

RESOLUTION NO. R 103 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ADDITION TO AN EXISTING MOBILE HOME PARK TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 58.9 ACRES MORE OR LESS

WHEREAS, on the 1st day of June, A. D. 1982 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an addition to an existing mobile home park, denominated C/U #693, was filed on behalf of Rehoboth Bay Mobile Home Park; and

WHEREAS, on the 24th 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 #693 be deferred; and

WHEREAS, on the 10th day of November A.D. 1982 the Planning and Zoning Commission of Sussex County recommended that C/U #693 be approved; and

WHEREAS, on the 13th day of July, A. D. 1982 a public hearing, after notice, was held before the County Council of Sussex County on C/U #693 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 #693 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 Rehoboth Bay Mobile Home Park for a Conditional Use of land in an AR-1 Agricultural Residential District for an addition to an existing mobile home park to be located in the Lewes and Rehoboth 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:

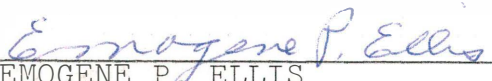
ALL that certain tract, piece or parcel of land lying and being situate in the Lewes and Rehoboth Hundred, Sussex County, Delaware, and lying on the east side of Route 274 and north of Rehoboth Bay Mobile Home Park and more particularly described as 58.9 acres of a 183 acre tract; and

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.

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

(a) That the park addition be limited to 222 lots and exclude development of the proposed lots around the lagoon and aeration area, and the proposed lots adjacent to the east side of the Port-Del-Mar-Va property.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 103 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 30TH DAY OF NOVEMBER, 1982.

  
EMOGENE P. ELLIS  
CLERK OF THE COUNTY COUNCIL