

Mandatory Referral Review

**Staff Recommendation:** Approve Recommendations

# **MRF-2023-015**

## **PR53 Community Solar**

For review by:

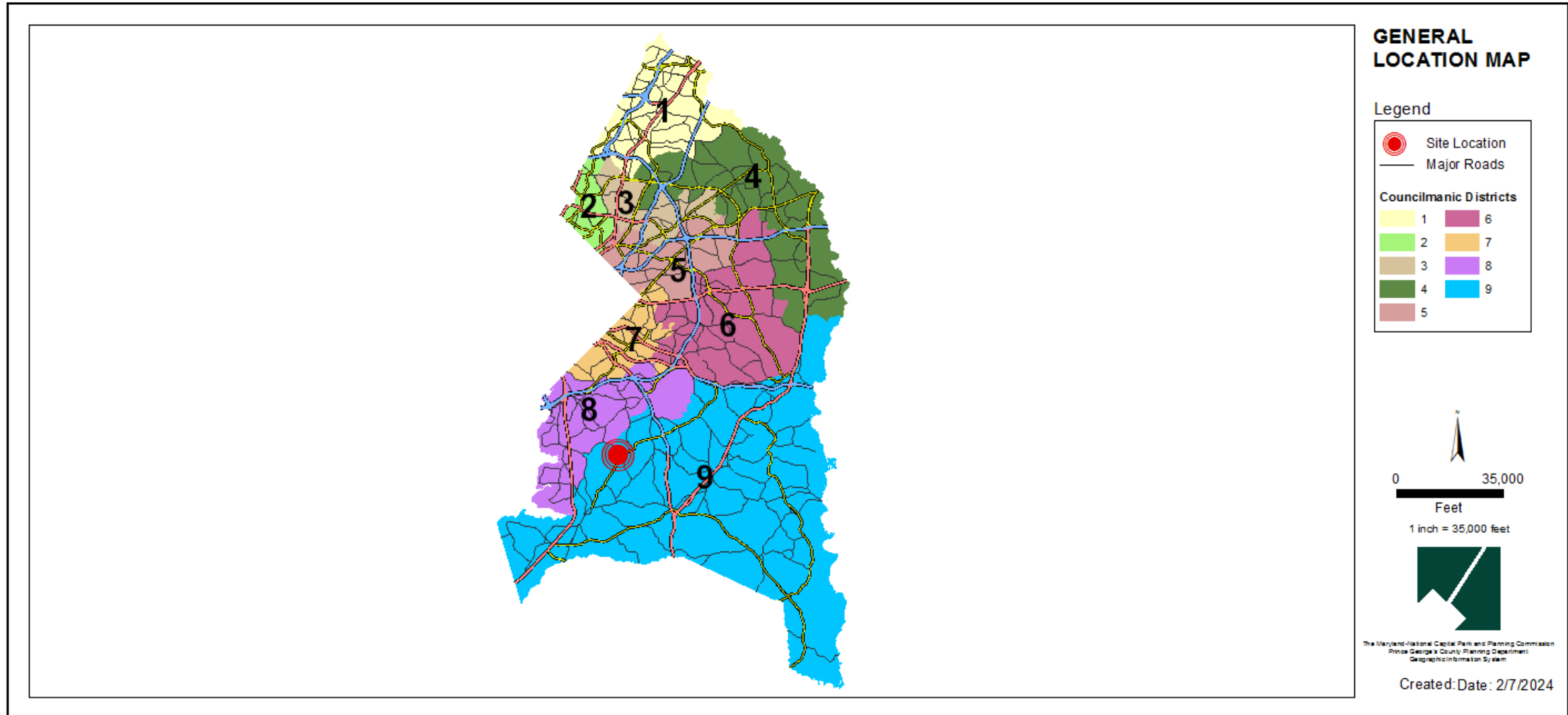
**PRINCE GEORGE'S COUNTY PLANNING BOARD**

**July 25, 2024**

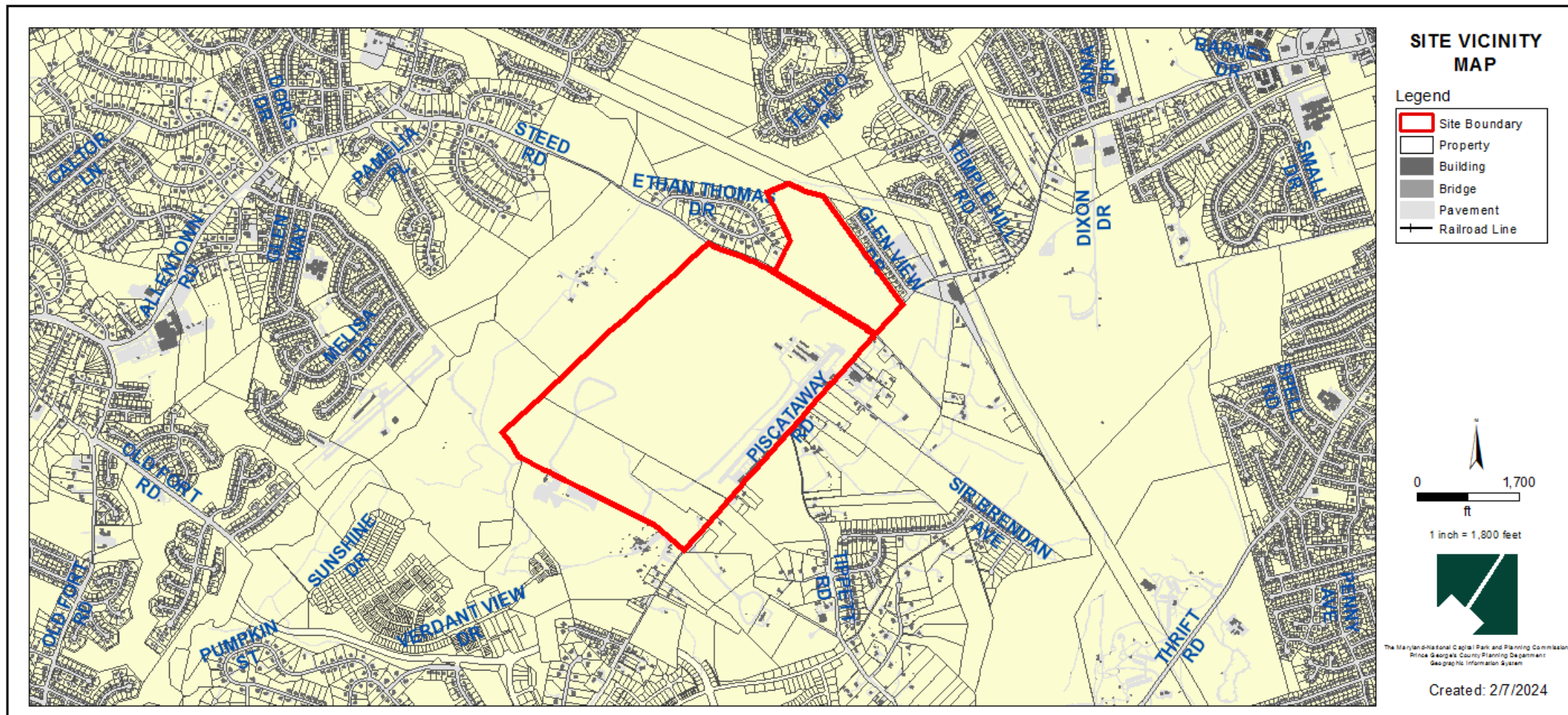
