

Mandatory Referral Review
Staff Recommendation: Approve Recommendations

MRF-2022-009
Greater Mt. Nebo Solar

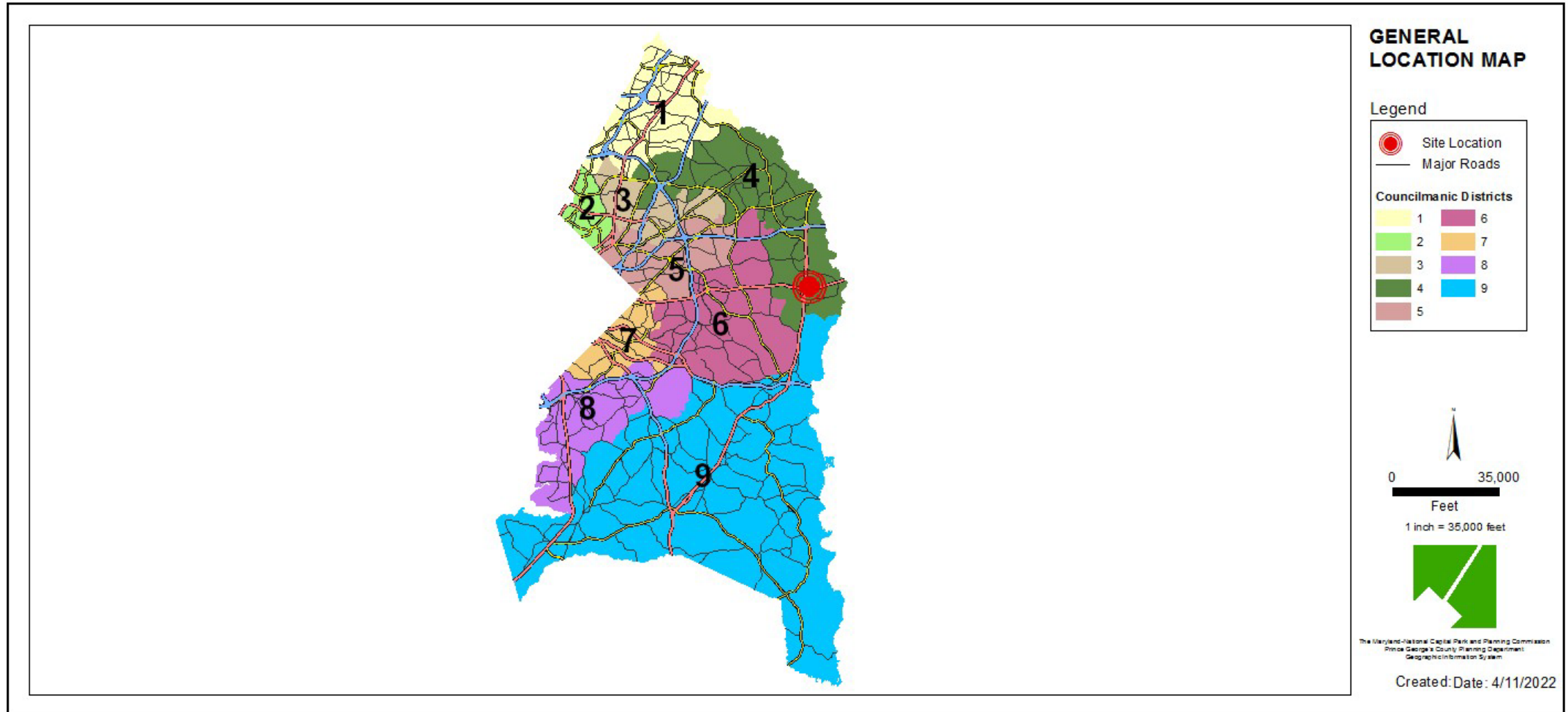
For review by:

PRINCE GEORGE'S COUNTY PLANNING BOARD

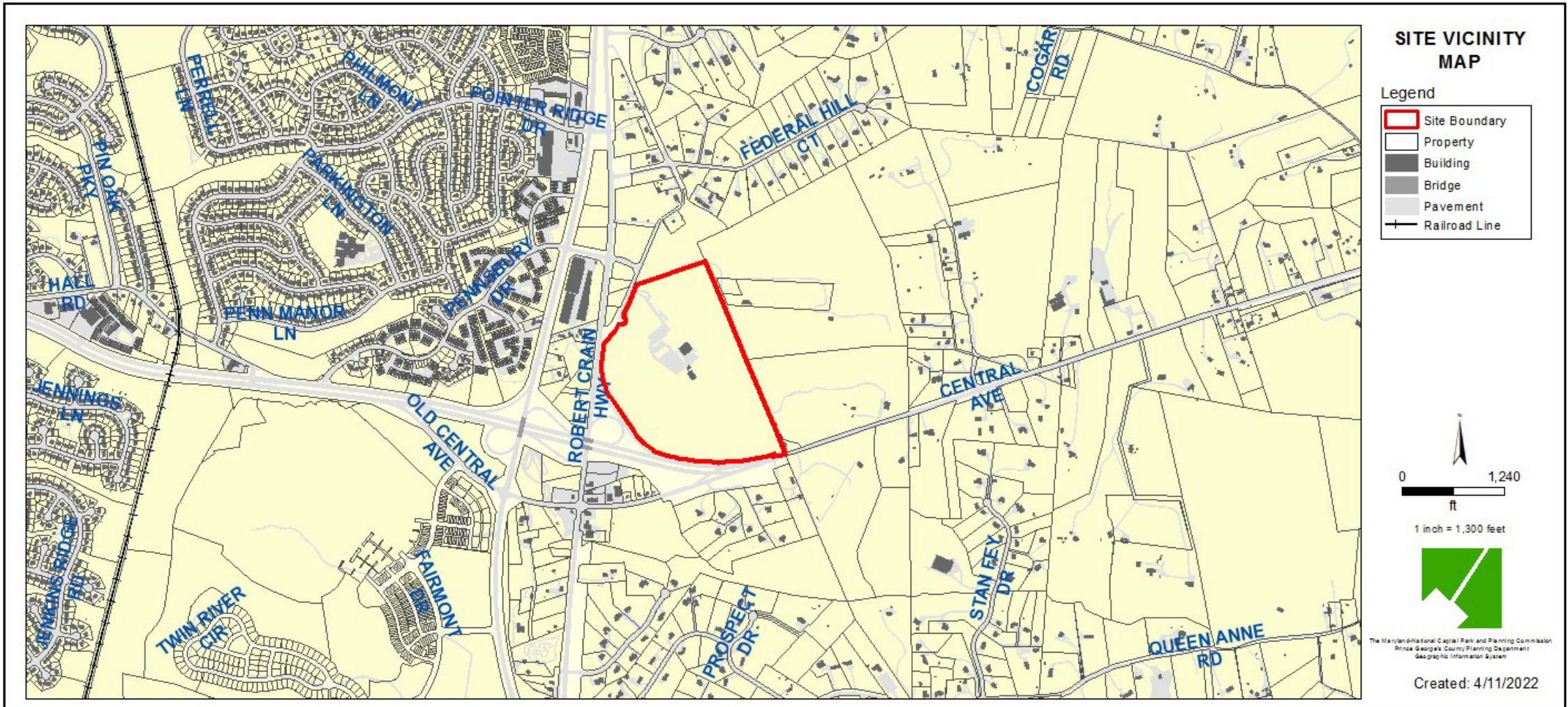
March 16, 2023

GENERAL LOCATION MAP

Council District: 04
Planning Area: 74B

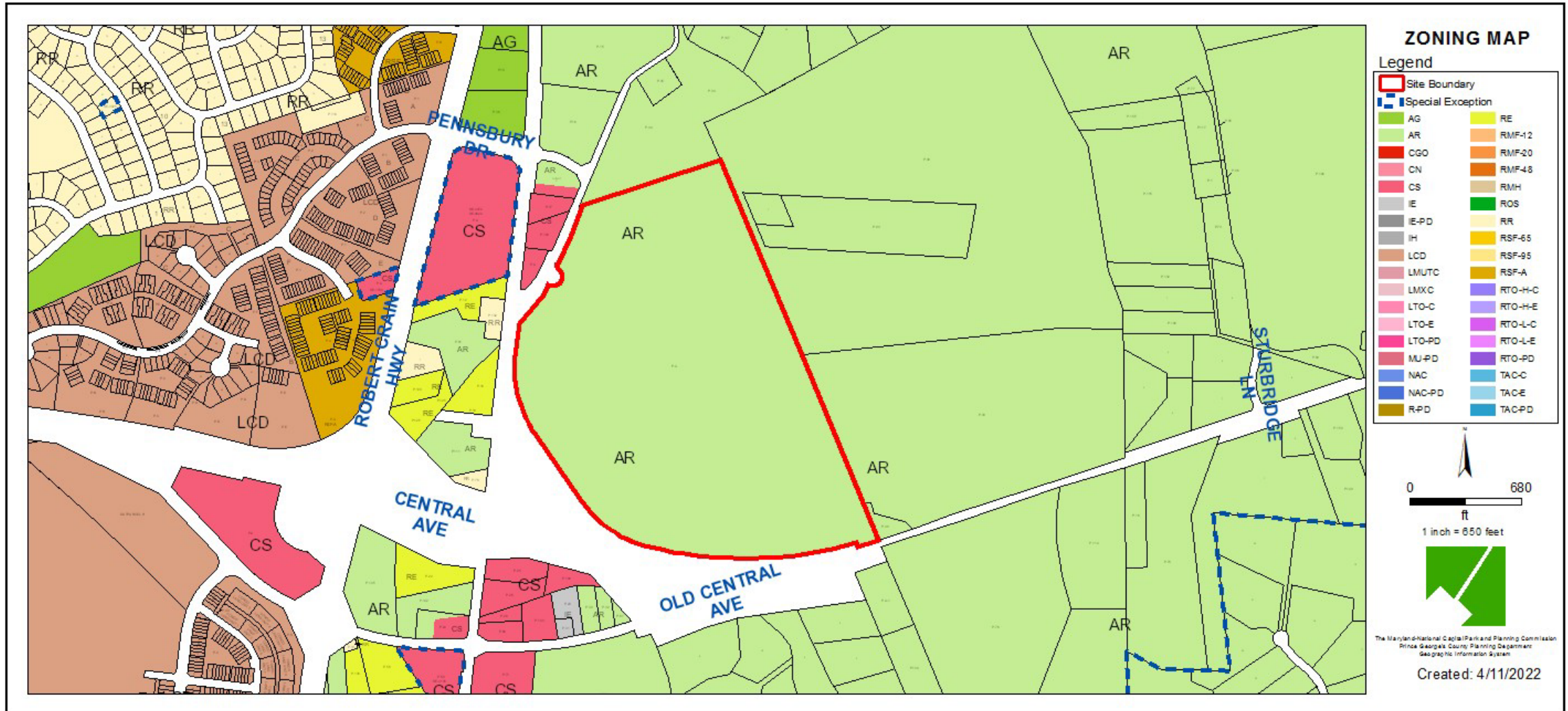


SITE VICINITY MAP

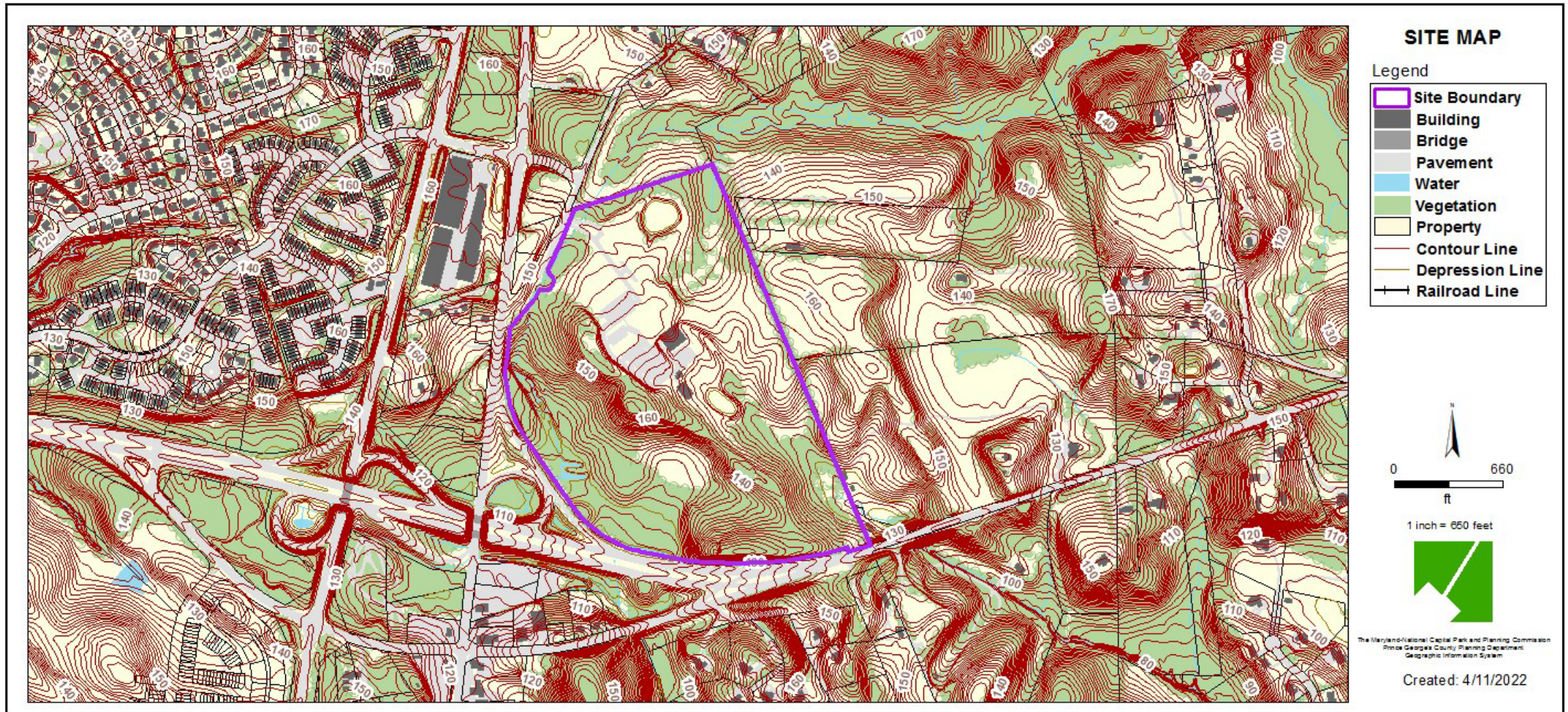


ZONING MAP

Property Zone: AR



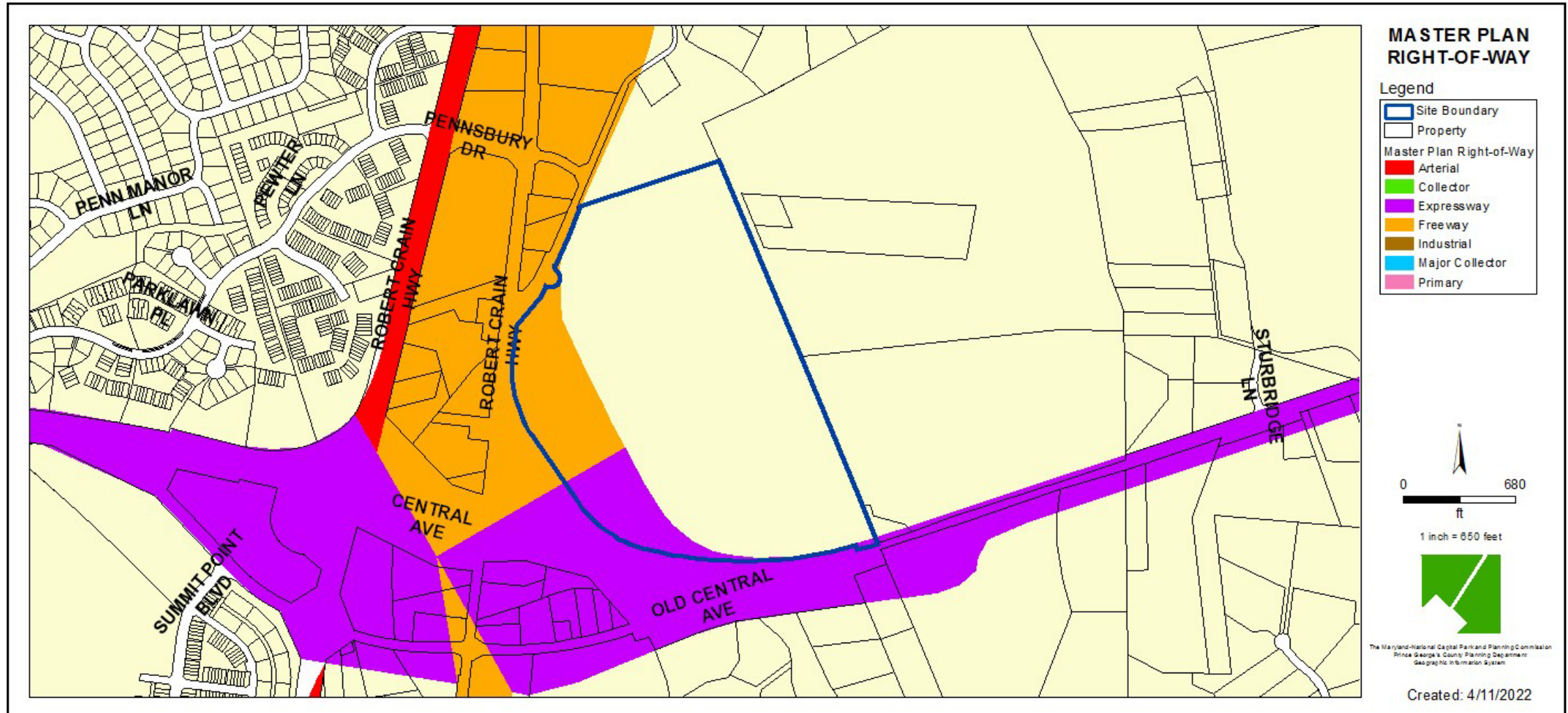
ENVIRONMENTAL FEATURES MAP



AERIAL MAP



MASTER PLAN RIGHT-OF-WAY MAP



SITE PLAN





SITE FEATURES

- 11.4-acre portion of an 80.6-acre parcel.
- 2-megawatt (MW) solar array consisting of approximately (6,216) 450-watt solar panels.
- Approximately 1,000 pile-driven steel I-beams.
- Galvanized steel or aluminum racking system.
- Underground electrical conduit at the array location.
- Vinyl-coated black chain link security fence wire for security, no more than 7-foot in total height, surrounding the array perimeter.
- Gravel access road.
- Metal security gates at array location.

COMMUNITY OUTREACH & PUBLIC ENGAGEMENT

PLANNING DEPARTMENT:

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

APPLICANT'S COORDINATION WITH STAKEHOLDERS:

The applicant notified the public by letter in August of 2022, and hosted an open house event to discuss the project with neighbors and the community on September 15, 2022.

PERMITTING AGENCIES

The following permits may be required for the Greater Mt. Nebo Solar:

1. Prince George's County Planning Department:
 - Natural Resources Inventory (NRI)
 - Type 2 Tree Conservation Plan (TCP2)
2. Prince George's County, Soil Conservation District (PGCSCD):
 - Erosion and Sediment Control Plan
3. Prince George's County Department of Permitting, Inspections and Enforcement (DPIE):
 - Final Stormwater Management Plan Permit
 - Fine Grading Permit
 - Electrical Permit, Fence Permit
 - Right-of-way Permit
 - Use and Occupancy Permit
4. Maryland Department of the Environment (MDE):
 - Site Development (Storm Water Management)
5. Washington Suburban Sanitary Commission (WSSC):
 - WSSC Connection Permit

STAFF RECOMMENDATIONS

1. The applicant is strongly encouraged to consider relocating the solar array to the open, non-wooded area of the site. If woodland clearing cannot be avoided, the entire woodland conservation requirement should be met on-site.
2. The applicant is encouraged to consult with the Maryland Department of Transportation State Highway Administration (MDOT SHA) to confirm that the apron of the driveway connection is designed to their standards when connecting with a state highway.
3. 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.
4. 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.