

RESOLUTION NO. R 068 84

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A CAMPGROUND TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN DIESBORO HUNDRED, SUSSEX COUNTY, CONTAINING 70 ACRES MORE OR LESS

WHEREAS, on the 29th day of May, A. D. 1984 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a campground, denominated C/U #803, was filed on behalf of Elisha Cropper; and

WHEREAS, on the 9th day of August, 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 #803 be approved; and

WHEREAS, on the 28th day of August, A. D. 1984 a public hearing, after notice, was held before the County Council of Sussex County on C/U #803 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 Elisha Cropper for a Conditional Use of land in an AR-1 Agricultural Residential

District for a campground to be located in Dagsboro 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 Dagsboro Hundred, Sussex County, Delaware, and lying on the northerly side of Route 26, 1,040 feet southwest of Route 330 and being more particularly described as follows:

BEGINNING at a point on the northerly right of way of Route 26, 170 feet easterly from lands now or formerly of Wayne Helms; thence north $10^{\circ} 17' 00''$ west 605.06 feet across lands of Elisha C. and Lina L. Cropper to a point; thence north $14^{\circ} 42' 26''$ west 93.84 feet across lands of Elisha C. and Lina L. Cropper to a point; thence south $80^{\circ} 48' 00''$ west 1,261.80 feet across lands of Elisha C. and Lina L. Cropper and lands of Cropper Sea Products, Inc. to a point on line of lands now or formerly of Ralph T. McGee; thence north $25^{\circ} 23' 00''$ west 2,048 feet more or less along lands now or formerly of Ralph T. McGee to Pepper Creek; thence easterly along the meandering shoreline of Pepper Creek 2,150 feet more or less to a point; thence south $16^{\circ} 00' 00''$ east 280 feet across lands of Elisha C. and Lina L. Cropper to a point; thence south $19^{\circ} 00' 29''$ east 1,441 feet across lands of Elisha C. and Lina L. Cropper to a point; thence south $80^{\circ} 48' 00''$ west 350 feet to a point; thence south $14^{\circ} 42' 26''$ east 95.99 feet across lands of Elisha C. and Lina L. Cropper to a point; thence south $10^{\circ} 17' 00''$ east 600 feet across lands of Elisha C. and Lina L. Cropper to a point on the northerly right of way of Route 26; thence south $79^{\circ} 43' 00''$ west 50 feet along the northerly right of way of Route 26 to the point and place of beginning. Said parcel containing 70 acres more or less; 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 068 84 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 18TH DAY OF SEPTEMBER, 1984.

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Emogene P. Ellis
EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL

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