

IN THE MATTER OF	:	BEFORE THE
KDC Solar Walnut Creek, LLC	:	HOWARD COUNTY
Petitioner	:	BOARD OF APPEALS
	:	HEARING EXAMINER
	:	BA Case No. 24-021C

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DECISION AND ORDER

On July 17, 2025, the undersigned, serving as the Howard County Board of Appeals Hearing Examiner, and in accordance with the Hearing Examiner Rules of Procedure, heard the Petition of KDC Solar Walnut Creek, LLC (Petitioner) for a Conditional Use for a Commercial Ground-Mount Solar Facility in the RC (Rural Conservation) DEO (Density Exchange Option) Zoning District, filed pursuant to Section 131.0.N.52 of the Howard County Zoning Regulations (HCZR).

Petitioner certified to compliance with the notice, posting, and advertising requirements of the Howard County Code. The Hearing Examiner viewed the property as required by the Hearing Examiner Rules of Procedure. Thomas G. Coale, Esquire represented the Petitioner KDC Solar Walnut Creek, LLC. Paul Sill, civil engineer, and Eric Metcalf, CI Renewables, testified in support of the Petition. No one appeared in opposition.

Petitioner provided an additional exhibit into the record:

Pet. Ex. 1 Photographs (a)-(g) of the Subject Property

FINDINGS OF FACT

Based upon the evidence of record, the Hearing Examiner finds as follows:

1. Property Identification. The approximately 45.23-acre Subject Property is located north of MD 32, west of Shephard Lane, and on the north side of Autumn Tree Lane. It is located in Council District 5, identified as Tax Map 28, Grid 11, Parcel 49, Lot PAR B and also known as 12320 Autumn Tree Lane, Clarksville, Maryland (the Property). The Conditional Use area is irregular in shape comprising 12.3 acres, with an operational area of 10.9 acres.

2. Property Description. The site is encumbered by an Environmental Preservation Easement, a BGE easement, and consists of an existing sewage disposal area for the adjacent communities. The site rises from an elevation of 410 feet at the northern boundary to 510 feet along the southern boundary. The parcel is encumbered by multiple Forest Conservation Easement areas along with a stream buffer that traverses the eastern, northern and western portions of the Property.

3. Vicinal Properties.

Direction	Zoning	Land Use
North	RC-DEO	Single-Family Residences
South	RC-DEO	Single-Family Residences
East	RC-DEO	Single-Family Residences
West	RR-DEO	Single-Family Residences

4. Roads. Autumn Tree Lane has two unmarked travel lanes within a 50-foot right-of-way. The speed limit is 25 miles per hour. Traffic count data is not available for this segment of Autumn Tree Lane.

5. Water and Sewer Service. The Property is located outside the Planned Service Area for Water and Sewer and is served by private water and sewer.

6. General Plan. The Property is designated as Rural Conservation on the Future Land Use Map of HoCo By Design. Autumn Tree Lane is designated a Local Road.

7. Zoning History.

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Collector Facility

Action: Dismissed

8. Agency Comments. There are no Department or Agency comments in opposition to the proposed Conditional Use.

DED commented: Notification/permission will be required from all property owners and easement holders affected by the Access. Stormwater management will be required by structural practices due to existing slopes. Access shall be provided for emergency vehicles shall be required between solar fields. Additional space along the solar field perimeters should be provided for the stone firebreak. This will reduce solar panel areas. Access is from the end of a public road with a cul-de-sac, sight distance should not be an issue for this use.

The Office of the Fire Marshal commented : Fire apparatus access roads (FARs) shall be provided so that any portion of the facility is located not more than 150 feet from a FAR. The FAR shall have an improved surface approved by the AHJ and an unobstructed width of 16 feet. A turn-around for fire apparatus, meeting the specifications of the Howard County Design Manual, shall be provided. When conditions allow, the AHJ may approved a reduced width of no less than 12 feet where additional pull-offs and an adequate turn-around are provided. A Knox Box or Knox padlock shall be provided for Fire Department access through gates.

The Division of Land Management commented:

1. Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.
 - a. If the Conditional Use Petition is approved, the applicant will be required to obtain approval of a Site Development Plan from the Department of Planning and Zoning prior to issuance of building permits for the proposal commercial solar facility. Following a preliminary review of the plan exhibit, the development has the potential to comply with technical requirements in subsequent plan stages. The project will be reviewed for access requirements, parking, landscaping, etc. in subsequent plan stages. The Walnut Creek subdivision has satisfied the forest conservation requirements for this parcel.

- b. Access to the parcel is provided by a pipestem which transitions into utilizing a public access & utility easement for community shared sewerage disposal system which is overlayed onto an existing BG&E underground easement. The applicant should determine if the access is permitted to serve the solar facility. In addition, consideration should be taken if fencing is proposed around the solar facility which would impede access for the shared septic use and/or the BGE underground easement.
2. The nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures.
 - a. Landscape requirements will be reviewed and evaluated at the SDP stage.
 - b. A "Type D" landscaping buffer must be provided around the perimeter of the proposed commercial ground mount solar facility unless the Hearing Authority determines that an alternative buffer is sufficient.
 - c. Credit for the existing forest conservation easement is proposed in lieu of the Type D landscaping buffer. The Hearing Examiner must determine if this proposal is an adequate alternative to the landscaping requirements.
 - d. Landscaping is not permitted within the existing BGE easement area.

3. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.

- a. There is no parking requirement for a commercial ground-mount solar collector facility in the Zoning Regulations.
- b. The parking and generator appear to be located near the DPW septic facility.

4. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere (streams, wetlands, floodplain, forest conservation, etc.).

- a. There do not appear to be environmental impacts to the site; however, an Environmental Concept Plan for the site must be approved prior to the site development plan to identify any impacts to streams, wetlands, and their buffers, floodplain, and steep slopes on site which are protected from disturbance per the Subdivision and Land Development Regulations.
- b. Forest Conservation has been satisfied under the Walnut Creek subdivision.

- c. The recorded subdivision shows environmental features on the parcel proposed for the solar facility; however, the CU plan does not show impacts to these areas. Impacts to these areas are discouraged and will be further evaluated at the ECP and SDP stage of the project.
- d. Storm water management and suitable drainage requirements will be reviewed at both the ECP and SDP stage.

9. The Requested Conditional Use. The Petitioner is requesting approval for a Commercial Ground-Mount Solar Collector Facility consisting of a 10.19-acre operational area within a 12.30-acre fenced area. The Facility will utilize a fixed axis design. The Petitioner proposes a 'Type D' or equivalent landscape buffer utilizing the extensive existing landscaping along the perimeter of the Conditional Use area and a seven-foot-tall security fence between the landscaping and the Solar Facility.

CONCLUSIONS OF LAW

1. General Criteria for Conditional Uses (Section 131.0.B)

Sections 131.0.B.1-3 requires the Hearing Authority to evaluate whether the proposed Conditional Use will be in harmony with the land uses and policies indicated in the Howard County General Plan for the district in which it is located through the application of three standards; harmony with the General Plan, intensity of use, and atypical adverse impact.

A. Harmony and Intensity of Use (Section 131.0.B.1-2)

Section 131.0.B.1. The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.

The proposed use is in harmony with HoCo By Design Policy EP-4, which is to support and diversify the local job market to maximize opportunities to grow regional employment.

Implementing Action 3. states "Support new investment and job creation in emerging markets, especially those that reveal new opportunities for renewable energy and green technologies, including but not limited to solar arrays and canopies."

Section 131.0.B.2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.

The proposed 12.30-acre solar facility comprises only 27% of the 45.23-acre Property, which complies with the 75-acre maximum size limitation outlined in Section 131.0.N.52. Additionally, the facility complies with all required bulk regulations and conditional use criteria. Autumn Tree Lane is a local road and can accommodate the infrequent number of vehicles associated with the proposed use.

Therefore, the nature and intensity of the use, the size of the Property in relation to the use, and the location of the site, with respect to streets that provide access, are such that the overall intensity and scale of the use are appropriate.

B. Adverse Impacts (Section 131.0.B.3)

Unlike HCZR Sections 131.0.B.1 and B.2, which concern the proposed use's harmony or compatibility with the General Plan and the on-site characteristics of the proposed use, compatibility with neighborhood is measured under Section 131.0.B.3's six, off-site "adverse effect" criteria: (a) physical conditions, (b) structures and landscaping, (c) parking areas and loading, (d) access, (e) impact on environmentally sensitive area; and (f) impact on the character and significance of historic sites. These six adverse impact tests gauge the off-site effects of the proposed conditional use.

Inherent in the assessment of a proposed Conditional Use under these criteria is the recognition that virtually every human activity has the potential for adverse impact. The assessment therefore accepts some level of such impact in light of the beneficial purposes the zoning body determined to be inherent in the use. Thus, the question in the matter before the Hearing Examiner is not whether the proposed use would have adverse effects in an RC-DEO Zoning District but whether there are facts and circumstances showing the particular use proposed at the particular location would have any adverse effects above and beyond those inherently associated with such a special exception [conditional] use irrespective of its location within the zones. *People's Counsel for Baltimore County v. Loyola College in Maryland*, 406 Md. 54, 956 A.2d 166 (2008); *Schultz v. Pritts*, 291 Md. 1, 432 A.2d 1319 (1981); *Mossburg v. Montgomery*, 107 Md. App. 1, 666 A.2d 1253 (1995). For the reasons stated below, and as conditioned, Petitioner has met its burden of presenting sufficient evidence under HCZR Section

131.0.B.3 to establish the proposed use will not have adverse effects on vicinal properties beyond those ordinarily associated with a Historic Building Use Conditional Use in the R-20 Zoning District.

Section 131.0.B.3.a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.

The solar collectors will mitigate glare through anti-reflective coatings and single axis tracking. There is no evidence of atypical adverse effects such as noise, dust, fumes, odors, vibrations, increased lighting, hazards that would be greater at the subject site than elsewhere in the RC zoning district.

Section 131.0.B.3.b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.

All solar collectors, equipment, and fences comply with the 20-foot height limit and 50-foot setback requirements in Section 131.0.N.52. The solar collectors are 12 feet in height. Petitioner is seeking relief from the 'Type D' perimeter landscaping requirement by utilizing existing vegetation and forest conservation easement areas. Petitioner testified that the existing vegetation will mitigate visual impact of the solar panels on the adjacent properties.

The location, nature and height of the structures and landscaping will not hinder or discourage the development or use of adjacent land and structures more at the Property than generally elsewhere in the RC or similar zoning districts.

Section 131.0.B.3.c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be approximately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.

There is no parking requirement for a Commercial Ground-Mount Solar Collector Facility in the Regulations. However, the Petitioner is providing a 10-foot-wide access road with turn-around locations that can accommodate the infrequent maintenance vehicle trips associated with commercial solar facilities. The 'Type D' or equivalent landscape buffer will screen parking areas and driveways from the public rights-of-way and adjacent properties to the north, west, and east. The existing topography mitigates the visual impact of the parking area and driveway on the adjacent properties. No refuse areas are proposed.

Section 131.0.B.3.d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.

The existing ingress/egress to the Property from Autumn Tree Lane was approved during the construction of the existing development SP-06-007, approved May 31, 2006 and no changes are being proposed to this area. The Property does not share a driveway with other residential uses.

Given the infrequent number of vehicle trips associated with this use, shared access is unlikely to impact the convenience or safety of other residential properties.

Section 131.0.B.3.e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.

The environmentally sensitive areas in the vicinity are stream and wetland buffers approximately 100 feet to the northwest of the Conditional Use area. There are no environmental features on the site or in proximity to the solar arrays. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere in the RC Zoning District.

Section 131.0.B.3.f. The proposed use will not have a greater potential for diminishing the Character and significance of historic sites in the vicinity than elsewhere.

The closest historic site in the vicinity (HO-018) is located 0.71 mile to the east of the Property and is screened by existing structures, distance, topography, and vegetation. Therefore, the proposed use will not have greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere in the RC Zoning District.

2. Specific Criteria for Commercial Solar Facility Use (Section 131.0.N.52)

A Conditional Use may be granted in the RC or RR Zoning District for a Commercial Solar Facility, provided that:

- a. ***The parcel on which the commercial ground-mount solar collector facility is proposed must be a minimum of 10 acres in size. The maximum size of a solar facility shall be 75 acres notwithstanding the size of the parcel however, on parcels which are in the Agricultural Land Preservation Program, the maximum size shall be 16 acres or 20% of the property, whichever is less.***

However, a ground mount solar collector facility on an Agricultural Preservation Parcel can be increased to a maximum of 34% of the parcel by the Hearing Authority if the Hearing Authority finds that the use shall not interfere with farming operations or limit future farming production. The Hearing Authority shall consider the following:

- (1) A. At least 60% of the acreage outside of the ground mount solar collector facility area is viable for a farm operation, inclusive of farm buildings needed for the farm operation; and
B. The remaining soils capability are more than 50% USDA Classes I-III and more than 66% USDA Classes I-IV or;
(2) The additional acreage above the allowable 20%/or the CSF is unsuitable for farming.***

The parcel is not an Agricultural Land Preservation Program parcel. The parcel is 45.23 acres, and the operational area of the proposed Solar Collector Facility is 12.3 acres.

- b. ***All structures and uses must meet a minimum 50-foot setback from all property lines.***

All solar collectors and equipment comply with the required 50-foot setback from all external property lines.

- c. ***No structure or use may be more than 20 feet in height.***

The tallest structures are the solar collectors, which are 12 feet in height.

- d. ***A type 'D' landscaping buffer must be provided around the perimeter of the proposed commercial solar facility unless the Hearing Authority determines that an alternative buffer is sufficient.***

The Petitioner is seeking credit for existing vegetation on the east and south portions of the Property. Existing trees/vegetation may be used to

provide a perimeter buffer, but it must be at a width of 30 feet in accordance with the Landscape Manual. The Department of Planning and Zoning will inspect the existing vegetation with the submission of the Environmental Concept Plan and Site Development Plan and may require Petitioner to provide supplemental planting if the existing vegetation is determined to be inadequate to provide the required screening.

- e. ***All security fencing must be located between the landscaping buffer and the commercial solar facility.***

A seven-foot-tall chain link security fence is provided between the landscape buffer and the commercial ground mount solar collector facility. Since the fence exceeds 6-feet it is required to meet (and does meet) the 50-foot setback requirement, all in compliance with § 131.0.N.52.e.

- f. ***The systems shall comply with all applicable local state, and federal laws and provisions.***

The Petitioner testified, and the Plan states, that the systems will comply with all applicable local, state, and federal laws and provisions.

- g. ***A commercial solar facility that is no longer used shall be removed from the site within one year of the date that the use ceases.***

The Petitioner testified, and the Plan states, that the Petitioner shall remove the Commercial Solar Facility from the Property within one year of the date that the use ceases, in compliance with § 131.0.N.52.g.

- h. ***The premises shall be maintained at all times in a clean and orderly condition, including the care or replacement of plant materials required in the landscaping plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the commercial solar facility. The applicant shall provide the Hearing Authority with details regarding maintenance and access for the site.***

The Petitioner testified as to the maintenance of the Property and access to the site and agrees to comply with this criterion, in compliance with § 131.0.N.52.h.

- i. ***The applicant shall agree to register all solar collectors with the Department of Fire and Rescue Services. The registration shall include a map of the solar facility noting the location of the solar collectors and the panel disconnect.***

The Petitioner agrees to comply with these criteria, in compliance with § 131.0.N.52.i.

- j. ***Tree removal shall be minimized, and reforestation shall be done in accordance with Section 16.1026 of the Howard County Code.***

Petitioner agrees to comply with § 16.1026 of Howard County Code, which will be reviewed at Site Development Plan, in compliance with § 131.0.N.52.j.

- k. ***Scenic Views***

- (1) The applicant shall demonstrate that the solar facility does not harm the scenic characteristics of the view of or from:***

- A. A public park.***
- B. A national or state designated scenic byway.***
- C. A road listed in the Scenic Roads Inventory adopted under Section 16.1403 of the Howard County Code; or***
- D. A historic structure as defined in Section 16.601 of the Howard County Code.***

- (2) Visual Impact Analysis Required to Demonstrate Minimal Impact to or from Scenic Views***

- A. The Conditional Use petition shall include a visual impact analysis mapping all viewshed impacts and any proposed mitigation. This analysis shall include mapped visual impact assessments of all important or critical viewpoints or elevations from which the solar facility can be seen from a fixed vantage point. For purposes of this subsection. A***

viewshed is a topographically defined area including all critical observation points from which the solar facility is viewed.

- B. If the visual impact assessment as mapped particularly interferes with and compromises critical observation points within the viewshed that warrant viewshed protection, the petitioner shall mitigate the view through additional landscaping or other forms of mitigation, including reconfiguration of the solar panels, or as may be required by the Hearing Authority.***

C. Fencing along road frontage or the perimeters of the commercial solar facility site where the fencing would be visible shall be constructed of a material and design consistent with the character of the roadway or areas.

D. The petition shall include a landscape plan.

Autumn Tree Lane is not listed on the Scenic Roads Inventory. The Solar Facility is not visible from any national or state designated scenic byway or a public park. The nearest historic structure, HO-018 Walnut Grove, is located southeast of the Property. The closest solar collector is 0.8 miles from the Walnut Grove structure. The Petitioner has demonstrated that the view of the Solar Facility is screened by existing vegetation and topography. The Petitioner is seeking credit to the 'Type D' landscaping requirement with existing vegetative buffers that will screen the Solar Collector Facility from the historic structure. Therefore, the Solar Facility is unlikely to harm the scenic characteristics of these areas. This Petition complies with § 131.0.N.52.I.

I. The Howard County Agricultural Land Preservation Board shall review any Conditional Use petition which proposes to build a new commercial solar facility on parcels which are in the Agricultural Land Preservation Program prior to approval by the Hearing Authority in the following manner:

(1) Prior to scheduling and convening a presubmission community meeting pursuant to Howard County Zoning Regulations Section 131.0.f.1, the petitioner shall submit a proposed Conditional Use Plan for a commercial solar

facility on a parcel or parcels in the Agricultural Land Preservation Program to the Howard County Agricultural Land Preservation Board for advisory review as to whether the siting of the commercial solar facility on the parcel or parcels supports the primary agricultural purpose of the easement property or is an ancillary business which supports the economic viability of the farm.

a. Preliminary review: The Agricultural Preservation Board shall conduct a

preliminary review of a concept plan to review the placement of the proposed facility and the remaining soil capability. The materials submitted for the preliminary review shall include, at a minimum, a letter signed by the property owner requesting the commercial ground-mount solar collector facility, a concept plan depicting proposed locations for the facility and a soil classification analysis, consistent with the provisions of the Agricultural Preservation Board's commercial Solar Facilities Policy. The Concept Plan should show at least two potential placements of the CSF on the property to allow the APB an opportunity to advise on the best placement of the solar facility to minimize negative impacts on the farming operation.

b. Final Review: The materials submitted for final review shall include, at a minimum, a copy of the Agricultural Land Preservation Program easement, a copy of the Howard County Soil Conservation and Water Quality Plan, and a copy of the proposed final concept plan.

(2) The Board's advisory review shall be in writing.

(3) The petitioner shall make the Board's advisory review available at the presubmission community meeting.

(4) The Department of Planning and Zoning's Technical Staff Report on the petition shall include an evaluation of and a recommendation on the Board's advisory review of the petition and shall include as attachments the Board's advisory review and a copy of the Agricultural Preservation Easement.

The Property is not in the Agricultural Land Preservation Program; therefore, this criterion does not apply.

m. Subject to Section 106 of these regulations, the property on which an approved commercial solar facility is located is eligible to be a

sending parcel provided that one density right is retained for the conditional use until the commercial solar facility is removed.

The Property is not a density sending parcel; therefore, this criterion does not apply.

- n. For ground mount solar collector facilities on agriculture preservation parcels, the area used for the ground-mount solar collectors must also be used for pollinator or native grass habitats, grazing for livestock such as sheep, crop production under or directly adjacent to the installation such as edible landscape barriers or tree crops, or other agricultural or ecologically enhancing alternative that the applicant proposes and the hearing authority finds to be harmonious with the purposes of the Agricultural Land Preservation Program.***

The Property is not an Agriculture Preservation Parcel; therefore, this criterion does not apply. However, the Petitioner proposes to include pollinator friendly habitats within the area used for the Commercial Ground- Mount Solar Collector Facility.

- o. Regulations for solar collector facility, commercial ground-mount.***

A solar collector or combination of solar collectors shall be designed and located to avoid glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard. The petitioner or applicant shall provide to the Department of Planning and Zoning a glare study or other certification or assurance acceptable to the department that the solar collectors are designed, manufactured, and will be installed:

- a. To eliminate glare;***
- b. To ensure that glare will not be reflected onto nearby buildings or roadways; or***
- c. With anti-reflective coatings or light-trapping technologies.***

The Glare Study analysis provided by Forge Solar included the modeling of the potential for glare. The analysis considered site- and project-specific location, topography, and equipment data and determined that no glare would be produced at any time of year.

ORDER

Based upon the foregoing, it is this 21st day of July, 2025, by the Howard County Board of Appeals Hearing Examiner, **ORDERED:**

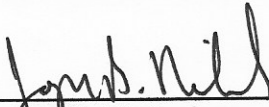
That the Petition of KDC Solar Walnut Creek, LLC for a Commercial Ground-Mount Solar Facility, and a buffer equivalent to but in lieu of a Type "D" buffer, in an RC-DEO (Rural Conservation: Density Exchange Option) Zoning District, Council District 5, Tax Map 28, Grid 11, Parcel 49, also described as 12320 Autumn Tree Lane, Clarksville, Maryland, be and hereby is **GRANTED; subject to the following Conditions:**

1. The Commercial Ground-Mount Solar Facility Conditional Use shall be conducted in conformance with the Petition as submitted and as shown on the Revised Conditional Use Plan, and not to any other activities uses, or structures on the Property.
2. Petitioner shall comply with all Conditional Use standards.
3. The Site Development Plan, or its equivalent, shall include a note containing all conditions of approval.
4. Petitioner shall comply with all federal, state, and local laws and regulations.
5. The systems shall comply with all applicable local, state, and federal laws and provisions.
6. Any Commercial Solar Facility that is no longer used shall be removed by the property owner from the site within one year of the date that the use ceases.
7. The premises shall be maintained at all times in a clean and orderly condition, including the care or replacement of plant materials required in the landscaping plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the Commercial Solar Facility.

8. The Petitioner shall register all solar collectors with the Department of Fire and Rescue Services. The registration shall include a map of the Solar Facility noting the Rescue Services. The registration shall include a map of the solar facility noting the location of the solar collectors and the panel disconnect.
9. Tree removal shall be minimized, and reforestation shall be done in accordance with § 16.1026 of the Howard County Code.
10. All required landscaping shall be provided within 6 months of installation of the solar panels.

HOWARD COUNTY BOARD OF APPEALS

HEARING EXAMINER



Joyce B. Nichols

Notice: A person aggrieved by this decision may appeal it to the Howard County Board of Appeals within 30 days of the issuance of the decision. An appeal must be submitted to the Department of Planning and Zoning on a form provided by the Department. At the time the appeal petition is filed, the person filing the appeal must pay the appeal fees in accordance with the current schedule of fees. The appeal will be heard *de novo* by the Board. The person filing the appeal will bear the expense of providing notice and advertising the hearing.