

RESOLUTION NO. R 102 82

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 BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 35.4 ACRES MORE OR LESS

WHEREAS, on the 19th day of March, A. D. 1982 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for campground, denominated C/U #678, was filed on behalf of Peter E. Loewenstein and Joan; and

WHEREAS, on the 22nd day of April, 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 #678 be deferred; and

WHEREAS, on the 13th day of May, A. D. 1982 the Commission recommended that C/U #678 be denied; and

WHEREAS, on the 11th day of May, A. D. 1982 a public hearing, after notice, was held before the County Council of Sussex County on C/U #678 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 Peter E. Loewenstein and Joan for a Conditional Use of land in an AR-1 Agricultural Residential District for a campground to be located in the Baltimore Hundred, Sussex County, be and the same is hereby granted;

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 west side of Irons Lane (Route 348) and bounded as follows:

BEGINNING at a white oak in the line of lands now or formerly of Mabel H. Dukes, said white oak also being north $66^{\circ} 07' 30''$ west, a distance of 448.19 feet from a concrete monument (at the southeasterly corner for lands now or formerly of Mabel H. Dukes) set in the westerly right of way line of Irons Lane (County Route 348); thence from said point of beginning and by and with the lands now or formerly of Clifton L. Bennett, south $64^{\circ} 00' 00''$ west, a distance of 65.39 feet to a point; thence north $66^{\circ} 07' 30''$ west, a distance of 424.93 feet to a point; thence north $01^{\circ} 06' 37''$ east, a distance of 300.00 feet to a point; thence north $70^{\circ} 13' 30''$ west, a distance of 905 feet, more or less, to a point in the centerline of a creek; thence by and with the meanderings of the said centerline of a creek in a generally westerly and northerly direction to a point located the following three courses and distances from the said point of beginning, starting from the said point of beginning and terminating at the aforesaid point in the center of the said creek: (1) north $66^{\circ} 07' 30''$ west, a distance of 433.83 feet to a stone; thence (2) north $01^{\circ} 06' 37''$ east, a distance of 1,355.08 feet to a concrete post; thence (3) north $88^{\circ} 18' 30''$ west, a distance of 2,538 feet, more or less, to the aforesaid point; thence from said point in the center of a creek and by and with lands now or formerly of Mabel H. Dukes, south $88^{\circ} 18' 30''$ east, a distance of 2,538 feet, more or

less, to a concrete post; thence continuing by and with lands now or formerly of Mabel H. Dukes, south 01° 06' 37" west a distance of 1,355.08 feet to a stone; thence south 66° 07' 30" east, a distance of 433.83 feet to the point of beginning, containing 35.4 acres of land, more or less, all as particularly shown on a survey prepared by Peter E. Loewenstein, Professional Land Surveyor, dated December 1981, and recorded in the Office of Recorder of Deeds at Georgetown, Sussex County, Delaware, in Plot Book 25, at page 68;

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 102 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 30TH DAY OF NOVEMBER, 1982.

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