

Mandatory Referral Review

Staff Recommendation: Approval Recommendations

# **MR-2019F**

# **Enterprise Road Solar Project**

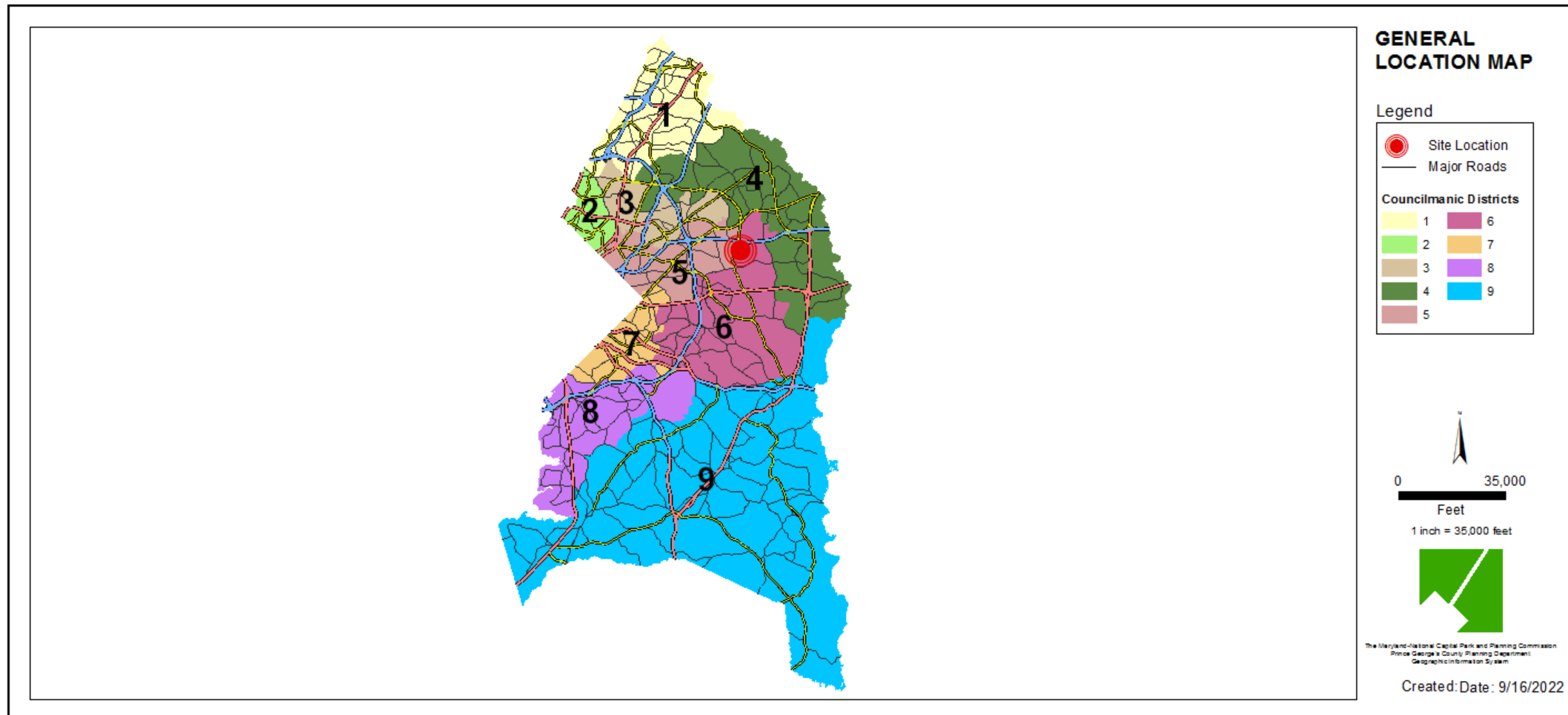
For review by:

**PRINCE GEORGE'S COUNTY PLANNING BOARD**

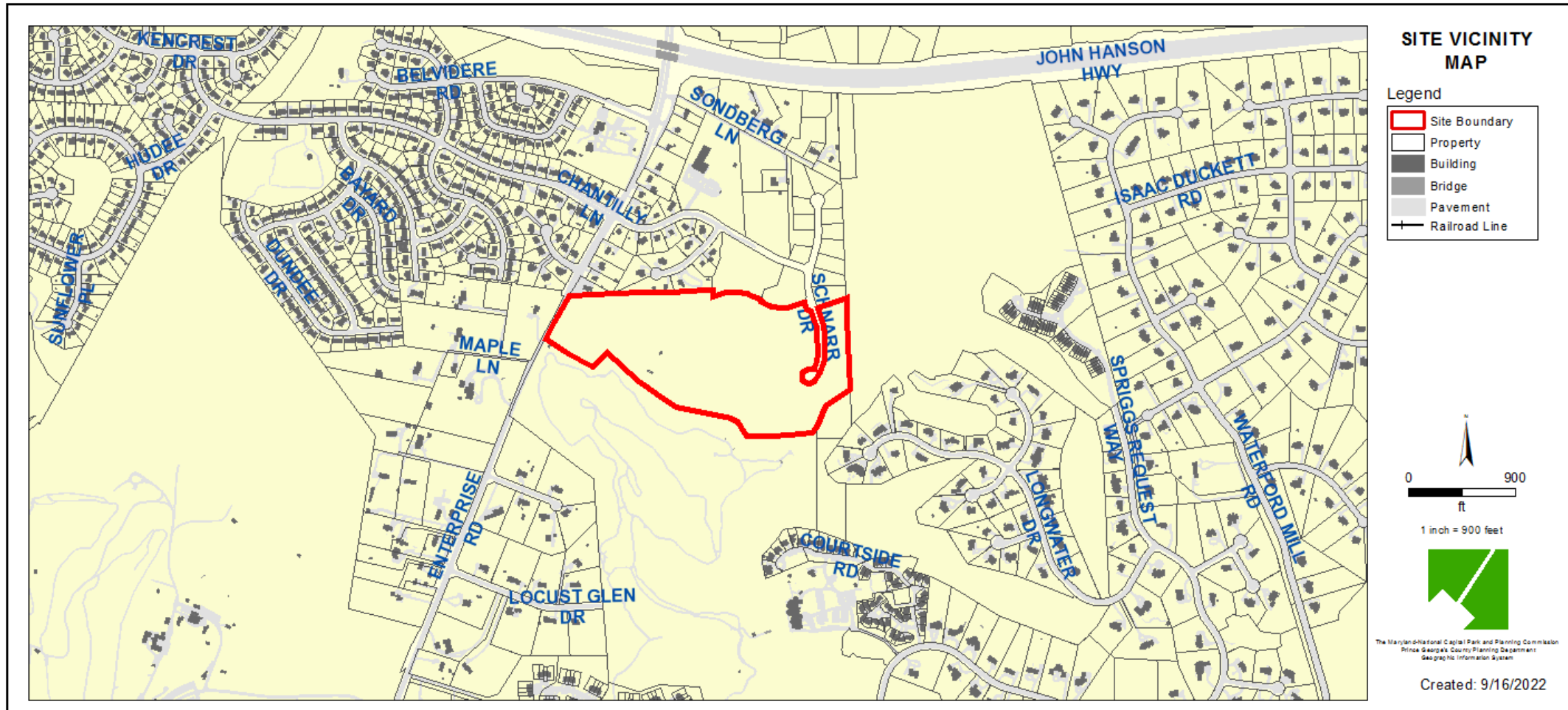
**November 10, 2022**

# GENERAL LOCATION MAP

Council District: 6  
Planning Area: 74A

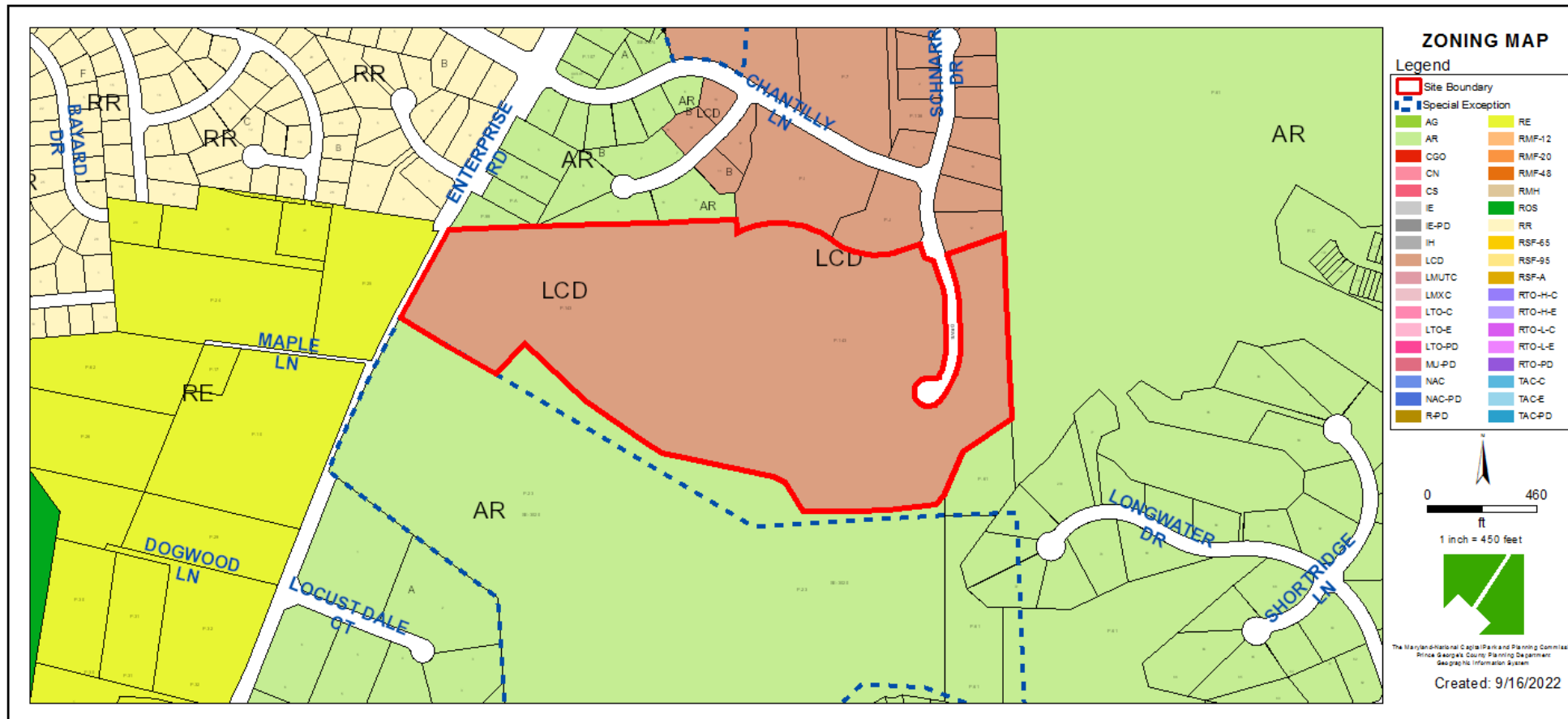


# SITE VICINITY MAP



# ZONING MAP

Property Zone: LCD



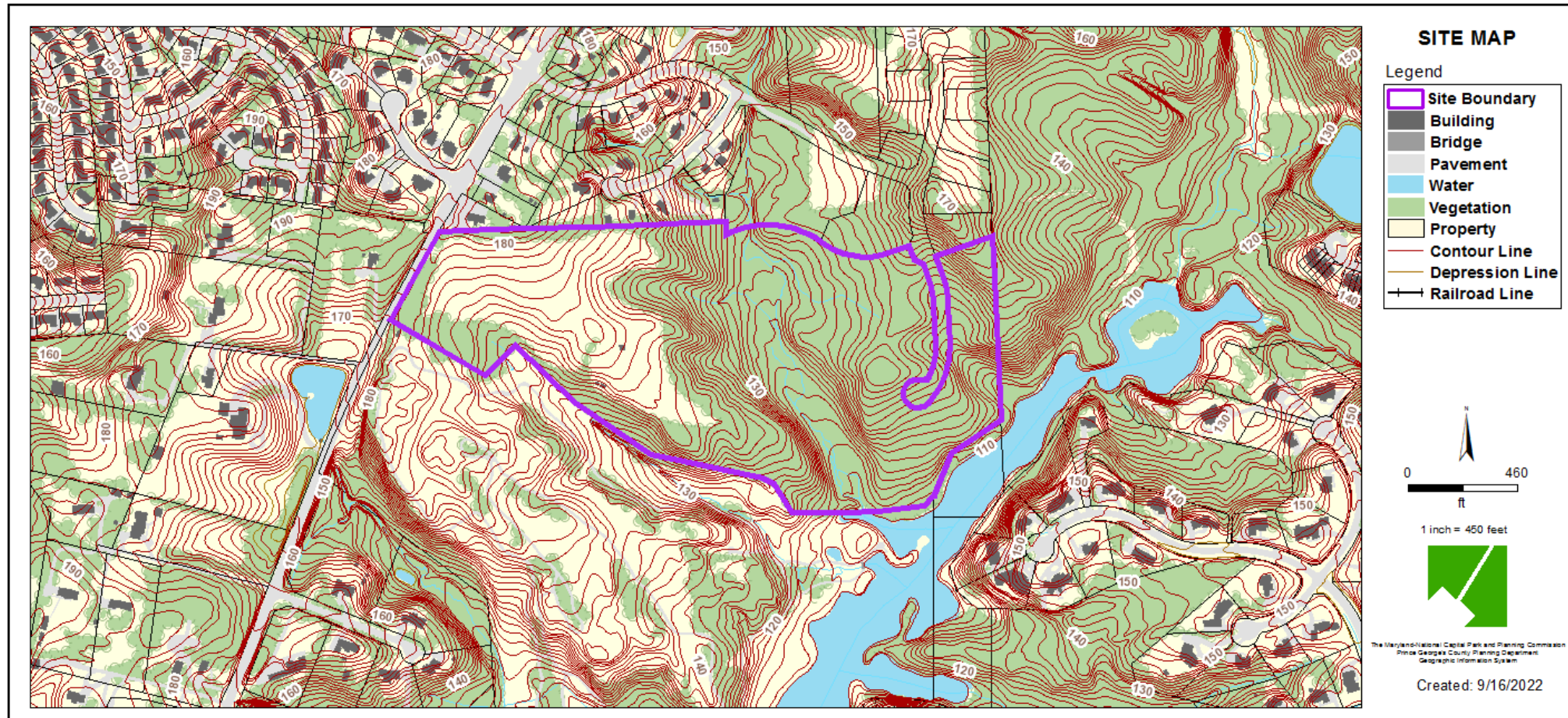


# AERIAL MAP

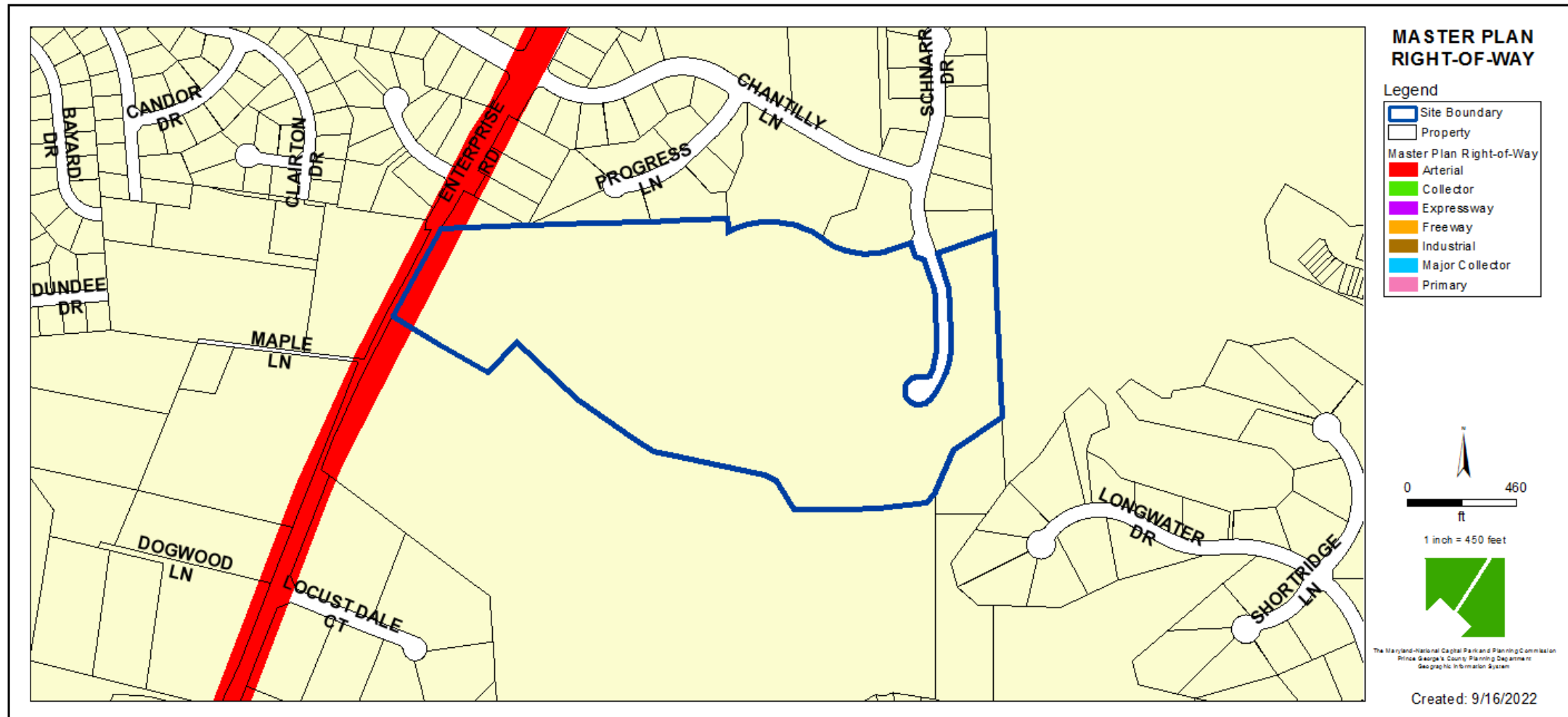




# ENVIRONMENTAL FEATURES MAP



# MASTER PLAN RIGHT-OF-WAY MAP



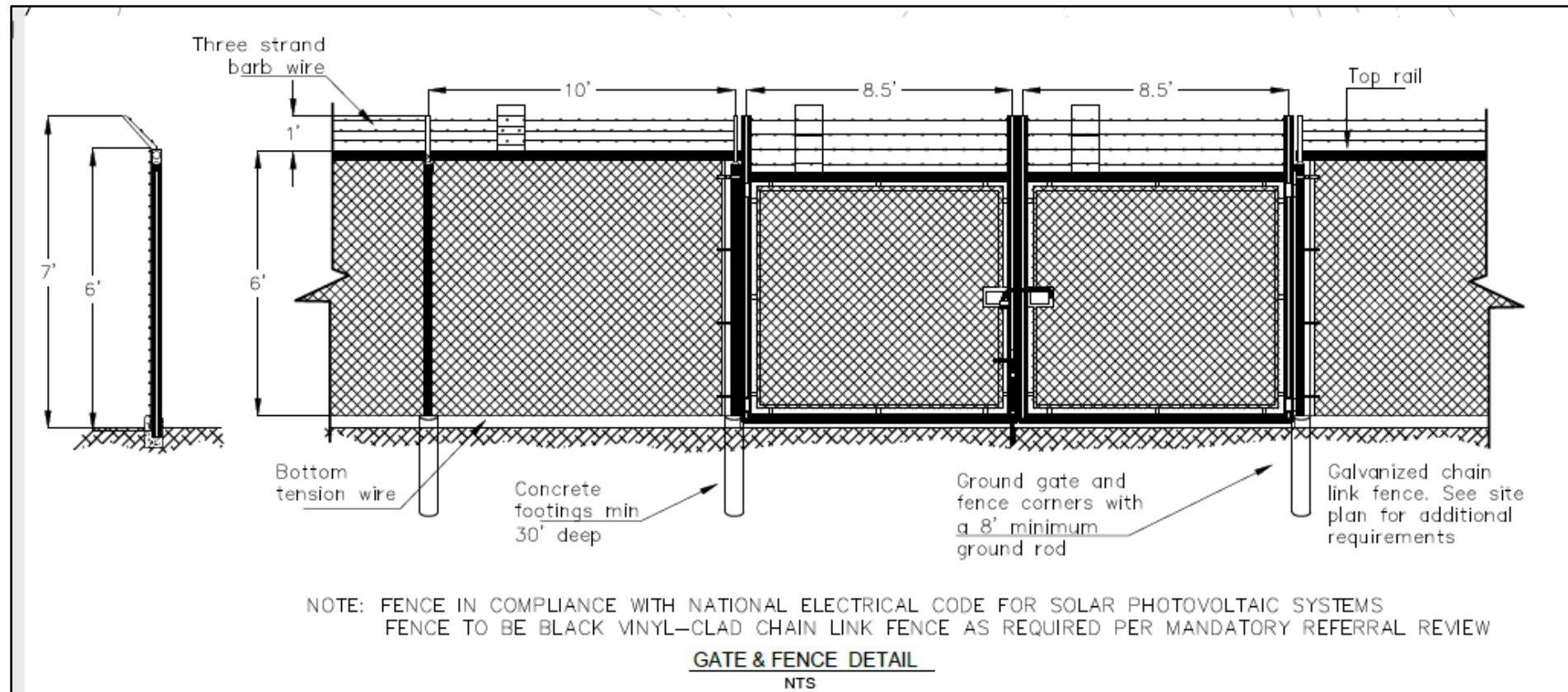


## SITE FEATURES

- 8-acre portion of a 47.37-acre parcel.
- Two ground-mounted solar arrays with a total generating capacity of 1.35 megawatts/alternating current (MW/ac).
- Approximately 3,502 460-watt solar panels on fixed single-pole mounts (non-tracking).
- Support provided by 380 galvanized metal posts.
- Security provided by a 7'-tall black vinyl-clad chain link security fence with barbed wire.
- Existing Acton Park, Inc. entrance road providing access from Enterprise Road.
- Ground covered in low-growth grass seed mix or pollinator seed mix.



## FENCE WITH BARBED WIRE



# COMMUNITY OUTREACH & PUBLIC ENGAGEMENT

## PLANNING DEPARTMENT:

A notice was mailed to adjoining, confronting, and abutting property owners, and area civic associations.

## APPLICANT:

The applicant mailed initial notification letters to adjoining property owners and civic associations.

## PERMITTING AGENCIES

The following permits are required for the Enterprise Road Solar Array:

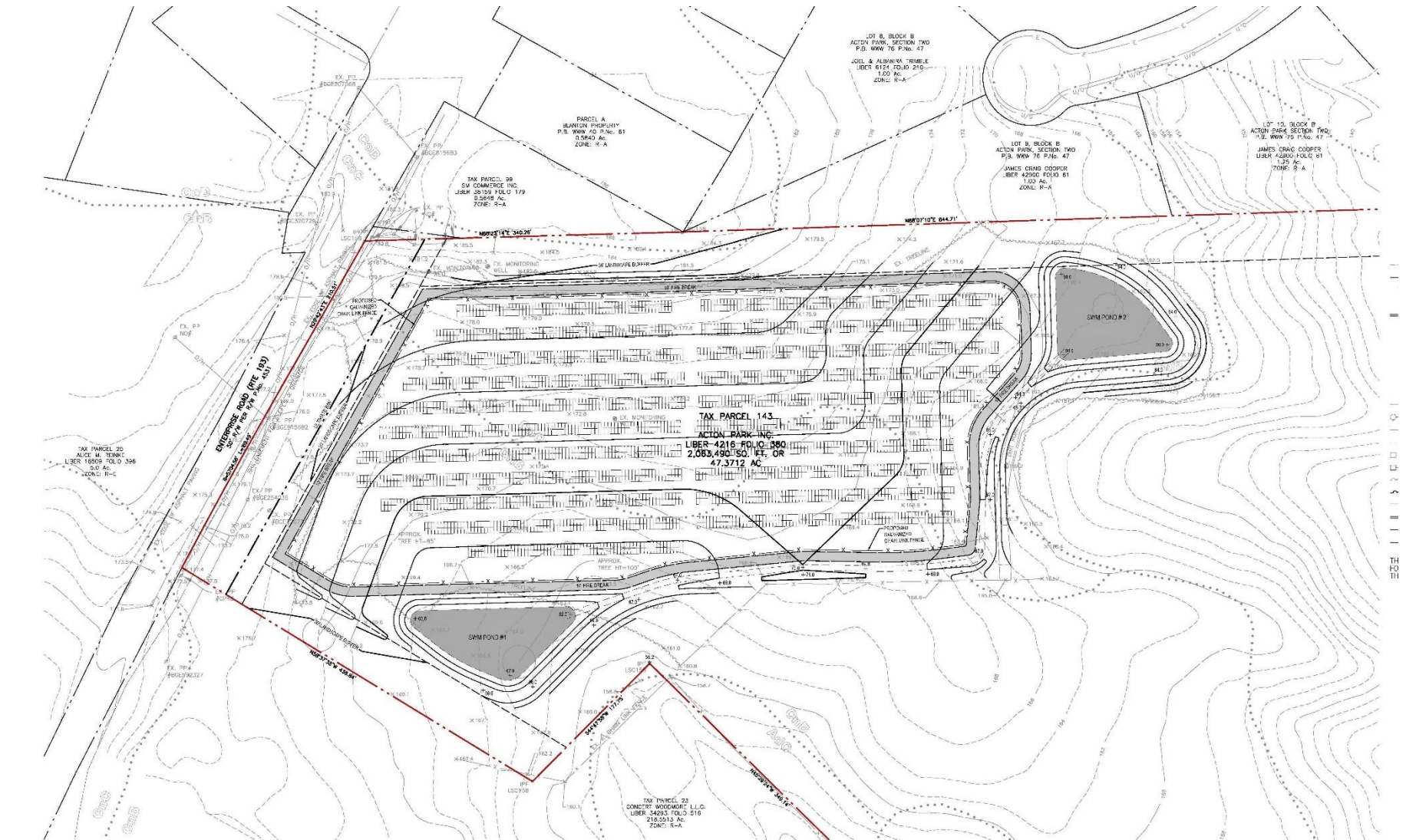
1. Prince George's County Planning Department:
  - Natural Resources Inventory (NRI) Plan or Equivalency Letter
  - Type 2 Tree Conservation
2. Prince George's County Soil Conservation District (PGSCD):
  - Erosion and Sediment Control Permit
3. Prince George's County Department of Permitting, Inspections and Enforcement (DPIE):
  - Final Stormwater Management Plan Permit
  - Building Permit, Electrical Permit, Fence Permit
  - Commercial Solar Panel Permit
4. Maryland Department of the Environment (MDE)
  - National Pollutant Discharge Elimination System (NPDES) Permit



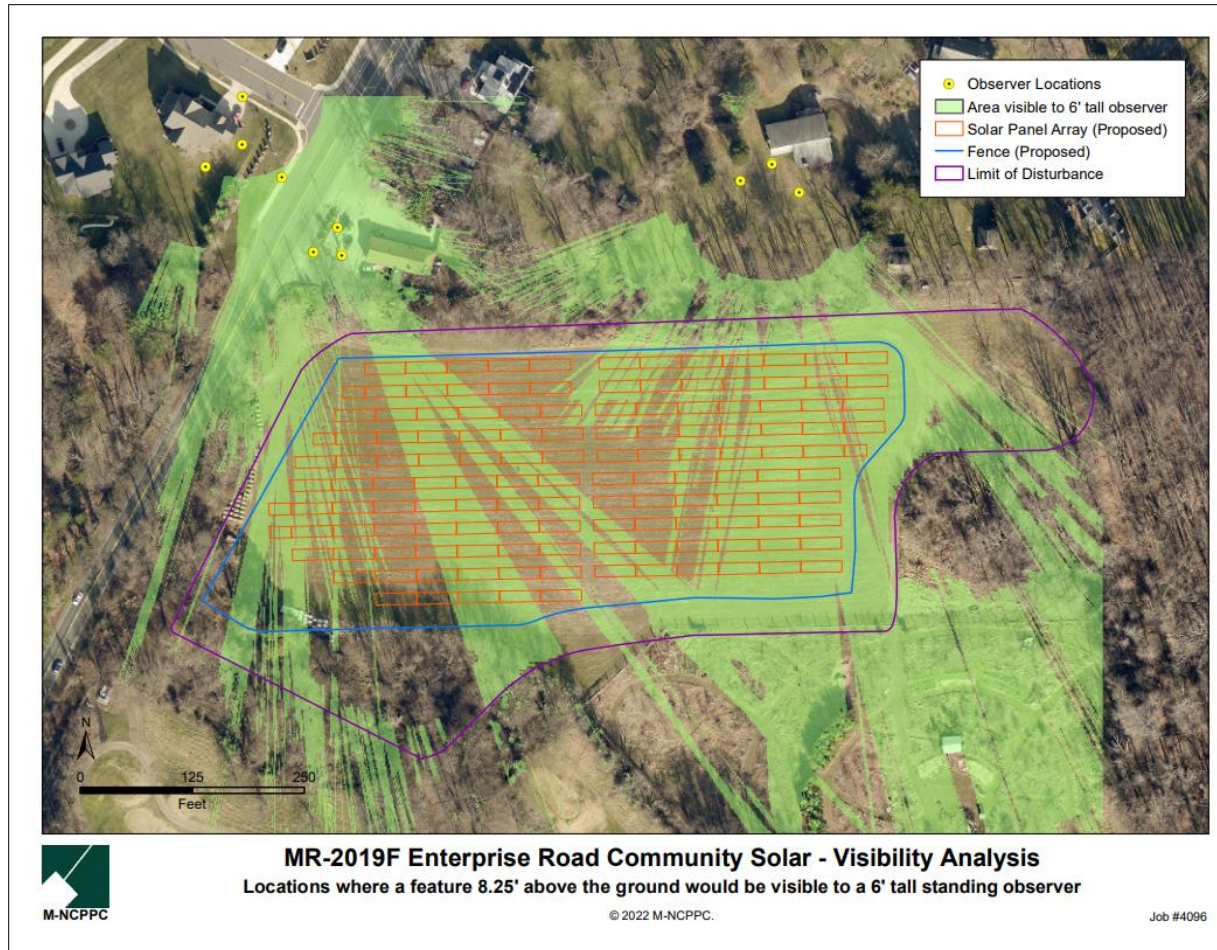
# SITE PLAN



EXH-Rendering-51001-Z REN.pdf



# VIEWSHED ANALYSIS MAP



*This analysis was performed in GIS software and takes all proposed and existing vegetation, fencing, and structures into account.*



## STAFF RECOMMENDATIONS

1. During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter, pollution, and noise.
2. The proposed stormwater management (SWM) facility, labeled as SWM Pond #1, should be relocated **or removed** from the area of woodlands at the southwestern corner of the site to an area that would minimize or avoid woodland clearing.
3. The applicant should make every effort to preserve all existing vegetation adjacent to Enterprise Road and provide additional tree planting to ensure adequate screening.
4. The applicant should use an herbaceous cover mix with high pollinator value to meet the dual-use land use concept. The mix should be selected from the NRCS Conservation Practice Standard for Conservation Cover (Code 327), Table 2: Selected List of Herbaceous Cover Mixes, based on the specific characteristics of the site.
5. Prior to issuance of a grading permit, requirements of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) **must be addressed by the approval of a new TCP2.**
6. Prior to the issuance of a grading permit, the applicant should consult with the Prince George's Fire/EMS Department to ensure that the treatment of the access road is suitable for fire vehicles.
7. Prior to the issuance of a use and occupancy permit, the applicant and the applicant's heirs, successors, and/or assignees should contact the Prince George's County Fire/EMS Department to request a pre-incident Emergency Plan for the facility.