

RESOLUTION NO. R 111 82

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN AUTO REPAIR SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 1.0 ACRE MORE OR LESS

WHEREAS, on the 18th day of October, A. D. 1982 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an auto repair shop, denominated C/U #711, was filed on behalf of George E. Johnson, Jr.; and

WHEREAS, on the 9th day of December, 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 #711 be approved; and

WHEREAS, on the 28th day of December, A. D. 1982 a public hearing, after notice, was held before the County Council of Sussex County on C/U #711 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 George E. Johnson, Jr. for a Conditional Use of land in an AR-1 Agricultural Residential

District for an auto repair shop to be located in the Indian River 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 Indian River Hundred, Sussex County, Delaware, and lying on the north side of Route 297 and 200 feet east of Route 307 and being more particularly described in Deed Book 922 at page 76 in the office of Recorder of Deeds in and for Sussex County. Said parcel containing 1.0 acre more or less;

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 special condition:

1. That the business be limited to the existing 30' x 30' building.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 111 82 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 28TH DAY OF DECEMBER, 1982.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL