

File #: CU 2533
Application No. 202408119

Planning & Zoning Commission Application
Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

RECEIVED

JUN 03 2024

SUSSEX COUNTY
PLANNING & ZONING

Type of Application: (please check applicable)

Conditional Use ☒

Zoning Map Amendment ☐

Site Address of Conditional Use/Zoning Map Amendment

27858 Cypress Road, Frankford, Delaware 19945

Type of Conditional Use Requested:

A conditional use is requested for a ± 24.52 -acre solar farm development located in Frankford, Delaware. The proposed project will include tracker solar panels with associated utilities, a driveway for access to the site and a perimeter fence.

Tax Map #: 533-8.00-10.00

Size of Parcel(s): 69.03 \pm

Current Zoning: AR-1

Proposed Zoning: N/A

Size of Building: N/A

Land Use Classification: Agricultural Residential (AR-1)

/Developing Area

Water Provider: N/A

Sewer Provider: N/A

Applicant Information

Applicant Name: RWE Clean Energy, c/o Joe Shanahan

Applicant Address: 100 Summit Lake Drive

City: Valhalla

State: NY

Zip Code: 10595

Phone #: (978) 888-4088

E-mail: Joseph.Shanahan@rwe.com

Owner Information

Owner Name: Ellen Kay Anderson

Owner Address: 10178 Cypress Lakes Dr.

City: Lake Worth

State: FL

Zip Code: 33449

Phone #: 954-298-2388

E-mail: Andn0003@yahoo.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Colliers Engineering & Design, c/o Eric Redding

Agent/Attorney/Engineer Address: 18 Corporate Woods Blvd., Suite 400

City: Albany

State: NY

Zip Code: 12211

Phone #: (518) 556-3631

E-mail: eric.redding@collierseng.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

✓ **Completed Application**

✓ **Provide two (2) paper copies and one (1) electronic copy of the Site Plan or Survey of the property**

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description
- Drainage Assessment Report (if required, please refer to Section 115-193 (F))
- TIS or Area Wide Study Fee Memo (if required, please refer to the MOU)

✓ **Provide relevant Application Fee (please refer to fees effective July 1, 2022)**

N/A **Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

✓ **Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**

✓ **DeIDOT Service Level Evaluation Request Response**

N/A **PLUS Response Letter** (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Joe Shanahan

Date: 5/31/24

Signature of Owner

Ellen Kay Anderson

Date: 5/31/24

For office use only:

Date Submitted: _____

Fee: _____ Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

06/03/2024 11:35AM Megan F.
33027332-0022

PERMITS / INSPECTIONS
CONDITIONAL USE - FEE
2024 Item: 202408119/2010 \$1,000.00

Subtotal \$1,000.00

Total \$1,000.00

CHECK \$1,000.00
Check Number 207984 \$1,000.00

Change due \$0.00

Paid by: ENGINEERING & DESIGN

Sussex County Government		Treasury	
2 The Circle, PO Box 601		Georgetown, DE 19947	
Date: 06/03/2024		Time: 11:35AM	
By: Megan F.		33027332-0022	
Item: 202408119/2010		Amount: \$1,000.00	
Description: PERMITS / INSPECTIONS		CONDITIONAL USE - FEE	
Check Number: 207984		Status: PAID	
Signature: [Signature]		Date: 06/03/2024	

Thank you for your payment.
Sussex County Government COPY
DUPLICATE RECEIPT

1114 Sixth Avenue, 12th Floor
New York, NY 10036
Main: 877 627 3772



May 31, 2024

RECEIVED

JUN 03 2024

SUSSEX COUNTY
PLANNING & ZONING

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417)
Georgetown, DE 19947
(302) 855-7878

Frankford A Solar Project
Colliers Engineering & Design Project No. 23013689A

Dear Chairman,

Con Edison Development, Inc. is proposing to develop a ground mounted solar farm within an unincorporated area of Sussex County. Enclosed please find the Conditional Use Application for your consideration. The project involves the installation of ground mounted tracker photovoltaic panels on a vacant lot. The proposed solar facility will consist of tracker solar panels, conduit, inverters/transformers, an interconnect to existing electrical system, transmission lines, an access driveway, security fencing and stormwater facilities as necessary. The solar panels post will be driven into the existing ground with meadow remaining below the panels. The panel arrays will be surrounded by a high chain link fence. Access to the facilities will be by 20-foot-wide gravel driveway.

The name of the proposed project is Frankford A Solar Project, located at 27858 Cypress Road, Frankford, Delaware 19945.

Please find the enclosed documents in this submission:

- Eight (8) copies of the Conditional Use Application
- Two (2) copies of the Site Plans and ALTA Survey
- One (1) copy of the DelDOT Service Level Evaluation Request.
- Conditional Use Application fee check in the amount of \$1,000.

Should you have any questions or require additional information, do not hesitate to contact me at (518) 556-3639 or by email at websly.darbouze@collierseng.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Websly Darbouze".

Websly Darbouze
Project Manager, Colliers Engineering and Design, Inc