

July 17, 2025

Kathleen Byrne, Director

Montgomery County Office of Zoning and Administrative Hearings
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, MD 20850

Subject: Request for a Conditional Use for a Solar Collection System, located at 17700
Barnesville Road in Barnesville 20838
Conditional Use CU202507

Dear Director Byrne:

At its regular meeting on June 26, 2025, the Montgomery County Planning Board reviewed Conditional Use Application CU202507, for a Solar Collection System use. The Applicants, Davis Hill Development, LLC, propose a Conditional Use for a Solar Collection System use on approximately 11.23 acres, located at 17700 Barnesville Road in Barnesville, in the AR zone, and within the 1980 *Agriculture & Rural Open Space Functional Master Plan* area. The Conditional Use Plan shows the proposed solar array layout, fencing, landscaping and fire department access with underground water tank of the Solar Collection System use.

In its Staff Report dated June 16, 2025, technical staff recommended approval of the Conditional Use with conditions. The Planning Board agreed with staff's conclusion that the use is consistent with the recommendations of the 1980 *Preservation of Agriculture & Rural Open Space Functional Master Plan*. The application satisfies the applicable requirements and regulations of the approval of a Conditional Use for a Solar Collection System use. The Applicant has also met the burden of proof by showing that operating this use at this location will not be a detriment to the neighborhood and will not adversely affect the public interest.

On a motion by Commissioner Hedrick seconded by Commissioner Linden, with Chair Harris voting in favor of the motion and Commissioner Bartley opposing, the Planning Board voted 3-1 (Vice Chair Pedoeem absent) to transmit a letter recommending that the Hearing Examiner approve the Conditional Use with the conditions listed in the Staff Report.

The Planning Board appreciates the opportunity to review this project and looks forward to working with your staff on subsequent reviews. If you have any questions, please contact Mark Beall at 301-495-1330 or mark.beall@montgomeryplanning.org.

Sincerely,



Artie L. Harris
Chair

Enclosure

Exhibit 23
OZAH Case No: CU 25-07