

Mandatory Referral Review

Staff Recommendation: Approve Recommendations

MRF-2024-004

Accokeek Solar

For review by:

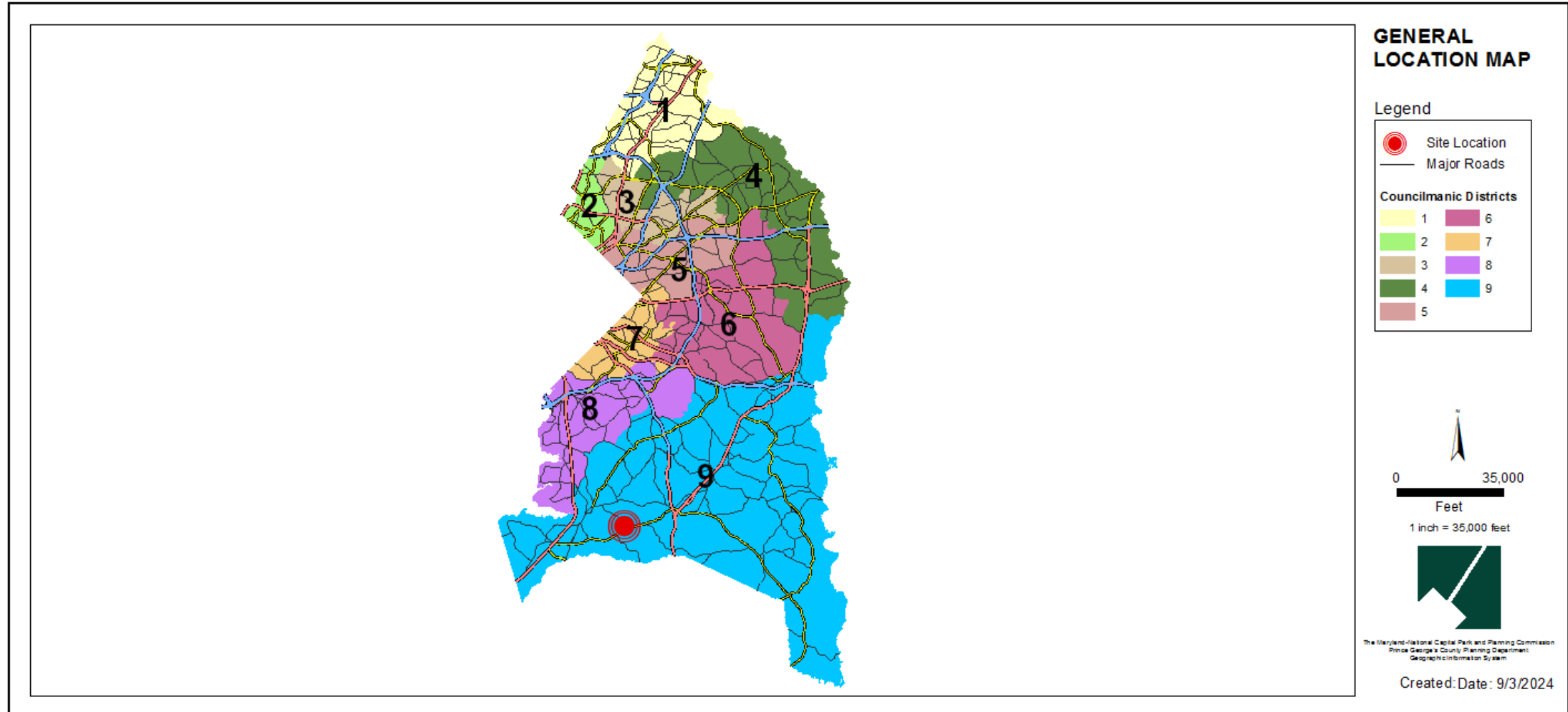
PRINCE GEORGE'S COUNTY PLANNING BOARD

October 24, 2024

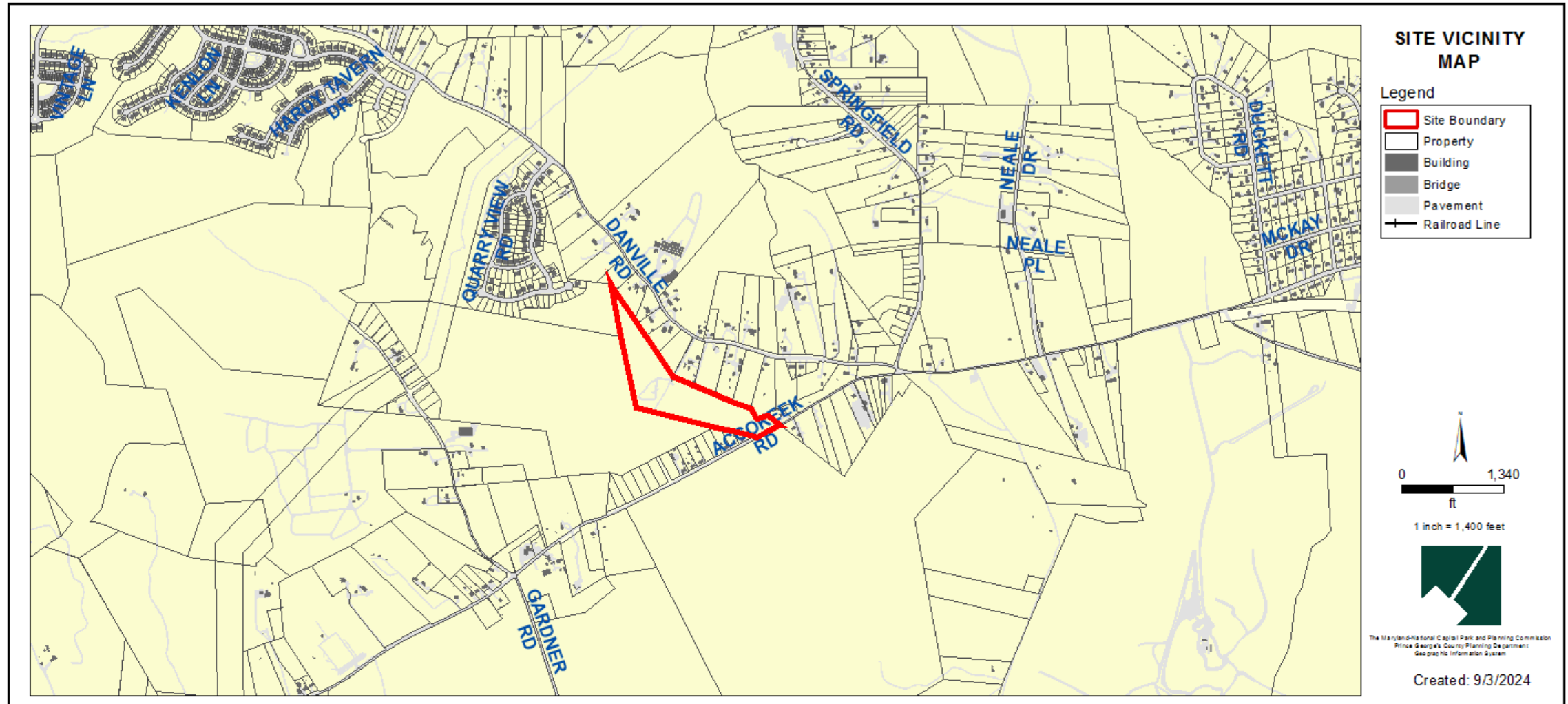
GENERAL LOCATION MAP

Council District: 9

Planning Area: 84

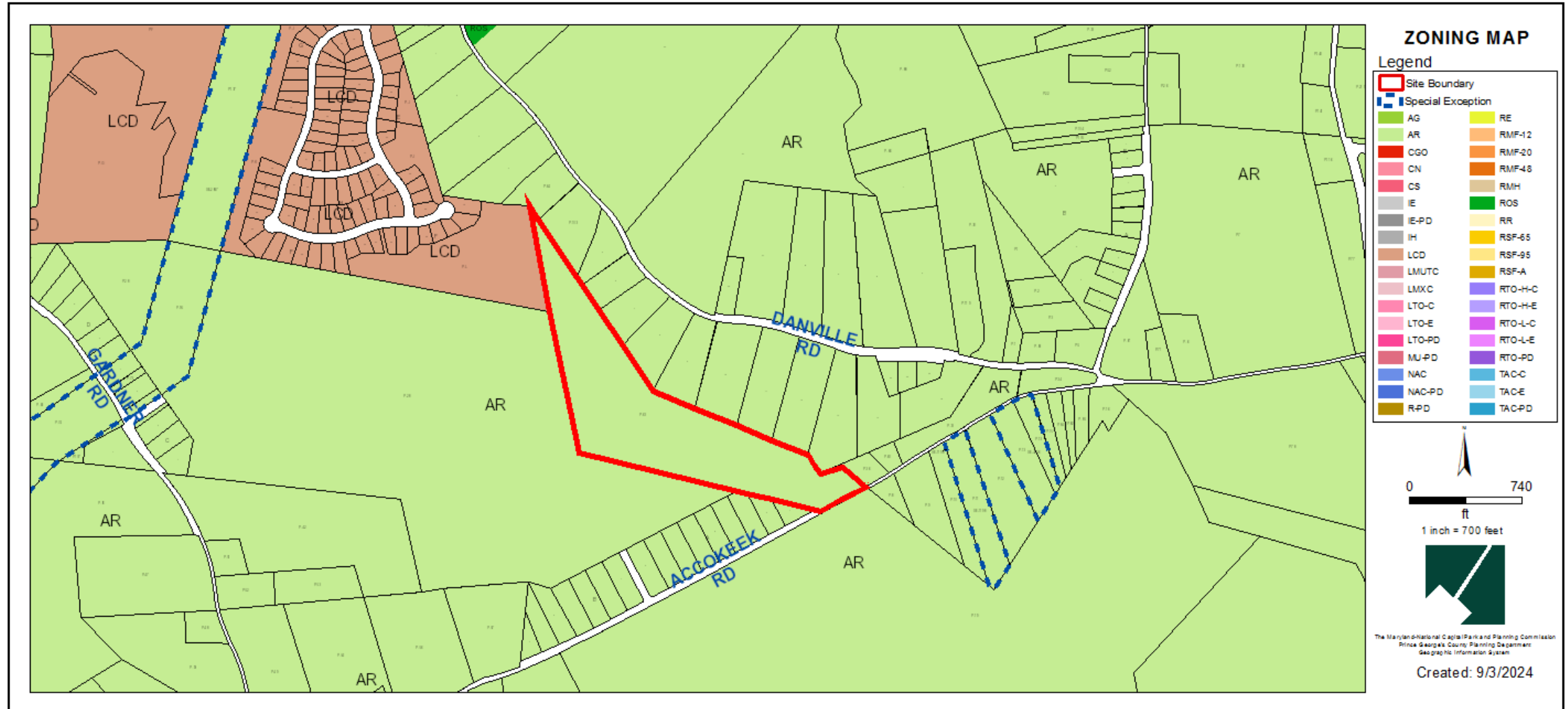


SITE VICINITY MAP



ZONING MAP

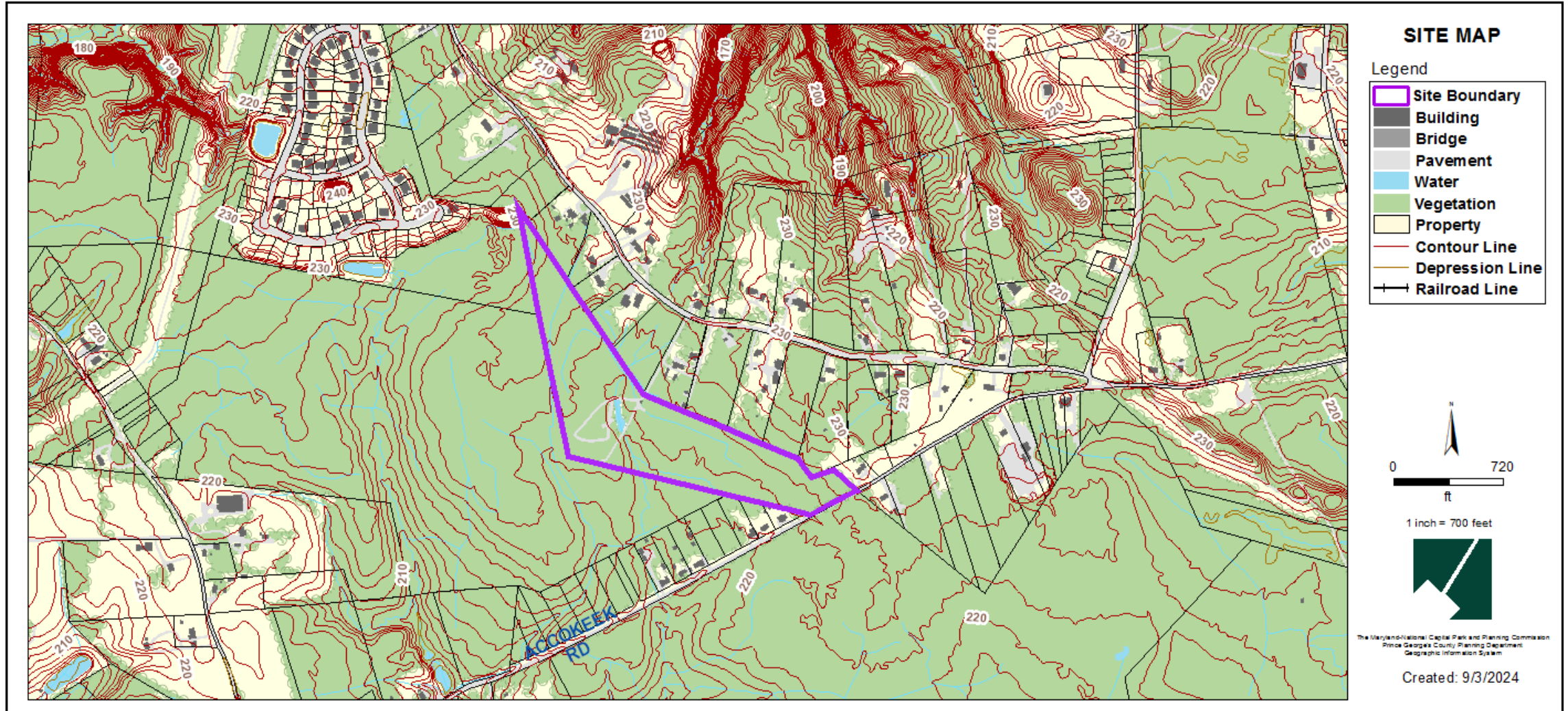
Property Zone: AR



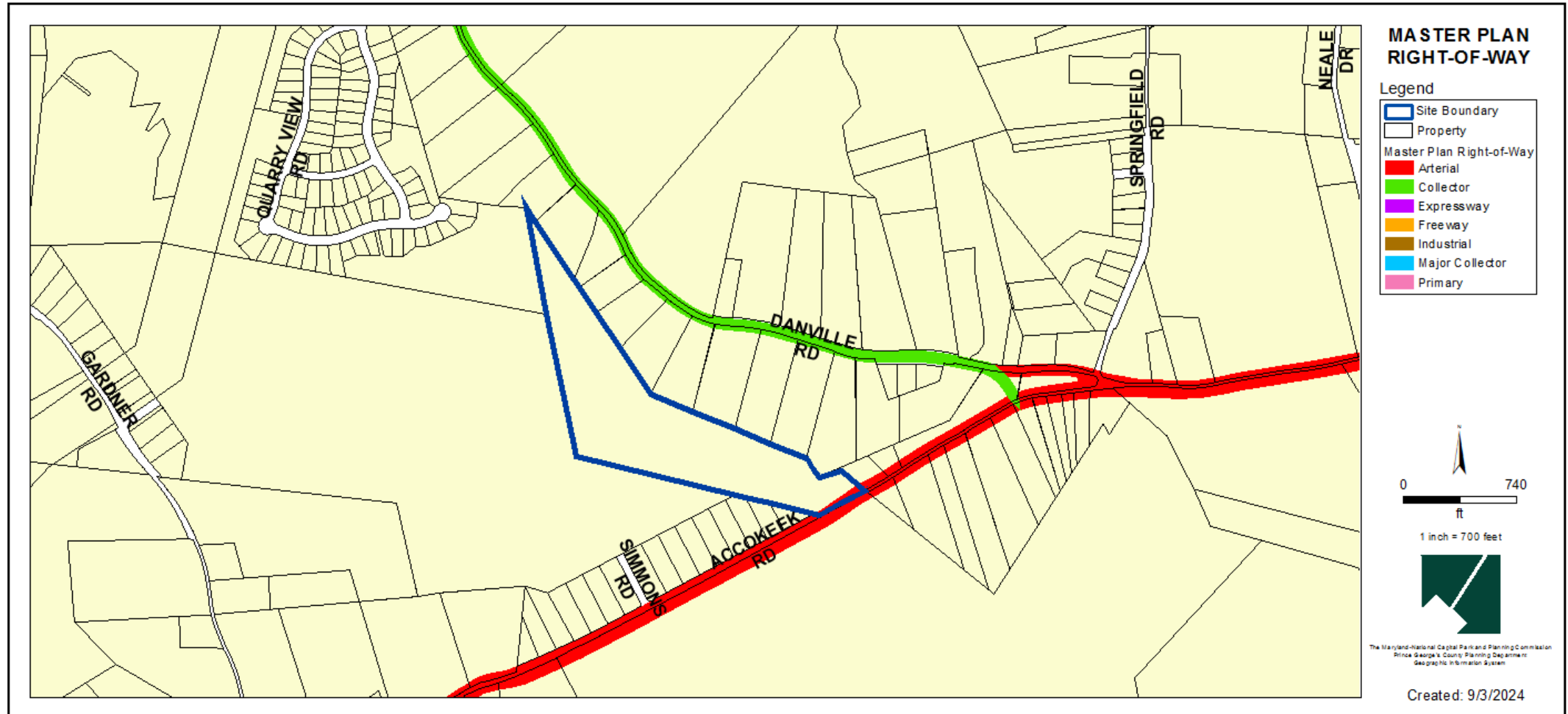
AERIAL MAP



ENVIRONMENTAL FEATURES MAP



MASTER PLAN RIGHT-OF-WAY MAP





SITE FEATURES

- 13-acre solar facility consisting of 5,025 panels
- Black non-reflective 7-foot chain link fence
- Steel or aluminum racking systems
- Two solar equipment pad areas
- An 8x20 storage shed
- Electrical utility connection

COMMUNITY OUTREACH & PUBLIC ENGAGEMENT

PLANNING DEPARTMENT:

A notice was mailed to adjoining, confronting, and abutting property owners, and area civic associations on August 27, 2024.

APPLICANT:

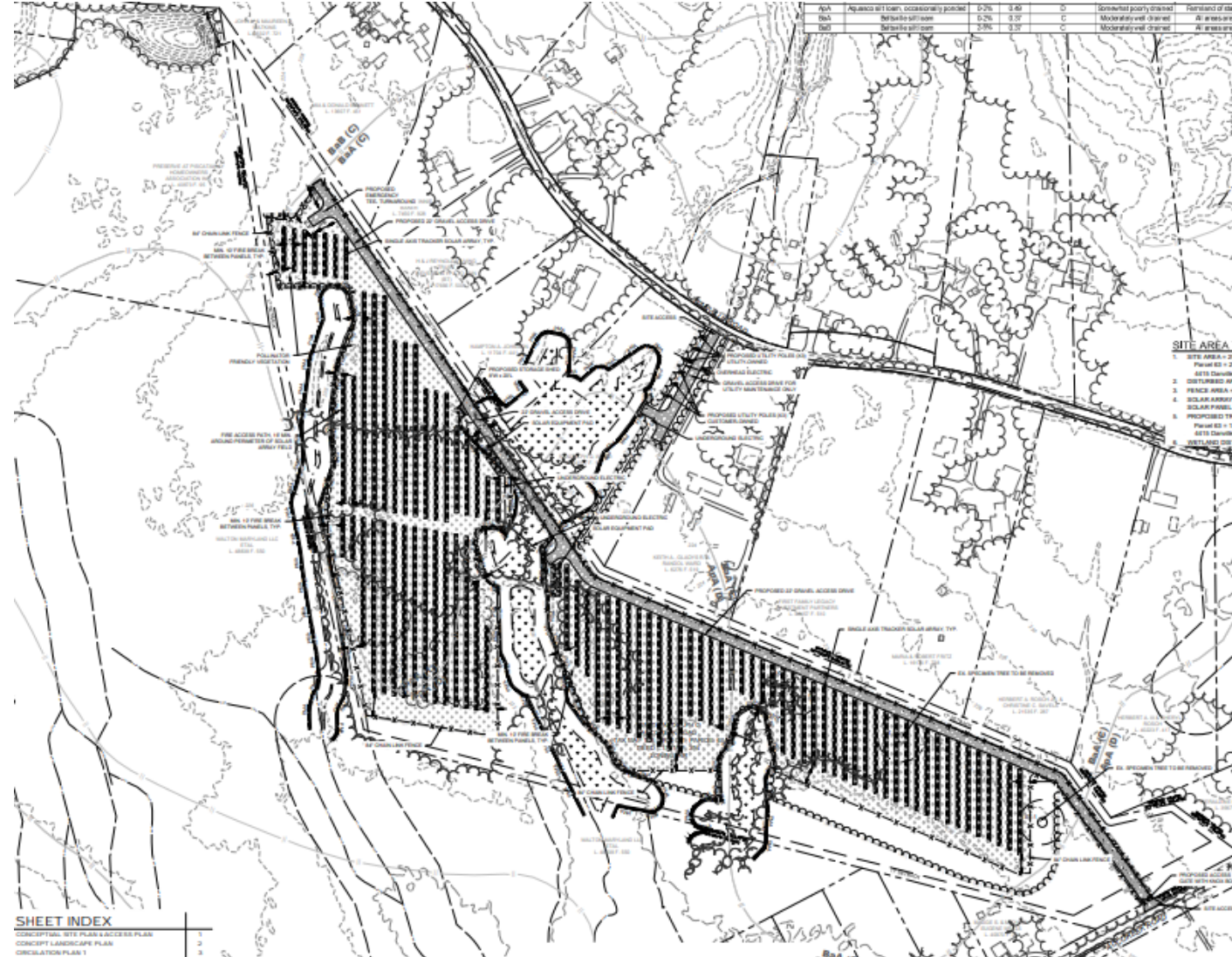
The applicant sent notification to adjoining property owners on May 30, 2024.

PERMITTING AGENCIES

The following permits are required for the Accokeek Solar Facility:

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):
 - WSSC Connection Permit
6. Potomac Electric Power Company (Pepco):
 - Utility Permit

SITE PLAN



STAFF RECOMMENDATIONS

1. The applicant is encouraged to consider other dual uses as recommended by the Soil Conservation District to include vegetable production, honey production (beehives), free-range chickens for egg production, or grazing of small livestock i.e. sheep.
2. Dedicate 30 feet of the property's frontage along MD 373 (Accokeek Road), measured from the center line of Accokeek Road, for the future construction of master-planned road A-55 and associated bicycle and pedestrian infrastructure, as prescribed by the 2013 *Subregion 5 Master Plan*.
3. Coordinate with the fire department to ensure that the width and treatment of the access roads and fire breaks are suitable for applicable vehicles.
4. Prior to the issuance of a grading permit, the applicant shall:
 - a. Identify archaeological resources in the project area by conducting Phase I archaeological investigations.
 - b. Upon receipt of the Phase I report by the Planning Department, if it is determined that potentially significant archeological resources exist on the subject property, the applicant shall provide a plan for:
 - i. Evaluating the resource at the Phase II level, or
 - ii. Avoiding and preserving the resource in place.
 - c. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner.
5. Provide a detailed drawing for the chain link fence.
6. Provide Landscape Manual schedules for Section 4.6 Buffering Development from Streets, Section 4.7 Buffering Incompatible Uses, and Section 4.9 Sustainable Landscaping Requirements.