

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 as a special report regarding a setback reduction per section 158.153(D)(3) of the Carroll County Code. **Action is required.**

❖ **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.

The site is being reviewed per Section 158.153(D) of the Zoning Code, which pertains to solar energy conversion facilities in the industrial zoning districts:

(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.

Per Section (D)(3)(b) of the above referenced code, the developer has requested that the Planning and Zoning Commission consider their request to reduce the required setback from the western property line, along Washington Road (MD 97), by 50% (see request letter attached). The proposed setback from the property line is 50' versus the 100' standard.