

RESOLUTION NO. R 088 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT AND C-1 GENERAL COMMERCIAL 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 15.79 ACRES MORE OR LESS

WHEREAS, on the 13th day of May, A. D. 1982 an application for a Conditional Use of land in an AR-1 Agricultural Residential District and a C-1 General Commercial District for a Mobile Home Park, denominated C/U #688, was filed on behalf of Charles Zonko; and

WHEREAS, on the 10th 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 #688 be deferred; and

WHEREAS, on the 24th day of June, A. D. 1982 the Planning and Zoning Commission of Sussex County recommended that C/U #688 be approved; and

WHEREAS, on the 29th day of June, A. D. 1982 a public hearing, after notice, was held before the County Council of Sussex County on C/U #688 and action was deferred; and

WHEREAS, on the 14th day of September, A. D. 1982 a public hearing, after notice, was held before the County Council of Sussex County on C/U #688 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 Charles Zonko for a Conditional Use of land in an AR-1 Agricultural Residential District and a C-1 General Commercial District for a Mobile Home Park to be located in the 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 situate in the Indian River Hundred, Sussex County, Delaware, and lying on the northerly side of Route 22 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 now or formerly of Earl Lingo, said point being 2,000 feet more or less west of Route 298; thence north $31^{\circ} 33' 59''$ east 1,777.75 feet to a point; thence south $28^{\circ} 57' 00''$ east 601.17 feet to a point; thence south $40^{\circ} 08' 00''$ west 1,499.91 feet to a point on the northerly right of way of Route 22; thence north $58^{\circ} 11' 00''$ west 299.86 feet to the point and place of beginning and containing 15.79 acres more or less; 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; and

BE IT FURTHER RESOLVED that this Conditional Use is granted subject to the following special conditions:

1. Development will not proceed until such time as environmental concerns are satisfied; and

2. Site plan shall require review and approval of the Planning and Zoning Commission.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY
OF RESOLUTION NO. R 088 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX
COUNTY ON THE 5TH DAY OF OCTOBER, 1982.

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