

**REVISED**  
**REGIONAL PLANNING COMMISSION**  
**Business Meeting Agenda**  
**Thursday, September 8, 2022 at 6:30 p.m.**  
**Levy Court Chambers**  
**555 Bay Road, Dover, Delaware**

In addition to the live meeting, this meeting will may also be held virtually by phone and video conferencing software to enable the applicant, owner, and/or members of the public to provide their testimony on the applications described below. The call in number is 1-408-418-9388, Meeting number (access code) 2346 275 8646 # to enter the meeting. All information about joining the video conference will be posted at [www.co.kent.de.us](http://www.co.kent.de.us) when it becomes available or email the Planning Office at [planning@co.kent.de.us](mailto:planning@co.kent.de.us) for meeting updates and information. For problems accessing the meeting, please call our office at 302-744-2471 for assistance.

**Call to Order for Business Meeting**

**The Pledge of Allegiance**

**Roll Call and Determination of Quorum**

**Additions, Deletions to, and Approval of Agenda**

**Approval of Minutes – July 14, 2022**

**Levy Court Action on Commission Recommendations:**

<u>Application</u>	<u>RPC Rec.</u>	<u>L.C. Action</u>
CS-22-03 Amish School Victory Chapel Rd	Cond. Approval	Approved
CZ-22-04 / LC22-11 Gonzalez, Elaise	Approval	Approved
CZ-21-04 / LC21-15 Snake Creek MXX, LLC	Denial	Denied
LC22-14 Solar Moratorium Revised	Approval	Approved

**Old Business:**

**Election of Officers**

1. **Chairperson**
  - a. **Open Nominations**
  - b. **Close Nominations**
  - c. **Vote**
  
2. **Vice-Chairperson**
  - a. **Open Nominations**
  - b. **Close Nominations**
  - c. **Vote**

**New Business:**

1. ~~C-22-02 TPE DE KE73, LLC: Request Conditional Use approval of a Community Solar Farm located outside the Growth Zone Overlay District.~~
  
2. **CS-22-04 American Holly Solar Farm:** Request Conditional Use with Site Plan approval of a Solar Facility / Public Utility located outside the Growth Zone Overlay District.
  
3. **CS-22-05 Lady Bug Solar Farm:** Request Conditional Use with Site Plan approval of a Solar Facility / Public Utility located outside the Growth Zone Overlay District.
  
4. **CS-22-06 Grey Fox Solar Farm:** Request Conditional Use with Site Plan approval of a Solar Facility / Public Utility located outside the Growth Zone Overlay District.

5. **LC22-16 Community Solar Definition:** An Ordinance to amend Kent County Code, Vol. II, Chapter 205, Zoning, as amended by revising Article II Definitions, §205-6 Definitions to delete the reference to regulation by the Public Service Commission in the definition of Community Energy-Generating Facility and add the maximum size of 50 acres.
6. **LC22-12 Solar Facilities:** An Ordinance to amend Kent County Code, Vol. II, Chapter 205, Zoning, as amended by revising Article V Agricultural Conservation District, §205-48, Conditional Uses; Article VI Agricultural Residential District §205-64, Conditional Uses; Article XXI Conditional Uses, §205-363.1 Utility Solar Facility; Article XXI Conditional Uses, §205-365 Table of Conditional Uses, and Article XXVIA, Supplementary Regulations §205-397.9 Community Energy Generating Facility in order to eliminate Utility Solar Facility as a conditional use in the Agricultural Conservation and Agricultural Residential zoning districts, establish a limit of one Community Energy Generating Facility per parcel, and establish an expiration date for approved Community Energy Generating Facility projects.
7. **SL-20-02 Knollwood:** Request Final Plan approval for a 289-lot major subdivision located inside the Growth Zone Overlay District.
8. **SLV-22-15 RCCG – Fathers House Assembly:** Request Waiver from the sidewalk construction requirement along a major roadway.

#### **Public Comment**

#### **Commission Comments**

#### **Adjournment**

29 Del. C. 10004 (e) (2). The Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

**NOTE:** This meeting is held in a building that is accessible to the handicapped.