

# TOWN OF BRIDGEVILLE

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

ORDINANCE NO. 13-10

With Conditions

**AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN C-1 COMMERCIAL DISTRICT FOR THREE (3) OFF- PREMISES SIGNS (BILLBOARDS) TO BE LOCATED ON CERTAIN PARCELS OF LAND ON THE WESTERLY SIDE OF U.S. ROUTE 13 IN THE TOWN OF BRIDGEVILLE CONTAINING 5.17 ACRES, MORE OR LESS, BEING THE APPLICATION OF F.E.D. INVESTMENTS, LLC.**

WHEREAS, on the 21<sup>st</sup> day of August, 2013, a Conditional Use Application was filed on behalf of F.E.D. Investments, LLC; and

WHEREAS, on the 15<sup>th</sup> day of October, 2013, a hearing was held before the Planning and Zoning Commission and the Commission recommended to the Council that the application be granted; and

WHEREAS, on the 11<sup>th</sup> day of November, 2013, a public hearing was held, after notice, before the Commissioners of Bridgeville and the Commissioners, based on the Finding of Facts, attached hereto, determined that said Conditional Use promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the Bridgeville;

**NOW COME, THEREFORE, THE COMMISSIONERS OF BRIDGEVILLE HEREBY ORDAIN:**

Section 1. Pursuant to §§ 234-33B(3) and 234-79 of the Bridgeville Land Use and Development Code, a Conditional Use is granted to the property hereinafter described for the following use: Three (3) Off-premises Signs (Billboards).

ALL those certain certain tracts, pieces or parcels of land situate, lying and being in the Town of Bridgeville, Sussex County, Delaware, on the westerly side of U.S. Route 13 containing 5.17 acres, more or less, identified as Lots 1 thru 5 on the Subdivision Plan of Bridgeville Gateway, prepared by Axiom Engineering, LLC, dated August 8, 2013, and as further shown on the Tax Maps of Sussex County Department of Finance as Map No. 1-31-15.00-1.00, being the lands now or formerly of F.E.D., LLC.

This Ordinance is subject to the following conditions:

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Page 1 of 3

1. The applicant shall secure all other licenses and permits required for the placement of three (3) off-premises signs on the premises 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 placement of off-premises signs on the premises.

Section 2. 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: Lawrence S. [Signature]  
Secretary

Adopted: 11/11/13

### **FINDINGS OF FACT**

In approving this application, the Commissioner have found, based upon the record of the hearing as presented, that the placement of off-premises signs on the property:

1. Is in harmony with the purposes and intents of the Comprehensive Plan;
2. Will be in harmony with the general character of its neighborhood considering density, design, bulk, and scale of the proposed new structures;
3. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties;
4. Will not cause objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity;
5. Will have no detrimental effect of vehicular or pedestrian traffic;
6. Will not adversely affect the health, safety, security or general welfare of residents, visitors or workers in the area; and
7. Complies with all other applicable standards, laws and regulations in addition to the provisions of this Code.