

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

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COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

**SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **12/9/2022**

APPLICATION: **CU 2344 Turning Point Energy**

APPLICANT: **TPE DE SU 113, LLC c/o Adam Beal**

FILE NO: **WSPA-5.02**

RECEIVED
DEC 12 2022
**SUSSEX COUNTY
PLANNING & ZONING**

TAX MAP &
PARCEL(S): **135-22.00-23.00**

LOCATION: **Lying on the southeast side of East Trap Pond Road, 1,750 feet northeast of Substation Road**

NO. OF UNITS: **Solar Field**

GROSS
ACREAGE: **35.01**

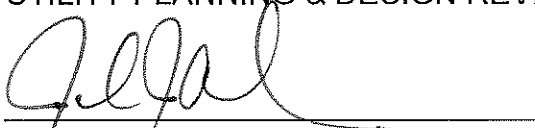
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
- a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Municipal Growth & annexation Area**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **N/A** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The proposed Conditional Use is within the boundary of the Growth and Annexation Area of the Town of Georgetown.**
- (9). Is a Sewer System Concept Evaluation required? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



John J. Ashman
Director of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
No Permit Tech Assigned

BECKER
MORGAN

G R O U P

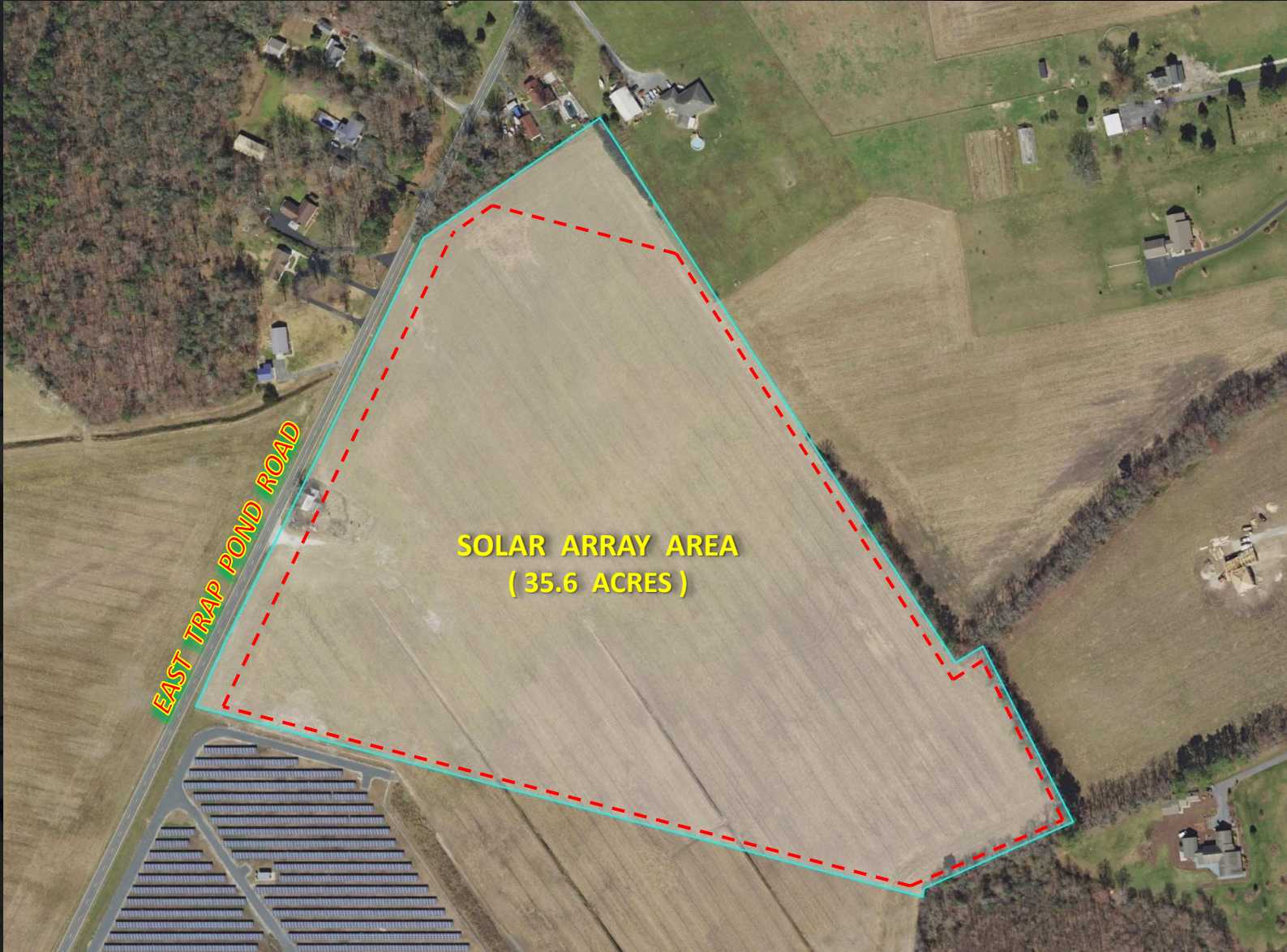
ARCHITECTURE
ENGINEERING

SUSSEX COUNTY - SOLAR ENERGY SYSTEM

PLANNING & ZONING COMMISSION

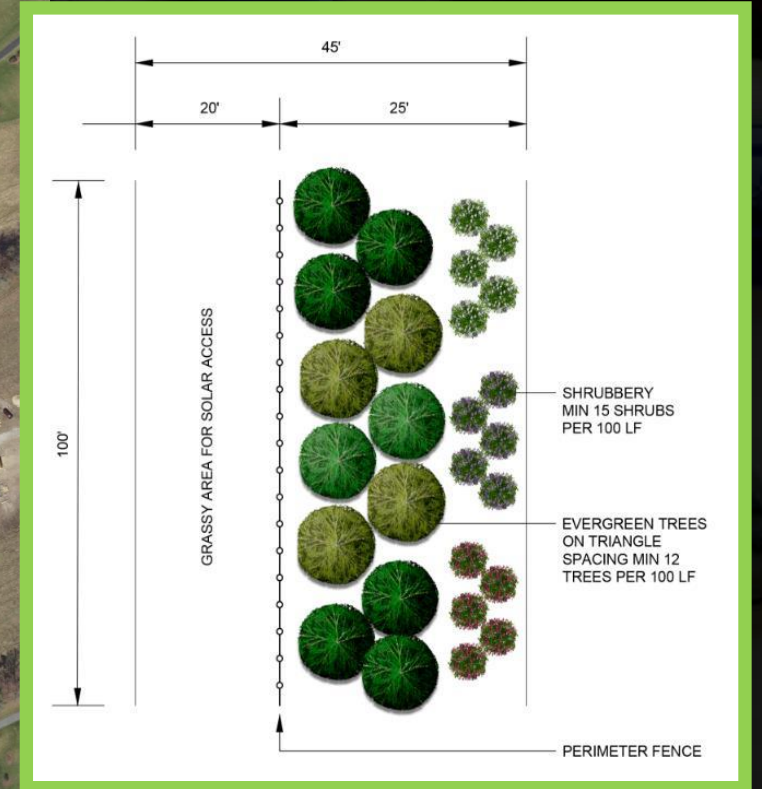
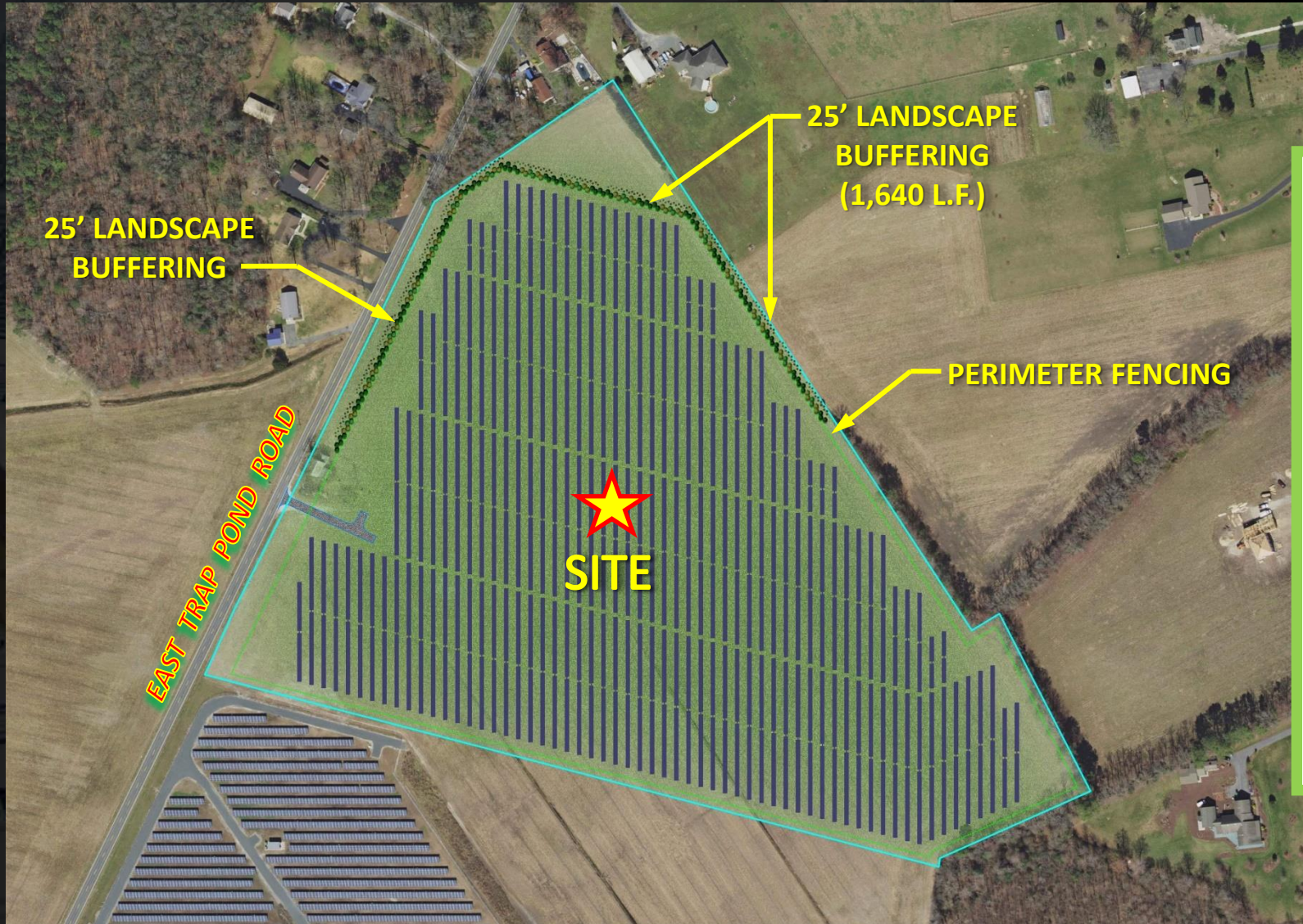
PUBLIC HEARING / TPE DE SU113 / 12.15.2022

PROJECT AREA - EXISTING CONDITIONS



- LOCATION: GEORGETOWN
- ZONING: AR-1
- EXISTING USE: AGRICULTURE
- PROPOSED USE: SOLAR
- C/U AREA: 35.6 AC.

PROJECT AREA - SOLAR ARRAY



PROJECT OVERVIEW & DESIGN STANDARDS

- COMMUNITY SOLAR FACILITY - GROUND MOUNT TRACKING SYSTEM / 3 MEGAWATT AC
- BENEFITS LOCAL RESIDENTIAL, BUSINESS AND MUNICIPAL SUBSCRIBERS WITH LOWER POWER COSTS
- NO INCREASE IN TRAFFIC (1-2 MAINTENANCE VISITS PER MONTH)
- RENEWABLE ENERGY SOURCE WHICH PRODUCES NO ODORS, DUST, GAS, SMOKE OR FUMES
- LOW TO NO NOISE FROM POWER INVERTERS (65 Dba at 1 Meter)
- GLARE STUDY COMPLETED (NO IMPACTS)
- REDUCED STORMWATER RUNOFF BY PROVIDING POLLINATOR FRIENDLY GROUND COVER AND PLANTINGS
- 25' LANDSCAPE SCREENING
- PERIMETER FENCING WITH EMERGENCY ACCESS PROVISIONS
- COMMUNITY OUTREACH MEETING HELD DECEMBER 5, 2022
- DECOMMISSIONING AT THE END OF OPERATION LIFE OF THE PROJECT

PROJECT SUMMARY

- THE FACILITY IS A PUBLIC UTILITY USE UNDER SUSSEX COUNTY ZONING CODE AND MEETS THE PURPOSES OF A CONDITIONAL USE IN THAT IT IS OF PUBLIC OR SEMI-PUBLIC CHARACTER THAT IS ESSENTIAL AND DESIREABLE FOR THE GENERAL CONVENIENCE AND WELFARE OF SUSSEX COUNTY RESIDENTS.
- THE PROPOSED FACILITY PROMOTES GOAL 7.3 OF THE SUSSEX COUNTY COMPREHENSIVE PLAN, WHICH ENCOURAGES THE USE OF RENEWABLE ENERGY OPTIONS SUCH AS SOLAR FARMS
- THE PROPOSED USE WILL NOT HAVE ANY ADVERSE IMPACT ON THE NEIGHBORING AND ADJACENT PROPERTIES AND PROVIDES ADEQUATE LANDSCAPE BUFFERING AND PERIMETER FENCING
- THE FACILITY WILL NOT RESULT IN ANY NOTICEABLE INCREASE IN TRAFFIC ON ADJACENT AND NEIGHBORING ROADWAYS. THERE ARE NO REGULAR EMPLOYEES AT THE SITE, ONLY PERIODIC VISITS FOR INSPECTIONS, MAINTENANCE, OR REPAIR OF THE SOLAR PANELS
- NO SIGNIFICANT NOISE, DUST OR ODOR WILL BE GENERATED BY THE FACILITY