

RESOLUTION NO. R 085 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN A C-1 GENERAL COMMERCIAL DISTRICT FOR A MOBILE HOME PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 2.25 ACRES MORE OR LESS OF A 26.6 ACRE TRACT

WHEREAS, on the 30th day of July, A. D. 1982 an application for a Conditional Use of land in a C-1 General Commercial District for a Mobile Home Park, denominated C/U #699, was filed on behalf of Light House Cove Investors; and

WHEREAS, on the 9th day of September, 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 #699 be approved; and

WHEREAS, on the 28th day of September, A. D. 1982 a public hearing, after notice, was held before the County Council of Sussex County on C/U #699 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 Light House Cove Investors for a Conditional Use of land in a C-1 General Commercial District for

a Mobile Home Park to be located in the Baltimore 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 situate in the Baltimore Hundred, Sussex County, Delaware and lying on the north side of Route 54 and bounded as follows:

BEGINNING at a point on the northerly right of way of Route 54 approximately 1,245 feet west of Route 1, a corner for this subject land and lands of Harvey B. Spicer; thence north 81 degrees 58 minutes 49 seconds west 360 feet along the northerly right of way of Route 54 to a point; thence north 08 degrees 01 minutes 11 seconds east 283.96 feet to a point; thence south 78 degrees 12 minutes 15 seconds east 359.49 feet to a point; thence south 07 degrees 08 minutes 15 seconds west 158.38 feet to a point; thence south 08 degrees 40 minutes 00 seconds west 101.93 feet to the point and place of beginning and containing 2.25 acres more or less of a 26.6 acre tract; and

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 085 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 28TH DAY OF SEPTEMBER, 1982.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL