

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
December 13, 2022

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-19-0003, Brosenne Property Solar Facility
LOCATION: 5124 Klees Mill Road, Sykesville, MD 21784; E.D. 14
OWNER: Stacey Rodriguez & Tasha Hammond, 62 A East Hanover Street, Gettysburg, PA 17325
DEVELOPER: Klees Mill Solar LLC, 530 Gaither Road, Suite 900, Rockville, MD 20850 (Member: SSI DevCo, LLC)
ENGINEER: RTF Associates, Inc., 142 East Main Street, Westminster, MD 21157
ZONING: Industrial-Light (I-1)
ACREAGE: 71.28 acres (14-acre lease area)
WATERSHED: Liberty Reservoir
FIRE DISTRICT: Winfield
MASTER PLAN: Industrial-Light– 2018 Freedom Community Comprehensive Plan
PRIORITY FUNDING AREA: Outside
DESIGNATED GROWTH AREA: Freedom

❖ **Action Required:**

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for consideration of a concept site plan. **No action is required.**

The Planning Commission may consider delegating approval of the final site plan to the Planning Commission Chair.

❖ **Existing Conditions:**

The subject property is 71.28-acres and is located between Klees Mill Road and Washington Road (MD 97). The property is split by a parcel which is utilized by the power company. There are two residences located on the south-east portion of the site with existing access to Klees Mill Road. The remaining area of land is encompassed by either cropland or forested areas. There is a stream on the northern adjoining property which has a 100-year floodplain designation which encroaches on the subject property. All property road frontage lies within

State Highway Administration right-of-way. While outside Freedom's Priority Funding Area, the site is located within the Freedom Growth Area. The property is zoned Industrial Light (I-1).

The western border of the property is defined by the Washington Road (MD 97) right-of-way. Properties to the north and east share an agricultural zoning designation and host private residences. Adjoining to the south is a parking area associated with a potential future distribution center approved in 2009.

❖ **Plan Review:**

The developer proposes the installation of a ground-mounted photovoltaic facility over a portion of the subject area. There is a proposed 14-acre lease area on western portion of the 71.28-acre property. In accordance with §158.153(D) of the Carroll County Code of Public Local Laws and Ordinances, solar energy conversion facilities are a permitted use in the Industrial-Light zoning district.

§ 158.153 SOLAR ENERGY CONVERSION FACILITIES.

(D) Solar energy generating systems, in industrial zones.

- (1) Solar energy conversion facilities shall be permitted in the I-2 and I-1 Districts whether roof-mounted or ground-mounted.
- (2) **Size limits.**
 - (a) When roof-mounted, the physical size of the system shall be limited to the size of the roof.
 - (b) There shall be no size limit for ground-mounted systems.
- (3) **Setbacks.**
 - (a) Setbacks shall be 200 feet from the boundaries of all adjoining residentially zoned properties, and 100 feet from the boundary lines of adjoining nonresidentially zoned properties.
 - (b) The Planning Commission may reduce required setback for any yard setback by up to 50% provided that supplemental landscaping, as may be determined by the Planning Commission, is provided.
- (4) **Height limits.** No portion of the system shall extend more than 25 feet from the highest portion of the principal structure to which it is attached. The total height of the building, including all portions of the solar facility, shall comply with the height regulations as set forth in the bulk requirements for the individual district in which the use is proposed. Ground-mounted system may not exceed a total height of 25 feet above existing grade.
- (5) **Miscellaneous provisions.**
 - (a) **Electrical connections.**
 1. Prior to interconnection with the local utility grid, a copy of the conditional approval from the local utility must be provided prior to or at the time of permit application.
 2. All systems must meet all applicable construction and electrical codes.
 3. All systems shall comply with all utility notification requirements.
 4. A copy of the signed certificate of completion from the utility company shall be provided prior to occupancy permit issuance.
 5. When batteries are included, they must be placed in a secure container or enclosure per manufacturer's specifications; screened from view.
 - (b) **Appearance.**
 1. Color must remain as it was originally provided by the manufacturer or match the exterior of the principal structure.
 2. No signs other than the manufacturer's, or installer's identification, appropriate warning signs; and not more than two manufacturers' signs may be on the system.
 3. Ground-mounted systems may not be affixed to a block wall or a fence.
 4. Roof-mounted systems shall be installed in such a manner that there is no change in relief or projection.

Access is proposed from Klees Mill Road. A proposed gravel drive will connect to the existing use-in-common driveway for the residences. The access road is shown leading to a gated entry to the solar facility which is surrounded by a seven-foot-high chain link fence. For the purposes of construction, a second temporary access is proposed over the southern adjoining property. Once construction has completed, the temporary access drive is to be removed and returned to grass. Since the access drives, both permanent and temporary, propose the crossing of private properties, access agreements will need to be established.

On July 27, 2021, an initial site development plan package was submitted to Development Review and distributed to review agencies. The site plan was subject to citizen involvement on August 23, 2021 during the Technical Review Committee meeting. One citizen was present at the meeting but did not provide comments. After the meeting, a phone call was received from a nearby property owner who was looking for more information as to what the project entailed but did not voice opposition to the proposal.

The Zoning office has ensured compliance with the aforementioned section of Code and approved the plan as presented. Engineering Review has reviewed the plan with the utilization of the existing access and will require additional details during the review of the final plan. The Bureau of Utilities has approved the plan. Although there is water and sewer service in the area, the solar development does not need connections and therefore it was determined the existing dwellings do not need to make connections to those systems at this time. The Carroll County Health Department has approved the plan.

Stormwater Management has granted concept approval. Stormwater management will be addressed with level spreaders to proposed conservation areas. Forest Conservation requirements will be further addressed during the review of the final plans. Water Resources will require additional details relating to the stream abutting the northern property line before approval can be granted. The plan is exempt from the requirements of Landscaping and from Floodplain Management.

The final site plan will be tested and reviewed for adequacy of public facilities in accordance with Chapter 155 of the Code of Public Laws and Ordinances of Carroll County Maryland.