

RESOLUTION NO. R 084 84

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A TENNIS CLUB TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 1.00 ACRE MORE OR LESS

WHEREAS, on the 25th day of September, A. D. 1984 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a tennis club, denominated C/U #811, was filed on behalf of Stephens/Moore Associates; and

WHEREAS, on the 15th day of November, 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 #811 be approved; and

WHEREAS, on the 4th day of December, A. D. 1984 a public hearing, after notice, was held before the County Council of Sussex County on C/U #811 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 Stephens/Moore Associates for a Conditional Use of land in an AR-1 Agricultural

Residential District for a tennis club to be located in Indian River 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 Indian River Hundred, Sussex County, Delaware, and lying on the southwesterly side of Route 313, northwest of the entrance to "Gull Point" and Public Boat Ramp and across from Route 312 and being more particularly described as follows:

BEGINNING at a point on the southwesterly right of way of Route 313 and northwest of the entrance to "Gull Point" and Public Boat Ramp; thence south $55^{\circ} 34' 27''$ west 201.24 feet along the entrance road to "Gull Point" and Public Boat Ramp to a point; thence north $34^{\circ} 37' 37''$ west 208.58 feet along Gull Point Development to a point, a corner for lands now or formerly of Raymond F. Hamilton; thence north $55^{\circ} 22' 23''$ east 212.65 feet along said Hamilton lands to a point on the southwesterly right of way of Route 313; thence south $33^{\circ} 17' 16''$ east 100.19 feet along the southwesterly right of way of Route 313 to a point; thence south $29^{\circ} 52' 32''$ east 109.50 feet along the southwesterly right of way of Route 313 to the point and place of beginning and containing 1.00 acre 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 084 84 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 4TH DAY OF DECEMBER, 1984.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL