

Mandatory Referral Review

Staff Recommendation: Approve Recommendations

MRF-2024-001

Croom Road Solar

For review by:

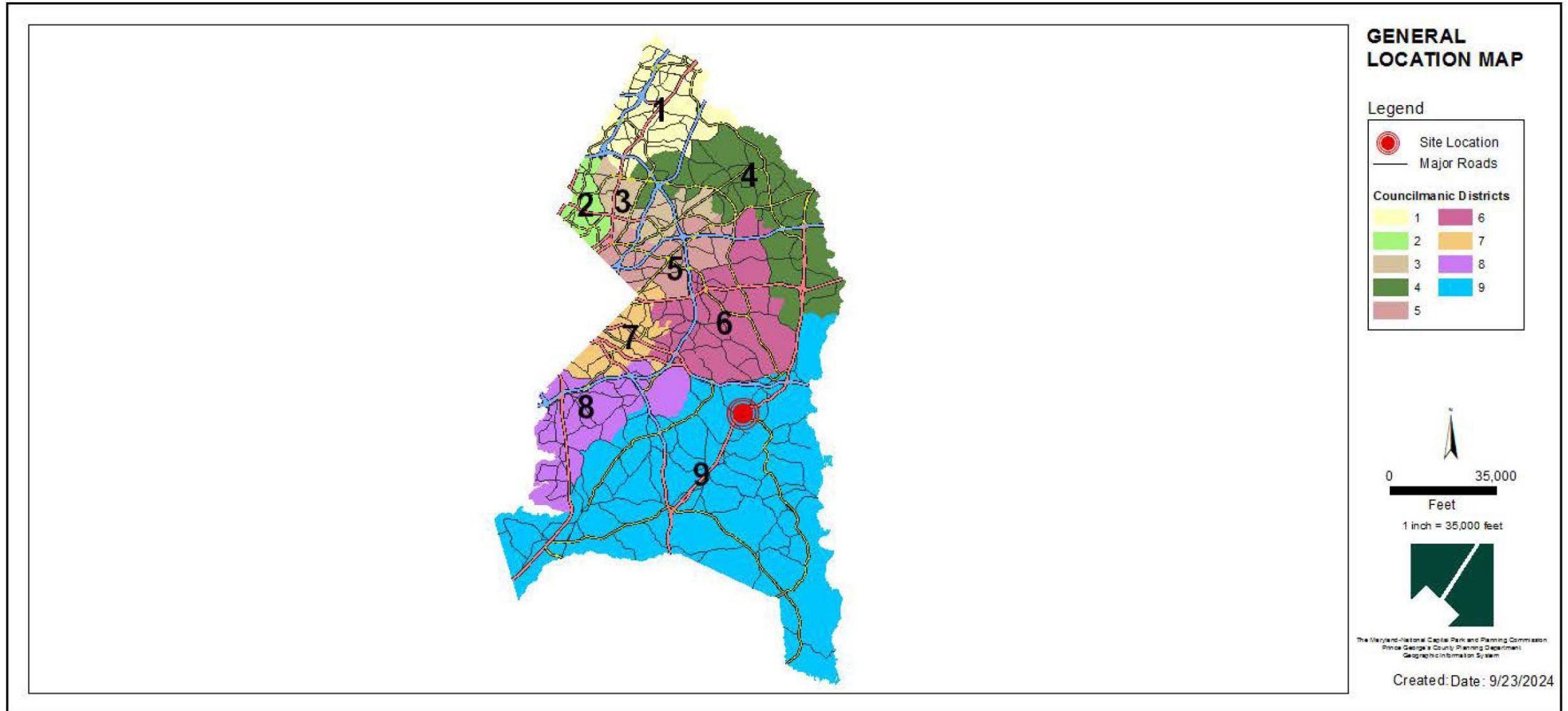
PRINCE GEORGE'S COUNTY PLANNING BOARD

April 10, 2025

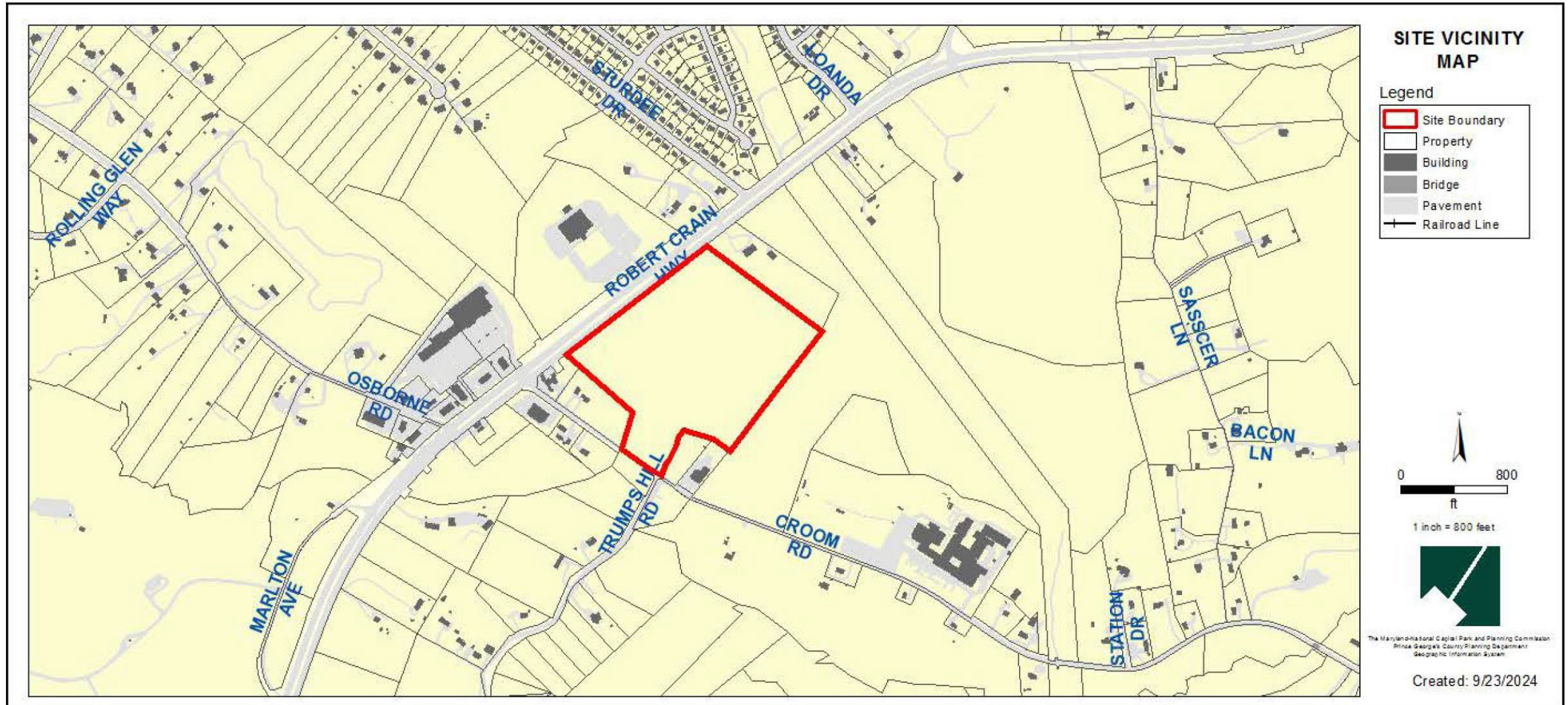
GENERAL LOCATION MAP

Council District: 9

Planning Area: 82A

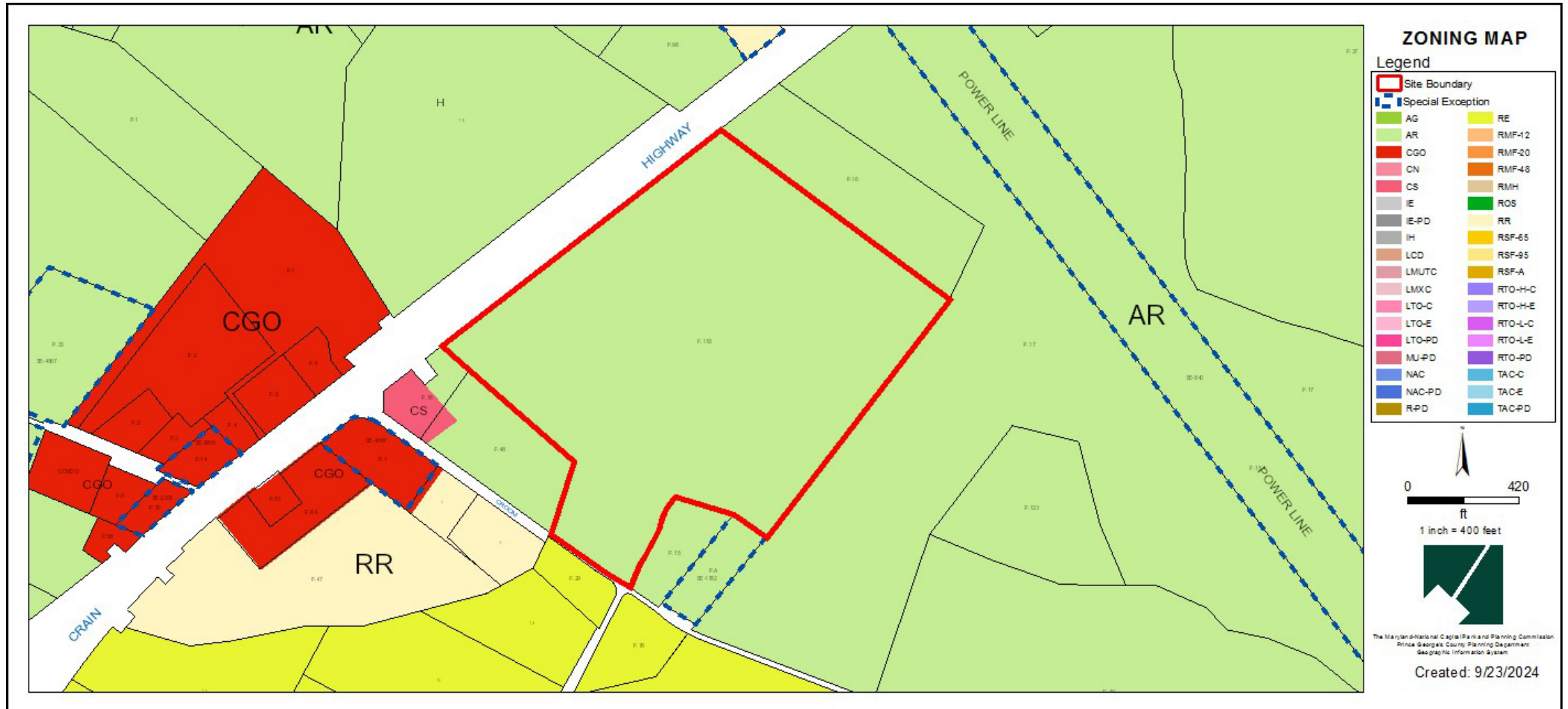


SITE VICINITY MAP

