

CONCEPT SITE PLAN REPORT
to the
Carroll County Planning and Zoning Commission
May 3, 2023

Prepared by
David Becraft, Bureau of Development Review

SUBJECT: S-21-0030, Pippin Farm Solar Facility

LOCATION: South of Doss Garland Drive, west of Phillips Drive, Commissioner District 2

OWNER: Maryland Land Holding LLC, c/o Elden-Law, 1906 Towne Centre Boulevard, Suite 275, Annapolis, MD 21401
(Member: Clarence M. Pippin, III)

DEVELOPER: Clarence M. Pippin, P.O. Box 3330, Albany, GA 31706

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

ZONING: Light Industrial District (I-1), Heavy Industrial District (I-2), and R-40,000

ACREAGE: 45.51 acres

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Hampstead Volunteer Fire Company

MASTER PLAN: Industrial and Residential Low Density– 2014 Carroll County Plan

PRIORITY FUNDING AREA: Hampstead

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 and a determination regarding a request for setback modification.

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

❖ **Existing Conditions:**

The project area consists of 45.51 acres that spans across three parcels. The three properties consist of agricultural field with one parcel also having a farmhouse and various buildings. There is a stream on one of the parcels which runs northeast to southwest. While the property lies outside the municipal limits of the Town of Hampstead, it is within Hampstead's Priority Funding Area. The project site is zoned Light Industrial (I-1), Heavy Industrial (I-2), and R-40,000.

The adjoining properties to the south and east of the project site are zoned industrial, 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 east are properties within the R-40,000 zoning district that are fitted with private residential dwellings.

❖ **Plan Review:**

The developer proposes the installation of a ground-mounted photovoltaic facility which will span across the three parcels, solely within the industrial-zoned areas; no solar panels are proposed on the portion of property in the R-40,000 Zoning District.

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 zoning districts:

(D) Solar energy conversion facilities, 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.

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 10-foot-wide landscape buffer is proposed outside the fence on the northern and western site boundary. While landscaping is not required per the Manual, it is proposed in conjunction with a request from the

developer for modification of the setbacks. In accordance with section 158.153(D)(3) of the Code, setbacks shall be 200 feet from the boundaries of all adjoining residentially zoned properties, and 100 feet from the boundary lines of adjoining non-residentially zoned properties. However, if supplemental landscaping is provided, the Planning and Zoning Commission may reduce the required setback by 50%. The developer is requesting a reduction of the northern and eastern property setbacks from 100 feet to 50 feet, and a reduction of the western property setback from 200 feet to 100 feet.

On July 26, 2022, 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 22, 2022 during the Technical Review Committee meeting. There were no citizens in attendance at the meeting. An email was received from a citizen requesting information as to which trees are to be removed from the property.

Forest Conservation for the site is to be addressed by an easement over the wooded area. The concept landscape plan has been approved. 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 the Department of Planning, the proposed land use is consistent with the 2014 Carroll County Master Plan's land use designation of Industrial and Residential Low Density.

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.