Mandatory Referral Review

Staff Recommendation: Approve Recommendations

MRF-2024-005
Old Crain Solar

For review by:

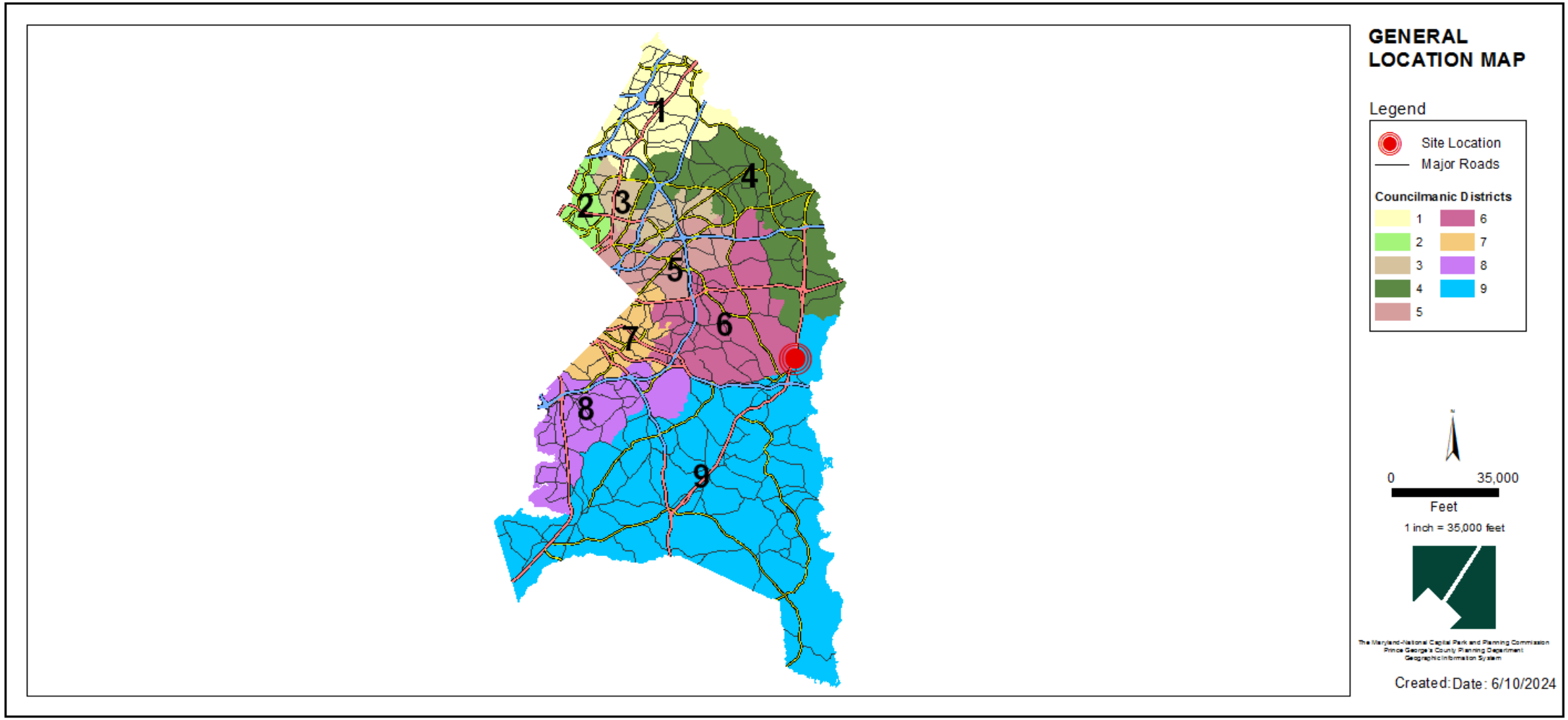
PRINCE GEORGE'S COUNTY PLANNING BOARD

December 5, 2024

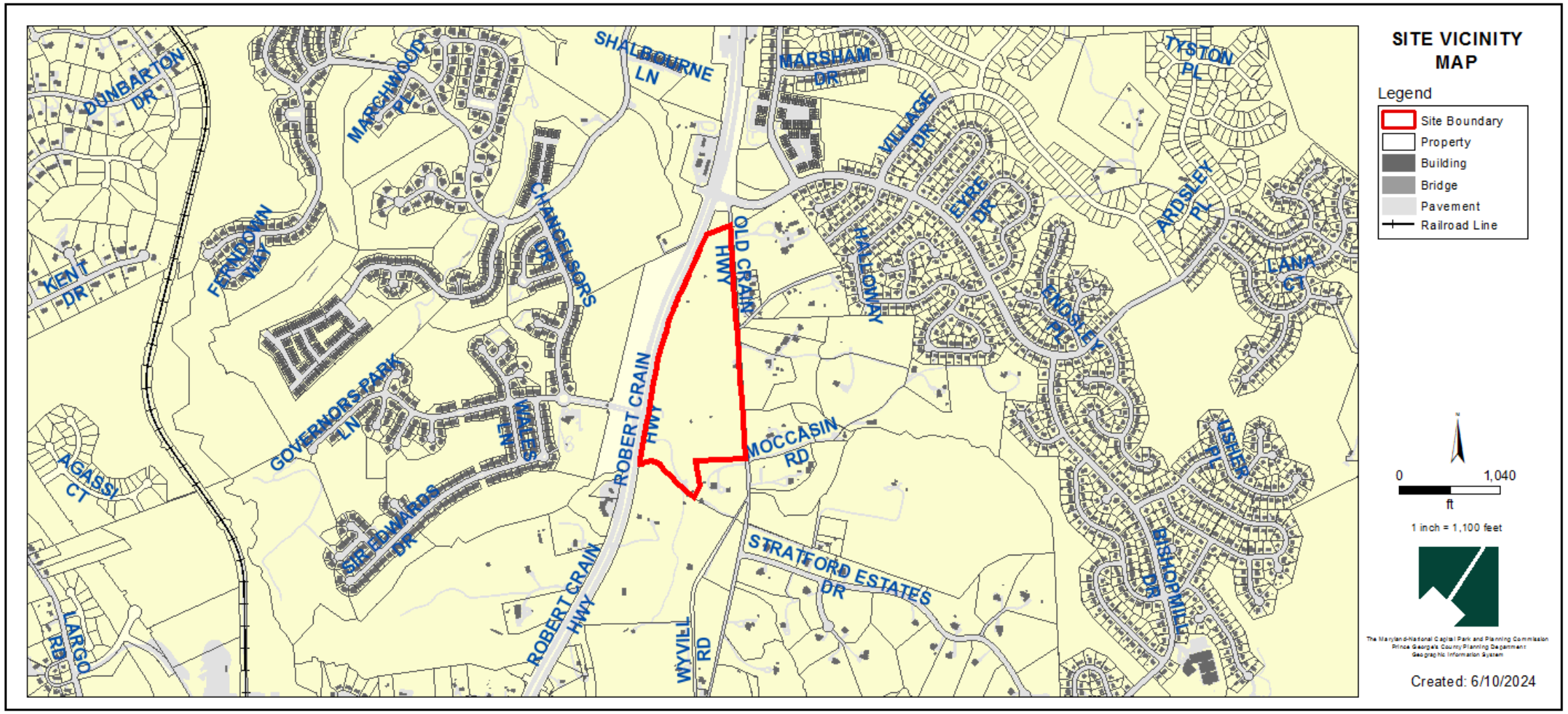
GENERAL LOCATION MAP

Council District: 9

Planning Area: 79

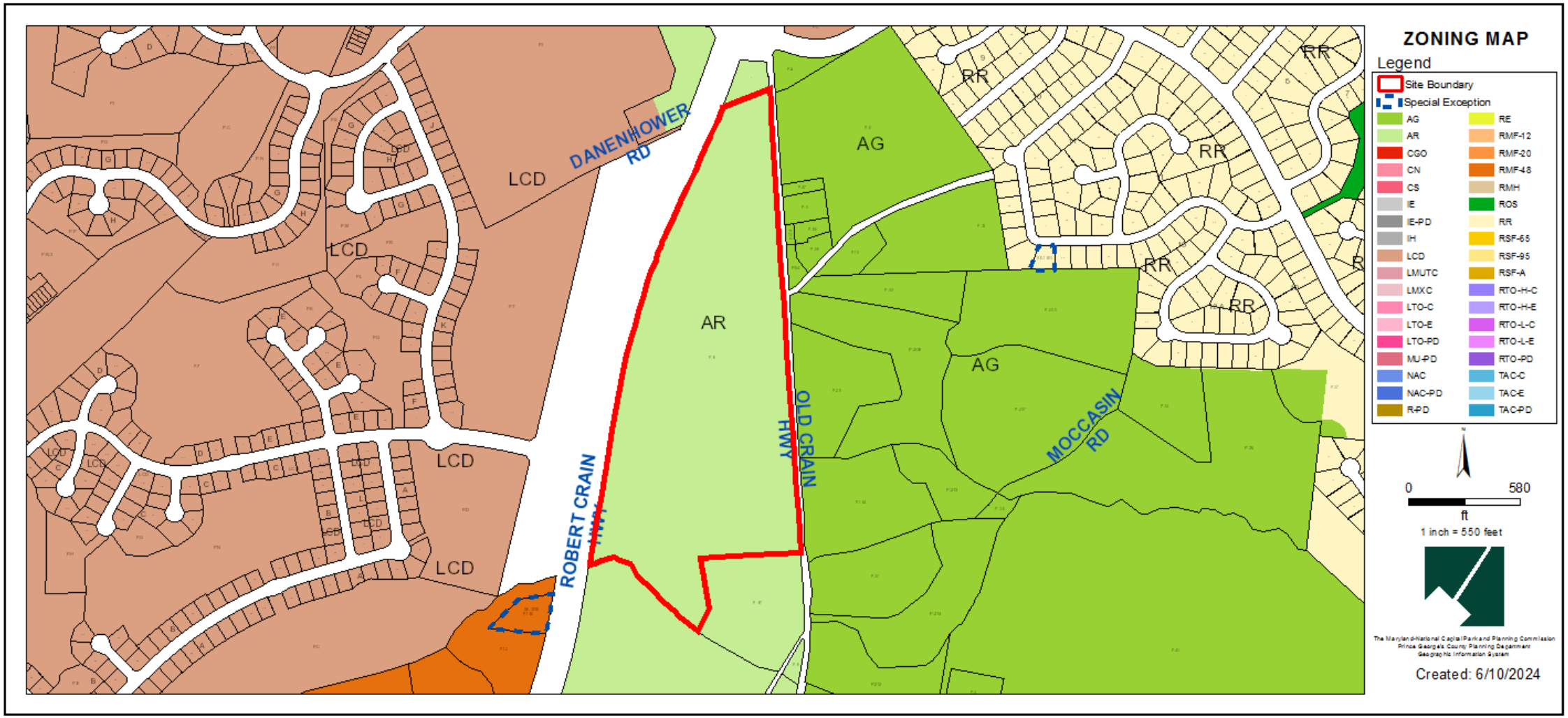


SITE VICINITY MAP

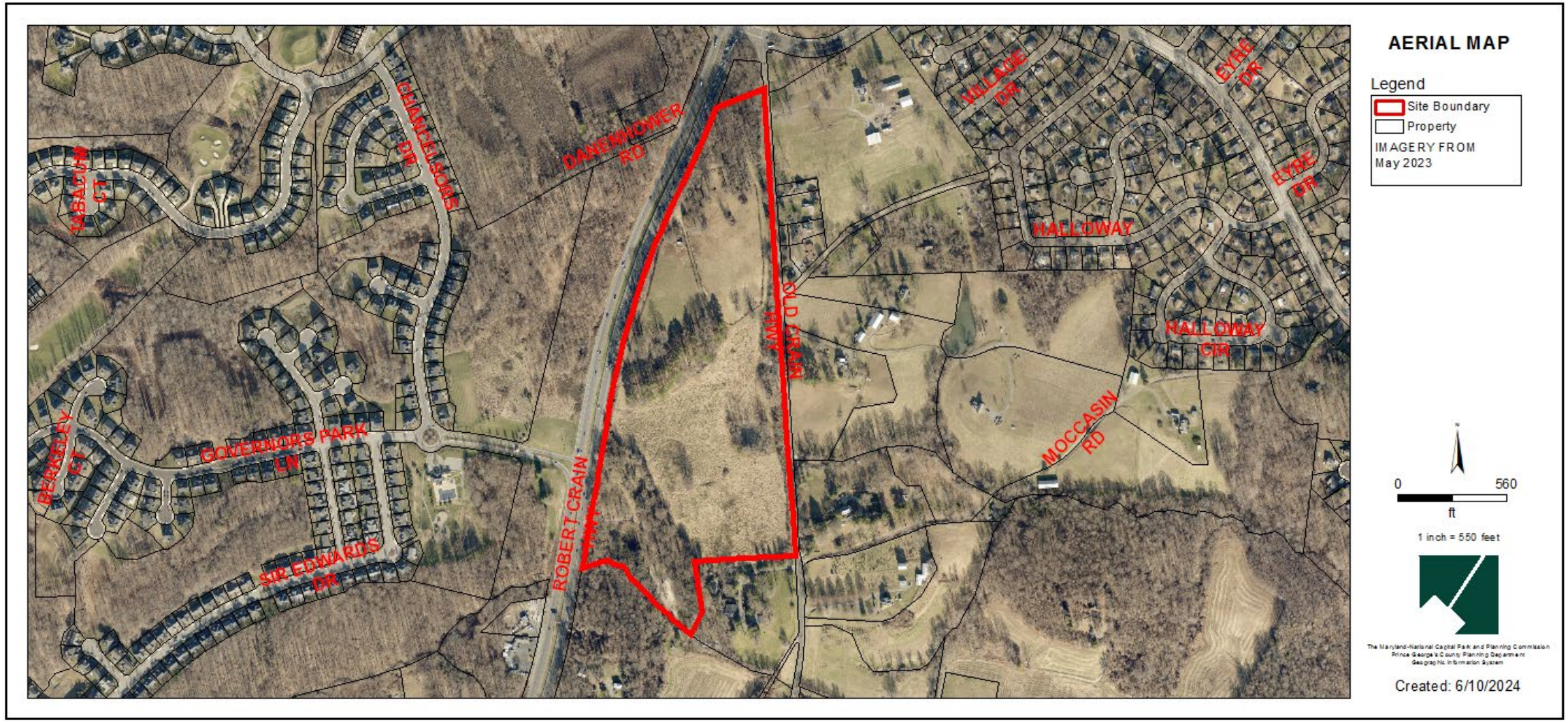


ZONING MAP

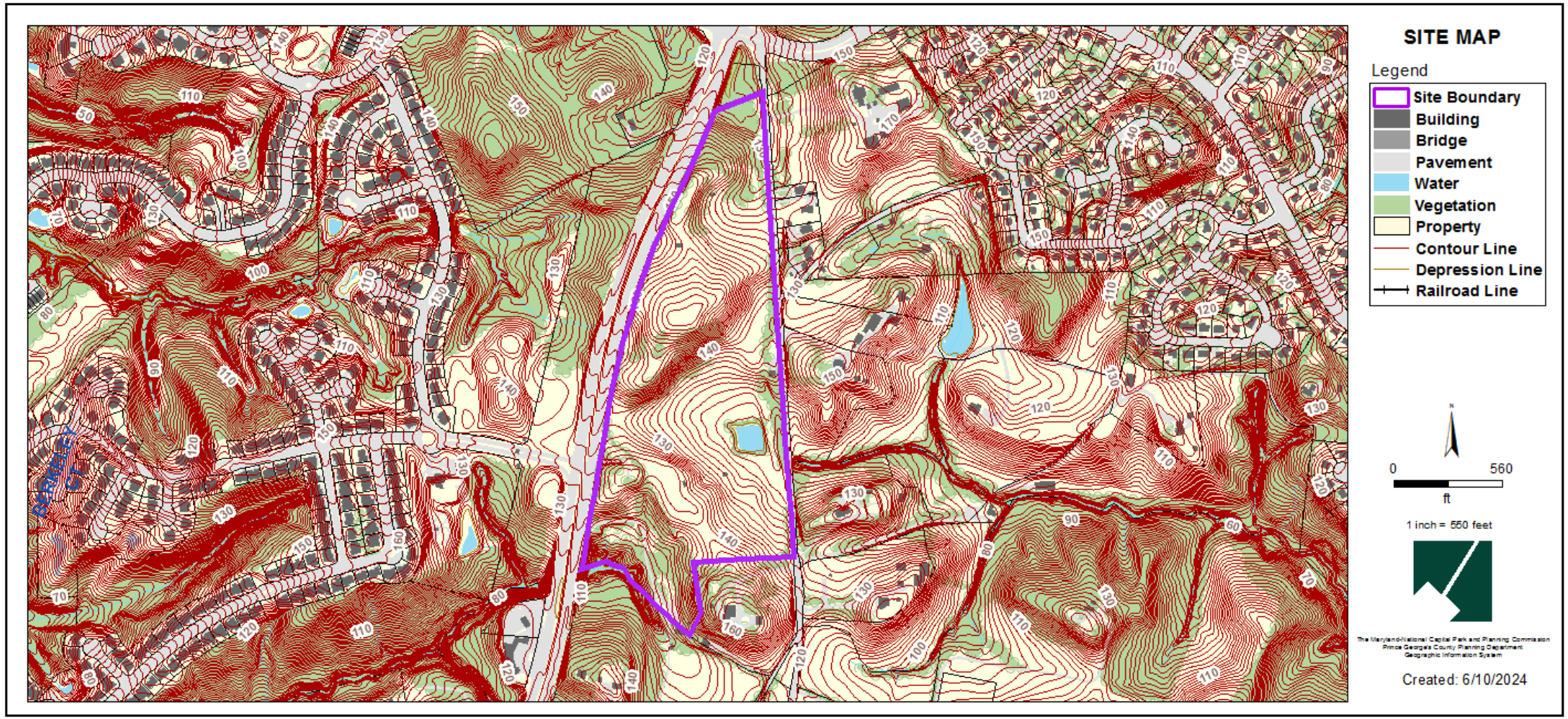
Property Zone: AR