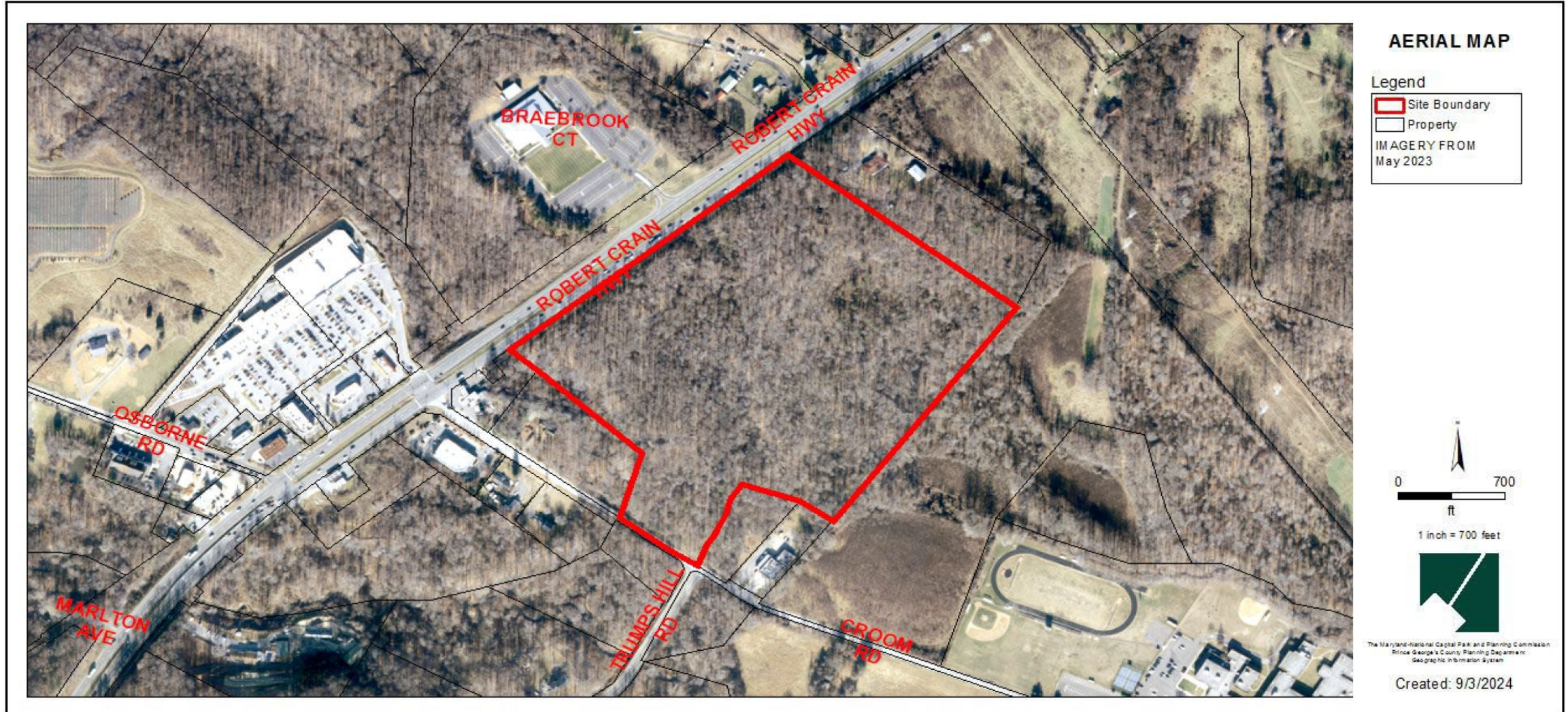


ZONING MAP

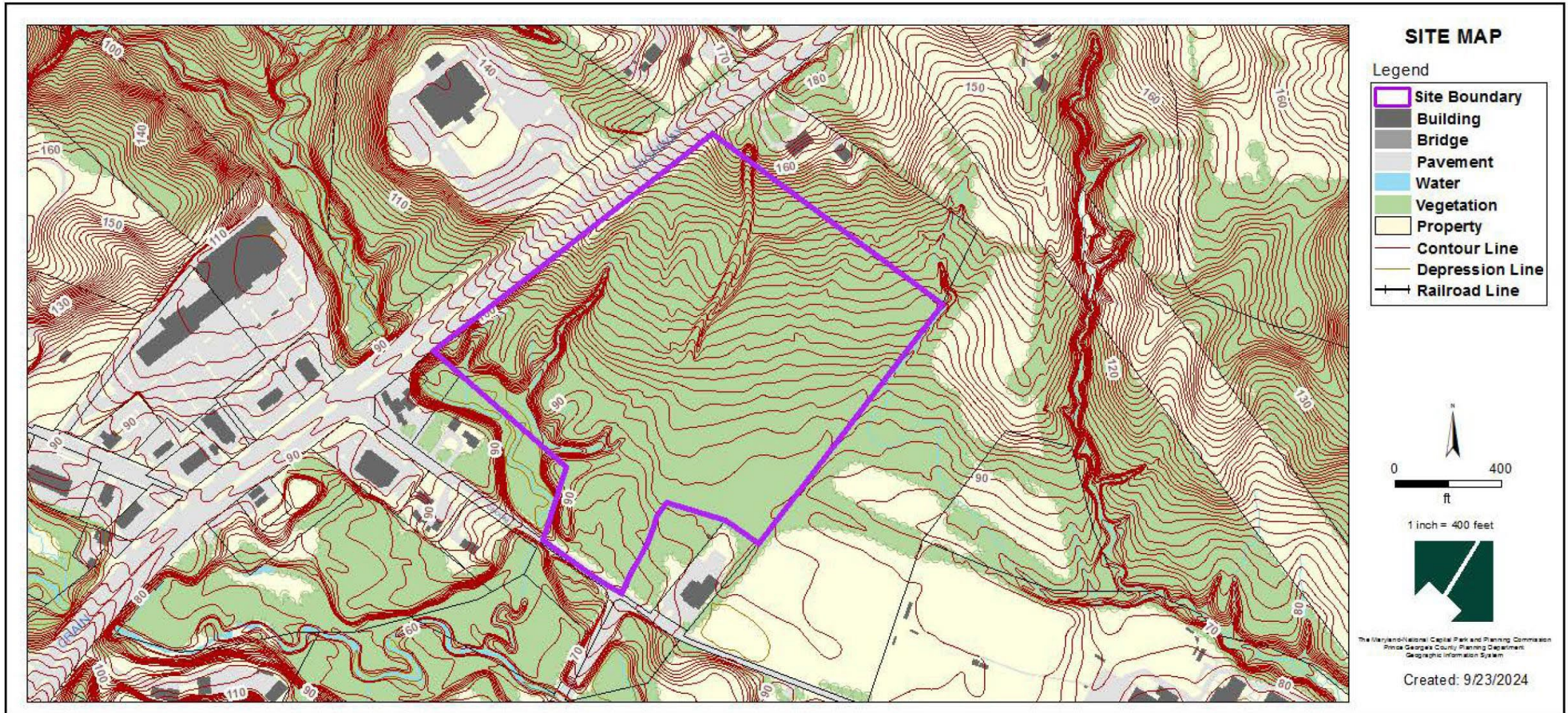
Property Zone: AR



AERIAL MAP



ENVIRONMENTAL FEATURES MAP



MASTER PLAN RIGHT-OF-WAY MAP





SITE FEATURES

- 25-acre solar facility consisting of approximately 12,836 panels
- Black non-reflective 6-foot chain link fence
- Access along Croom Road
- Two solar equipment pad areas
- Electrical utility connection
- Herbaceous ground cover with pollinator plants

COMMUNITY OUTREACH & PUBLIC ENGAGEMENT

PLANNING DEPARTMENT:

- A notice was mailed to adjoining, confronting, and adjoining property owners, and area civic associations on February 3, 2025.

APPLICANT:

- The applicant sent notification to adjoining property owners and posted a public notice on the property
- The applicant hosted an online public hearing on October 24, 2024.

PERMITTING AGENCIES

1. Prince George's County Planning Department (M-NCPPC):

- Type 2 Tree Conservation Plan or Woodland Conservation Ordinance Exemption Letter
- Natural Resources Inventory
- Forest Stand Delineation
- Decommissioning Agreement
- Decommissioning Bond
- Site Plan Approval

2. Prince George's Soil Conservation District (PGSCD):

- Erosion and Sediment Control Plan
- Erosion and Sediment Control Permit

PERMITTING AGENCIES Continued

3. Prince George's County Department of Permitting, Inspections and Enforcement (DPIE):

- Site Development (Stormwater Management) Concept
- 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)