# GENERAL LOCATION MAP

Council District: 9

Planning Area: 81B

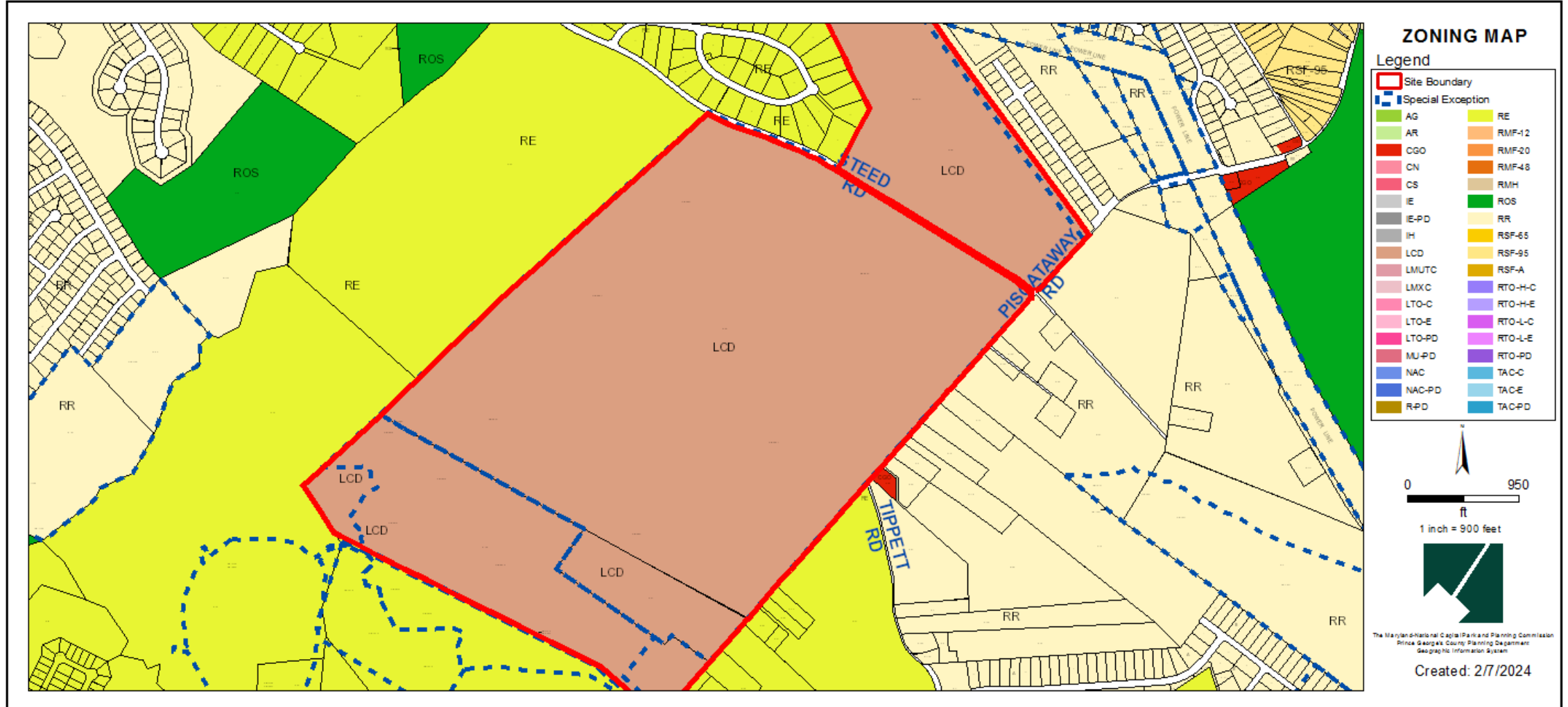


# SITE VICINITY MAP



# ZONING MAP

Property Zone: LCD & APA



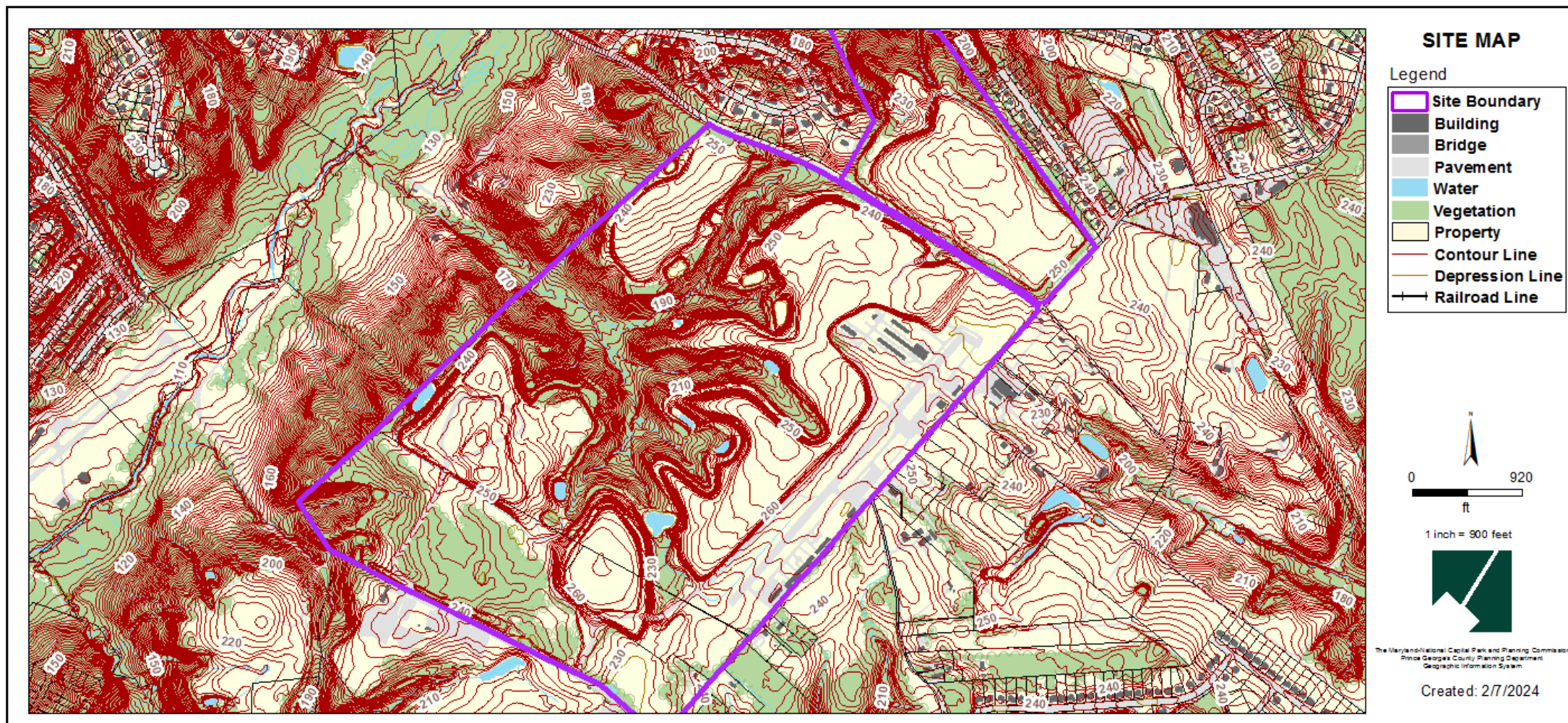


# AERIAL MAP

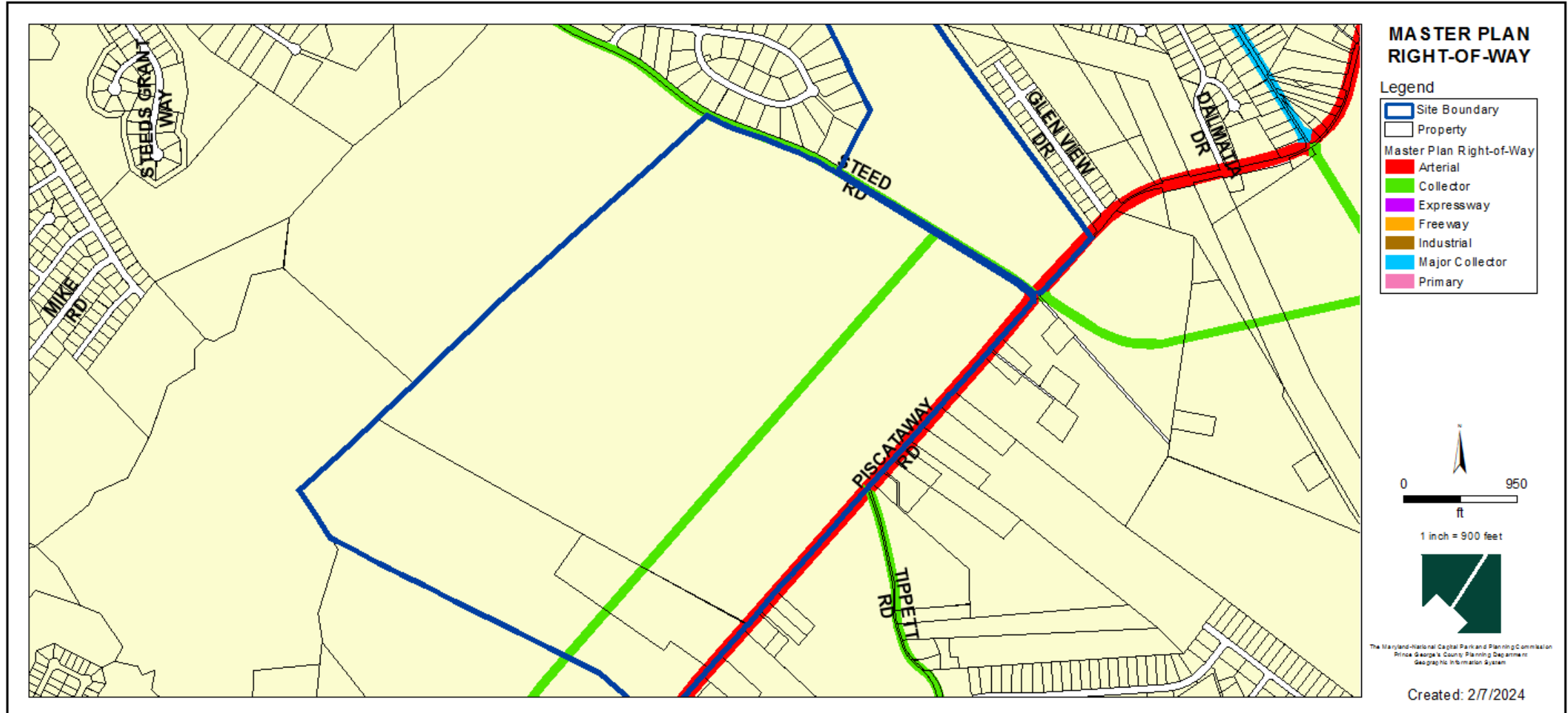




# ENVIRONMENTAL FEATURES MAP



# MASTER PLAN RIGHT-OF-WAY MAP







## **SITE FEATURES**

- Four community solar facilities on four parcels totaling 344.64-acres
- Pile-driven steel or aluminum posts reaching a height of approximately 20-25 feet.
- Steel or aluminum racking systems
- Fixed knot galvanized deer mesh fence secured to wooden posts 7 feet in height surrounding each facility.
- Chain link or steel, welded wire/twisted wire fabric fence security gates at the entrance of the facilities and
- Concrete equipment pads and necessary electrical equipment.



# COMMUNITY OUTREACH & PUBLIC ENGAGEMENT

## **PLANNING DEPARTMENT:**

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

## **APPLICANT:**

The applicant has met with civic associations as well as surrounding community members on ten separate occasions.

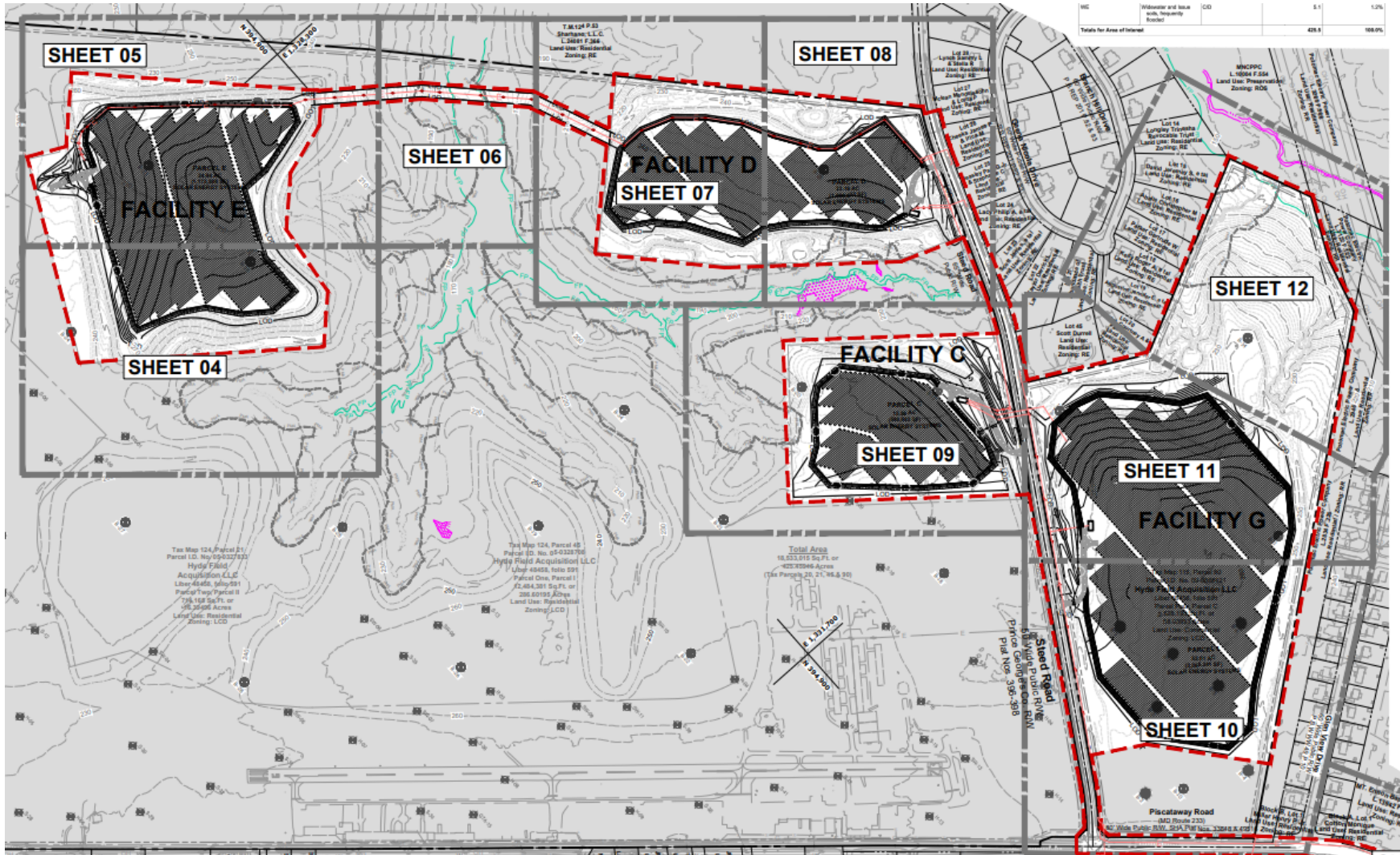
## **PERMITTING AGENCIES**

The following permits are required for the PR53 Community Solar:

1. Prince George's County Planning Department (M-NCPPC):
  - Type 2 Tree Conservation Plan (TCP2) or Woodland Conservation Ordinance Exemption Letter (WCO-EL)
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
  - 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):
  - Use and Occupancy Permit
6. Potomac Electric Power Company (Pepco):
  - Utility Permit



# SITE PLAN



## **STAFF RECOMMENDATION**

1. Revise the proposed fencing material so the metal is black and non-reflective.
2. Coordinate with the applicant of the residential portion of the project at the time of their Preliminary Plan of Subdivision on the following items:
  - a. Dedication of right-of-way, and frontage improvements on Steed Road as recommended by the 2013 Approved Subregion 5 Master Plan,
  - b. Assessment of changes to the three ingress and egress points to Facilities C, D, and G, upon widening of Steed Road to four lanes,
  - c. Re-construction of the three driveway entrances along Steed Road (to Facilities C, D, and G) to conform to the widened road, and to re-construct driveway aprons that adhere to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) Design and Construction Standards and Requirements,
  - d. Identify an alternative access to Facility E from a public road that does not traverse through the future development of Facility F.
3. The current landscaping and project buffering associated with this project are designed to match the right-of-way dedication of Steed Road.
4. Widen the driveways to all four solar facilities to at least 22 feet and consult with the fire department to ensure that the width and treatment of the access roads are suitable for fire vehicles.
5. Provide additional information on how emergency vehicles can reach all panels of the four solar array groups in a fire-related emergency, or otherwise extend each driveway and turnaround area to reach these further locations.