

Mandatory Referral Review

Staff Recommendation: Approve Staff Recommendations

MRF-2022-025

Brooke Road Solar

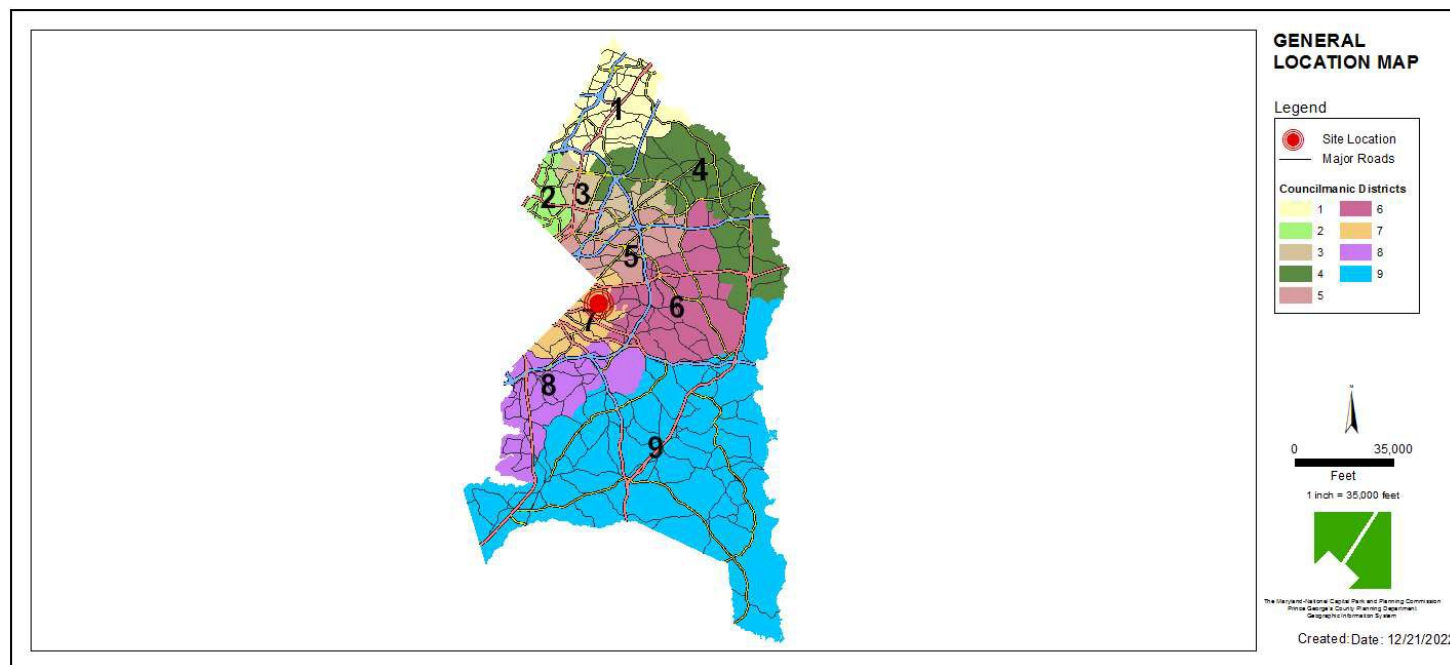
For review by:

PRINCE GEORGE'S COUNTY PLANNING BOARD

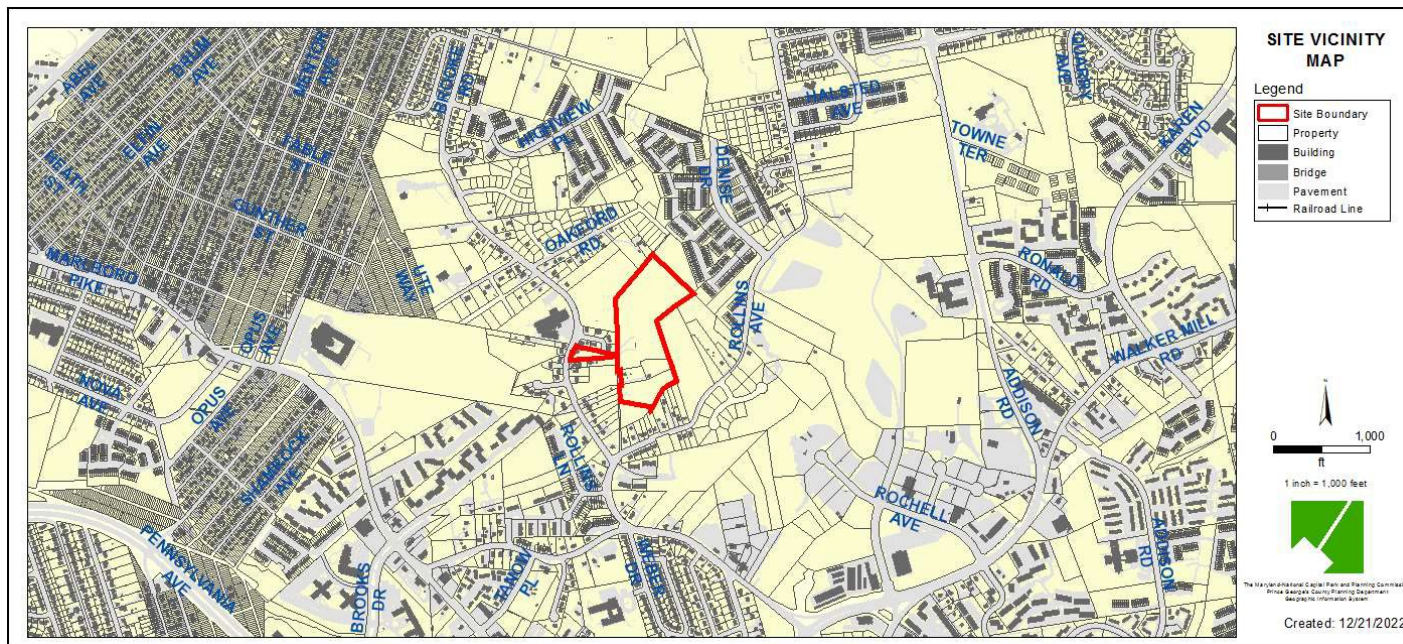
October 5, 2023

GENERAL LOCATION MAP

Council District: 75A

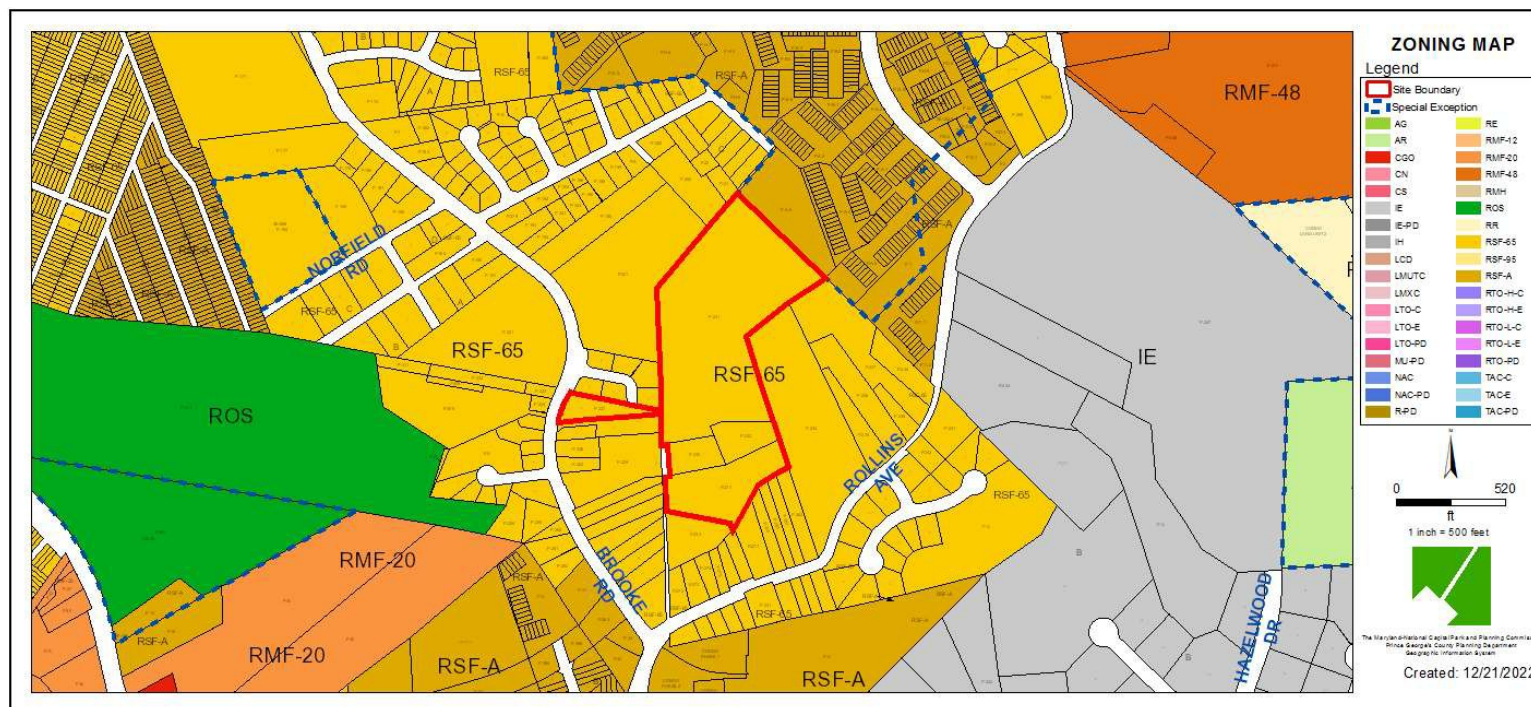


SITE VICINITY MAP



ZONING MAP

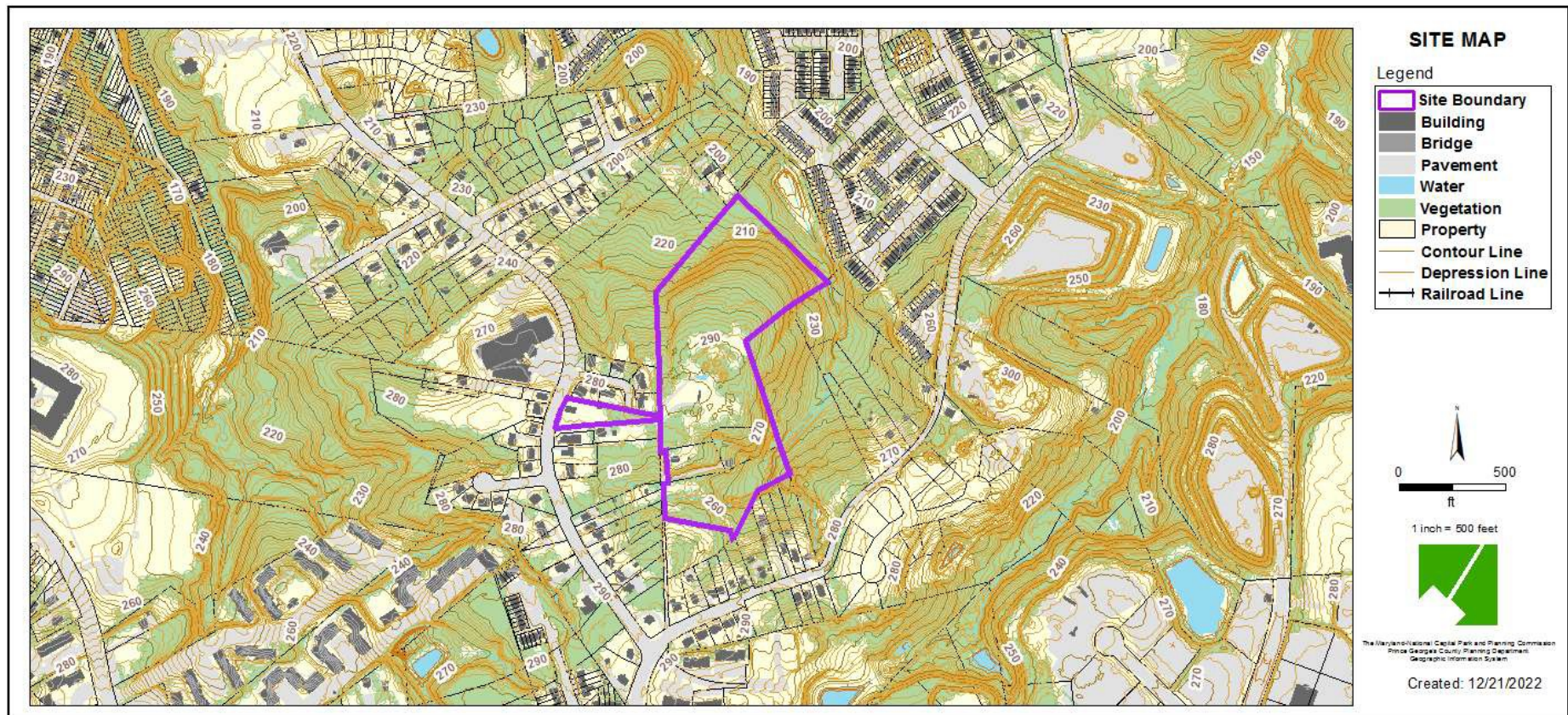
Property Zone: RSF-65



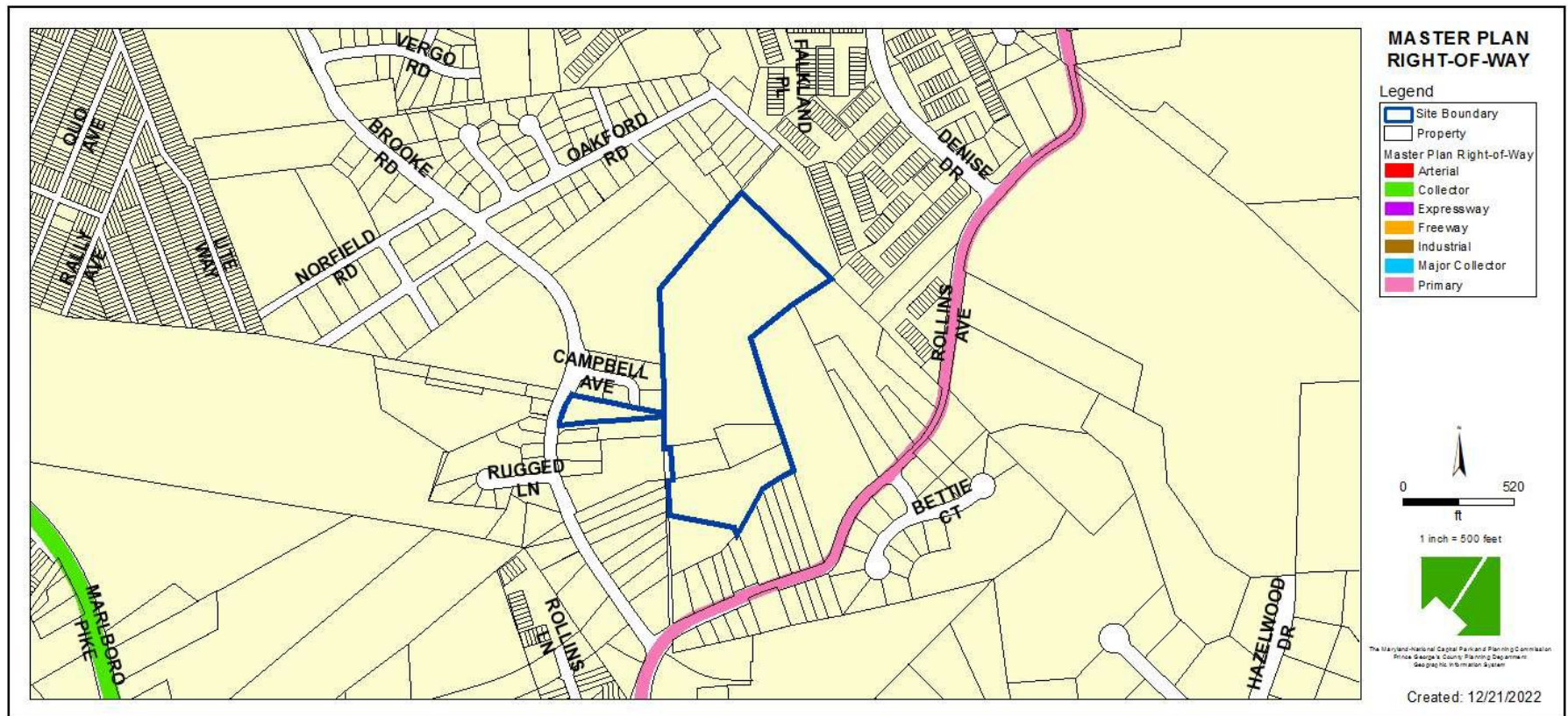
AERIAL MAP



ENVIRONMENTAL FEATURES MAP



MASTER PLAN RIGHT-OF-WAY MAP



SITE FEATURES

- Solar array coverage: a 12.62-acre portion of the 17.33-acre site.
- Two ground-mounted solar arrays with a total generating capacity of 3 megawatts (ac).
- A total of 6,578 solar panels at 540 watts each, using a fixed tilt racking system.
- Security is provided by a 7-foot-tall (total) black vinyl-clad chain link fence.
- 10- to 16-foot-wide limestone chip (or equal) driveway for access to the solar array.
- 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 arranged for a meeting with the Brooke Road/Rollins Avenue/Walker Mill Avenue Civic Association on September 18, 2023. Another resident has concerns about adverse health effects, actual economic benefits to the PEPCO customers, and why this property was selected for a solar array.

PERMITTING AGENCIES

The following permits are required for the Brooke Road Solar:

1. Prince George's County Planning Department (M-NCPPC):
 - Natural Resources Inventory (NRI)
 - Type 2 Tree Conservation Plan (TCP2)
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)
 - WSSC 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. Provide details of the solar panel racking on the site plan.

STAFF RECOMMENDATIONS

4. Provide a landscape plan consistent with the following Landscape Manual Sections: 4.4, Screening Requirements, and 4.11, Requirements for Nonresidential and Mixed-Use Development.
5. Provide tree canopy coverage that conforms to the minimum Tree Canopy Coverage (TCC) requirement or demonstrate exemption criteria prior to the issuance of permits for the project.
6. Explore methods to meet the remaining 0.59 acre of the woodland conservation threshold on-site.
7. Submit a circulation plan that shows that there is sufficient turnaround distance for emergency vehicles within the site.