

Mandatory Referral Review
Staff Recommendations: Approve Recommendations

MRF-2022-010

Poplar Hill Solar

For review by:

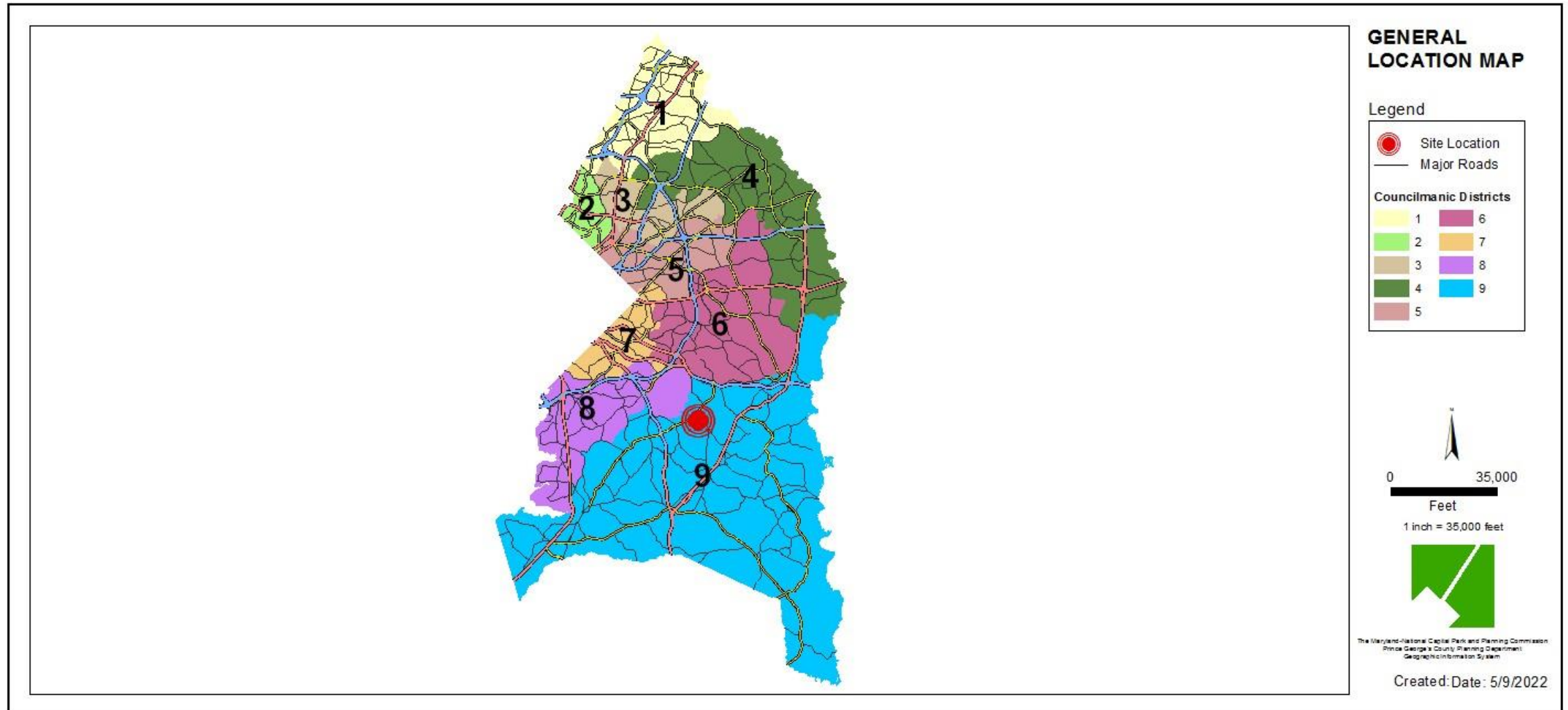
PRINCE GEORGE'S COUNTY PLANNING BOARD

November 10, 2022

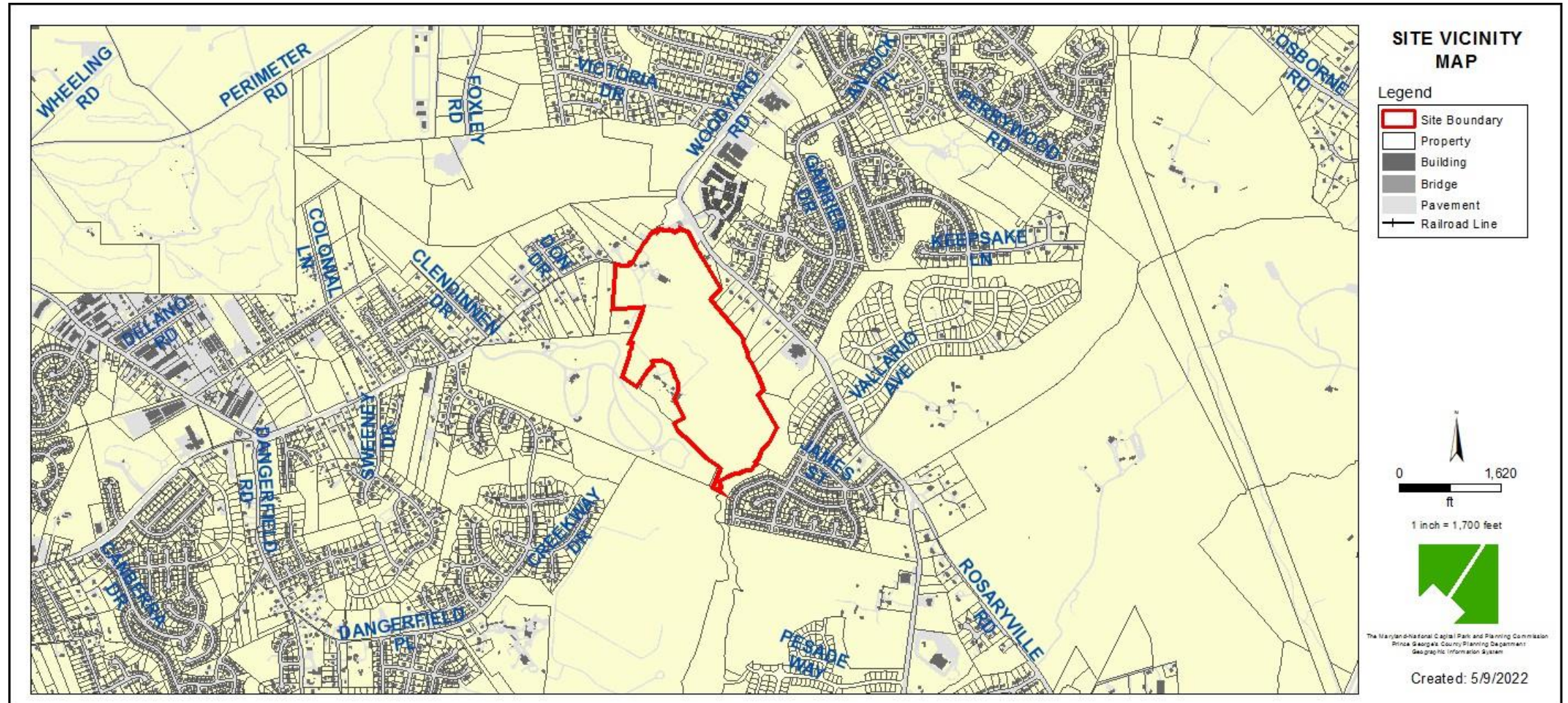
GENERAL LOCATION MAP

Council District: 09

Planning Area: 81A

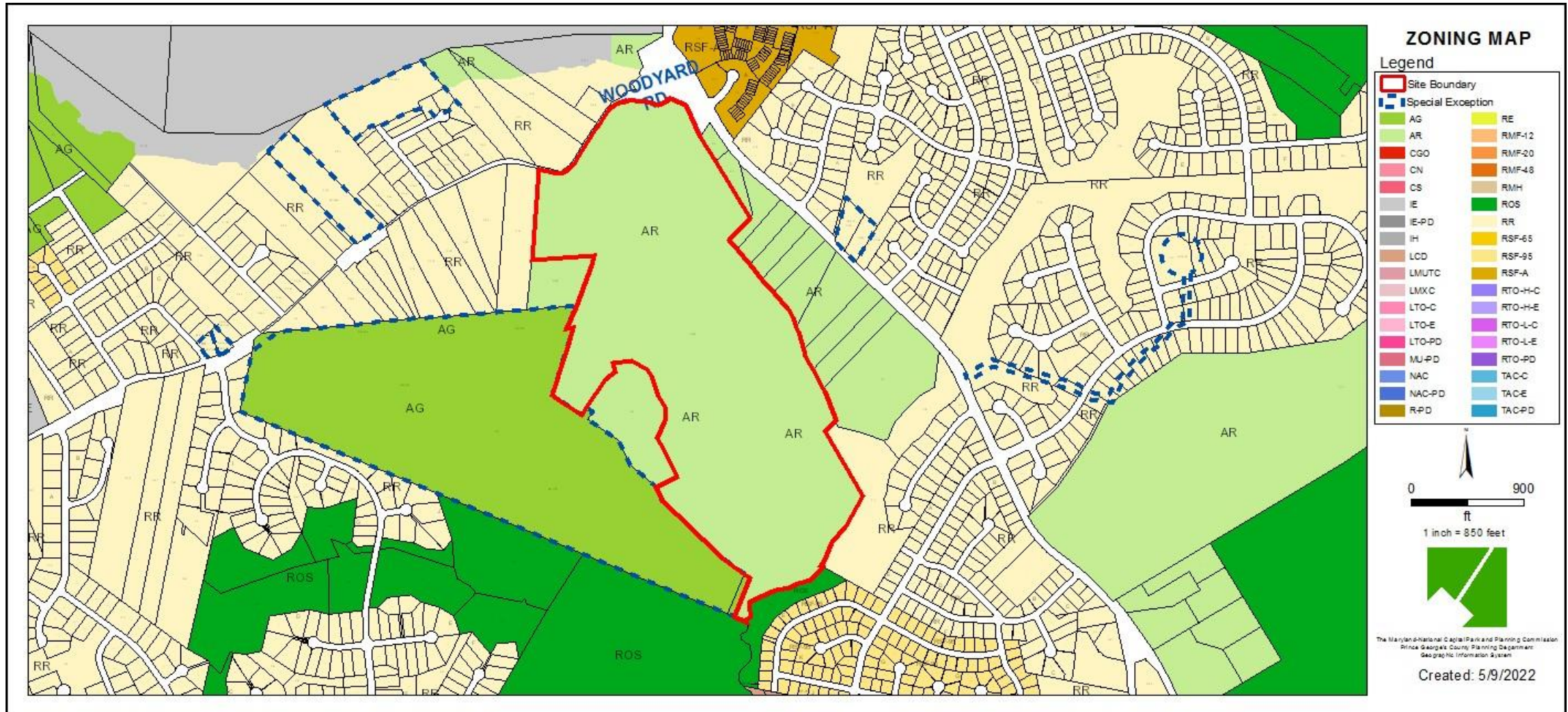


SITE VICINITY MAP



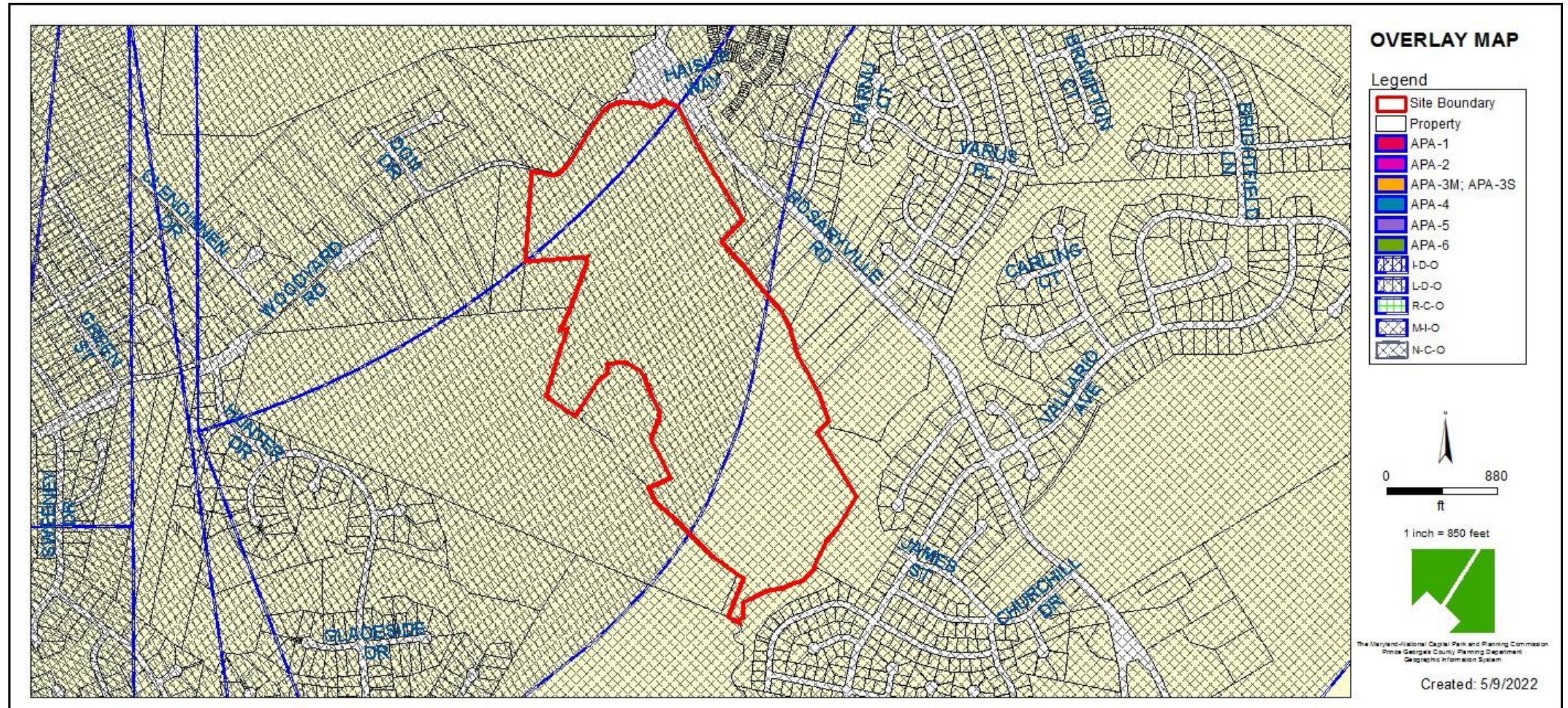
ZONING MAP

Property Zone: AR

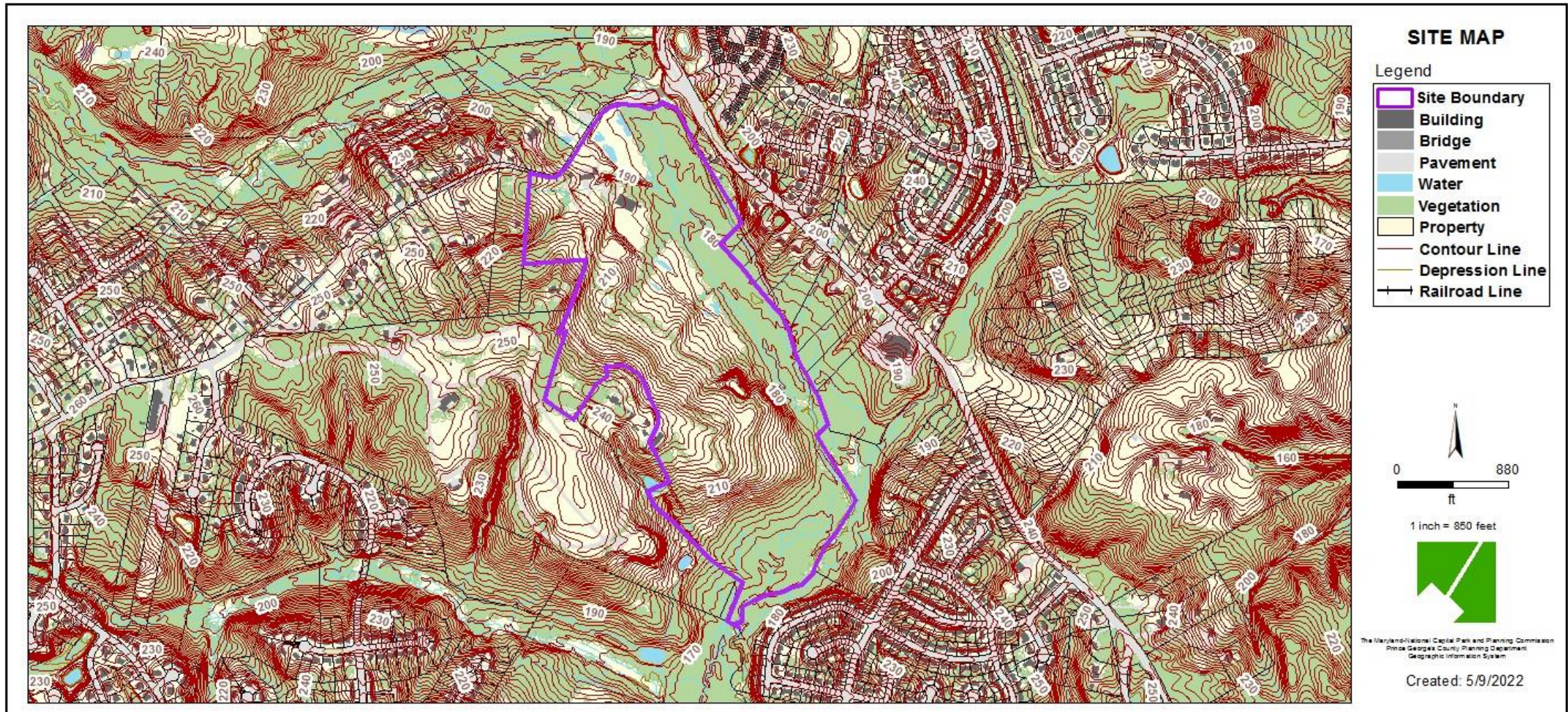


OVERLAY MAP

Property Zone: MIO



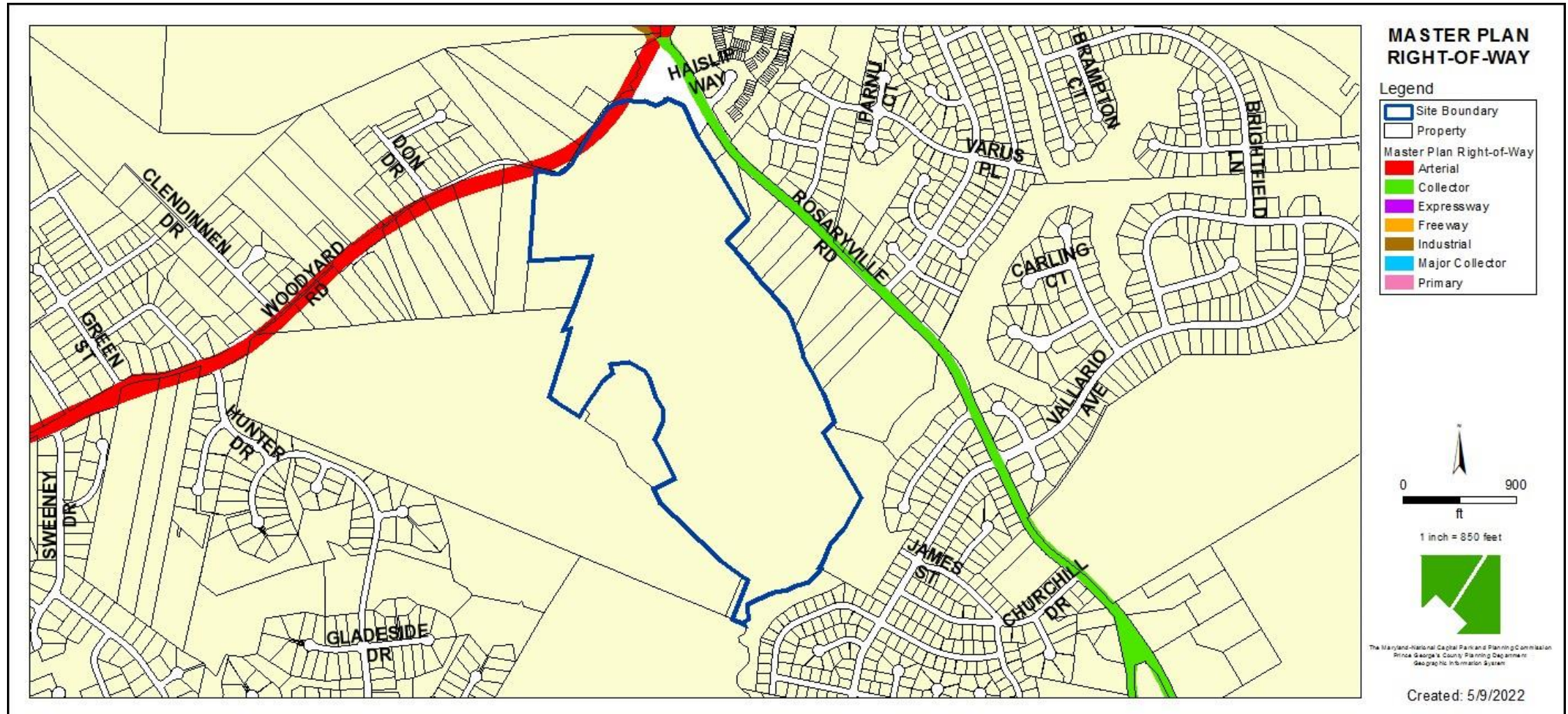
ENVIRONMENTAL FEATURES MAP



AERIAL MAP



MASTER PLAN RIGHT-OF-WAY MAP





SITE FEATURES

- 12-acre portion of a 123-acre parcel.
- 2-megawatt (MW) solar array consisting of approximately (6,240) 450-watt solar panels.
- Approximately 1,000 pile-driven steel I-beams.
- Galvanized steel or aluminum racking system.
- Single-axis trackers.
- 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:

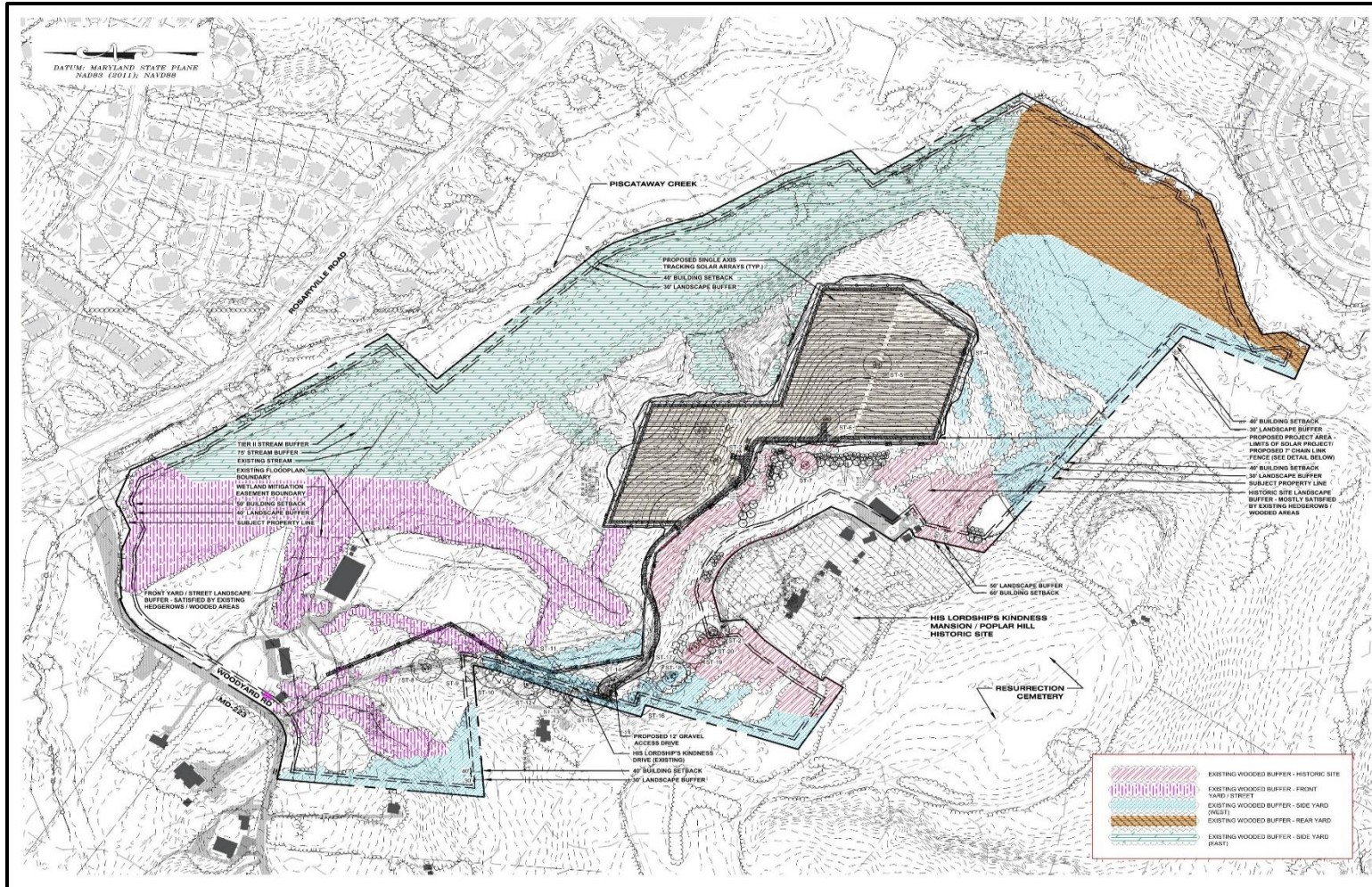
The applicant hosted an open house on September 14, 2022, to present an overview of the project to the community.

PERMITTING AGENCIES

The following permits are required for the Poplar Hill Solar Array:

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

SITE PLAN



STAFF RECOMMENDATIONS

The Planning Department staff's review of the proposed application resulted in the following recommendations:

1. During construction, the applicant should adhere to the State of Maryland Regulations regarding particulate matter pollution and noise.
2. Prior to 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 ensure that material for the access road is suitable for fire vehicles.
3. A Historic Area Work Permit (HAWP) is required prior to obtaining any Prince George's County building or grading permits.
4. The dual-use land use concept of planting an herbaceous cover with pollinator value will be implemented as stated in the submitted project description.