\circ} 50' 17''$ west 1,638.17 feet to a point; thence north $65^{\circ} 41' 33''$ west 350.00 feet to a point; thence north $62^{\circ} 17' 46''$ west 200.00 feet to a point; thence south $28^{\circ} 37' 00''$ W 250.00 feet to a point on the northerly right of way of Route 22; thence north $62^{\circ} 17' 46''$ west 928.35 feet along said right of way to the point and place of beginning and containing 46.35 acres more or less of lands of Pine Acres, Inc. as surveyed by Miller-Lewis, Inc.;

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.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 066 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 13TH DAY OF JULY, 1982.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL