

# TOWN OF BRIDGEVILLE

*If you lived here, you would be home now.*

## ORDINANCE NO. 14-8

### With Conditions

#### **AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN TC TOWN CENTER DISTRICT FOR A MINI-STORAGE FACILITY TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN THE TOWN OF BRIDGEVILLE, (TAX MAP No. 1-31-10.16-14)**

**WHEREAS**, on 17<sup>th</sup> day of September, 2014, a Conditional Use Application was filed on behalf of **RAFAIL PROPERTIES, LLC**; and

**WHEREAS**, on the 18<sup>th</sup> day of November, 2014, a hearing was held before the Planning and Zoning Commission and, the Commission recommended to the Commissioners that the application be granted subject to conditions; and

**WHEREAS**, on the 8th day of December, 2014, a public hearing was held, after notice, before the Commissioners of Bridgeville and the Commissioners, based on the Finding of Facts determined that said Conditional Use promotes the health, safety, morals, convenience, order, prosperity and welfare the present and future inhabitants of Bridgeville and that the Conditional Use is for the general convenience and welfare of the inhabitants of Bridgeville;

**NOW COME, THEREFORE**, the Commissioners of Bridgeville hereby ordain:

Section 1. Pursuant to the Bridgeville Zoning Ordinance, a Conditional Use is granted to the property hereinafter described for the following use: mini-storage facility.

ALL that certain lot, piece or parcel of land with improvements thereon situate, lying and being in the Town of Bridgeville, Sussex County, Delaware, on the northerly side of Market

7369990/

Street, known as 100 Market Street, and shown on the Tax Maps of Sussex County Department of Finance as Map No. 1-31-10.16-14.00.

Section 2. This ordinance is subject to the following condition(s):

1. Final site plan of the project shall be subject to review by Bridgeville Planning & Zoning Commission.
2. The applicant shall secure all other licenses and permits required for the use of the premises as a mini-storage from state, federal or county agencies with jurisdiction over the use of the property and shall otherwise comply with all applicable rules, regulations, statutes or ordinances relating to the use of the premises.

Section 3. This Ordinance shall take effect immediately upon its adoption by a majority vote of all the members elected to the Commissioners of Bridgeville.

**COMMISSIONERS OF BRIDGEVILLE**

By: Patricia M. Correll  
President

Attest: Lauren J. Sessone  
Secretary

Adopted: December 8, 2014

### **FINDINGS OF FACT**

1. This is an application for the expansion of an existing mini-storage in a TC Town Center District pursuant to the Bridgeville Land Use and Development Code.
2. The conditional use for the existing mini-storage was approved by the Commissioners of Bridgeville on July 12, 2005, prior to the adoption of the Land Use and Development Code.
3. The subject property is owned by and the applicant is Rafail Properties, LLC.
4. The proposed conditional use is for the construction of 8 additional mini-storage units on property previously approved for and used as a mini-storage-facility.
5. The application is appropriate at the subject site because it is in an area of commercial and residential development and is the expansion of a previously existing mini-storage.
6. The granting of the application requested will promote the health and safety of the inhabitants of Bridgeville.