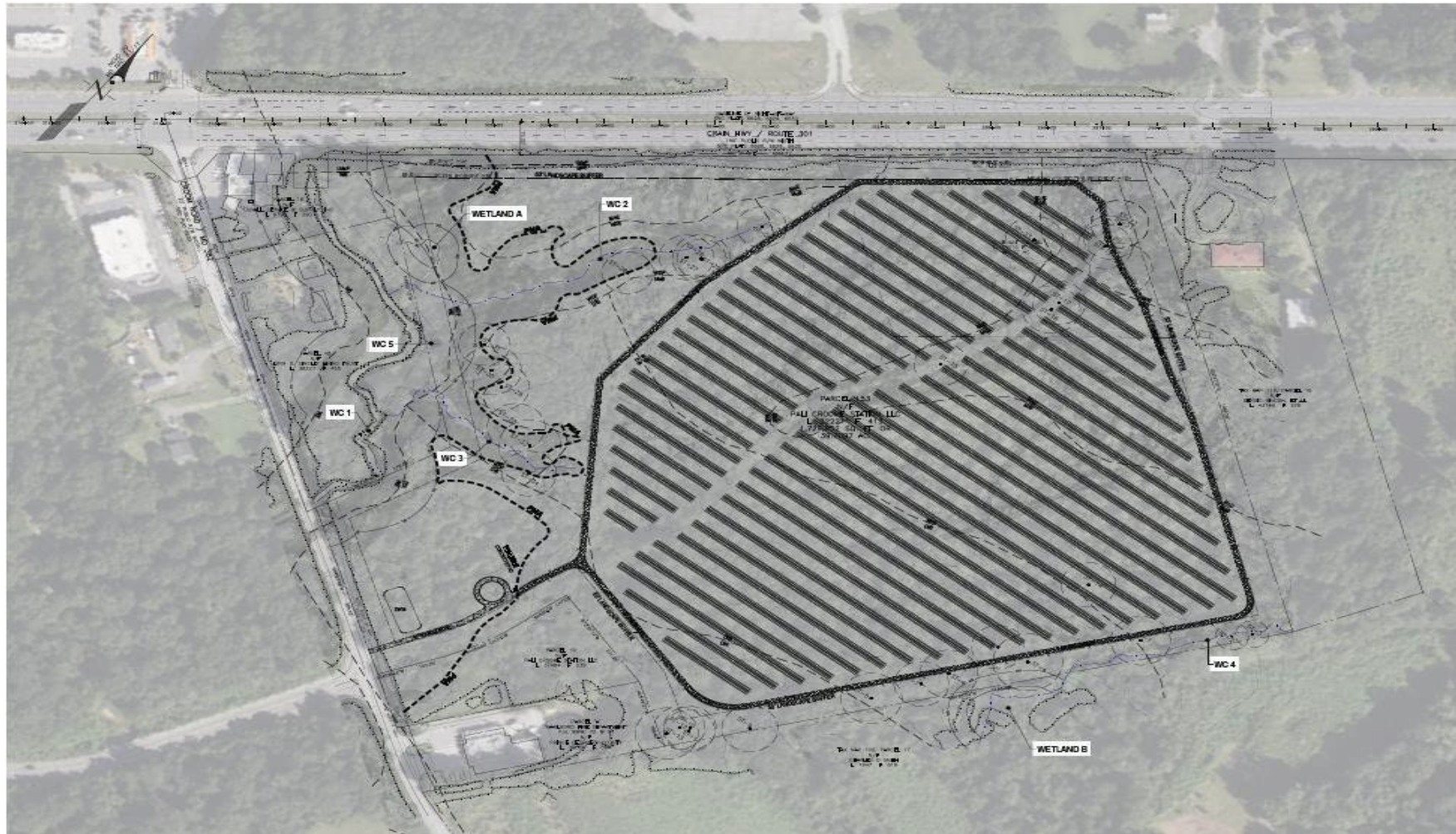
5. Maryland Department of Natural Resources (DNR):

- Environmental Special Review

6. Prince George's County Fire and Emergency Medical Services:

- Pre-Incident Emergency Plan

SITE PLAN



STAFF RECOMMENDATIONS

1. Coordinate with the Fire Department to ensure that the site driveway, internal access road, associated turnaround areas, and fire break areas, have sufficient width and treatment for emergency vehicles.
2. Coordinate with the Maryland Department of Transportation State Highway Administration (SHA) regarding the future US 301 Transportation Corridor Improvements project.
3. Prior to the issuance of a grading permit, the applicant shall Allow for Historic Preservation staff to photo document the extant portion of Trumps Hill Road.
4. Add fencing details to the site plan