Cedar Ridge Community Solar, Site Plan No. 820200040

☐ Jonathan Casey, Senior Planner, Area 3, Jonathan.Casey@montgomeryplanning.org, 301-495-2162
☐ Sandra Pereira, Supervisor, Area 3, Sandra.Pereira@montgomeryplanning.org, (301) 495-2186
☐ Richard Weaver, Chief, Area 3, Richard.Weaver@montgomeryplanning.org, (301) 495-4544

Completed: 6/26/2020

Description

Cedar Ridge Community Solar, Site Plan No. 820200040. Request to install a solar collection system, 2420 Spencerville Road, on the north side of Spencerville Road (MD 198), opposite of Thompson Road, RC zone, RE-1 zone, and Upper Paint Branch Overlay one, 62.71 acres, 1997 Cloverly Master Plan.

Applicant: TurningPoint Energy
Owner: Bryan Peterson (Cedar Ridge Community Church)
Accepted Date: December 9, 2019

Summary

- The staff recommends approval with conditions.
- The Application meets the limited use standards of Section 3.7.2, Solar Collection System.
- The Application proposes a total impervious surface area of approximately 6.17%, which is below 10% impervious restrictions in the Patuxent River Watershed Primary Management Area.
- The Application does not propose and new additional impervious surface area in the Upper Paint Branch Overlay zone, which has a 10% impervious cap.
- The Application meets the Screening requirements in Division 6.5.
- Staff has not received any community correspondence regarding the Application.
# TABLE OF CONTENTS

**SECTION 1 – RECOMMENDATIONS & CONDITIONS**  
Site Plan Recommendation and Conditions  
3

**SECTION 2 – SITE LOCATION & DESCRIPTION**  
Location & Vicinity  
Site Analysis  
6

**SECTION 3 – APPLICATIONS & PROPOSAL**  
Previous Approvals  
Proposal  
8

**SECTION 4 – COMMUNITY CORRESPONDENCE**  
11

**SECTION 5 – ANALYSIS & FINDINGS**  
11

**SECTION 6 – CONCLUSION**  
22
SECTION 1 – RECOMMENDATIONS AND CONDITIONS

SITE PLAN NO. 820200040: Staff recommends approval of the Site Plan subject to the following conditions:

All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.¹

Density, Height & Housing

1. Land Use
   a) The Site Plan is limited to a Solar Collection System designed to produce no more than 2 megawatts (AC) of electricity, or a maximum electric generation level specified in Section 59.3.7.2.
   b) The Solar Collection System must be removed by the Applicant within 12 months of the date when the use is discontinued or abandoned by the system owner or operator, or upon termination of the useful life of the system. The Solar Collection System will be presumed to be discontinued or abandoned if no electricity is generated by the system for a period of 12 continuous months.

Site Plan

2. Solar Panel Design and Height
   a) The solar panels are limited to a maximum height of 10-feet, as measured from the finished grade to the top of the panel.
   b) The Applicant must install only solar thermal or photovoltaic panels.
   c) The Applicant must install solar panels with textured glass or an anti-reflective coating.
   d) The Applicant must install a 7-foot-tall fence (without barbed wire) around the solar arrays, as shown on the Certified Site Plan.

Environment

3. Forest Conservation & Tree Save
   The Applicant must comply with the conditions of approval for the Final Forest Conservation Plan Amendment ("FFCP") No. 820200040, approved as part of this Site Plan, including:
   a) Prior to the start of any demolition, clearing, grading or construction for this development Application, the Applicant must install permanent conservation easement signage along the perimeter of the conservation easements as shown on the FFCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
   b) The Limits of Disturbance ("LOD") shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.

¹ For the purposes of these conditions, the term “Applicant” shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.
c) The Applicant must comply with all tree protection and tree save measures shown on the approved FFCP. Tree save measures not specified on the FFCP may be required by the M-NCPPC forest conservation inspector at the pre-construction meeting.

d) Prior to certification of the Site Plan, the Applicant must revise the FFCP to address staff comments dated May 18, 2020.

4. Stormwater Management
The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its Stormwater Management Concept letter dated September 4, 2019 and hereby incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Site Plan approval.

5. Patuxent River Watershed Primary Management Area
The Applicant must comply with the Patuxent Management Area (“PMA”) requirements as stated in the Environmental Guidelines including:

a) Prior to the start of any clearing, grading or demolition on the Subject Property, the owner of the Subject Property must enter into an agreement with the Planning Board to limit impervious surfaces to no more than 10% of the Subject Property within the PMA and as shown on the Impervious Surface Plan submitted with the certified plan set. The agreement must be in a form approved by the M-NCPPC Office of General Counsel and recorded by deed in the Montgomery County Office of Land Records.

b) Prior to certification of the Site Plan, the Applicant must revise the Impervious Surface Plan to address staff comments dated May 18, 2020.

c) Impervious surfaces are limited to no more than 10.0% of the Subject Property within the Patuxent River Watershed Primary Management Area as shown on the Impervious Surface Plan submitted with the Final Water Quality Plan, and as part of the Certified Site Plan.

Transportation & Circulation/ Adequate Public Facilities (APF)

6. Validity
The Adequate Public Facility Review (“APF”) will remain valid for sixty (60) months from the date of mailing of the Planning Board Resolution for the Site Plan.

7. Fire Department Access and Water Supply
The Planning Board has reviewed and accepts the recommendations of the MCDPS, Fire Department Access and Water Supply Section in its letter dated June 6, 2020, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

8. Historic Preservation
The Planning Board has reviewed and accepts the recommendations of the Historic Preservation Commission (“HPC”) in its letter dated April 22, 2020 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter.
9. **Site Plan Surety and Maintenance Agreement**  
Prior to issuance of any building permit or sediment control permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.

b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, fences, underground electrical utilities and associated improvements of development. The surety must be posted before issuance of the any building permit or sediment control permit for development and will be tied to the development program.

c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

10. **Development Program**  
The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

11. **Certified Site Plan**  
Before approval of the Certified Site Plan, the following revisions must be made and/or information provided subject to Staff review and approval:

a) Include the stormwater management concept approval letter, development program, and Site Plan resolution (and other applicable resolutions) on the approval or cover sheet(s).

b) Add a note to the Site Plan stating that “M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading.”

c) Add a note stating that “Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services.”

d) Modify data table to reflect development standards approved by the Planning Board.

e) Ensure consistency of all details and layout between Site and Landscape plans.
SECTION 2 – SITE LOCATION AND DESCRIPTION

Site Analysis

The Subject Property is located on the north side of Spencerville Road (MD 198), at the intersection of MD 198 and Peach Orchard Road, and consists of 62.71 acres of land identified as Parcel A on Record Plat 20746 (Attachment A) zoned RE-1 and RC and within the Upper Paint Branch Overlay zone; part of the 1997 Cloverly Master Plan (“Property” or “Subject Property”). The Property is split zoned, RE-1 along the frontage of Spencerville Road, and RC Zone for the remainder of the property. The existing and proposed uses both lie within the area zoned RC (Figure 1).

![Figure 1 – Vicinity and Zoning](image)

The existing driveway that serves Cedar Ridge Community Church will remain in place in its current orientation. The Property is bound on the east by a school property (Spencerville Adventist Academy) and bound by parkland owned by the M-NCPPC to the north and east, all of which is zoned RC. West of the Property, abutting MD 198 is a single-family detached dwelling, which is split zoned RE-1 and RC. North of the aforementioned, also abutting the Subject Property is an RC zoned property with a registered non-conforming use (landscape contractor) as well as additional parkland to the west, also zoned RC.
The Property is currently improved with a church, silo, barn, parking lot, picnic area, beehives and a small play area. The Property also contains the Spenser-Carr House - #15/55, an individually listed Master Plan site, built in 1855 and an historic accessory structure. The portion of the Subject Property directly north of the church is undeveloped and currently maintained in lawn (Figures 2).

The Subject Property is located within two watersheds. The southern portion (12.3 acres) of the Property that abuts Spencerville Road is within the Upper Paint Branch watershed; classified by the State of Maryland as Use Class III-P waters. This part of the Subject Property is also in the Upper Paint Branch SPA and Upper Paint Branch Overlay Zone. The remaining 50.9 acres of the Subject Property are located within the Lower Patuxent River Watershed; Use Class I-P waters and is within the Patuxent Watershed Primary Management Area. This portion of the Subject Property contains three streams. An additional stream is located just off the Property.

![Figure 2 – Aerial View](image-url)
SECTION 3 – APPLICATIONS & PROPOSAL

Preliminary Plan No. 119970530
Preliminary Plan No. 119970530, Cedar Ridge Community Church was approved by Planning Board Opinion, mailed on July 22, 1997, to create one 62.60 acre lot for one house of worship and a childcare/pre-school for a maximum of 53 children, subject to a 10% impervious cap (Attachment B).

Figure 3 – Site Plan

Proposal
Site Plan No. 820200140 was submitted on December 9, 2019, by TurningPoint Energy, to allow for the construction of a freestanding Solar Collection System capable of generating no more than 2 megawatts of electricity, on 8.62 acres of the overall 62.71 acre Property (“Site”), and is limited to the 8.62 acres (375,47 sq. ft.) area of land in the RC zone and within the Patuxent Primary Management Area. No improvements are proposed on the portion of the Subject Property zoned RC or within the Upper Paint Branch Overlay Zone.

Structures
No habitable buildings will be erected on the Subject Property or Site as part of this Application. Improvements are limited to the fixed solar panels (which have a surface dimension of approximately 3’x6’) supported by horizontally crossmembers which are attached to I-beams or piles driven into the
ground. In addition to the solar panels, two concrete pads inside the fenced area will house electrical cabinets containing recombiners, inverters, transformers and switchgear needed to convert direct current (DC) electricity to alternating current (AC). This conversion to AC power is necessary in order to return electricity to the electrical grid because the solar panels produce DC power. The perimeter of the Site will be landscaped as described in Section 5, Site Plan Findings, of this report. A 6-foot-tall chain-link fence (without barbed wire) will surround the solar array.

Circulation

The existing church driveway will be utilized to access the solar field. At the entrance to the solar field a new paved driveway and turnaround pad will be installed to provide an area for maintenance vehicles and fire department apparatus to turnaround.

Historic Preservation

The Subject Property is an individually listed site in the County’s Master Plan for Historic Preservation (Spencer-Carr House #15/55). Any visual or material change to the site requires an approved Historic Area Work Permit (HAWP).

Figure 4 – Photo taken in 1973 of the Spencer-Carr Farmhouse
The Spencer-Carr House is a 2 ½ story wood farmhouse constructed in 1855 in the “Spencerville Style,” a unique local building form. The house suffers from years of deferred maintenance and is an unoccupied shell with no remaining interior features. Because of the deferred maintenance, last year the Historic Preservation Commission (HPC) approved a HAWP to demolish a portion of the house and undertake additional stabilization work to mothball the building. The Property includes other historic structures including agricultural accessory structures from the 18th and 19th centuries.

The Applicant proposes to install the solar array to the north of the church and nearly 400 feet to the north of the historic Spencer-Carr House (Figure 5). The ‘switchgear’ and ‘electrical equipment pad’ location within the fenced solar field was selected because the church building blocks the view of these features from the Spencer-Carr house. Additionally, all conduit will be buried to eliminate visual impact on the historic feature.

Outside of the fence (south), the Applicant is installing a 20’ (twenty-foot) vegetative screen that exceeds screening requirements set forth by the Zoning Ordinance to benefit the existing church. This screening is not required to comply with Chapter 59 and is being proffered by the Applicant as part of an agreement with the church. The screening will be made up of a variety of shrubs, evergreen trees, and canopy trees which will help soften the view of the solar array from the existing church.

On April 22, 2020, the Historic Preservation Commission reviewed a preliminary consultation for the proposed solar collection system. HPC feedback regarding the proposal was overall strongly supportive of the proposal. The HPC generally agreed with the Historic Preservation Staff Report, finding that the solar
array and additional equipment were located a sufficient distance from the historic resources so they would not negatively impact the site's historic character (Attachment C).

While not directly impacted by the proposed solar collection system, many of the Commissioners expressed their ongoing concern for the long-term survival of the Spencer-Carr House. Many Commissioners indicated they would be more supportive of the Application if some of the revenue raised by this project could be dedicated to the rehabilitation and continued upkeep of the historic house. The Applicant has been working with Historic Preservation Staff to develop a solution that will satisfy the concerns raised by HPC and is scheduled for a HAWP review at the July 15, 2020 HPC meeting.

SECTION 4 – COMMUNITY CORRESPONDENCE

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Applications. A pre-submission meeting for the Site Plan was held on July 17, 2019 at the Cedar Ridge Community Church Meeting Hall (2410 Spencerville Road). Nine community members attended the meeting, where the Applicant’s representative presented the Application and answered questions regarding the Application, including factors determining the location of the field, stormwater management practices and other general questions about how the installation will function. Based on the meeting minutes provided by the Applicant, all questions were adequately and accurately answered. As of the date of this report, Staff has not received any opposition from the community regarding this Application.

SECTION 5 – ANALYSIS AND FINDINGS - Site Plan No. 820160010

Findings – Chapter 59.7.3.4.E

1. When reviewing an application, the approval findings apply only to the site covered by the application.

   The Approval of the Site Plan findings will only apply to the Subject Property being reviewed as part of this Application.

2. To approve a site plan, the Planning Board must find that the proposed development:

   a. satisfies any previous approval that applies to the site;

   The Site Plan satisfies the conditions of Preliminary Plan No. 119970530 and the associated Water Quality Plan. The Preliminary Plan and Water Quality Plan for the Cedar Ridge Community Church, required the Applicant to enter in an agreement with the Planning Board to limit impervious surfaces to no more than 10 percent on the portion of the Subject Property in the Paint Branch Special Protection and no more than 10 percent on the portion within the Patuxent Primary Management Area. As discussed on page 17 of this Staff Report, currently 10.3% imperviousness exists within the Paint Branch SPA. The Applicant is removing 0.04 acres (1,724.40 sq. ft.) of imperviousness to reduce the overall impervious area within the UPB SPA to 10% which satisfies
the conditions of approval. No new impervious surfaces are proposed within the UPB SPA with this Application.

Preliminary Plan No. 119970530 also limited development to a house of worship and child daycare/pre-school for a maximum of 53 children. This Site Plan does not included changes to the existing church of school that occupy the Property.

b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;

This section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;

This section is not applicable as the Site’s zoning classification on October 29, 2014, was not the result of a Local Map Amendment.

d. satisfies applicable use standards, development standards, and general requirements under this Chapter;

Division 4.3.4. Rural Cluster Zone (RC)

Use and Development Standards

This Site Plan does not include any improvements in the portion of the Subject Property zoned RE-1 and in the Upper Paint Branch Overlay Zone. The Site is approximately 8.62 acres and zoned RC. A Solar Collection System use is allowed as a limited use in the RC zone, subject to the requirements of Section 59.3.7.2.B.2. The following table, Table 1, shows the Application’s conformance to the development standards of the zone.

Table 1 – RC Zone, Standard Method Development Standards

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Permitted/Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Tract Area</td>
<td>5 AC</td>
<td>No new lots are proposed as part of this Application. See Limited Use Standards</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>1 DU/ 5 AC</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Building Setbacks</td>
<td>No habitable buildings are proposed. See Limited Use Standards</td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Building Coverage</td>
<td>10%</td>
<td>N/A</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Use Standards 59.3.7.2 – Solar Collection System

Solar Collection System is defined as “an arrangement of panels or other solar energy devices that provide for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating. A Solar Collection System includes freestanding or mounted devices”.

B. Use Standards

Where a Solar Collection System is allowed as a limited use, it must satisfy the following standards:

2. In Rural Residential, Residential, Commercial/Residential, Employment, and Industrial zones, where a Solar Collection System is allowed as a limited use, and must satisfy the following standards:

Table 2 – Solar Collection System Limited Use Standards

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Site plan approval is required under Section 7.3.4.</td>
<td>The Subject Application meets this requirement.</td>
</tr>
<tr>
<td>b. The site must be a minimum of 3 acres in size.</td>
<td>The Site Plan area is approximately 8.62 acres in size.</td>
</tr>
<tr>
<td>c. The system may produce a maximum of 2 megawatts (AC).</td>
<td>As conditioned, the proposed system must produce no more than 2 megawatts.</td>
</tr>
<tr>
<td>d. All structures must be: i. 20 feet in height or less; ii. located at least 50 feet from any property line; and iii. surrounded by a minimum 6-foot-tall fence.</td>
<td>No building structures are proposed on the Site. The Solar Components are not taller than 10 feet and located a minimum of 50 feet from any property line. The Applicant is providing a 7-foot-tall chain-link fence around each pod of Solar modules. Typically, the fencing around solar fields includes an angle arm mounted at the top with barbed wire, however, the Applicant has agreed to forgo barbed wire in this case to enhance compatibility and improve the facility aesthetically.</td>
</tr>
<tr>
<td>e. If a structure for a Solar Collection System is located in an area visible to an abutting residential use or a road: i. only solar thermal or photovoltaic panels or shingles may be used; ii. the panels or shingles must use textured glass or an anti-reflective coating; and</td>
<td>As conditioned, the Applicant will install only solar thermal or photovoltaic panels and use panels or shingles with textured glass or an anti-reflective coating. As discussed in Section 5 of this report, screening is being provided according to Section 59.6.5.3.C.8 (Option A).</td>
</tr>
</tbody>
</table>
### Division 6 – General Development Standards

#### i. Division 6.1. Site Access

The Site is accessed from an existing signalized intersection at Spencerville Road via the existing driveway that serves the church. The Applicant has acquired an access easement that coincides with the driveway which is adequate for access to the Site without interfering with the existing uses on-site.

#### ii. Division 6.2. Parking, Queuing, and Loading

Parking, queuing and loading spaces are not required for the proposed use.

#### iii. Division 6.3. Open Space and Recreation

Open Space and Recreation are not required as part of this Application.

#### iv. Division 6.4. General Landscaping and Outdoor Lighting

Landscaping is not required as part of this Application, except for screening, which is discussed below. The Site Plan meets the standards for the provision of landscaping as required by Division 6.4. Except for screening, the only landscaping provided as part of this Site Plan is outside of the fence (south), where the Applicant is installing a 20’ (twenty-foot) vegetative screen to benefit the existing church. The optional screening is not required to comply with Chapter 59 but is being proffered by the Applicant as part of an agreement with the church. The screening will be made up of a variety of shrubs, evergreen trees, and canopy trees which will help soften the view of the solar array from the existing church.

| iii. screening that satisfies Section 59.6.5.3.C.8 (Option A) on the sides of the facility visible from the residential use or road is required. | As conditioned, the Applicant is responsible for removing the Solar Collection System within 12 months if the use is discontinued or abandoned by the operator. |
| f. The Solar Collection System must be removed within 12 months of the date when the use is discontinued or abandoned by the system owner or operator, or upon termination of the useful life of the system. The Solar Collection System will be presumed to be discontinued or abandoned if no electricity is generated by the system for a period of 12 continuous months. | This standard does not apply to this Application. |
| g. A system designed to produce more than 2 megawatts (AC) may be allowed as a public utility use under Section 3.6.7.E. | |

---

14
No lighting is being provided as part of this Application. Generally lighting is reviewed for pedestrian and vehicular safety, adequacy of illumination (proper coverage) and comparability (light pollution/spillage). However, due to the nature of solar collection system as a primary use on the Site, lighting is not required or necessary. Any maintenance requiring illumination can be accommodated on a temporary (mobile) basis or maintenance can be accommodated during the daytime. In this case, not to provide lighting on-site furthers the compatibility with the adjacent residential properties, eliminating the potential for light spillage and glare that could adversely affect the existing residences.

v. Division 6.5. Screening Requirements

Solar Collection System is a limited use in the RC zone, and one of the limited use standards requires perimeter screening under Section 59.6.5.3.C.8, Option A, where the solar panels are visible from existing residential development or roads. With the proposed screening (Figure 6) the solar panels will not be visible from any of the existing uses on the abutting properties. While not a residence, screening according to Option A has been provided between the existing school to the east and the proposed array. The existing Category I Conservation Easement (230 feet wide min.) west of the panels provides a buffer between the panels and the landscape contractor business and Optional screening provided by the Applicant provides screening between the panels and existing church, as well as the picnic area in the rear (north) of the Property.

\[\text{Figure 6 – Screening}\]
satisfies the applicable requirements of:

i. **Chapter 19, Erosion, Sediment Control, and Stormwater Management; and**

The Site Plan meets the requirements of Chapter 19, Water Resource Protection, Sediment Control and Stormwater Management.

![Figure 7 – Watersheds and Stream Valley Buffer](image)

**Upper Paint Branch SPA and Overlay Zone**

The Upper Paint Branch ("UPB") SPA and Overlay Zone has a current specific numerical limit of 8% on impervious surfaces. However, at the time of approval of the Preliminary Plan and Water Quality Plan for the Cedar Ridge Community Church, Preliminary Plan No. 119970530, the impervious surface limit for the UPB SPA was set at 10%. This 10% limit is applied to this Application since no new construction of impervious surfaces is proposed within the UPB SPA. All construction associated with the installation of the solar panels is outside of the UPB SPA. If any new construction of new impervious surfaces were proposed within the SPA, then the current impervious surface limit of 8% would be applied.

The Applicant has demonstrated that this Site Plan Application is in compliance with the impervious surface restrictions of the UPB SPA Overlay Zone by submitting an Impervious Surface Plan dated May 6, 2020 (Attachment D) and summarized in Table 3. During the review and approval of the original Preliminary Plan, Plan No. 119970530, the Cedar Ridge Community Church had proposed the construction of a new church outbuildings, a parking lot, access drives, a bikeway and widening of Spencerville Road. These new impervious surfaces combined with the existing historic buildings on the Property resulting in an
impervious surface of 9.4% for the church construction. Over the years, the church had added a small amount of impervious surface to the approved parking lot which increased the impervious surface to 10.3%. The current Applicant is proposing to remove 0.04 acres (1,724.40 sq. ft.) of this imperviousness to reduce the overall impervious area within the UPB SPA to 10%. No new impervious surfaces within the Upper Paint Branch SPA are proposed with this Application.

Table 3 – Impervious Surfaces Calculations in UPB SPA

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Tract Area in UPB SPA</td>
<td>12.30 acres (535,826.14 sq. ft.)</td>
</tr>
<tr>
<td>Existing Impervious Surface in UPB SPA</td>
<td>1.23 acres (53,578.80 sq. ft.)</td>
</tr>
<tr>
<td>Impervious Surfaces removed</td>
<td>0.04 acres (1,724.40 sq. ft.)</td>
</tr>
<tr>
<td>Net Impervious Surface in UPB SPA</td>
<td>1.19 acres (51,836.40 sq. ft.)</td>
</tr>
<tr>
<td>Percent Imperviousness</td>
<td>10%</td>
</tr>
</tbody>
</table>

Patuxent River Watershed Primary Management Area (“PMA”)

As outlined above, 12.30 acres of the Subject Property lies within the Upper Paint Branch Overlay Zone. The remaining 50.90 acres of the property lies within the PMA which has a 10.0% impervious cap within the Transition Areas of the PMA as outlined on page 50 of the Environmental Guidelines, “Overall imperviousness within the transition area of each new project development site should not exceed 10 percent.” The transition area is defined as “The land remaining in the PMA that does not fall into the designated stream buffers will be managed as a transition area.” The Transition Area on the Subject Property is approximately 40.99 acres of the total 50.90 acres within the PMA.

The originally approved Preliminary Plan showed an impervious surface amount of 10.0% within the Transition Area of the PMA. This impervious surface was comprised of a new church, Phase II and III buildings, Phase II and Phase III parking lots, access drives and sidewalks accounting for a total of 4.4 acres of impervious surface. This resulted in the approval of an overall impervious surface amount of 10% for the Cedar Ridge Church. The Church did not build out to the approved limits of 10% imperviousness. What was actually constructed resulted in an impervious surface amount of approximately 2.31 acres or 5.7% as shown in the Impervious Surface Plan dated May 6, 2020 submitted with this Application and verified with current aerial photographs and field investigations.

The current Application proposes increases of impervious surfaces amount of approximately 0.15 acres. These impervious surfaces are comprised of the one emergency access road, concrete mounting pad for the electrical equipment pads, a 20-ft X 60-ft Montgomery County Fire and Rescue Service (“MCFRS”) apparatus operational pad, concrete footers for the security fence posts and a picnic area as shown on the Impervious Surface Plan dated May 6, 2020. The MCFRS apparatus operation pad and small shed was inadvertently left off of the Impervious Surface Plan dated May 6, 2020, but as conditioned, will be shown on the Certified Site Plan and the calculations in Table 3 account for the additional imperviousness. There were also several other minor comments pertaining to the imperviousness within the PMA. These comments will be addressed prior to submittal of the Certified Site Plan. The total proposed impervious surface amounts are summarized in Table 4. This results in an overall
impervious surface amount of approximately 6.17%. The solar panels themselves are not considered impervious under Maryland State law. In addition, the mounting posts/piles for the solar panels are driven into the ground and do not require concrete footers.

**Table 4** – Impervious Surfaces Calculations in PMA

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Tract Area in PMA</td>
<td>50.41 acres (2,195,859.60 sq. ft.)</td>
</tr>
<tr>
<td>Net Area of Stream Buffers in PMA</td>
<td>9.91 acres (431,679.60 sq. ft.)</td>
</tr>
<tr>
<td>Net Transition Area in PMA</td>
<td>40.50 acres (1,764,180.00 sq. ft.)</td>
</tr>
<tr>
<td>Total Amount of Existing and Proposed Impervious Surface in Transition Area</td>
<td>2.50 acres (108,9000.00 sq. ft.)</td>
</tr>
<tr>
<td>Percent Imperviousness</td>
<td>6.17%</td>
</tr>
</tbody>
</table>

The Site Plan Application meets the stormwater management requirements of Chapter 19 of the County Code. The Applicant received a stormwater concept approval from MCDPS Water Resources Section on September 4, 2019 (Attachment E). The Application will meet stormwater management goals through via non-rooftop disconnects and rain gardens.

**Forest Conservation Plan**

**Natural Resources Inventory/Forest Stand Delineation**

The Natural Resources Inventory/Forest Stand Delineation (“NRI/FSD”) #419960080 for the Subject Property was approved on August 3, 1995. The NRI/FSD identifies the environmental features and forest resources on the Subject Property. The Subject Property is located within two watersheds. The front 12.30 acres of the site are located within the Paint Branch watershed a Use Class III-P stream. This area of the Subject Property is also in the Upper Paint Branch SPA and Upper Paint Branch Overlay Zone.

The remaining 50.90 acres of the Subject Property are located within the Lower Patuxent River watershed, a Use Class I-P stream, and is within the Patuxent River Watershed Primary Management Area as defined in the Environmental Guidelines. There are three streams located on this portion of the Subject Property and one stream located just off the Property. One stream flows through a small portion of the Subject Property on the western side. Two streams are located in the northern portion of the Subject Property and flow to the north into a stream that is located just off the northern property line. Each of these streams has a 100-foot stream buffer on each side of the stream as specified in the Environmental Guidelines resulting in 9.91 acres of stream buffer.

**Forest Conservation Plan**

A Forest Conservation Plan was approved for the Subject Property on January 29, 1998 for the construction of a church, access drives, parking and associated outbuildings. This Application and amendment to the Final Forest Conservation Plan does not alter the church buildings, access or parking, but is only for the installation of the Solar Collection System.

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. As required by Chapter 22A, an FFCP was submitted with the project
application. The total net tract area for forest conservation purposes is 61.80 acres which includes the Subject Property of 63.20 acres and a deduction of 1.40 acres for floodplains. The property is zoned RE-1 and the Land Use Category is classified as Institutional Development Area ("IDA") as specified in the Trees Technical Manual and Section 22A-3 of the Forest Conservation Law. The Subject Property contains 16.10 acres of forest. The Applicant proposes to remove 0.00 acres of forest. This results in a total reforestation requirement of 0.00 acres. The environmental buffers and retained forest have been placed into Category I Conservation Easements. All FFCP requirements have been met by the Cedar Ridge Community Church under plan no. 119970530.

The Final Forest Conservation Plan Amendment meets all applicable requirements of Chapter 22A of the Montgomery County Forest Conservation Law. Therefore, Staff recommends approval of the Final Forest Conservation Plan subject to the conditions of this staff report.

f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

This finding does not apply based on the proposed use.

g. substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

The Property is within the area of the 1997 Cloverly Master Plan ("Master Plan"). The community map of the Master Plan (p. 11) shows the Property to be in two of the Master Plan’s defined communities: the part zoned RC is within the “Agricultural Wedge” and the part zoned RE-1 is in the “Residential Wedge.” The entire solar project is within the Agricultural Wedge except for minor land disturbing activities in the Residential Wedge to install an underground electrical line to the solar array.

The Master Plan’s vision as it relates to this Property is to protect watersheds and provide public and private open space areas “for recreation and public use as well as conservation areas where public use is limited” (p. 13). To protect the Patuxent River watershed, the Master Plan limits development to relatively low densities and recommends additional parkland appropriate to protect the watersheds.

The objective within the Agricultural Wedge is to:

Maintain the existing mix of low-density residential neighborhoods and open space that preserves the valleys of Patuxent River tributaries, creates this community’s rural character and keeps the built and natural environments in balance. (p. 20)

The Master Plan recommended retaining the RC zone for the part of the Property in the Agricultural Wedge to meet this objective.

The objective within the Residential Wedge is to:

Retain land use and environmental policies that minimize impacts on the upper Northwest Branch and upper Paint Branch watersheds and underscore the large-lot character of this community as now-vacant properties develop. (p. 22)
To support this objective, the Master Plan recommended retaining the existing RE-1 zone for the part of the Property in the Residential Wedge.

The Master Plan did not make any specific recommendations for the Property, but the Proposed Land Use map (p. 19) shows a recommendation for single-family residential uses on most of the Property, including the parts containing the church and the proposed solar array. This map shows the northern part of the Property as “Park/Open Space.” Indeed, most of the northern part of the Property is included in a Category I Forest Conservation Easement that was a requirement of the earlier Preliminary Plan for the Property. The solar project will not impact this part of the Property.

As can be seen from the Master Plan vision and objectives above, low-density development, the provision of open space areas and protection of the natural environment are its focus. Although the proposed use is not for a single-family residence per the Proposed Land Use map, this recommendation relates more to the density of development than the type of development. The Property is already developed with a single use—a church—and the solar project is accessory to this use and does not increase the density.

The only recommendations the Master Plan makes regarding this Property other than those regarding the environment are to retain the existing low-density zones on the property. Because the Application does not propose additional density, the proposed solar project substantially conforms with these recommendations. The environmental recommendations of the Master Plan will be discussed in a separate section of this report.

h. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including, police and fire protection, water, sanitary sewer, public roads, and storm drainage;

This Application does not propose occupancy of the Site and therefore requires neither water supply nor wastewater disposal systems.

Transportation

Access to the Subject Property will occur via an existing driveway to be shared with the Cedar Ridge Community Church from Spencerville Road (MD 108). The Applicant provided a Transportation Statement to explain the solar operation will be unmanned, with trips to the Subject Property made only infrequently for maintenance; there be no net increase in trips in the AM or PM peak periods and the Application is exempt from additional LATR review. Similarly, there will be no circulation internal to the Subject Property as access will be infrequent; all area not covered by solar panel footings is to remain unpaved natural surface. An access easement will be provided to formalize movement to and from the solar field using the church driveway. Circulation throughout the church property will continue to be adequate and the addition of infrequent maintenance will have minimal impact. The Subject Property has no frontage along a public road and no improvements are requested.
The Site Plan has been reviewed by the MCDPS, Fire Access and Water Supply Sections, which determined that the Property has adequate access for fire and rescue vehicles as shown on their approved Fire Department Access Plan dated June 6, 2020 (Attachment F).

Transportation access is safe and adequate for the proposed use. This application is consistent with the 2018 *Master Plan of Highways and Transitways*, the 2018 *Bicycle Master Plan* and the 1997 *Cloverly Master Plan*.

i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and

The Site is in the RC zone, a Residential zone and while solar is not a residential use, it is an allowed use in the zone. With the unique location of the Site, the provided setbacks, existing forest and screening, and Site layout, as conditioned the Site Plan is compatible with the character of the adjacent residential neighborhood.

The only residential development in proximity to the Site abuts the western Property line which will be substantially buffered, both by the existing forest conservation easement and the proposed 30-foot-wide landscape buffer. Additionally, lighting is not being provided on site because it is not required and is unnecessary given the proposed use. Since no lighting is provided, there is no possibility of light pollution/spillage onto the adjacent residential lots creating comparability issues. As conditioned, the development of the Site with solar is compatible with the adjacent residential neighborhood.

j. on a property in all other zones, is compatible with existing and approved or pending adjacent development.

The finding does not apply because the Subject Property is in a Residential zone.

3. To approve a site plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.

This finding is not applicable because the Site Plan does not include a restaurant with a drive-thru.

4. For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.

This finding is not applicable because the Subject Property is not zoned C-1 or C-2
SECTION 6 – CONCLUSION

The Application meets all development standards and findings established in the Zoning Ordinance. Access and public facilities will be adequate to serve the proposed use, the use conforms with the Master Plan and the general requirements of Chapter 59. The Applications have been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Staff recommends approval of the Site Plan, with the conditions as enumerated in the Staff Report.

ATTACHMENTS
Attachment  A – Record Plat 20746
Attachment  B – Preliminary Plan No. 119970530
Attachment  C – Historic Preservation Commission
Attachment  D – Impervious Exhibit
Attachment  E – Stormwater Management Concept
Attachment  F – Fire Access and Water Supply
Preliminary Plan 1-97053
NAME OF PLAN: SPENCER FARM

On 01-15-97, CEDAR RIDGE COMM CHURCH, submitted an application for the approval of a preliminary plan of subdivision of property in the R1 zone. The application proposed to create 1 lots on 62.60 ACRES of land. The application was designated Preliminary Plan 1-97053. On 07-17-97, Preliminary Plan 1-97053 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-97053 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-97053, subject to the following conditions:

(1) Applicant to enter into an agreement with the Planning Board to limit impervious surfaces to no more than ten (10) percent on the portion of the site within the Paint Branch Special Protection Area and also on the portion within the Patuxent Primary Management Area. Any further development will require Planning Board review and approval.

(2) Agreement with the Planning Board to limit development to a house of worship and child day-care/pre-school for a maximum of 53 children. Any modification to the use may require further Planning Board review.

(3) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate.

(4) Prior to MCPB release of building permit, applicant to demonstrate conformance with all conditions of MCDPS memo, dated 6-30-97, associated with approval of the final water quality plan.

(5) Prior to MCPB release of building permit, Historic Preservation Commission to review and approve proposed construction plans.
(6) Record plat to reflect delineation of the 100-year floodplain, stream valley buffer, Patuxent Watershed Primary Management Area and Upper Paint Branch Special Protection Area

(7) Access and improvements, including pavement widening and deceleration lane, as required and approved by MDSHA

(8) Prior to MCPB release of building permit, submit for technical staff approval a final landscape, parking and lighting plan

(9) Necessary easements

(10) This preliminary plan will remain valid until August 22, 2000 (37 months from the date of mailing, which is July 22, 1997). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.
### Preliminary Consultation

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

**STAFF REPORT**

<table>
<thead>
<tr>
<th>Address</th>
<th>2410 Spencerville Rd., Spencerville</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource</td>
<td>Individually Listed Master Plan Site</td>
</tr>
<tr>
<td></td>
<td><em>Spencer-Carr House</em></td>
</tr>
<tr>
<td>Applicant</td>
<td>Cedar Ridge Community Church</td>
</tr>
<tr>
<td></td>
<td>(Bryan Peterson, Agent)</td>
</tr>
<tr>
<td>Review</td>
<td>Preliminary Consultation</td>
</tr>
<tr>
<td>PROPOSAL:</td>
<td>Solar array</td>
</tr>
<tr>
<td>Meeting Date:</td>
<td>4/22/2020</td>
</tr>
<tr>
<td>Report Date:</td>
<td>4/15/2020</td>
</tr>
<tr>
<td>Public Notice:</td>
<td>4/8/2020</td>
</tr>
<tr>
<td>Staff:</td>
<td>Dan Bruechert</td>
</tr>
</tbody>
</table>

---

### STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based on the HPC’s recommendations and return for a Historic Area Work Permit.

### ARCHITECTURAL DESCRIPTION

**SIGNIFICANCE:** Individually Listed Master Plan Site (*Spencer-Carr House* - #15/55)

**STYLE:** Spencerville Style/Folk Victorian

**DATE:** c.1855 and c.1871

From *Places from the Past*:

A distinctive three-story, three bay house, the Spencer-Carr House was built c.1855 with a rear addition dating from the 1870s. An illusion of added height is achieved through the incremental decrease in spacing between windows from the bottom level to the top together with decrease of window size. The center passage house is constructed of brick and covered with weatherboard siding. Reputedly building by William Spencer, founder of Spencerville, the house has a strong historical association with the early development of the community and is a significant example of rural antebellum building traditions in the county.
BACKGROUND
In late 2018, the HPC evaluated a preliminary consultation and HAWP for the partial demolition of the rear addition of the Spencer-Carr House.\(^1\) The addition had degraded due to substantially deferred maintenance and could not be saved. One of the concerns raised at the hearings for the proposed demolition was: what is being done to ensure there are sufficient revenue streams to ensure the rest of the historic building does not suffer the same fate? The proposal under consideration in this preliminary consultation is one of the ways the property owner will be able to maintain the historic resources on the property.

