

Mandatory Referral Review

Staff Recommendation: Approve Recommendations

MRF-2025-003

**Parker's Place Community
Solar**

For review by:

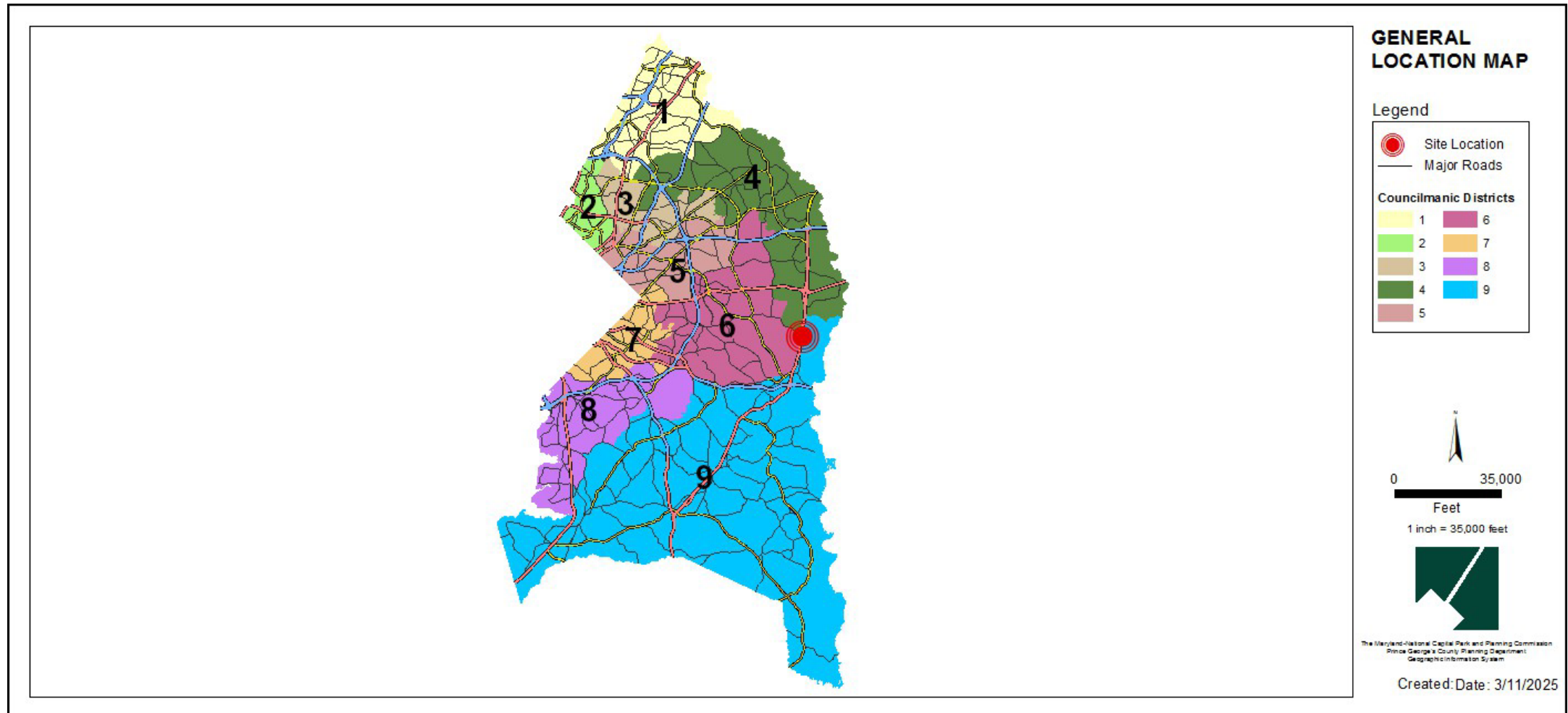
PRINCE GEORGE'S COUNTY PLANNING BOARD

June 5, 2025

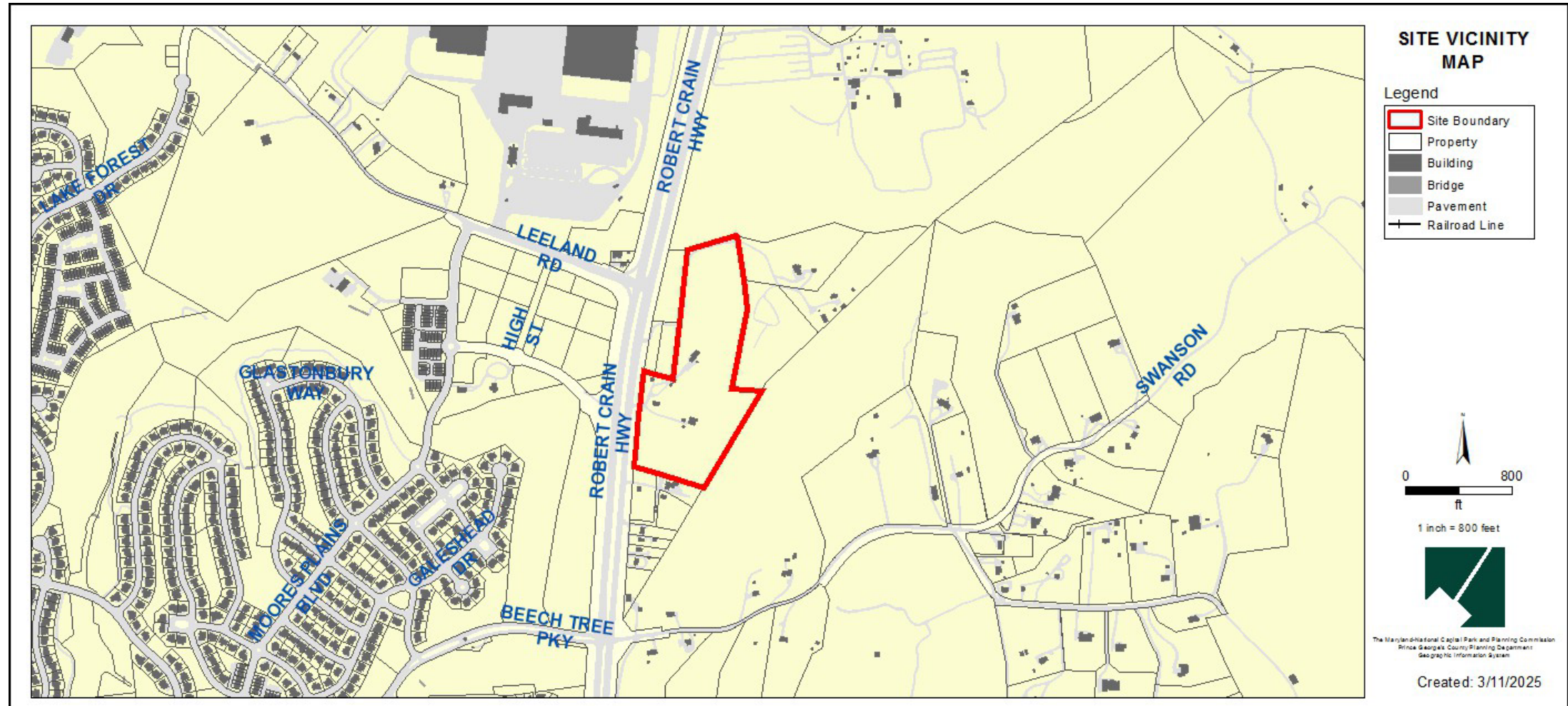
GENERAL LOCATION MAP

Council District: 9

Planning Area: 79

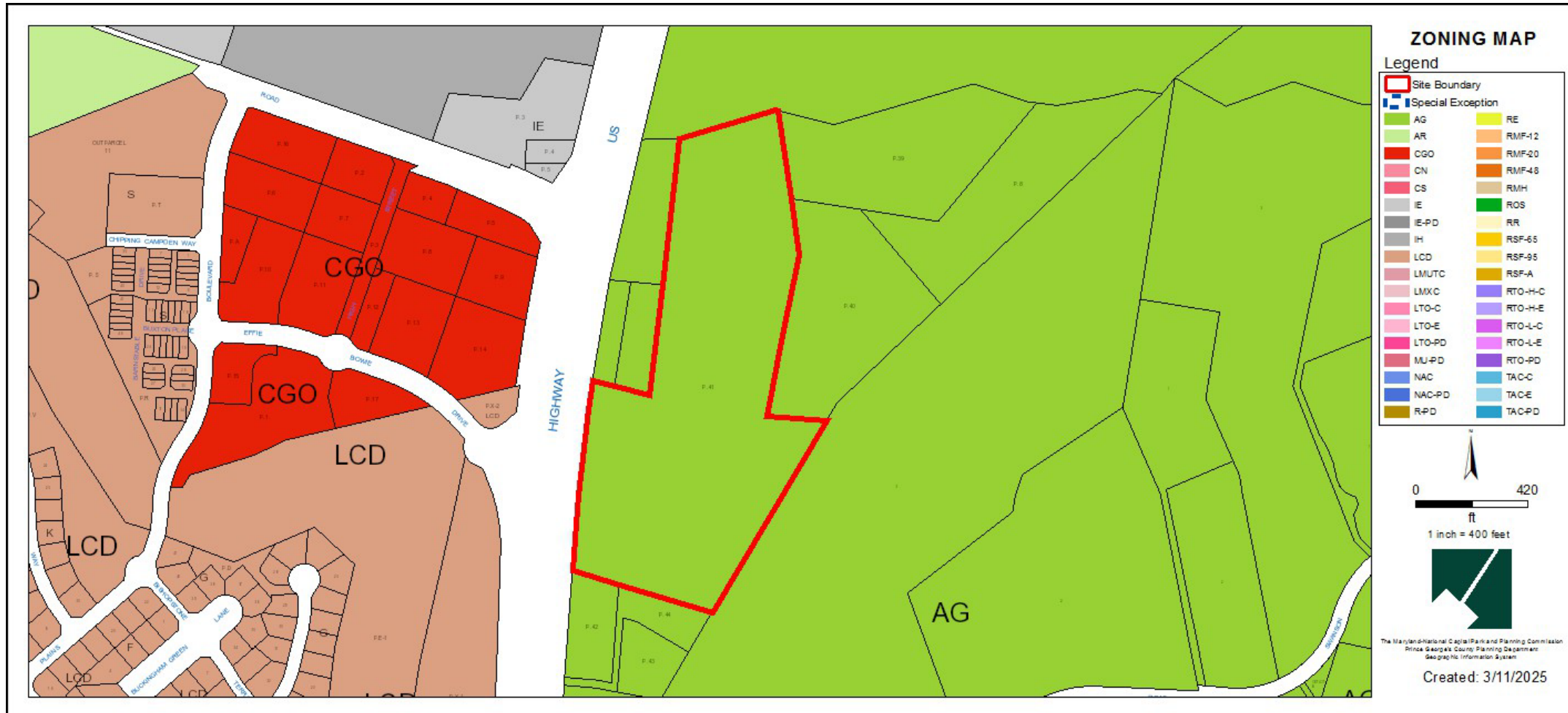


SITE VICINITY MAP



ZONING MAP

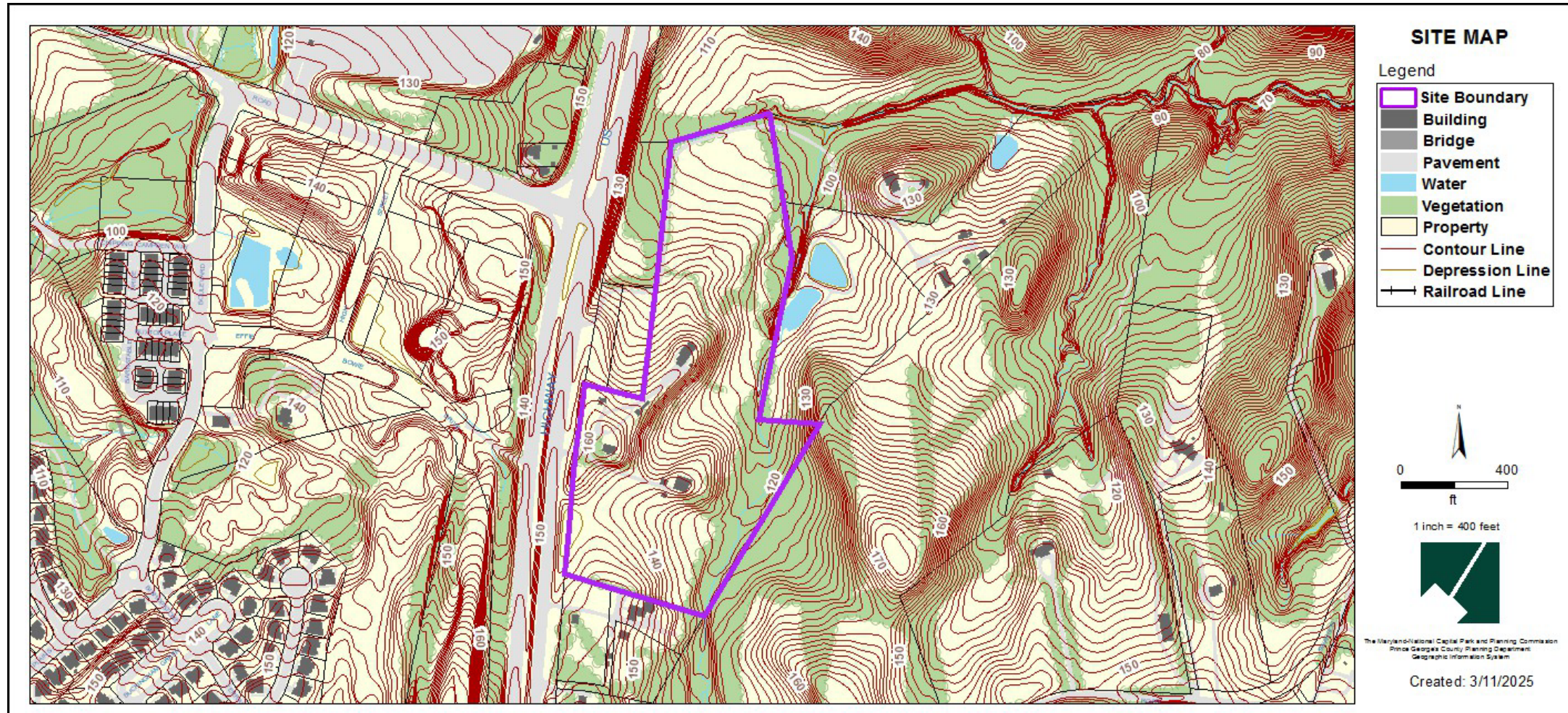
Property Zone: AG



AERIAL MAP



ENVIRONMENTAL FEATURES MAP





SITE FEATURES

- Three solar array facilities on approximately 8 acres
- Panel racks with fixed, single-pole mounts
- 7-foot tall chain link fence
- Underground electrical post-installation

COMMUNITY OUTREACH & PUBLIC ENGAGEMENT

PLANNING DEPARTMENT:

A notice was mailed to adjoining, confronting, and abutting property owners, and area civic associations on April 17, 2025.

APPLICANT:

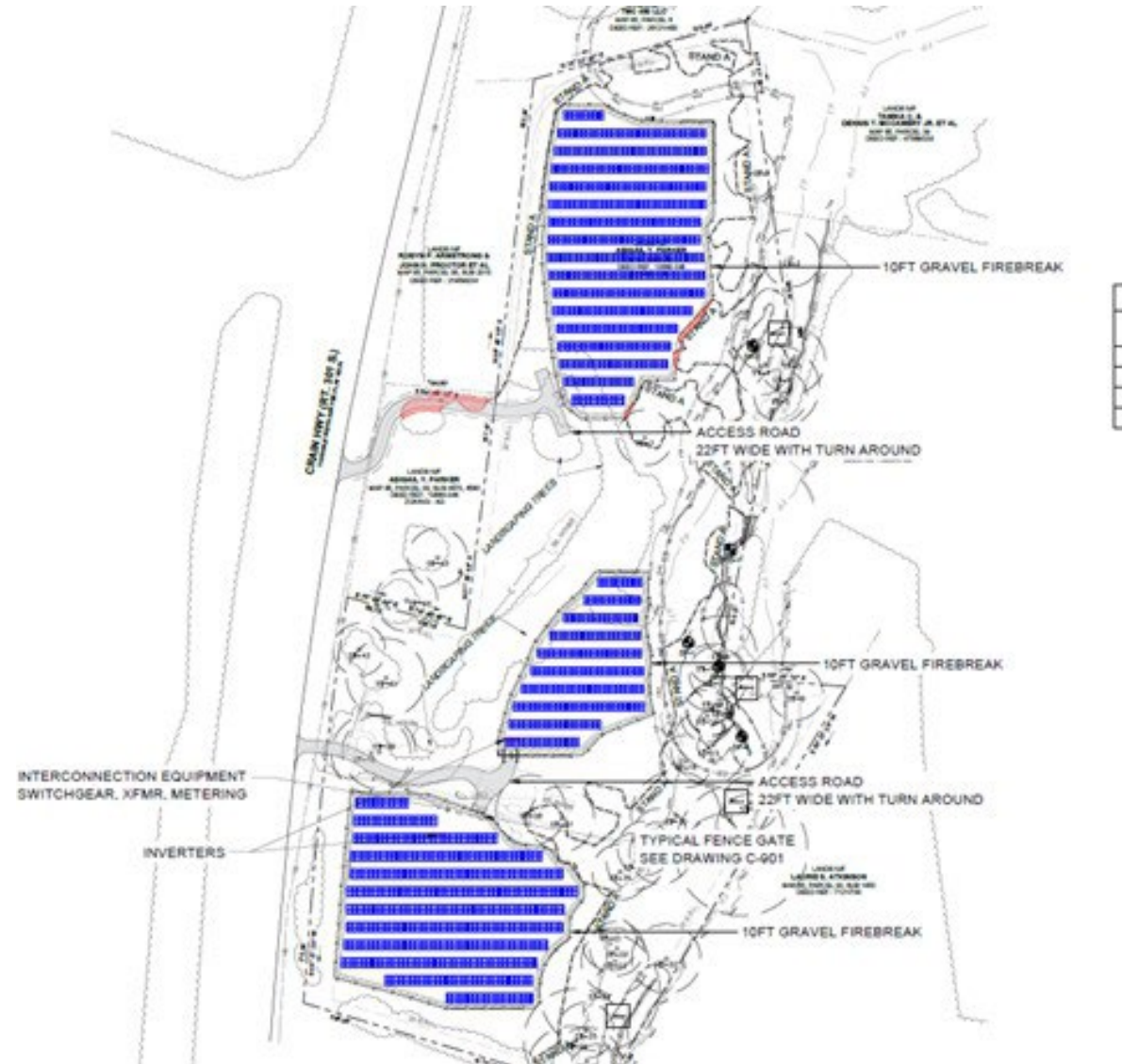
The applicant sent project information mailers to adjoining property owners on March 25, 2025.

PERMITTING AGENCIES

The following permits may be required for the Parker's Place 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):
 - WSSC Connection Permit
6. Potomac Electric Power Company (Pepco):
 - Utility Permit

SITE PLAN



STAFF RECOMMENDATIONS

1. The applicant is encouraged to coordinate with DPW&T to make the necessary improvements to the site access upon the addition of the third northbound through-lane along US 301.
2. The applicant is encouraged to coordinate with the Maryland Department of Transportation, State Highway Administration regarding the US 301 Transportation Corridor Improvements project.
3. The applicant is encouraged to protect the green infrastructure network and other habitat corridors.
4. The applicant is encouraged to incorporate the guidelines from DNR, dated February 22, 2024, into the final design of the site, wherever practical, particularly with regards to final stormwater management and final sediment and erosion control design that will be reviewed by the Department of Permitting, Inspections and Enforcement (DPIE) and Prince George's County Soil Conservation District