

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
July 21, 2026

Prepared by
David Becraft, Development Review Division

SUBJECT: S-25-0022, Doss Garland Solar Farm

LOCATION: South of Doss Garland Drive, Commissioner District 2

OWNER: Parcel 729: Maryland Land Holding LLC, c/o Elden-Law, 1906 Towne Centre Boulevard, Suite 275, Annapolis, MD 21401 (Member: Clarence M. Pippin, III)
Parcel 67 & 259: Garland CC LLC, P.O. Box 27, Hampstead, MD 21074

DEVELOPER: Doss Garland Solar LLC, P.O. Box 3330, Albany, GA 31706
(Member: Pippin Solar)

ENGINEER: CLSI, 439 East Main Street, Westminster, MD 21157

ZONING: R-40,000

ACREAGE: 68.94 acres

SIZE: 5 MW (Area: 19.5 acres)

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Hampstead Volunteer Fire Company

MASTER PLAN: Residential Low Density– 2014 Carroll County Plan, 2019 Amended

PRIORITY

FUNDING AREA: Outside

DESIGNATED

GROWTH AREA: Outside

❖ **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. **For review and direction.**

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

❖ **Existing Conditions:**

The project area consists of 19.5 acres that spans across three parcels. One of the three properties hosts an existing ground-mounted solar facility approved by the Planning and Zoning Commission in October 2023 (plan attached – file number S-21-0030). The other two parcels hosts agricultural field and/or a farmhouse with various outbuildings. There are streams present with the stream on parcel 67 having a FEMA 100-year floodplain designation. Abutting the

municipal limits of the Town of Hampstead, parcel 729 is within Hampstead's Priority Funding Area while parcels 67 and 259 are outside of this boundary. All parcels lie outside the designated growth area. The three parcels extend into the Agriculture, Conservation, R-40,000, Heavy Industrial, and Light Industrial zoning districts.

The adjoining properties to the south and east of the project site are zoned Industrial or Agriculture, are undeveloped, and are owned by the State Highway Administration. The property to the north resides within the Town limits of Hampstead and is currently used for agriculture. Adjoining to the west are properties within the R-40,000 zoning district that are fitted with private residential dwellings.

❖ **Plan Review:**

On October 23, 2025, an initial site development plan was submitted to the Development Review Division and was distributed to technical review agencies. The developer proposes the installation of a ground-mounted solar facility which will span across the three parcels, solely within the R-40,000 zoning district. The proposed 5 megawatts (MW) will be comprised of three arrays; 2MW, 2MW, and 1MW. Per a note on sheet one of the plan, no lights are proposed with this development.

In accordance with §158.153(D) of the Carroll County Code of Public Local Laws and Ordinances, solar energy generating systems 5 MW or less are permitted in the R-40,000 zoning districts:

(D) **Principal use systems.** Solar energy generating systems shall be a permitted use "P" or prohibited "X" in accordance with the following table:

<i>Solar Energy Generating Systems</i>	<i>Agriculture</i>	<i>Cons.</i>	<i>R-40,000</i>	<i>R-20,000</i>	<i>R-10,000</i>	<i>R-7,500</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>	<i>EC</i>
5 megawatts or less	P	P	P	P	P	P	P	P	P	P	P	P
Greater than 5 megawatts	P	X	X	X	X	X	X	X	X	P	P	X

Chapter 158.153(F) of the Carroll County Code of Public Local Laws and Ordinances outlines the specific site requirements for ground mounted solar energy generating systems. The current design proposed was deemed compliant with these various requirements and was granted concept approval from the Zoning Office.

An 18-foot-wide access drive is to be constructed to connect the solar facility to Doss Garland Drive. The access drive will lead to a gated entry into the facility. A detail provided on sheet 5 within the plan depicts a 7-foot-tall chainlink fence which will surround the facility.

Chapter 158.063 of the Carroll County Code states that parking requirements for solar energy conversion facilities are "1 space plus 1 for each employee." With no employees for this development, one parking space is required. Two spaces have been depicted inside the fenced area. Site Compliance has granted concept approval of the plan.

The site plan was subject to citizen involvement on November 24, 2025 during the Technical Review Committee meeting. There were two citizens which spoke at the meeting. One citizen outlined issues of the existing solar facility, citing road damage during construction and dying landscaping. Another citizen questioned the landscaping to be planted and inquired about the use of a landscape berm. No written correspondence has been received.

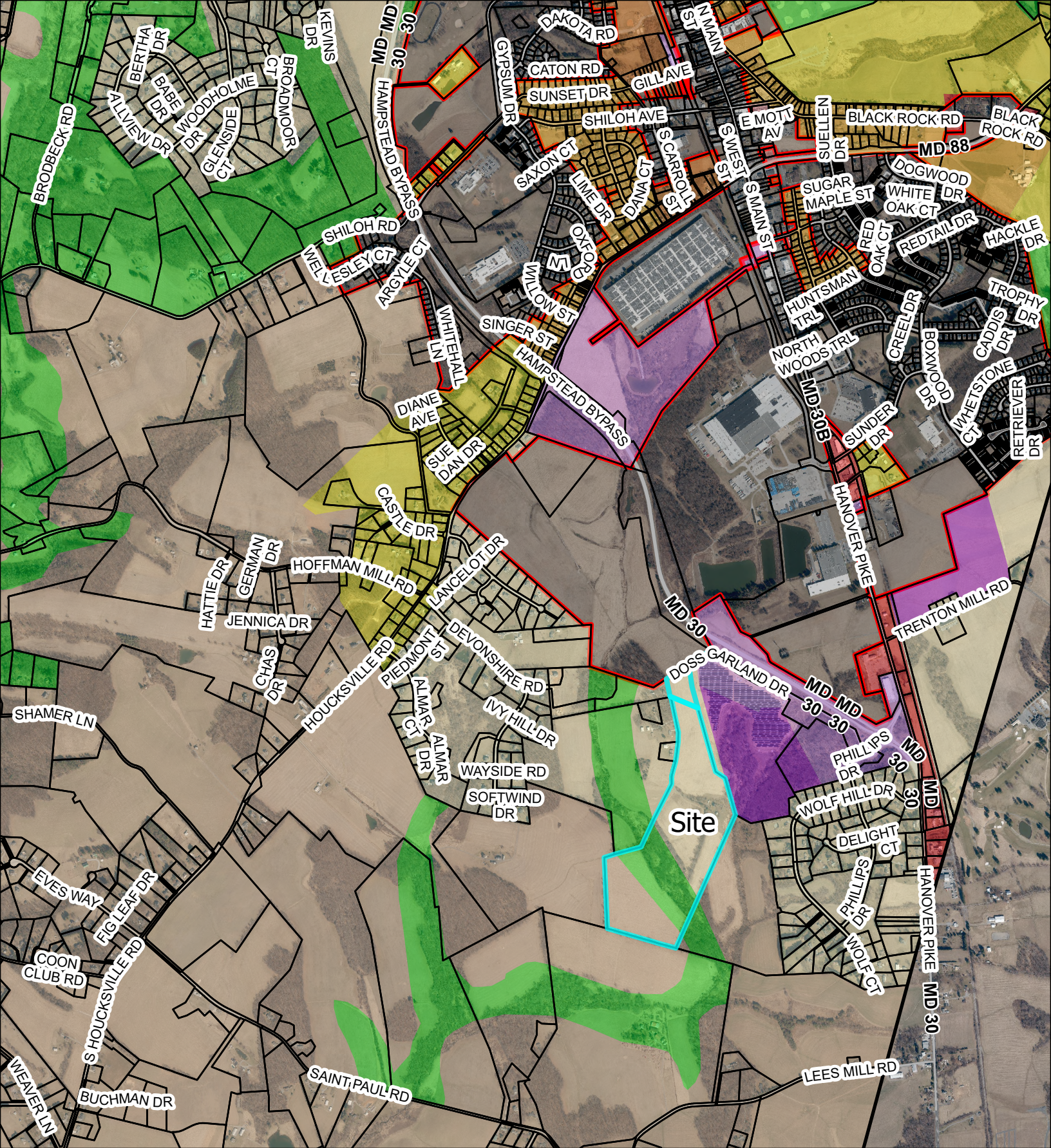
A 35-foot-wide landscape buffer is proposed outside the fence on the northern and western site boundary. A 35-foot-wide landscape buffer is also proposed between the proposed solar panels and the existing residence on-site. The landscape plan has received concept approval.

Forest Conservation has granted approval with no easements or afforestation required. Water Resources will require an easement surrounding the stream on-site with additional details to be provided during the review of the final plan. Floodplain Management has granted concept approval of the plan with an easement being required. Engineering Review and State Highway Administration have granted approval of the concept plan with the proposed access to Doss Garland Drive.

Stormwater management will be provided through the construction of level-spreaders throughout the site. Stormwater management has granted concept approval of the plan.

In accordance with a site development plan memorandum from Comprehensive Planning, the proposed land use is consistent with the 2014 Carroll County Master Plan.

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.



Legend

Zoning_County

Zoning

Agriculture
Conservation

R-40,000

R-20,000

R-10,000

R-7,500

C-1

C-2

I-1

I-2

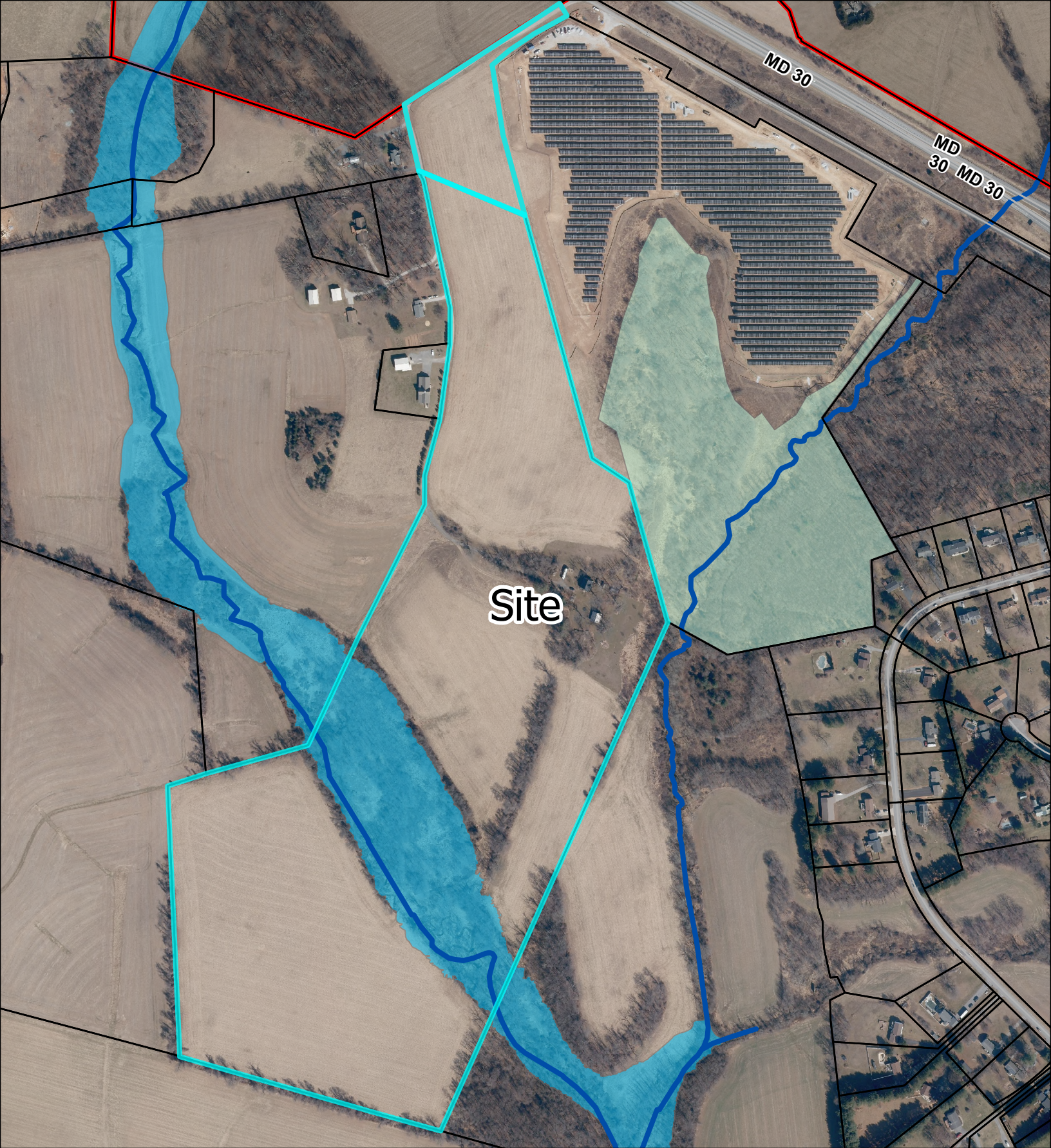
Corporate Limits

County Border

Doss Garland Solar Farm S-25-0022



Property line shown hereon
are from tax maps and therefore
are approximate and are shown
for illustrative reference only.
Photograph date: 2023



Legend



Corporate Limits



LU_Easements_FC_Boundary



Streams

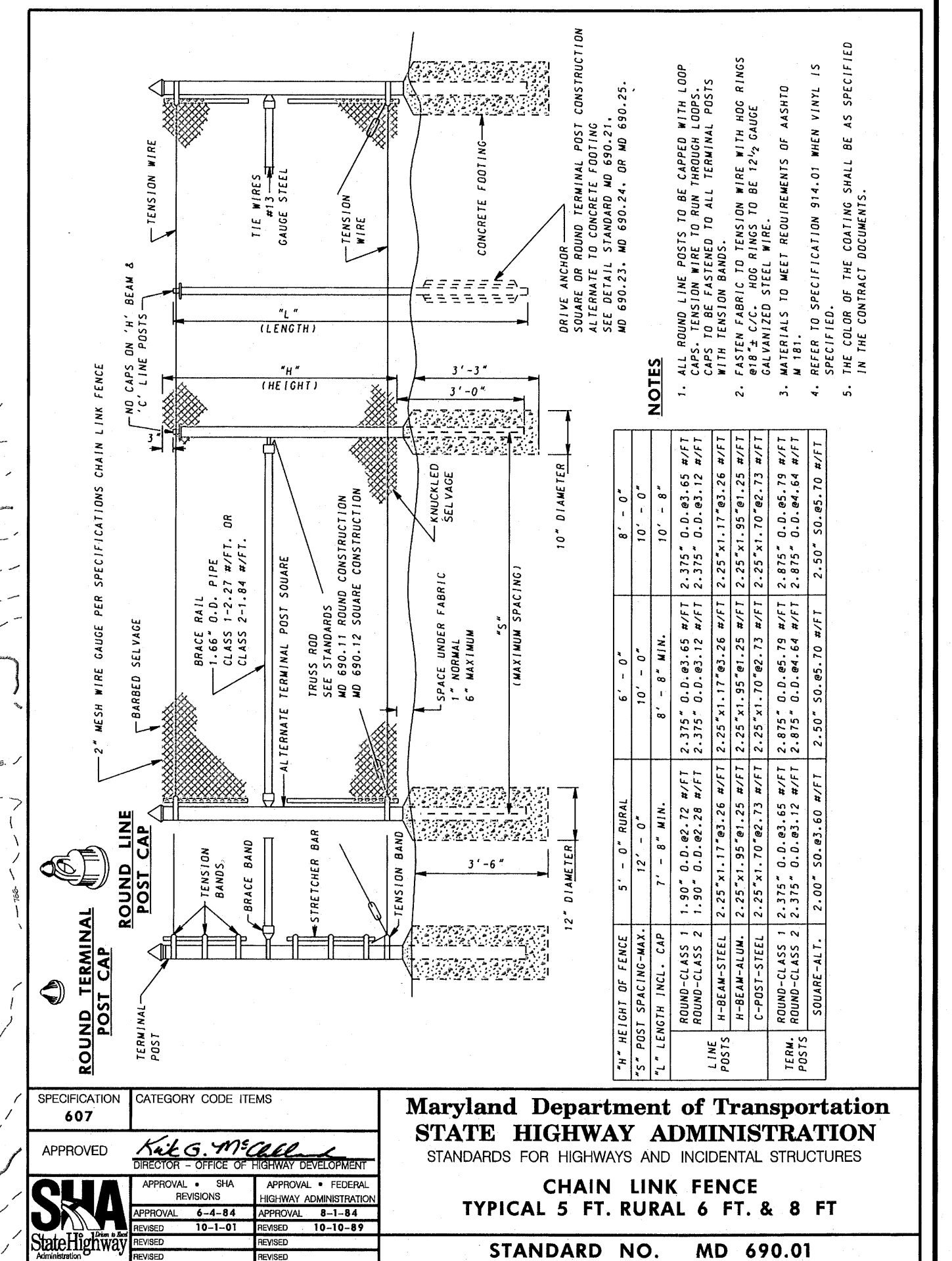


ELV_Floodplain_FEMA

Doss Garland Solar Farm S-25-0022



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