

RESOLUTION NO. R 091 82

A RESOLUTION PLACING A MORATORIUM ON ANY SO-CALLED CO-OP CONVERSIONS ON LEASED OR RENTED PROPERTY IN SUSSEX COUNTY

WHEREAS, the Sussex County Council is responsible for land use planning in Sussex County; and

WHEREAS, the Sussex County Council has passed a Subdivision Ordinance that prevents subdividing land in small parcels that could be environmentally unsafe; and

WHEREAS, the Sussex County Council is responsible for the health, safety, convenience, and general welfare of all the inhabitants of Sussex County; and

WHEREAS, so-called co-op conversions place a sudden and unfair hardship on leaseholders in Sussex County; and

WHEREAS, Sussex County residents should be protected from unplanned eviction; and

WHEREAS, co-op conversions require study and evaluation before, and if, they become a part of Sussex County's life; and

WHEREAS, such a study should be undertaken immediately by the County's Planning and Zoning Commission so that a proper plan of action can be developed for Sussex County; and

WHEREAS, any co-op conversion plan must be submitted to the Planning and Zoning Commission for review of said plan for compliance with existing County Ordinances; and

WHEREAS, co-op conversions are a subject that must be addressed by the General Assembly,

NOW, THEREFORE,

BE IT RESOLVED that the Sussex County Council hereby declares a six (6) month moratorium, effective immediately upon the adoption of this Resolution, on any so-called co-op conversions on leased and rented land in Sussex County; and

BE IT FURTHER RESOLVED that the Sussex County Council, by copy of this Resolution, strongly urges members of the General Assembly from throughout Delaware to address this problem upon their return

District for a campground for overnite camping to be located in the Broadkill 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 Broadkill Hundred, Sussex County, Delaware, and lying on the west side of Route 1 and bounded as follows:

BEGINNING at a concrete post on the westerly right of way of Route 1, 3,000 feet more or less north of Route 16, a corner for these subject lands and lands of Clyde Betts and Son, Inc.; thence south $50^{\circ} 44'$ west 1,337.65 feet along lands of Clyde Betts and Son, Inc. to a concrete post on line of lands now or formerly of George H. Connard; thence northwesterly along lands of George H. Connard the following three (3) courses: north $19^{\circ} 32'$ west 571.8 feet to a cedar post; north $19^{\circ} 32'$ west 123.75 feet to a cedar post; north $22^{\circ} 02'$ west 206.6 feet to a plastic pipe; thence continuing north $22^{\circ} 02'$ west 16 feet more or less to centerline of Deep Branch; thence northeasterly with the meandering of centerline of Deep Branch 850 feet more or less to a point on the westerly right of way of Route 1; thence south $51^{\circ} 32' 55''$ east 313.5 feet along the westerly right of way of Route 1 to a point; thence south $38^{\circ} 27' 05''$ west 300 feet along other lands of William T. and Mary Jane Sammons to an iron pipe; thence south $51^{\circ} 32' 55''$ west 300 feet to an iron pipe; thence north $38^{\circ} 27' 05''$ east to an iron pipe on the westerly right of way of Route 1; thence south $51^{\circ} 32' 55''$ east 505.67 feet along the westerly right of way of Route 1 to the point and place of beginning and containing 22.5 acres more or less as surveyed by Walter R. Todd; 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.

BE IT FURTHER RESOLVED this Conditional Use is granted subject to the following stipulation:

1. This Conditional Use is granted on the express condition that the applicant will apply for and receive approval from the United States of America that the said Conditional Use will not interfere with the flowage easement granted from the applicant's predecessor in title to the United States of America on December 21, 1965, which easement is of record in the office of the Recorder of Deeds, Georgetown, Delaware, in Deed Book 599, Page 51, a copy of which is attached to this Conditional Use.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 092 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 26TH DAY OF OCTOBER, 1982.

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