PROPOSAL
The applicant proposes to install a commercial-scale solar array at the north end of the site.

APPLICABLE GUIDELINES
Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior’s Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through

repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

**Montgomery County Code; Chapter 24A-8**

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship.

**Secretary of Interior’s Standards for Rehabilitation**

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The Spencer-Carr House (c.1855) was the home to the founder of Spencerville, William Spencer. It consists of the original, side-gable, three-bay wide massing of the house. The site also contains a historic wood accessory structure, tile silo, 20th-century barn building, and a contemporary church. There is an open field between Spencerville Rd. and the buildings. To the north of the church building, there is an open meadow.
The applicant proposes installing an 8.62-acre commercial solar array to the north of the contemporary church and nearly 400’ (four hundred feet) to the north of the historic Spencer-Carr House. Aside from the solar panels themselves, there will be two above-ground features to the northeast of the church building: the ‘switchgear’ and ‘electrical equipment pad.’ This location was selected because the church building blocks the view of these features from the Spencer-Carr house. All other conduit will be buried and will not have a visual impact on the site.

The solar panels will be installed in south-facing rows. The panels will be installed on metal posts at a fixed angle to maximize collection. Each panel will be approximately 3’ × 6’.

Because of the dimensions of the support posts, the orientation of the panel, and the angle of the panel installation, Staff is unsure of the overall dimensions of the collectors. Drawings with the dimensions of a solar collector need to be included with the HAWP.

Surrounding the solar collector, the applicant proposes to construct a 6’ (six-foot) tall chain-link fence. Staff finds that a fence in this location should be as transparent as possible or should maintain an agricultural character. Because of the desired height for the fence for safety, Staff finds that chain link is an appropriate material.

Outside of the fence, the applicant proposes installing a 20’ (twenty-foot) vegetative screen. The screen will be made up of a variety of shrubs, evergreen trees, and canopy trees. Landscape plans are attached. While the HPC is supposed to exclude vegetation when evaluating a HAWP, this space will limit views of the solar collector from within the site.
Staff request HPC feedback regarding:
- The appropriateness of installing a commercial-scale solar collector on the historic site;
- Concerns regarding material specifications.
- Any other comments regarding the proposal.

Additional information is required for a complete HAWP application including:
- An accounting of the total number of solar panels;
- Annotated elevation drawings of one solar array (one from the south and an east/west view);
- Dimensions and other details of above-ground features;
- Total number of tree removals proposed (a HAWP is required for any tree removal in excess 6” d.b.h.);
- Any additional request from the HPC.

**STAFF RECOMMENDATION**
Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and return for a second preliminary consultation or HAWP as recommend.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: fyuhas@tpoint-e.com  
Contact Person: Franny Yuhas  
Tax Account No.: 38-4108909  
Daytime Phone No.: (410) 375-9420

Name of Property Owner: Cedar Ridge Community Church  
Daytime Phone No.: (301) 241-5949

Address: 2410, Spencerville, Spencerville Road 20868  
City: N/A  
State: TBD  
Zip Code: N/A

Contractor: N/A - TBD  
Contractor Registration No.: N/A

Agent for Owner: Mark Stires  
Daytime Phone No.: (703) 850-9982

LOCATION OF BUILDING PREMISE

House Number: 2410  
Street: Spencerville Road

Town/City: Spencerville  
Nearest Cross Street: Peach Orchard Road

Lot: 20756  
Block: Nearest Cross Street: Peach Orchard Road

Part One: Type of Permit Action and Use

1A. Check all applicable:

☐ Construct  ☐ Extend  ☐ Alter/Renovate  ☐ A/C  ☐ Slab  ☐ Room Addition  ☐ Porch  ☐ Deck  ☐ Shed
☐ Move  ☐ Install  ☐ Wreck/Raze  ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single Family
☐ Revision  ☐ Repair  ☐ Revocable  ☐ Fence/Wall (complete Section 4)  ☐ Other:

1B. Construction cost estimate: $ TBD

1C. If this is a revision of a previously approved active permit, see Permit # N/A

Part Two: Complete for New Construction and Extentions

2A. Type of sewage disposal: 01 ☐ WSSC  02 ☐ Septic  03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC  02 ☐ Well  03 ☐ Other:

Part Three: Complete only for fence/retaining wall

3A. Height: 6 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line  ☐ Entirely on land of owner  ☐ On public right of way/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Mark S. Stires  
Signature of owner or authorized agent  
04-03-2020  
Date

Approved:  
For Chairperson, Historic Preservation Commission

Disapproved:  
Signature:  
Date:

Application/Permit No.:  
Date Filed:  
Date Issued:

Edit 6/21/99  
SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      ATTACHED

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      ATTACHED

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11” x 17”. Plans on 8 1/2” x 11” paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resources and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS
   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS
   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY
   If you are proposing construction adjacent to or within the dripline of any tree 5’ or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEDAR RIDGE COMMUNITY CHURCH&lt;br&gt;ATTN: BRYAN PETERSON&lt;br&gt;2410 SPENCERVILLE ROAD&lt;br&gt;SPENCERVILLE, MD 20868</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>DELMIS R. &amp; LUIS R. RODRIGUEZ&lt;br&gt;2312 SPENCERVILLE ROAD&lt;br&gt;SPENCERVILLE, MD 20868</td>
</tr>
<tr>
<td>DENIS S. &amp; C. E. IBBOTT&lt;br&gt;16505 BATSON ROAD&lt;br&gt;SPENCERVILLE, MD 20868</td>
</tr>
<tr>
<td>CHESAPEAKE CONFERENCE&lt;br&gt;ASSOCIATION OF SEVENTH-DAY&lt;br&gt;ADVENTISTS&lt;br&gt;PARCEL B&lt;br&gt;SPENCER FARM&lt;br&gt;6600 MARTIN ROAD&lt;br&gt;COLUMBIA, MD 20868</td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

Detail: AERIAL SHOT OF 2410 SPENCERVILLE ROAD (GOOGLE EARTH)

Detail: AERIAL SHOT OF PROPOSED SOLAR ARRAY LOCATION (GOOGLE EARTH)
Existing Property Condition Photographs (duplicate as needed)

Detail: PROPOSED SOLAR ARRAY LOCATION (FACING NORTH-WEST)

Detail: PROPOSED SOLAR ARRAY LOCATION (FACING NORTH)

Applicant: ________________________________
Existing Property Condition Photographs (duplicate as needed)

PROPOSED SOLAR ARRAY LOCATION (FACING NORTH-EAST)

PROPOSED SOLAR ARRAY LOCATION (FACING EAST)

Applicant: ___________________________
Existing Property Condition Photographs (duplicate as needed)

Detail: PROPOSED AREA FOR SOLAR ARRAYS (BEHIND CHURCH)

Detail: STREET-VIEW OF CEDAR RIDGE COMMUNITY CHURCH (TAKEN FROM SPENCERVILLE ROAD)
Existing Property Condition Photographs (duplicate as needed)

Detail: EXISTING PLAYGROUND OFF GRAVEL DRIVEWAY ON WEST SIDE OF PROPOSED SOLAR ARRAYS

Detail: EXISTING BUILDING LOCATED IN FRONT OF COMMUNITY CHURCH

Applicant: ________________________________
a. Description of Existing Structure Environmental Setting and Historical Features at:

2410 Spencerville Road, Spencerville 20868

The Spencer-Carr Farmhouse was originally constructed circa 1855 on the north side of Spencerville Road (MD 198) in Spencerville, Montgomery County. The farmhouse resides in the Spencerville Historic District containing late nineteenth and early twentieth century properties. The property was deemed eligible for the National Register of Historic Places under meeting the criteria for embodying distinctive characteristics associated with the mid-nineteenth century vernacular farmhouse representing the “Spencerville style.” The Spencer-Carr property was purchased by the Cedar Ridge Community Church in 1999 and has been updated with a non-contributing building, gravel roads, and parking lots for the Community Church.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.

The intended project, owned by Turning Point Energy (TPE MD MO32,LLC), includes the addition of solar arrays in an undeveloped area located to the rear of the existing church. The solar arrays will be constructed along with land developments behind the Cedar Ridge Community Church. The solar arrays will not impact the buildings on the Spencer-Carr property and will have minimal impact to the property and its surroundings. The Project is for solar generation and will be able to operate without any interruptions to the Community Church.
CEDAR RIDGE COMMUNITY SOLAR PARCEL-A
SPENCER FARM
SOLAR - MO 32
LANDSCAPE PLAN
IMPROVEMENT PLAN
MNCPPC # 820200040

LOCATION OF SITE
2410 SPENCERVILLE ROAD
SPENCERVILLE,
MONTGOMERY COUNTY, MARYLAND 20868
THE TALLMAX™ PLUS+
FRAMED 72-CELL MODULE (1500V)

72 CELL
MONOCRYSTALLINE MODULE

340-380W
POWER OUTPUT RANGE

19.5%
MAXIMUM EFFICIENCY

0~+5W
POSITIVE POWER TOLERANCE

Ideal for large scale installations
• Reduce BOS cost by connecting more modules in a string
• 1500V UL/1500V IEC certified

Maximize limited space with top-end efficiency
• Up to 193 W/m² power density
• Low thermal coefficients for greater energy production at high operating temperatures

Highly reliable due to stringent quality control
• Over 30 in-house tests (UV, TC, HF etc)
• Increased module robustness to minimize micro-cracks
• PID resistant and free of snail trails
• Internal test requirement of Trina more stringent than certification authority

Certified to withstand the most challenging environmental conditions
• 2400 Pa negative load
• 5400 Pa positive load

Comprehensive Products And System Certificates
IEC61215/IEC61701/UL1703/IEC61701/IEC62716
ISO 9001: Quality Management System
ISO14001: Environmental Management System
ISO14064: Greenhouse gases Emissions Verification
OHSAS 18001: Occupation Health and Safety Management System

Founded in 1997, Trina Solar is the world’s leading total solutions provider for solar energy. With local presence around the globe, Trina Solar is able to provide exceptional service to each customer in each market and deliver our innovative, reliable products with the backing of Trina as a strong, bankable brand. Trina Solar now distributes its PV products to over 100 countries all over the world. We are committed to building strategic, mutually beneficial collaborations with installers, developers, distributors and other partners in driving smart energy together.
September 4, 2019

Mr. Jeff Smith
Bowman Engineering
185 Admiral Cochrane Dr., Suite 215,
Annapolis, MD 21401

Re: COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN for
Spencerville Solar MO32
Preliminary Plan #: NA
SM File #: 284912
Tract Size/Zone: 62.71 ac.
Total Concept Area: 9.33
Lots/Block: NA
Parcel(s): N 202
Watershed: Upper Paint Branch

Dear Mr. Smith:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is acceptable. The stormwater management concept proposes to meet required stormwater management goals via Non-Rooftop Disconnect (N-2) and Rain Garden (M-7).

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. The concept plan indicates the reuse and modification of an existing overhead electrical line that passes through an existing storm water management facility and easement. Unless there is no other practical means of service, this connection will be relocated outside the bounds of stormwater management easement during detailed plan review.

2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

3. An engineered sediment control plan must be submitted for this development.

4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this...
office; or additional information received during the development process; or a change in an applicable
Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to
reevaluate the site for additional or amended stormwater management requirements. If there are
subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Bill Musico at 240-777-6340.

Sincerely,

Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc:  N. Braunstein
SM File # 284912

ESD: Required/Provided 308 cf / 310 cf
PE: Target/Achieved: 1.0" / 1.0"
STRUCTURAL: 0.00 cf
WAIVED: 0.00 ac.
DATE: 06-Jun-20
TO: Mark Stires - mstires@bowmanconsulting.com
Bowman Consulting
FROM: Marie LaBaw
RE: Cedar Ridge Solar (Parcel A Spencer Farm Solar - MO 32)
820200040

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 05-Jun-20. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.

2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

*** Adding solar array to existing site ***
GENERAL NOTES:

TURNING RADIUS NOTES:

TYPICAL PAVEMENT SECTION

EXHIBIT - EMERGENCY ACCESS ROAD

DRAWING NO.

SML* 43 6/6/2020