

Mandatory Referral Review

Staff Recommendation: Approval Recommendations

MR-2204F

SynerGen Manchester Solar

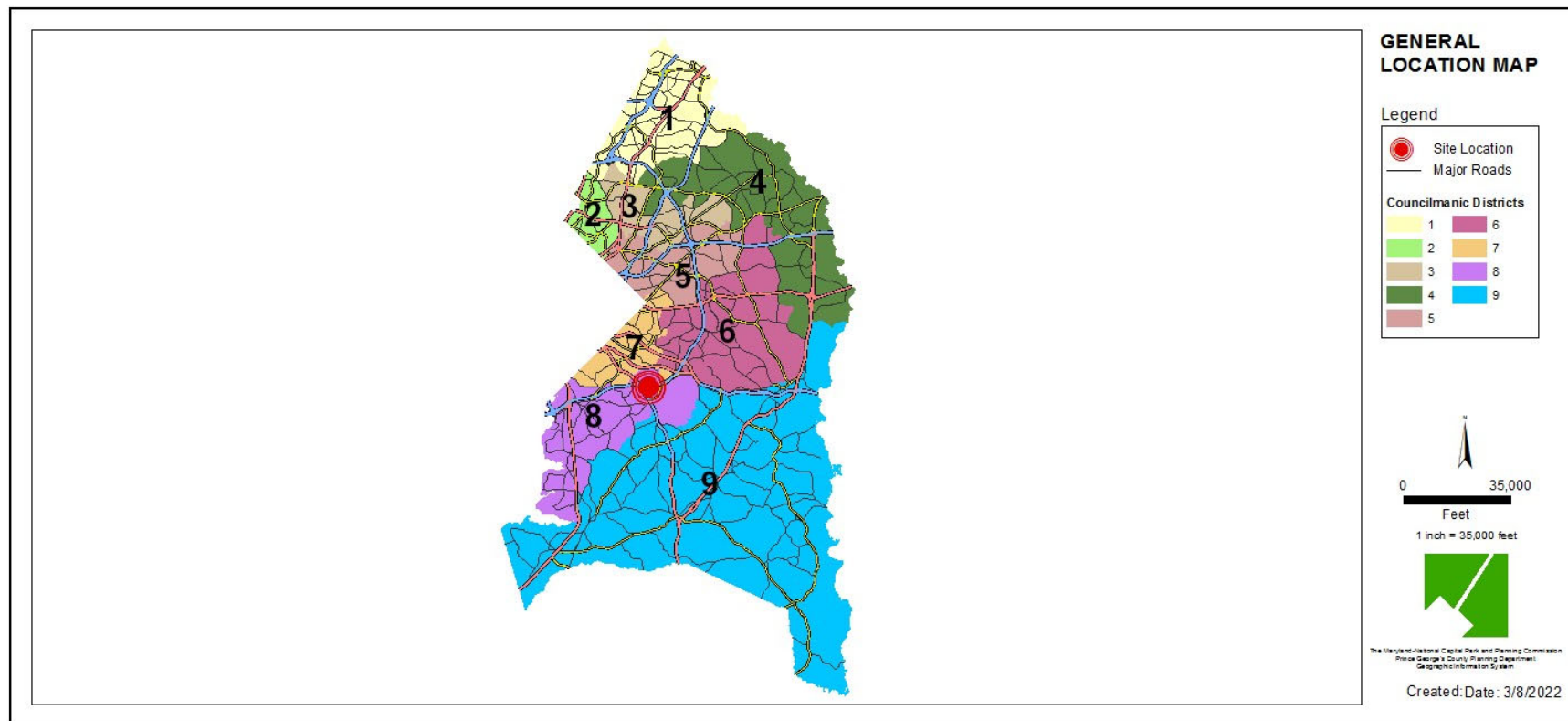
For review by:

PRINCE GEORGE'S COUNTY PLANNING BOARD

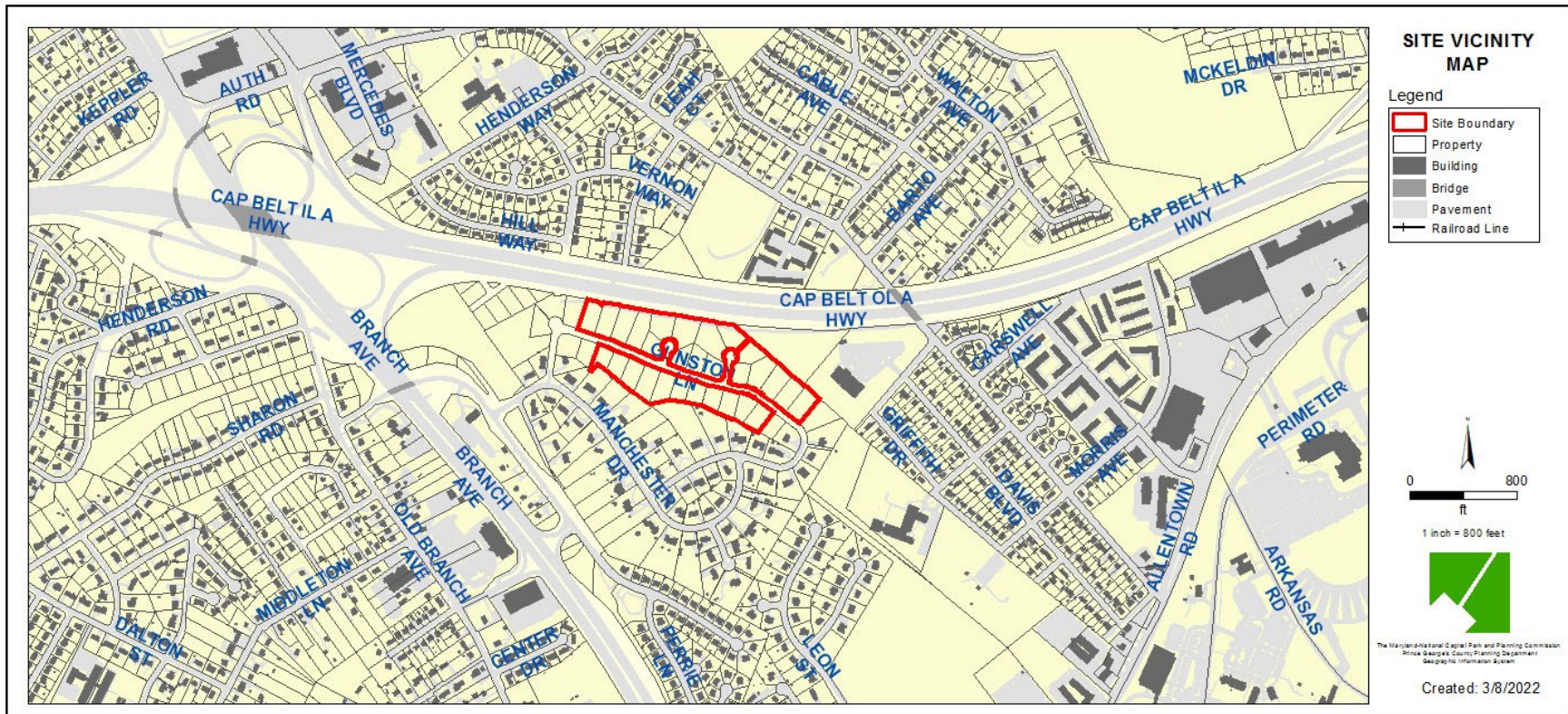
November 9, 2023

GENERAL LOCATION MAP

Council District: 8

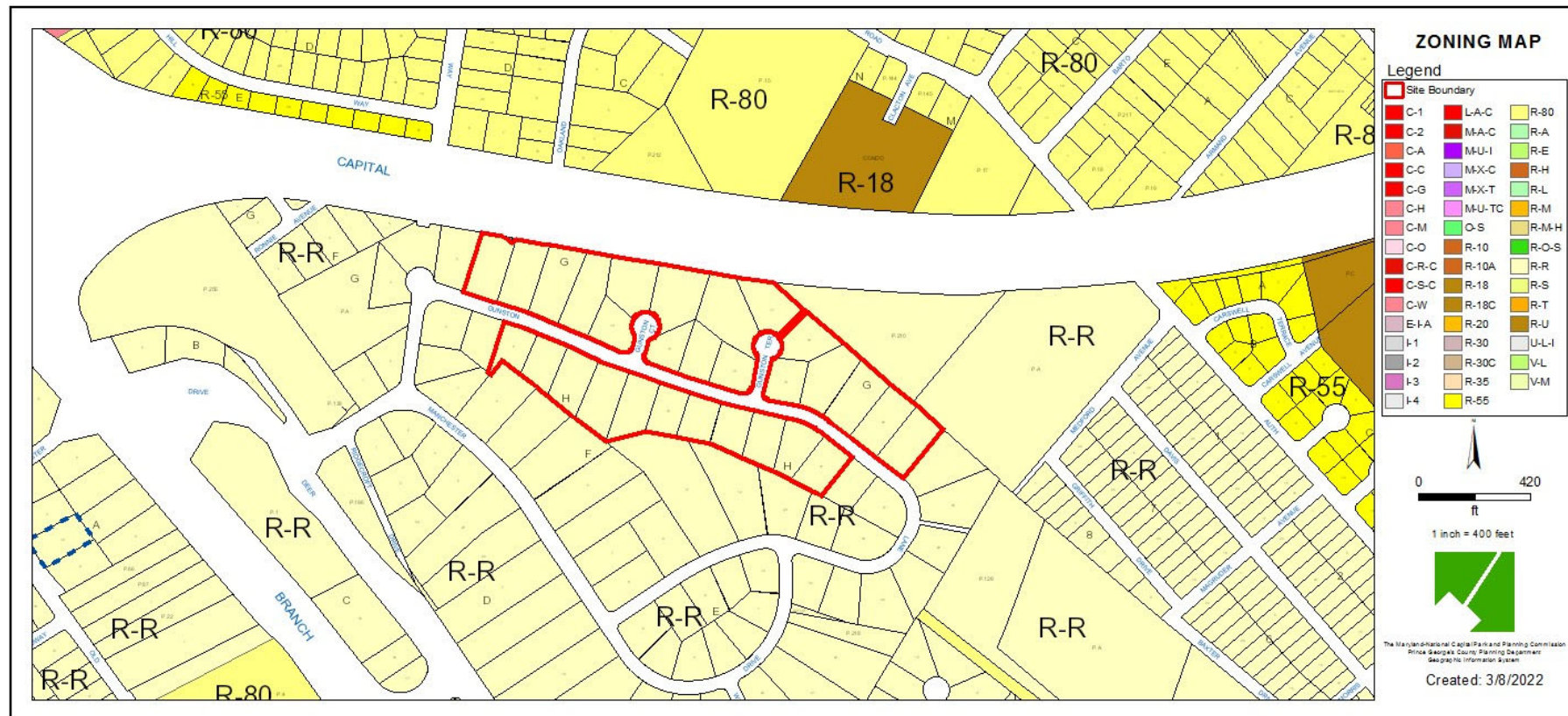


SITE VICINITY MAP



ZONING MAP

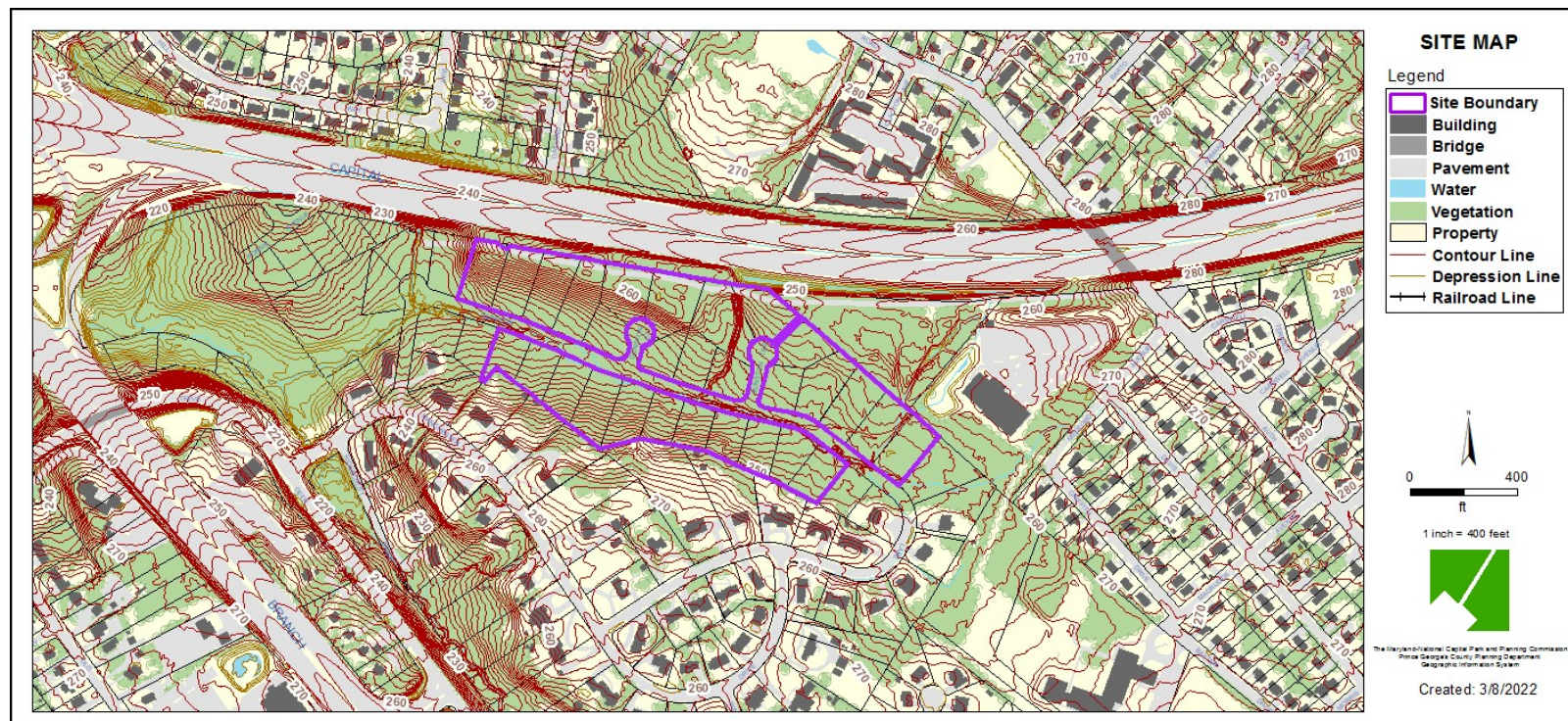
Property Zone: RSF-65



AERIAL MAP



ENVIRONMENTAL FEATURES MAP



MASTER PLAN RIGHT-OF-WAY MAP



VIEWSHED ANALYSIS



Green = Visible area
Yellow = Observer location

Blue = Proposed solar panel
Red = Proposed fence

SITE FEATURES

- Solar array coverage: a 6.92-acre portion of the 22.31-acre site.
- Two ground-mounted solar arrays with a total generating capacity of 2.46 megawatts (dc).
- Approximately 4,275 535-watt solar panels.
- Single-axis tracker system that tracks the sun's movement
- With equipment pads and electrical appurtenances that track the sun's movement.
- Security is provided by an 8-foot-tall woven wire fence supported by galvanized metal posts.
- Ground covered in low-growth grass seed mix or pollinator seed mix.

COMMUNITY OUTREACH & PUBLIC ENGAGEMENT

PLANNING DEPARTMENT:

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

APPLICANT:

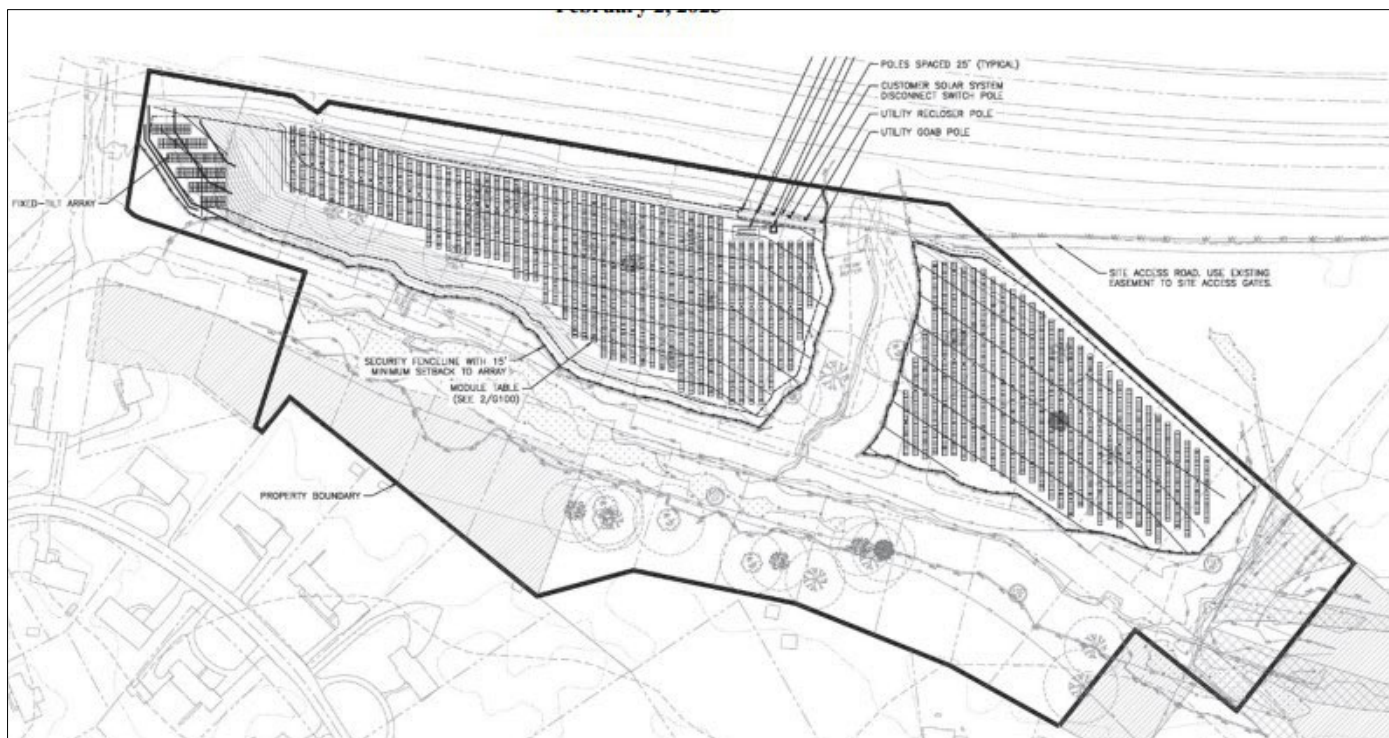
The applicant conducted a community outreach in March of 2023 with the surrounding homeowners association. The tone of the meeting was generally neutral, with questions expressed about stormwater management.

PERMITTING AGENCIES

The following permits are required for the SynerGen Manchester Solar:

1. Prince George's County Planning Department (M-NCPPC):
 - Natural Resources Inventory (NRI)
 - Type 2 Tree Conservation Plan (TCP2) and Section 25-122(b)(1)(G) Variance
2. Prince George's Soil Conservation District (PGSCD):
 - Erosion and Sediment Control Plan
3. Prince George's County Department of Permitting, Inspections and Enforcement (DPIE):
 - Site Development (Stormwater Management) Concept
 - Final Stormwater Management Plan Permit
 - Fine Grading Permit
 - Building Permit, Electrical Permit, Fence Permit, and Commercial Solar Panel Permit
 - Right-of-Way Permit
 - Use and Occupancy Permit
4. Maryland Department of the Environment (MDE):
 - Site Development (Stormwater Management)
5. Washington Suburban Sanitary Commission (WSSC)
 - WSSS Connection Permit
6. Potomac Electric Power Company (PEPCO):
 - Utility Permit

SITE PLAN



STAFF RECOMMENDATIONS

1. 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 Natural Resource Conservation Services (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.
2. 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 and to ensure that the width and treatment of the access road is suitable for fire vehicles.
3. Reduce the height of the provided metal fence to 7 feet.

STAFF RECOMMENDATIONS

4. 4. Revise the “Buffer A” and “Buffer B” Section 4.7 landscape schedules, to provide a “Type C” bufferyard, which consists of a 30-foot landscape buffer.
5. Revise the Landscape Manual Section 4.9 schedules, and provide supplemental plantings, as 16 specimen trees are proposed to be removed. Specimen trees should be replaced with one or more replacement trees of the same type, to a caliper value equal to the specimen trees removed.
6. Provide a Landscape Manual Section 4.11 landscape schedule on the landscape plan.
7. Conform to the minimum Tree Canopy Coverage (TCC) requirement or, demonstrate exemption criteria prior to the issuance of permits for the proposed project.

8. Initiate the process of vacating plats and rights-of-way of Gunston Lane, Gunston Terrace, and Gunston Court.
9. Consult with the fire department to ensure that the width and treatment of the access road is suitable for fire vehicles.
10. Request the use of easements, by coordinating with the Land Acquisition and Development Review Section of the Park Planning and Development Division, of the Department of Parks and Recreation.
11. Request the use of easements, by coordinating with the Beltway Church of Christ.