



## AGENDA

### SUFFOLK PLANNING COMMISSION

June 16, 2026

2:00 P.M.

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1. Call to Order
    - A. Invocation
    - B. Pledge of Allegiance
    - C. Roll Call
  2. Approval of minutes from previous meeting
  3. Public Hearings:
    - A. **CONDITIONAL USE PERMIT REQUEST, CUP2026-00004, Myrtle Mitigation Bank:** submitted by James Parker, applicant on behalf of Clearwater Mitigation VI, LLC, property owner, in accordance with Section(s) 31-306 and 31-406 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a wetlands mitigation bank on property located at 2101 Buckhorn Drive, Zoning Map 30, Parcel 14. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned A, Agricultural Zoning District. The 2045 Comprehensive Plan designates this area as outside of the Growth Area, Rural Agriculture Land Use Type.
    - B. **CONDITIONAL USE PERMIT REQUEST, CUP2026-00007, Ocean Storage:** submitted by G. Thomas Minton III, applicant, on behalf of Bennett's Creek Partners, LLC, property owner, in accordance with Section(s) 31-306, 31-406, and 31-709 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a mini-warehouse use on property located along Shoulders Hill Road at Zoning Map 12, Parcel 55\*1D\*2\*A. The affected area is further identified as being located in the Sleepy Hole Voting Borough, zoned B-2, General Commercial Zoning District and SCOD, Special Corridor Overlay District. The 2045 Comprehensive Plan designates this area as a part of the Northern Growth Area, Commercial Corridor Land Use Type.
    - C. **CONDITIONAL USE PERMIT REQUEST, CUP2026-00011, CEP Solar:** submitted by Paul Cozens, Old Myrtle Solar Farm, LLC, Applicant, on behalf of Susan Lynn Perry, property owner, in accordance with Sections 31-306, 31-406, and 31-724 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a solar energy facility on property located on Old Myrtle Road, Zoning Map 23, Parcels 2,3,4,5, and 20. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned A, Agricultural Zoning District. The 2045 Comprehensive Plan designates this area outside of the growth area, Rural Agriculture Land Use Type.

**D. CONDITIONAL USE PERMIT REQUEST, CUP2026-00012, New Leaf Solar:** submitted by Bill Lane, Old Myrtle Solar 1 LLC, applicant, on behalf of Bran-Del Suffolk, LLC, property owner, in accordance with Sections 31-306, 31-406, and 31-724 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a solar energy facility on property located on Old Myrtle Road, Zoning Map 22, Parcel 3. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned A, Agricultural Zoning District. The 2045 Comprehensive Plan designates this area as outside of the growth area, Rural Agriculture Land Use Type.

4. Old Business

5. New Business

**A.** Status Report - City Council Meeting, May 20, 2026

**B.** Status Report - Preliminary Plats Approved - None

6. Commissioner's Comments

7. Adjournment