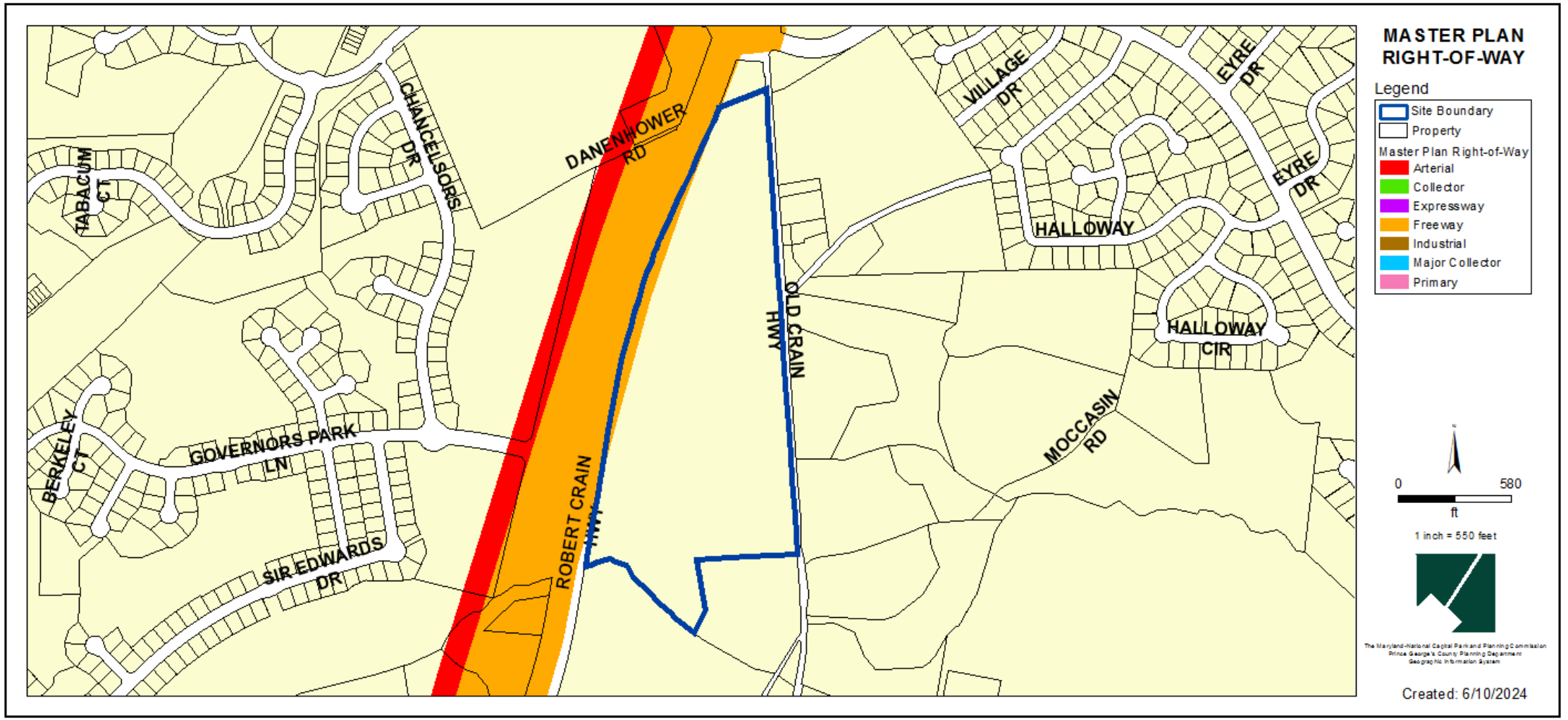
AERIAL MAP


AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM
May 2023
TABACUM CT
CHANCELLSORS DR
DANENHOWER RD
VILLAGE DR
EYRE DR
EYRE DR
HALLOWAY
OLD CRAIN HWY
HALLOWAY CIR
MOCCASIN RD
BERKELEY CT
GOVERNORS PARK LN
SIR EDWARDS DR
ROBERT CRAIN
0
560
ft
1 inch = 550 feet
Created: 6/10/2024

ENVIRONMENTAL FEATURES MAP



MASTER PLAN RIGHT-OF-WAY MAP



SITE FEATURES

- 13-acre solar facility consisting of 4,875 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 October 8, 2024.

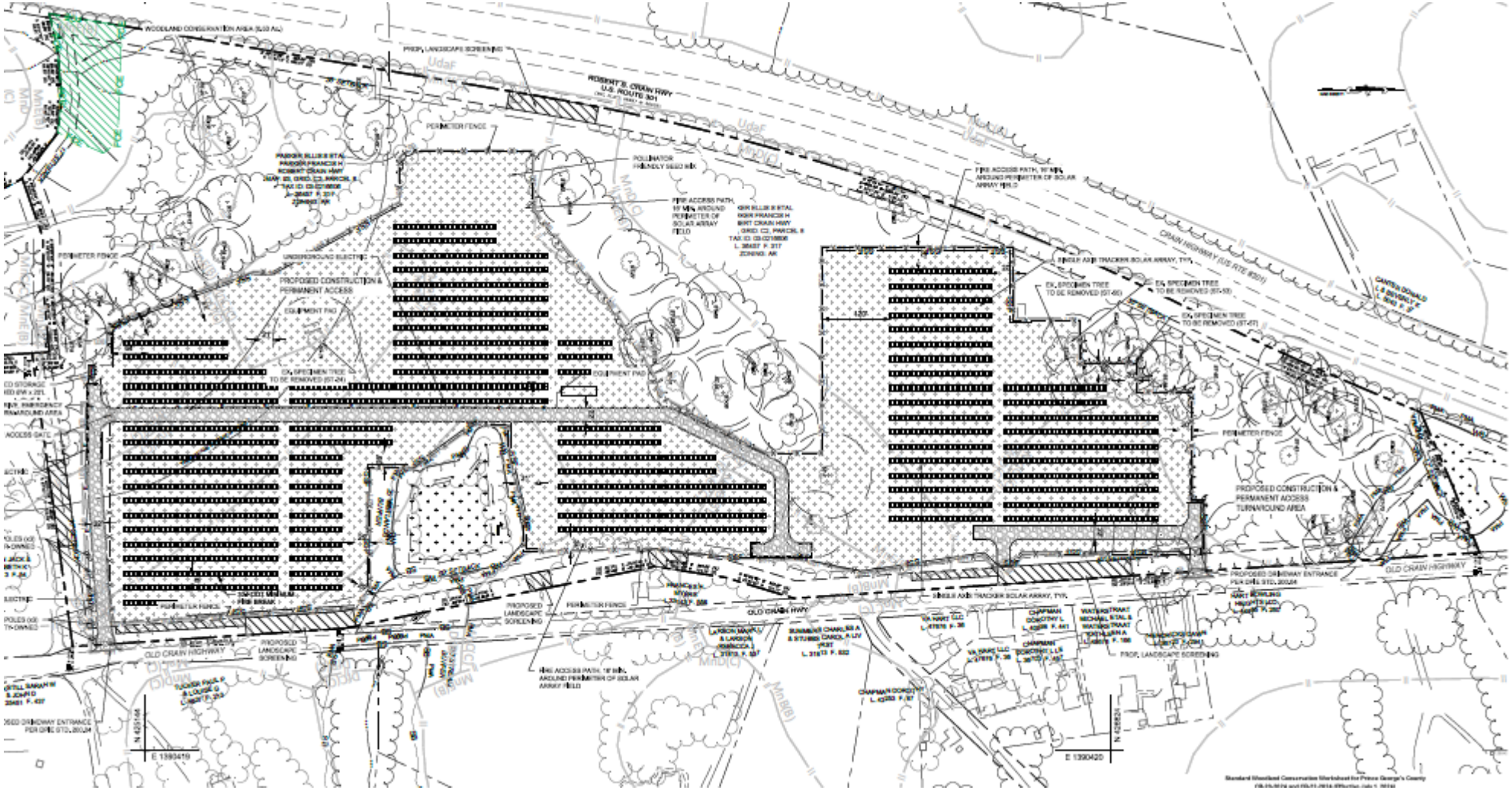
APPLICANT:
The applicant sent notification to adjoining property owners on May 8, 2024.

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)
   - Natural Resource Inventory
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


ROBERT S. CRAIN HWY
U.S. ROUTE 301
OLD CRAIN HIGHWAY
PERIMETER FENCE
PROPOSED CONSTRUCTION & PERMANENT ACCESS
EQUIPMENT PAD
PROPOSED LANDSCAPE SCREENING
PROPOSED DRIVEWAY ENTRANCE
TURNAROUND AREA
SINGLE AXIS TRACKER SOLAR ARRAY, TYP.
POLLINATOR FRIENDLY SEED MIX
FIRE ACCESS PATH, 16' MIN. AROUND PERIMETER OF SOLAR ARRAY FIELD
WOODLAND CONSERVATION AREA (5.03 AC)
PROP. LANDSCAPE SCREENING
ACCESS GATE
FIRE BREAK
UNDERGROUND ELECTRIC
EX. SPECIMEN TREE TO BE REMOVED (ST-24)
EX. SPECIMEN TREE TO BE REMOVED (ST-46)
EX. SPECIMEN TREE TO BE REMOVED (ST-53)
EX. SPECIMEN TREE TO BE REMOVED (ST-47)
N 429144
E 1390419
N 429824
E 1390420

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. The applicant should provide sightline studies and other exhibits as appropriate to demonstrate the extent to which the proposed solar array will be visible from the three Historic Sites and how that visual impact will be mitigated with landscape buffering.

3. Prior to obtaining a grading permit, the applicant shall conduct a Phase 1 archeological survey on the subject property. Upon receipt of the Phase I archeological report by the Planning Department, if it is determined that potentially significant archeological resources exist in the project area, prior to approval of any grading permits, the applicant shall provide a plan for:

a) Evaluating the resource at the Phase II level, or

b) Avoiding and preserving the resource in place.

STAFF RECOMMENDATIONS

4. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, it is strongly recommended that the applicant 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. To the maximum extent feasible, landscape buffering and/or required afforestation should be located in areas of the project site that will minimize the visual impact of the proposed solar array on the adjacent Historic Sites and the Scenic and Historic Roadway.

6. Coordinate with the fire department to ensure that the width and treatment of the access roads and fire breaks are suitable for applicable vehicles.

7. Based on the property boundary, staff requests that the applicant not place any permanent structures or make changes within the proposed rights-of-way of F-10, a proposed roadway expansion project.

STAFF RECOMMENDATIONS

8. Pursue environmentally sensitive design to address stormwater runoff by promoting the use of nonstructural best management practices to the maximum extent. The goal is to mimic natural infiltration patterns across the site, in order to maintain natural hydrology.

a) Methods to pursue include the use of sheet flow to buffers, vegetated channels to convey road runoff (i.e. roadside swales), and methods of bioretention such as rain gardens.

b) Reduce impervious cover as outlined in the MDE stormwater management manual section 5 which is available online at their website.

c) In addition to these methods, options to pursue include the use of pervious materials wherever possible.

d) Locate impervious surfaces as far as possible from permanent and intermittent streams and their floodplains.

STAFF RECOMMENDATIONS

9. In order to minimize the risk of sedimentation in the aquatic and wetland habitats and to minimize changes to the hydrology of these habitats:

a) Minimize clearing and retain forest - The limits of disturbance should be the minimum needed to construct the project and allow access. Conduct clearing and construction in phases in order to avoid having large areas cleared at one time.

b) Stabilize soil - Stabilization should occur immediately (within 24 hours). Special effort should be made to retain fine particle silt, sand and clay sediments including the incorporation of redundant/additional control measures in the sediment and erosion control plan to ensure maximum filtration of any sediment-laden runoff (e.g., accelerated stabilization, two rows of silt fence spaced 6 ft apart or more, super silt fence instead of silt fence, etc.).

c) Inspect frequently - all measures should be inspected daily to ensure that they are functional from the very initial stages through final construction, and any problems should be corrected immediately.

STAFF RECOMMENDATIONS

d) Provide a minimum 100 ft undisturbed forested upland buffer to permanent and intermittent streams and nontidal wetlands.

e) Avoid disturbing steep slopes (15% slope or greater) and areas of highly erodible soils.

10. Staff recommends the herbaceous cover mix be amended as necessary to be equivalent to one appropriate for the site location from the 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.